

***CITY OF TEMPLE
COMPREHENSIVE PLAN
2008-2028***



***for submission by the
City of Temple
Mayor & Council
to the
Chattahoochee-Flint Regional Development Center
&
Georgia Department of Community Affairs***

TABLE OF CONTENTS

	<u>Page</u>
1.0 Introduction	3
Vision Statement	
Scope & Measure of Success	
Stakeholders	
Public Participation	
2.0 Preliminary Issues & Opportunities	6
3.0 Areas Requiring Special Attention	11
4.0 Quality Community Objectives	13
5.0 Character Area Narrative	19
Character Area Map	25
6.0 Land Use Analysis	26
Existing Land Use Map	28
Future Land Use Map	30
7.0 Final Issues, Opportunities & Policies	31
8.0 Implementation Program	39
List of Accomplishments	39
Short Term Work Program	42
9.0 Supportive Data & Information	43

1.0. INTRODUCTION

VISION STATEMENT

The City of Temple has an unparalleled opportunity to combine sustainable local development with attractive lifestyle assets, while creating a viable economy. Temple has the benefit of three distinct features that dominate and dictate its potential for economic development – the proximity to major growth areas of metropolitan Atlanta, a high level of service delivery, and a strong sense of historic community. This Plan is intended to preserve the unique character of Temple, protect and even enhance the historic downtown, and promote the community quality of life that best serves the local citizens.

During the planning process, citizens and stakeholders repeatedly expressed three major values – 1) a love of the high quality life style and 2) a desire for improved recreation and service delivery, and 3) a need for higher paying jobs.

Vision Statement

By the year 2028, the City of Temple will successfully improve quality of life for its citizens by actively offering enhanced recreational opportunities, improving high end job opportunities, promoting diverse housing options, promoting small business development and revitalizing the historic downtown by capitalizing upon the community's distinct sense of place.

Scope

The City of Temple is required by state law to complete their Comprehensive Plan Update by October 31, 2008. The plan has been prepared in accordance with the “Advanced Planning Level” Local Planning Requirements from the Georgia Department of Community Affairs (DCA), effective May 1, 2005.

Measure of Success

Experience in public involvement has shown that lasting solutions are best identified when all segments of a community – individuals, elected officials, educators, the business community, and civic organizations – are brought together in a spirit of cooperation. A collaborative approach to community engagement is not an opportunity, but a necessity. Community engagement and involvement is done for three reasons:

- ❖ To educate and increase public awareness
- ❖ To capture the knowledge and preferences of the people who live in and support the communities
- ❖ To mobilize support and acceptance of the plan

The measure of effectiveness of a community participation program is not that the public has been informed, but that public input has contributed to making a

decision that is feasible and is supported by a large segment of the community. It is essential to know the community's perspectives and values to facilitate positive impacts, as well as to narrow the field of alternative solutions. This process is designed to improve the quality of decisions, increase ease of implementation, provide greater public understanding of community goals and objectives, and provide tangible evidence that the community created its own identity

Stakeholders

Coordination and oversight are very important parts of the overall work effort for this project. In addition, a network of community and regional organizations, and local interests have been identified for stakeholder involvement, process participation and for the distribution of meeting notification as part of a broad public outreach effort.

City of Temple Mayor & Council

Mayor Rick Ford

Councilmember Richard Bracknell

Councilmember Larry Estvanko

Councilmember Larry Mann

Councilmember Hiley Miller

Councilmember William Simmons

Kim Pope, City Administrator

Angie Williams, City Clerk

Temple Police Department
Temple Recreation Department
Temple Senior Citizens Center
Temple Downtown Development
Authority
Temple Planning & Zoning Board
Carroll County Board of
Commissioners
Carroll County Chamber of
Commerce
Carroll Tomorrow
Carroll County Sheriff's Office
Carroll County DFCS
Carroll County Fire Rescue & EMA

Carroll County Board of Education
Carroll County Tax Assessors
Carroll County Comm. Dev. Office
Georgia Power Co.
Carroll EMC
Financial Institutions
Real Estate Developers
West Central Technical College
University of West Georgia
Chattahoochee-Flint RDC
Georgia DNR-EPD
Rolling Hills RC&D
Haralson County, Georgia
Paulding County, Georgia

Public Participation

An initial stakeholder meeting was held on September 28, 2006 with elected officials, staff and planning & zoning board members of the city government. The purpose of this meeting was to educate these stakeholders on the planning process and to discuss scheduling. The attendees were encouraged to promote the process to the public and to encourage their employees and citizens to participate.

A series of one-on-one interviews and group discussions have been conducted with identified stakeholders and other interested parties in an effort to gain the most up-to-date information and to get personal perspectives of citizens and organizations relative to the comprehensive plan and the future of the city. Available media, including the local newspapers and radio, were used to notify the public of meetings, share periodic overview of progress and encourage citizen and stakeholder input in the planning process.

A public hearing was held on January 11, 2007 at the Temple City Hall. The purpose of this hearing was to present the draft Community Participation Program and draft Community Assessment to the public. Attendees were asked to offer comment verbally or in writing as to additional issues and needs to be addressed and to give thoughts on their vision for the county. Following this public hearing, public input will be incorporated in the draft Plan.

Community Visioning Sessions were held in March to discuss identified issues and opportunities facing the City in the areas of economic development, housing, land use & transportation, natural & cultural resources and community facilities, and to define goals and objectives for each. The product of the Community Visioning Sessions is the 1) community vision, 2) character area development trends, 3) final issues & opportunities, 4) implementation program, and 5) policies.

A final public hearing was held on April 3, 2007 to present the draft City of Temple Comprehensive Plan. The Temple Mayor & Council adopted a transmittal resolution on April 9, 2007 approving the draft Comprehensive Plan forwarded to Chattahoochee Flint RDC and the Georgia Department of Community Affairs for review and comment.

Upon final approval by the RDC and DCA, the City of Temple will formally adopt the Comprehensive Plan prior to its recertification date of October 31, 2008.

2.0. PRELIMINARY ISSUES AND OPPORTUNITIES

Population

Issues

1. The city has experienced a tremendous 13 percent annual growth rate in population over the past five years that is well over the statewide rate of 12% and the 16.4 growth rate estimated for Carroll County. This trend is expected to continue over the next twenty years with the population forecasted to grow by 260 percent by 2027. This can be attributed to the continued out-migration from the metro Atlanta area and newcomers seeking more space, affordable housing and easier commutes.

Opportunities

1. Develop a strategy for maximizing annexation options and service delivery in order to provide services on demand to new growth areas that are the most economical and efficient for the local government.

Economic Development

Issues

1. There is a growing level of diversified employment opportunities in Temple for an expanding labor force in commercial and service businesses. Manufacturing is stable and is expected to slow, while distribution is a prime market for the community due to the access of I-20.
2. There is a shift in economic activity from the historic downtown commercial district to the gateway corridor and interchange of I-20 and GA 113.
3. Water distribution and wastewater treatment systems will require additional expansions and upgrades to meet the anticipated population and economic growth needs through 2027.

Opportunities

1. Promote and facilitate the revitalization of the downtown business district to take advantage of the historic character and unique commercial opportunities to support local shopping and to attract visitors.
2. Encourage and promote small business development activity inside the city limits.
3. Cooperate with Carroll Tomorrow in focusing economic recruitment initiatives on business and industry matching the skill-sets of the local labor force.
4. Support the promotion available local sites, infrastructure and technologies that are attractive to targeted business and industry.
6. Encourage and collaborate with higher educational institutions on continued expansion of job training programs available to local residents.

Housing

Issues

1. Residential development increases the investment required for infrastructure expenditure (roads, water, schools, public safety).

2. The housing is moderate to higher priced affording increased taxable revenue support the local government's ability to provide the necessary services.
3. In-fill residential development opportunities that maximize infrastructure usage are available inside the city limits.
4. There is diversity in the housing supply allowing options for low-to-moderate income and elderly households.
5. Historic neighborhoods are feeling the pressure of development.
6. Developers are pushing for reduced lot sizes and higher densities in the unincorporated areas surrounding the city causing potential environmental risks related to septic systems and groundwater recharge areas.

Opportunities

1. Continue investment in the necessary infrastructure to allow for a greater diversity of housing types, sizes, and values to be developed where services are readily available.
2. Continue to update ordinances and codes to protect against insufficient and poor quality in residential development.
3. Explore establishment of impact fee systems and public/private shared costs proposals in preparation for future speculative housing development.
4. Support ordinance compliance and develop standards promoting compatible uses and design criteria in historic districts and neighborhoods.
5. Continue recruitment of innovative planned community allowances facilitating mixed uses and moderate densities which do not impact sensitive land areas.

Natural Resources

Issues

1. Preservation of remaining open space and greenspace.
2. Water quality degradation in the watersheds as development increases.

Opportunities

1. Prioritize areas for additional greenspace designation and encourage protection of existing greenspace in new development.
2. Focus continued infrastructure improvements along to facilitate economic development where environmental impacts are limited and encourage maximizing infrastructure connectivity through infill development options.

Cultural Resources

Issues

1. The City of Temple's cultural resources are thoroughly documented through formal surveys and other local initiatives at the county and state level.
2. Historic properties in Temple have great potential for rehabilitation and preservation especially in the downtown business district.
4. There is a rich cultural heritage related to the early settlers and the railroad that offers opportunities for heritage tourism.

Opportunities

1. Encourage historic districts, sites and significant buildings listing in a local preservation overlay district, and where eligible, in the National Register of Historic Places, to promote preservation and afford economic development benefit.
2. Create and/or participate in formal programs using existing models to promote cultural resources and increase cultural tourism.
3. Promote the use of state, federal, and local financial incentives for rehabilitating historic properties by private owners.

Community Facilities and Services

Issues

1. Public wastewater collection and water distribution service is currently adequate, but will need to be upgraded to accommodate new customers by 2027.
2. Projected age distribution of the population illustrates a continued increase in school-aged children that will exceed existing capacities of the school system.
3. Emergency Services and Public Safety continues to require additional personnel, equipment and improved facilities to meet anticipated levels of need.
4. Recreation facilities are continuing to be improved and new facilities will be required to meet the 20-year participation rates.

Opportunities

1. Explore inter-jurisdictional and inter-agency opportunities for infrastructure expansion maximizing the efficiency of financial investment.
2. Facilitate the looping of water distribution system where feasible to maximize flow, pressure and fire protection in higher density areas.
3. Upgrade sewage treatment capacity and continue to extend sewer service where feasible.
4. Coordinate with BOE on school site planning in relation to growth management decisions addressing residential growth and infrastructure expansions.
5. Explore areas where development agreements with private developers would facilitate expedited infrastructure improvements, both linear and non-linear.
6. Facilitate recreational facilities improvements for existing centralized complex, as well as continue development and expansion of smaller neighborhood parks strategically located in high density areas.
7. Coordinate with Carroll County on strategic implementation plan for Fire and Emergency Services, and Codes Enforcement which is based on anticipated growth trends and targeted to high growth areas.

Intergovernmental Coordination

Issues

1. The City of Temple and Carroll County are a part of the greater Atlanta Metropolitan Statistical Area adding additional compliance requirements with limited benefits to the community.

2. Intergovernmental coordination should be encouraged to provide adequate infrastructure capacities to accommodate the projected growth of the city.
3. Carroll, Haralson and Paulding Counties have designated the bordering land area around Temple as Agricultural and/or Low Density Residential areas which could create potential inter-jurisdictional conflicts with growing residential development pressing Temple, particularly from the east and north.

Opportunities

1. Encourage inter-jurisdictional discussions of the Interstate 20 corridor promoting collaborative efforts for economic development.
2. Continue to address inter-jurisdictional coordination through the update and enforcement of the Service Delivery Strategy.
3. Communicate and coordinate with neighboring jurisdictions related to growth trends and developments of regional significance.

Transportation Issues

1. Increase in vehicular traffic along U.S. Highway 78 and GA Highways 113 and 274 will require enhanced safety and traffic calming measures.
2. High-density residential and commercial development increases opportunities for alternative modes of transportation, specifically bicycle and pedestrian facilities.
3. Interstate 20 development will afford opportunities for interjurisdictional coordination to relieve congestion and public safety issues.

Opportunities

1. The U.S. Highway 78 and GA 113 and I-20 interchanges will attract additional commercial and industrial development.
2. Continue to improve development guidelines and ordinances to facilitate alternative transportation within high growth residential areas with the development of shared greenways and bicycling/pedestrian facilities that connect to major and minor arterials.
4. Continue to maintain an improvement plan to seek GADOT assistance with local high traffic corridors.
5. Develop collaborative discussions with Carroll, Haralson, and Paulding Counties and the Cities of Villa Rica and Waco on future anticipated transportation issues.

Land Use Issues

1. New development is occurring within the unincorporated areas disconnected from existing infrastructure and services potential pressuring the city for service provision.

2. Incompatible land uses potentially could place a higher strain on transportation arteries and accesses.

Opportunities

1. Encourage reinvestment and redevelopment opportunities within existing neighbor residential and commercial areas, particularly where in-fill development is feasible.
2. Promote continued commercial/industrial growth in areas with sufficient infrastructure and access.
3. Create public/private partnerships that identify financially feasible opportunities for preserving greenspace while encouraging planning development.

3.0 AREAS REQUIRING SPECIAL ATTENTION

As growth continues there are inevitably going to be impacts to the existing natural and cultural environment as well as the community facilities, services and infrastructure that are required to service existing and future development. This section outlines areas where growth should be avoided, where growth is likely to occur, and where growth could potentially be stimulated.

Areas of significant natural or cultural resources

The environmentally sensitive areas located in the City of Temple include wetlands, floodplains, streams, groundwater recharge areas, steep slopes, and the Tallapoosa water supply watershed.

Areas where rapid development or change of land uses is likely to occur

Development patterns indicate the city will continue to experience a rapid rate of residential growth particularly in the eastern and northern sections. The presence of city-wide water and sewer system, affordable land values, and the proximity to employment opportunities in Carroll and Douglas Counties, and greater metro Atlanta with easy access to I-20 indicates that these areas will continue to experience residential growth over the next twenty years under the existing conditions. In addition, crossroads will experience nodal commercial development to directly serve the burgeoning neighborhoods. A demand for service delivery to new development surrounding the existing city limit will stimulate a need for an annexation plan that will best serve the economic efficiencies of the city.

Areas where the development has or may outpace the availability of community facilities and services, including transportation

The City of Temple is fortunate to provide its own water and sewer systems and will continue to need to upgrade this system as development pressures continue. Inter-jurisdictional cooperation will be a means of providing future infrastructure needs through cost sharing and purchasing agreements. In addition, Temple, in cooperation with the county, will need to make additional investment in police, fire and emergency services personnel, facilities, and equipment. As development continues along the gateway corridors of US Hwy. 78 and GA Hwys. 113 and 274, Temple will need to develop long-range strategies for transportation improvements which benefit traffic calming and pedestrian friendly accesses.

Progress on the construction of a railroad overpass must continue in cooperation with the railroad and state highway department. Keeping this project at the top of the priority list is incumbent on relieving traffic congestion occurring as a result of rail traffic, particularly during peak times of the day.

Cooperative discussions with the county school system for future school improvements will ensure the needs of the high density growth areas are met while having the least impact on city infrastructure.

Areas with infill and/or redevelopment opportunities

Infill and redevelopment opportunities continue to be an advantage in Temple. By continuing to promote infill residential and commercial development, the city can best maximize the efficiencies of its infrastructure system. Downtown Temple's historic business district, which contains a number of historic structures represent a major opportunity for rehabilitation and revitalization. Efforts by the Temple DDA should be strongly supported with the assistance from the many state and federal programs providing funding and technical assistance for downtown revitalization projects. In addition, vacant wooded parcels should be targeted where available for open space, buffers and greenways as part of new development designs.

4.0. QUALITY COMMUNITY OBJECTIVES (QCOS)

The Quality Community Objectives (QCOs) as defined by the Georgia Department of Community Affairs help a community assess its development patterns with regard to preserving its unique character areas. The City of Temple has developed this assessment for consistency with these QCOs as it relates to planned development trends.

Development Patterns	
<p>Traditional Neighborhood development patterns should be encouraged including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</p>	
Objective	Status
<p>If we have a zoning code, it does not separate commercial, residential and retail uses in every district.</p> <p>Our community has ordinances in place that allow neo-traditional "By right" so that developers do not have to go through a long Variance process.</p> <p>We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.</p> <p>Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.</p> <p>We have a program to keep our public areas clean and safe.</p>	<p>Zoning code includes various districts with an addition of a mixed use district designation.</p> <p>Being developed.</p> <p>No</p> <p>No</p> <p>Yes</p>
<p>Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.</p> <p>In some areas, several errands can be made on foot, if so desired.</p>	<p>In progress to create connectivity.</p> <p>Yes, developing</p>
<p>Some of our children can and do walk to school safely.</p>	<p>Yes</p>
<p>Some of our children can and do bike to school safely.</p>	<p>Yes</p>
<p>Schools are located in or near neighborhoods in our community.</p>	<p>Yes</p>
Infill Development: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.	
Objective	Status
<p>Our community has an inventory of vacant site and buildings that are available for redevelopment and/or infill development.</p> <p>Our community is actively working to promote Brownfield development.</p> <p>Our community is actively working to promote Greyfield development.</p> <p>We have areas of our community that are planned for nodal development.</p> <p>Our community allows small lot development for some uses.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

<p>Sense of Place: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.</p>	
<p>Objective</p>	<p>Status</p>
<p>If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.</p> <p>We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect them.</p> <p>We have ordinances to regulate the aesthetics of development in our highly visible areas.</p> <p>We have ordinances to regulate the size and type of signage in our community.</p> <p>If applicable, our community has a plan to protect designated farmland.</p>	<p>Yes</p> <p>Yes, in progress thru DDA</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
<p>Transportation Alternatives by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</p>	
<p>Objective</p>	<p>Status</p>
<p>We have public transportation in our community.</p>	<p>No</p>
<p>We require that new development connects with existing development through a street network, not a single entry/exit.</p> <p>We have a good network of sidewalks to allow people to walk to a variety of destinations.</p> <p>We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.</p> <p>We require that newly built sidewalks connect to existing sidewalks wherever possible.</p> <p>We have a plan for bicycle routes through our community.</p>	<p>Yes</p> <p>No, in progress</p> <p>Yes, incorporated in district zoning for new development</p> <p>Yes</p> <p>Yes, part of the regional plan</p>
<p>We allow commercial and retail development to share parking areas wherever possible.</p>	<p>Yes</p>
<p>Regional Identity or regional sense of place should be promoted and preserved, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</p>	
<p>Objective</p>	<p>Status</p>
<p>Our community is characteristic of the region in terms of architectural styles and heritage.</p> <p>Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.</p> <p>Our community encourages businesses that create products that draw on our regional heritage.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes
Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	Yes
Resource Conservation	
Heritage Preservation of the traditional character of the community should be maintained through the preserving and revitalizing of historic areas, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.	
Objective	Status
We have designated historic districts in our community.	No
We have an active historic preservation commission.	No
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	In progress.
Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.	
Objective	Status
Our community has a greenspace plan.	No, is incorporated in R4 & DCD districts
Our community is actively preserving greenspace-either through direct purchase, or by encouraging set-asides in new development	Yes
We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	Yes, GALT
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes, DCD/PUD
Environmental Protection of environmentally sensitive areas is necessary to protect from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.	
Objective	Status
Our community has a comprehensive natural resources inventory.	Yes
We use this resource inventory to steer development away from environmentally sensitive areas.	Yes
We have identified our defining natural resources and have taken steps to protect them.	Yes
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Yes
Our community has and actively enforces a tree preservation ordinance.	No

Our community has a tree-planting ordinance for new development	No
We are using stormwater best management practices for all new development.	Yes
We have land use measures that will protect the natural resources in our community.	Yes
Social and Economic Development	
Growth Preparedness: Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.	
Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
Our local governments, the local school board, and other decision-making entities use the same population projections.	Yes
We have a Capital Improvements Program that supports current and future growth.	Yes
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	Yes
Appropriate Businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.	
Objective	Status
Our economic development organization has considered our community's strengths, assets and weaknesses and has created a business development strategy based on them.	Yes
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/ industry that will be compatible.	Yes
We recruit businesses that provide/create sustainable products.	Yes
We have a diverse jobs base, so that one employer leaving would not cripple us.	Yes
Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.	
Objective	Status
Our economic development program has an entrepreneur support program.	Yes
Our community has jobs for skilled labor.	Yes
Our community has jobs for unskilled labor.	Yes
Our community has jobs for professional/managerial labor.	Yes

<p>Housing Choices in size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups, and to provide a range of housing choice to meet market needs.</p>	
<p>Objective</p>	<p>Status</p>
<p>Our community allows accessory units like garage apartments mother-in-law units.</p>	<p>Yes</p>
<p>People who work in our community can afford to live here too.</p>	<p>Yes</p>
<p>Our community has enough housing for each income level.</p>	<p>Yes</p>
<p>We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.</p>	<p>Yes</p>
<p>We have options available for loft living, downtown living, or "neo-traditional development.</p>	<p>No, but will be a part of downtown revitalization plan</p>
<p>We have vacant/developable land available for multifamily housing</p>	<p>Yes</p>
<p>We allow multifamily housing to be developed in our community.</p>	<p>Yes</p>
<p>We support community development corporations building housing for lower income households.</p>	<p>Yes</p>
<p>We have housing programs that focus on households with special needs.</p>	<p>Yes</p>
<p>We allow small houses built on small lots in appropriate areas.</p>	<p>Yes</p>
<p>Educational Opportunities and training should be readily Available in each community - to permit community residents to improve their job skills, adapt to technological advances, or to entrepreneurial ambitions.</p>	
<p>Objective</p>	<p>Status</p>
<p>Our community provides work-force training options for citizens.</p>	<p>Yes</p>
<p>Our workforce training programs provide citizens with skills for jobs that are available in our community.</p>	<p>Yes</p>
<p>Our community has higher education opportunities or is close to a community that does.</p>	<p>Yes</p>
<p>Our community has job opportunities for college graduates, so that our children may live and work here if they choose.</p>	<p>Yes</p>
<p>Governmental Relations</p>	
<p>Regional Solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</p>	
<p>Objective</p>	<p>Status</p>
<p>We participate in regional economic development organizations.</p>	<p>Yes, Carroll Tomorrow; CFRDC</p>
<p>We participate in regional environmental organizations & initiatives especially regarding water quality and quantity issues.</p>	<p>Yes</p>
<p>We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.</p>	<p>Yes, CFRDC, WG Reg. Lib. System, WGRESA, WG Drug Task Force, WARRS</p>

Our community thinks regionally especially in terms of issues such as land use, transportation and housing, understanding that these go beyond jurisdictional borders.	Yes
Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or transportation network.	
Objective	Status
We plan jointly with our cities and county for Comprehensive Planning purposes.	Yes
We are satisfied with our Service Delivery Strategies.	Yes
We cooperate with at least one local government to provide or share services.	Yes

5.0. CHARACTER AREA NARRATIVE

Character areas are defined as geographic areas of a community that share unique characteristics or have the potential to evolve as a unique area. Character areas can be used to illustrate existing patterns of development and also as guidelines for desired development patterns based on a community vision. The following character areas are based on existing conditions and the information contained in the section on Areas Requiring Special Attention.

The following section presents the city's character areas, including the vision for the area, the type of land uses that will support the vision and character. The applicable Quality Community Objectives are presented, and Implementation measures are identified for each area.

Conservation Areas

Vision: Temple will continue to protect conservation/greenspace areas within the city and actively seek to expand such areas. Conservation/greenspace areas are primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for development. As the city continues to grow in future years, it will become increasingly important to protect areas designated as greenspace, watersheds, and environmentally sensitive areas such as wetlands, floodplains, stream corridors, and park/recreation areas.

Recommended Uses

- Passive Recreation
- Conservation
- Greenspace

Quality Community Objectives Addressed

- Open Space Preservation
- Environmental Protection

Implementation Measures

- Conservation Subdivision Ordinances
- Conservation Easements
- Greenspace Planning
- Code/Ordinance Enforcement
- Georgia Land Conservation Program



Suburban Residential Developing

Vision: Temple will protect stable residential areas from the encroachment of incompatible land uses. Suburban Residential Developing districts are located throughout the city and include a mixture of old and new residential developments. The primary threat to neighborhood stability in these areas is their proximity to commercial corridors and industrial districts.

Recommended Uses

- Single-Family Detached Residential
- Multi-Family Residential
- Development Concept Districts
- Public/Institutional
- Parks/Recreation/Greenspace
- Neighborhood Nodal Commercial



Quality Community Objectives Addressed

- Infill Development
- Traditional Neighborhood
- Sense of Place
- Housing Opportunities



Implementation Measures

- Screening and buffering requirements between neighborhoods and surrounding commercial/industrial uses
- Home ownership and maintenance programs
- Buyer education and counseling
- Strict code enforcement
- Encourage *Traditional Neighborhood Development* principles such as minimizing setbacks, pedestrian orientation, and public open space in development regulations for newer residential
- Roadway Safety Improvements
- Traffic Calming

Traditional Neighborhood Areas

Vision: The unique character of Temple's older residential areas will be protected and maintained. These neighborhoods are predominantly residential with houses on small lots with small setbacks. Traditional neighborhood areas are very pedestrian oriented and epitomize a sense of community.

Recommended Uses

- Compatible Infill Development
- Single-Family Residential
- Neighborhood Nodal Commercial
- Public/Institutional
- Neighborhood-Scale Parks



Quality Community Objectives Addressed

- Infill Development
- Traditional Neighborhood
- Sense of Place
- Heritage Preservation
- Housing Opportunities



Implementation Measures

- Require screening and buffering between districts and surrounding commercial/industrial uses
- Support home ownership and maintenance programs
- Maintain strict code enforcement
- Encourage *Traditional Neighborhood Development* principles such as minimizing setbacks, pedestrian orientation, and public open space in development regulations
- Implement Streetscape Improvements
- Provide Pedestrian/Bicycle Connectivity

Historic Downtown District

Vision: Temple will continue redevelopment efforts within its Historic Downtown District and further the development of a “destination center” that will provide a unique sense of place and identity for the downtown area. The area will provide opportunities for mixed-use developments, be pedestrian-oriented, promote local heritage and serve as a venue for public gatherings and events.

Recommended Uses

- Traditional CBD retail
- Greenspace/Pedestrian Plazas
- Office/Professional
- Civic/Institutional



Quality Community Objectives Addressed

- Appropriate Business
- Infill Development
- Regional Identity
- Sense of Place
- Heritage Preservation
- Transportation Alternatives



Implementation Measures

- Encourage large-scale mixed-use redevelopment projects
- Construct rail over-pass for safety and intermodal access
- Create a ‘walkable’ downtown
- Implement *Better Hometown* Program
- Develop History Museum in “Old Medical Building”
- Coordinate railroad history festival event
- Develop Revitalization Master Plan w/regulations & design guidelines

Gateway Corridor Areas

Vision: Commercial development occurring outside of the downtown area and along major thoroughfares will provide shopping opportunities for all residents. Highway corridors are more automobile-oriented than the traditional neighborhood district and historic downtown district. However, these should have aesthetically appealing entrances for entering into the city limits and downtown. Temple gateway corridors include major thoroughfares such as US Hwy. 78 and GA Hwy. 113 and 274 and the I-20 interchange.

Recommended Uses

- Commercial
- Industrial
- Office/Professional
- Public/Institutional



Quality Community Objectives Addressed

- Sense of Place
- Employment Options
- Transportation Alternatives
- Appropriate Business



Implementation Measures

- Develop design/architectural guidelines
- Develop gateway landscape guidelines
- Update zoning/development regulations
- Coordinate bicycle/pedestrian safety improvements
- Coordinate traffic signaling improvements
- Promote access management
- Require buffering between incompatible uses
- Design inter-parcel connectivity

Industrial Areas

Vision: Industrial land uses within Temple will, whenever possible, be part of planned industrial parks having adequate utilities such as water, sewer, stormwater, and roadways in place. Industrial areas will be adequately buffered and segregated from surrounding neighborhoods. Future industrial areas will be carefully managed in order to avoid interference with surrounding neighborhoods and commercial districts.

Recommended Uses

- Industrial
- Transportation/Communication/Utilities
- Commercial
- Warehousing/Distribution

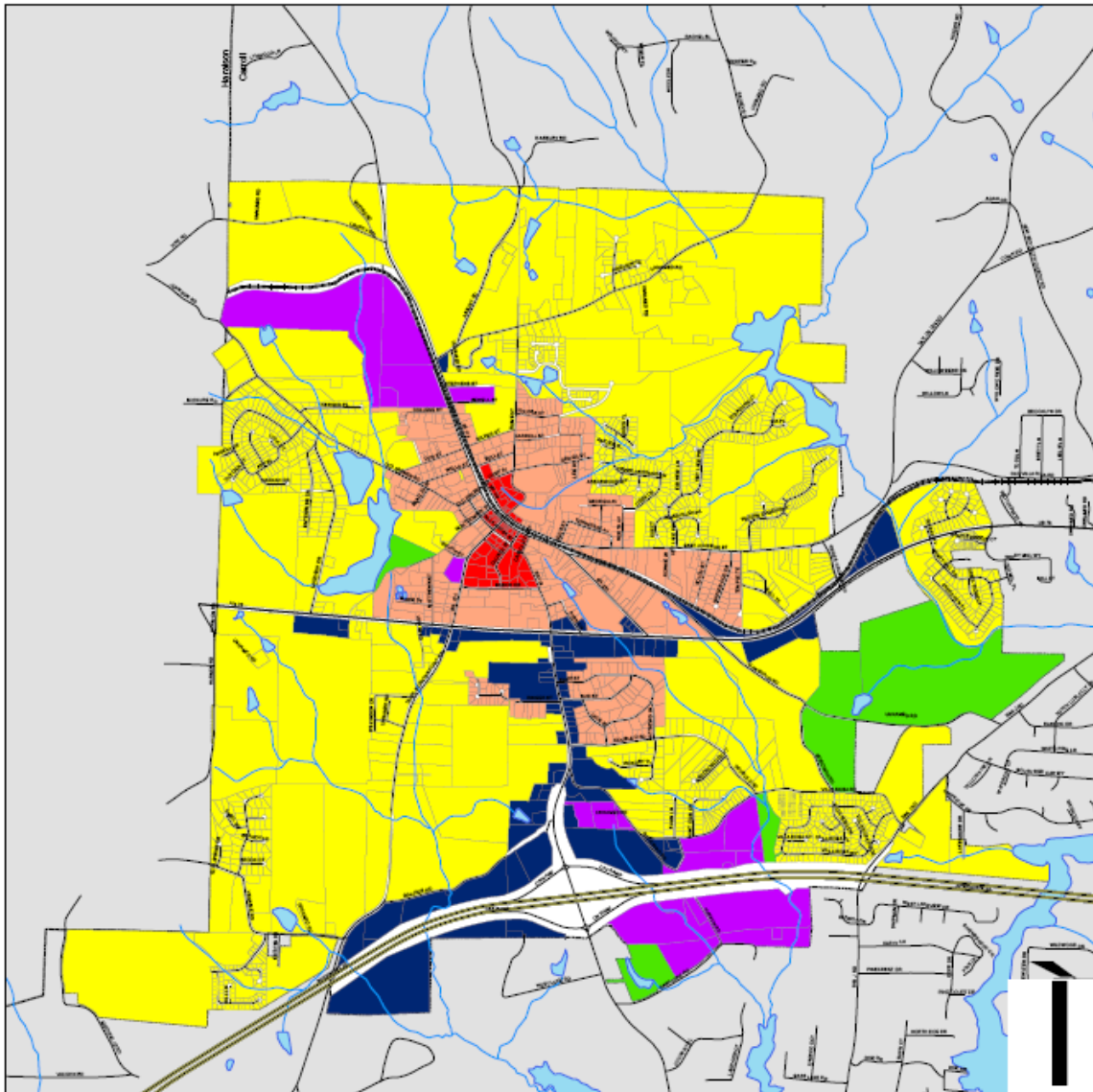
Quality Community Objectives Addressed

- Appropriate Business
- Growth Preparedness
- Employment Options
- Educational Opportunities
- Regional Cooperation

Implementation Measures

- Collaborate in industrial park planning
- Support targeted industrial recruitment
- Support workforce skills training
- Enforce screening and buffering requirements
- Develop signage and lighting guidelines to enhance aesthetics
- Encourage greater mix of allowable uses





Character Area City of Temple, Georgia

0 0.3 0.6 1.2 Miles
1 inch equals 0.25 miles

- | | |
|--|--|
| ■ Conservation | ■ Industrial |
| ■ Corridor Development | ■ Suburban Developing |
| ■ Historic Downtown | ■ Traditional Neighborhood |

Please use this map as a guide and not as definitive information. The areas depicted by this map are approximate and are provided for illustrative purposes only. While every effort has been made to ensure the accuracy, completeness, correctness, and timeliness of information presented within this map, the burden for determining appropriateness for use rests solely with the user. This map is provided "as is" with no warranties, express or implied.

6.0. LAND USE ANALYSIS

Existing land use information illustrates issues and opportunities in relation to the current development patterns. Analyzing the existing land use in conjunction with the historical trend data can help to illustrate how the development patterns were formed. The existing land use map is based on a compilation of tax assessor’s data in comparison with aerial imaging, USGS environmental mapping and GPS field surveys to determine what the predominant land use is for each parcel of land throughout the city.

Land use patterns are heavily influenced by public and private infrastructure investment. Major transportation routes, such as GA Hwys. 113, 274, US 78 and the I-20 interchange provide traffic and access needed to sustain commercial and industrial development. These corridors serve as connectors for residential development to employment and shopping opportunities. The City’s municipal water and sewer facilities allow development at greater densities than can be supported in rural areas.

Temple has adopted land use controls including a zoning ordinance and subdivision regulations. Carroll County applies similar and/or compatible zoning throughout the unincorporated areas surrounding the Temple city limit.

The City of Temple consists of 2,242 parcels and 4,264 total acres. The following identifies the land use classification delineation as represented on the Existing Land Use Map:

Existing Land Use

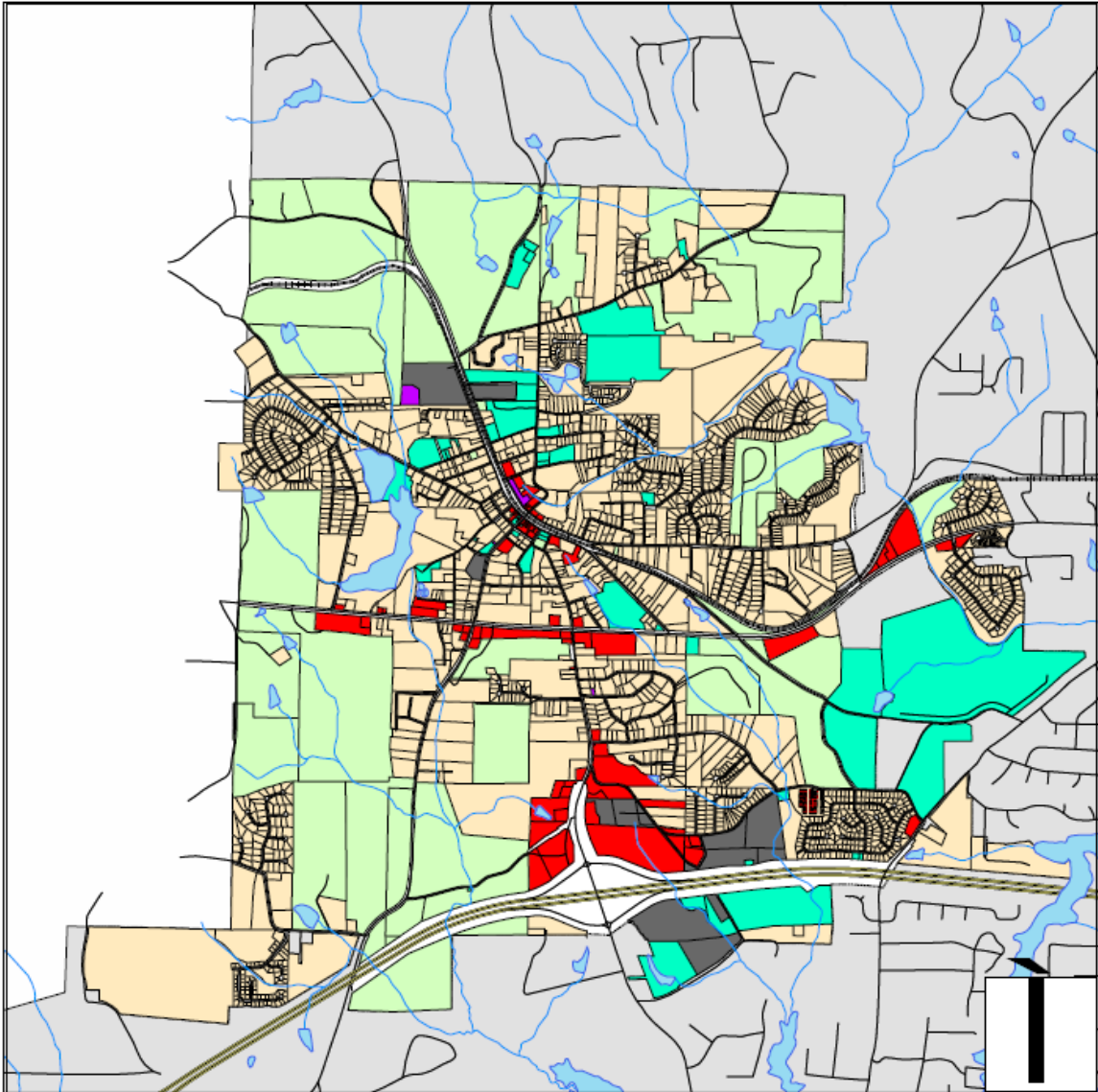
<i>Class</i>	<i># of Parcels</i>	<i>Acres</i>	<i>Class % of Acreage</i>
Agriculture	49	1508.09	35.36
Commercial	173	167.35	3.92
Public	50	428.52	10.49
Industrial	13	110.52	2.59
Residential	1951	2044.86	47.95
Utilities	6	5.04	0.11

The majority of land use is developed as residential (48%) with over 75% being dedicated to conventional single-family dwellings. Currently, Temple Zoning does require 20% greenspace allowance in R4 and DCD districts.

Based on the tax digest, 35% of the existing land area is classified as Agricultural. The majority of this area is undeveloped forest and does not relate to actual agricultural enterprises. This area does allow for further enhancement of greenspace in and around residential development areas, and to provide buffering between incompatible uses.

Commercial (4%) and Industrial (3%) land areas are predominantly located on major corridor frontage and are either developed or currently zoned/marketed for development.

The Public and Utilities (10%) land uses comprise city, county, state or utility-owned property including the fire station, schools, roads, and the water and wastewater treatment facilities and grounds.



Existing Land Use City of Temple, Georgia

0 0.15 0.3 0.6 0.9 1.2 Miles
1 inch equals 0.25 miles

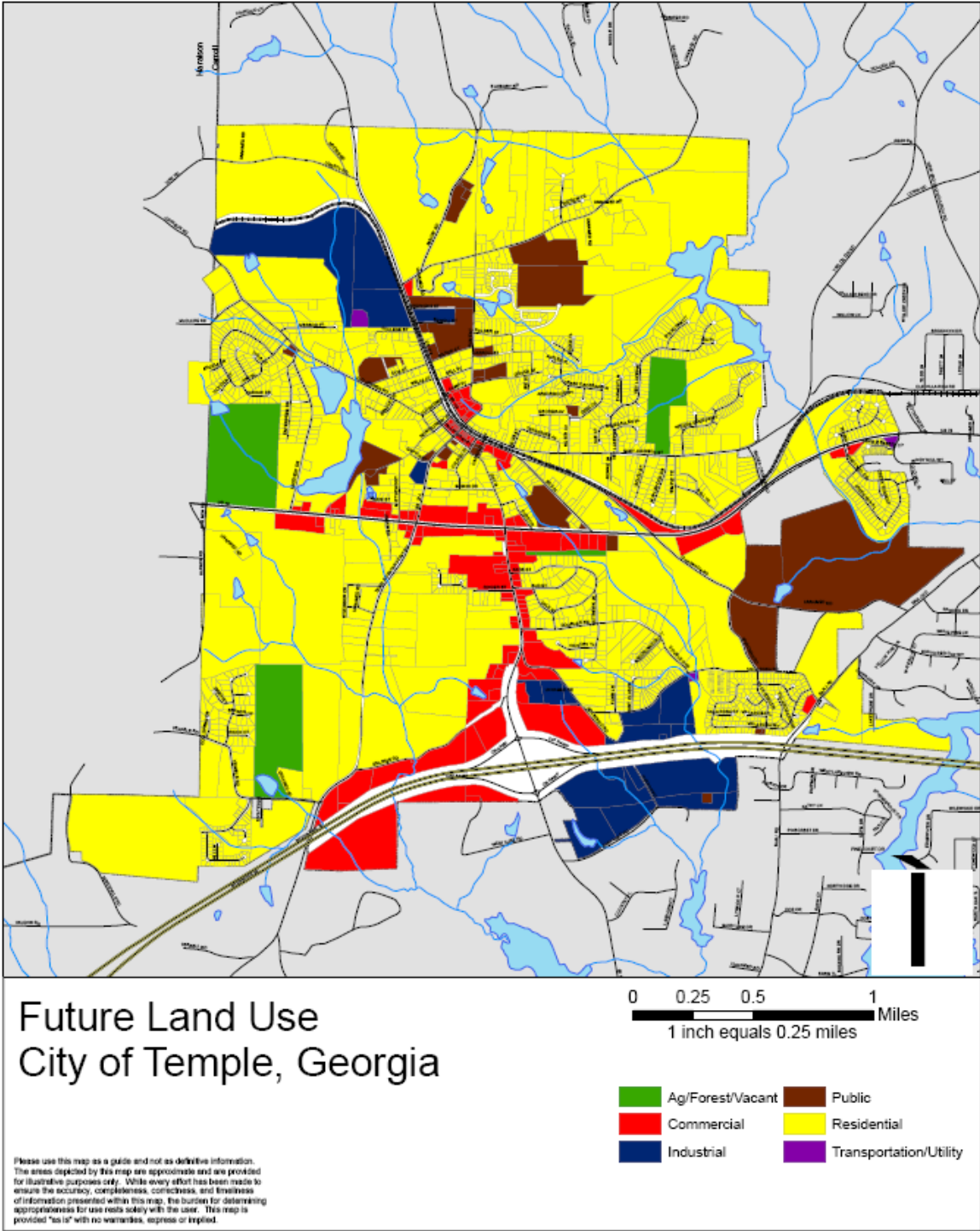
Bodies of Water	Industrial
Agriculture	Residential
Commercial	Utilities
Public	

Please use this map as a guide and not as definitive information. The areas depicted by this map are approximate and are provided for illustrative purposes only. While every effort has been made to ensure the accuracy, completeness, correctness, and timeliness of information presented within this map, the burden for determining appropriateness for use rests solely with the user. This map is provided "as is" with no warranties, express or implied.

Future Land Use

<i>Class</i>	<i># of Parcels</i>	<i>Acres</i>	<i>Class % of Acreage</i>
Ag/Forest/Vacant	6	178.55	4.18
Commercial	133	318.63	7.45
Industrial	21	280.76	6.58
Public	36	331.20	7.76
Residential	2042	3149.98	73.87
Transportation/Utility	3	5.27	0.12

The Future Land Use classifications represent a trend toward even higher levels of Residential use at 74% of total land area. By comparison, Agricultural/Forest/Vacant areas decrease as new development is projected to continue. Commercial usage is anticipated to rise from 4% to 7% as gateway corridor development continues along major state and interstate routes. Similarly, Industrial land use will increase 3% to 7% during the planning period.



7.0. FINAL LIST OF ISSUES, OPPORTUNITIES & POLICIES

Population Issues

1. The city has experienced a tremendous 13 percent annual growth rate in population over the past five years that is well over the statewide rate of 12% and the 16.4 growth rate estimated for Carroll County. This trend is expected to continue over the next twenty years with the population forecasted to grow by 260 percent by 2027. This can be attributed to the continued out-migration from the metro Atlanta area and newcomers seeking more space, affordable housing and easier commutes.

Opportunities

1. Develop a strategy for maximizing annexation options and service delivery in order to provide services on demand to new growth areas that are the most economical and efficient for the local government.

Policies

1. Conduct an annual review of the Comprehensive Plan and Short Term Work Program to assess the needs of the growing population.

Economic Development Issues

1. There is a growing level of diversified employment opportunities in Temple for an expanding labor force in commercial and service businesses. Manufacturing is stable and is expected to slow, while distribution is a prime market for the community due to the access of I-20.

2. There is a shift in economic activity from the historic downtown commercial district to the gateway corridor and interchange of I-20 and GA 113.

3. Water distribution and wastewater treatment systems will require additional expansions and upgrades to meet the anticipated population and economic growth needs through 2027.

4. The Downtown District has waned in vitality as new development is occurring along higher density growth corridors.

Opportunities

1. Promote and facilitate the revitalization of the downtown business district to take advantage of the historic character and unique commercial opportunities to support local shopping and to attract visitors.

2. Encourage and promote small business development activity inside the city limits.

3. Cooperate with Carroll Tomorrow in focusing economic recruitment initiatives on business and industry matching the skill-sets of the local labor force.

4. Support the promotion of available local sites, infrastructure and technologies that are attractive to targeted business and industry.

6. Encourage and collaborate with higher educational institutions on continued expansion of job training programs available to local residents.

Policies

1. Recruit retail and service businesses to fill vacant downtown storefronts.
2. Establish a comprehensive package of economic development incentives aimed at encouraging redevelopment of downtown.
3. Recruit new office development to the downtown area.
4. Continue working cooperatively with Carroll Tomorrow, utility companies, and state agencies in coordinating local economic development efforts.
5. Actively promote the expansion and retention of existing business and industry through participation in various state sponsored community and economic development programs, i.e. Better Hometown Program.
6. Develop a marketing program to better publicize Temple's strengths and quality of life.
7. Prepare a Recruitment Plan in cooperation with Carroll Tomorrow that identifies the various types of industry that are needed and/or desired in Temple.
8. Support the efforts of post-secondary educational resources to ensure that a skilled, educated labor force is available to support, attract, and maintain a strong employment base.
9. Strongly support local crime prevention and repression programs to promote an attractive, safe, and desirable business environment.
10. Support efforts in promoting a sense of "community" in Temple.

Housing

Issues

1. Residential development increases the investment required for infrastructure expenditure (roads, water, schools, public safety).
2. The housing is moderate to higher priced affording increased taxable revenue support the local government's ability to provide the necessary services.
3. In-fill residential development opportunities that maximize infrastructure usage are available inside the city limits.
4. There is diversity in the housing supply allowing options for low-to-moderate income and elderly households.
5. Historic neighborhoods are feeling the pressure of development.
6. Developers are pushing for reduced lot sizes and higher densities in the unincorporated areas surrounding the city causing potential environmental risks related to septic systems and groundwater recharge areas.

Opportunities

1. Continue investment in the necessary infrastructure to allow for a greater diversity of housing types, sizes, and values to be developed where services are readily available.
2. Continue to update ordinances and codes to protect against insufficient and poor quality in residential development.

3. Explore establishment of impact fee systems and public/private shared costs proposals in preparation for future speculative housing development.
4. Support ordinance compliance and develop standards promoting compatible uses and design criteria in historic districts and neighborhoods.
5. Continue recruitment of innovative planned community allowances facilitating mixed uses and moderate densities which do not impact sensitive land areas.

Policies

1. Preserve and enhance the residential character of neighborhoods and prevent the encroachment of incompatible land uses.
2. Strictly enforce building codes and zoning ordinances in order to preserve the city's stable residential areas.
3. Provide opportunities for a range of housing options in areas undergoing redevelopment.
4. Adapt the city's housing to the aging of the general population and encourage the development of affordable housing for senior citizens.

Natural Resources

Issues

1. Preservation of remaining open space and greenspace.
2. Water quality degradation in the watersheds as development increases.

Opportunities

1. Prioritize areas for additional greenspace designation and encourage protection of existing greenspace in new development.
2. Focus continued infrastructure improvements along to facilitate economic development where environmental impacts are limited and encourage maximizing infrastructure connectivity through infill development options.

Policies

1. Continue fostering good land management practices in floodplain areas, groundwater recharge areas, and wetlands to avoid negative environmental impacts.
2. Ensure compliance with state environmental planning standards.
3. Maintain close contact with the Chattahoochee Flint RDC and other regulating agencies to coordinate issues of inter-jurisdictional concern such as clean air, water quality, and other environmental issues.

Cultural Resources

Issues

1. The City of Temple's cultural resources are thoroughly documented through formal surveys and other local initiatives at the county and state level.
2. Historic properties in Temple have great potential for rehabilitation and preservation especially in the downtown business district.

4. There is a rich cultural heritage related to the early settlers and the railroad that offers opportunities for heritage tourism.

Opportunities

1. Encourage historic districts, sites and significant buildings listing in a local preservation overlay district, and where eligible, in the National Register of Historic Places, to promote preservation and afford economic development benefit.
2. Create and/or participate in formal programs using existing models to promote cultural resources and increase cultural tourism.
3. Promote the use of state, federal, and local financial incentives for rehabilitating historic properties by private owners.

Policies

1. Assist in nominating historic properties to the National Register of Historic Places. Several structures possessing historical significance exist in Temple.
2. Support development of History Museum in old medical building.
3. Update Zoning Ordinance to include a historic overlay district.
4. Support heritage tourism opportunities in downtown.

Community Facilities and Services

Issues

1. Public wastewater collection and water distribution service is currently adequate, but will need to be upgraded to accommodate new customers by 2027.
2. Projected age distribution of the population illustrates a continued increase in school-aged children that will exceed existing capacities of the school system.
3. Emergency Services and Public Safety continues to require additional personnel, equipment and improved facilities to meet anticipated levels of need.
4. Recreation facilities are continuing to be improved and new facilities will be required to meet the 20-year participation rates.
5. The closest library is 5 miles east in Villa Rica.

Opportunities

1. Explore inter-jurisdictional and inter-agency opportunities for infrastructure expansion maximizing the efficiency of financial investment.
2. Facilitate the looping of water distribution system where feasible to maximize flow, pressure and fire protection in higher density areas.
3. Upgrade sewage treatment capacity and continue to extend sewer service where feasible.
4. Coordinate with BOE on school site planning in relation to growth management decisions addressing residential growth and infrastructure expansions.
5. Explore areas where development agreements with private developers would facilitate expedited infrastructure improvements, both linear and non-linear.

6. Facilitate recreational facilities improvements for existing centralized complex, as well as continue development and expansion of smaller neighborhood parks strategically located in high density areas.
7. Development of a full-service library will engage more citizens in life-long learning and provide a local information source.
7. Coordinate with Carroll County on strategic implementation plan for Fire and Emergency Services, and Codes Enforcement which is based on anticipated growth trends and targeted to high growth areas.

Policies

1. Consider the costs of providing city services to all residents when considering future annexations.
2. Develop pedestrian ways and gathering places within the downtown area.
3. Monitor county planning efforts and maintain a close working relationship with Carroll and Haralson Counties regarding services such as water, fire, and emergency medical service.
4. Continue working cooperatively with the Carroll County, WG Drug Task Force and state/federal agencies to ensure a high level of public safety within the city.
5. Monitor police department staffing levels and add new officers to maintain an acceptable level of police protection.
6. Redevelop old Sewell building for an administrative/public safety complex.
7. Continue ongoing maintenance program for city streets and work closely with Carroll County and the Georgia Department of Transportation regarding improvements to county and state roadways within and around the city.
8. Continue coordination with Norfolk-Southern Railroad and GDOT on develop of overpass and realignment of Ga. Hwy. 113 in downtown.
9. Initiate an intensive effort to gain the support of the Norfolk Southern railroad and the general public for railroad right of way beautification efforts.
10. Continue expansion of recreation department facilities and additional passive recreational opportunities throughout the city.
11. Cooperate with the West Georgia Regional Library System in the development of a full-service library.

Intergovernmental Coordination

Issues

1. The City of Temple and Carroll County are a part of the greater Atlanta Metropolitan Statistical Area adding additional compliance requirements with limited benefits to the community.
2. Intergovernmental coordination should be encouraged to provide adequate infrastructure capacities to accommodate the projected growth of the city.
3. Carroll, Haralson and Paulding Counties have designated the bordering land area around Temple as Agricultural and/or Low Density Residential areas which could create potential inter-jurisdictional conflicts with growing residential development pressing Temple, particularly from the east and north.

Opportunities

1. Encourage inter-jurisdictional discussions of the Interstate 20 corridor promoting collaborative efforts for economic development.
2. Continue to address inter-jurisdictional coordination through the update and enforcement of the Service Delivery Strategy.
3. Communicate and coordinate with neighboring jurisdictions related to growth trends and developments of regional significance.

Policies

1. Maintain a close working relationship with Carroll and Haralson Counties regarding service delivery and long-range planning.
2. Maintain required Service Delivery Strategy document in coordination with Carroll County and the other municipalities.
3. Ensure consistency of Temple's Future Land Use Plan with those of neighboring jurisdictions.
4. Coordinate local transportation planning with regional transportation plans, highway corridor studies, and Georgia Department of Transportation.

Transportation

Issues

1. Increase in vehicular traffic along U.S. Highway 78 and GA Highways 113 and 274 will require enhanced safety and traffic calming measures in coordination with GDOT and Carroll and Haralson Counties.
2. High-density residential and commercial development increases opportunities for alternative modes of transportation, specifically bicycle and pedestrian facilities.
3. Interstate 20 interchange development will afford opportunities for interjurisdictional coordination to relieve congestion and public safety issues.
4. Access through downtown Temple is impeded by the configuration of Ga. Hwy. 113 and the lack of a rail overpass.

Opportunities

1. The U.S. Highway 78 and GA 113 and I-20 interchanges will attract additional commercial and industrial development.
2. Continue to improve development guidelines and ordinances to facilitate alternative transportation within high growth residential areas with the development of shared greenways and bicycling/pedestrian facilities that connect to major and minor arterials.
4. Continue to maintain an improvement plan to seek GDOT assistance with local high traffic corridors.
5. Develop collaborative discussions with Carroll, Haralson, and Paulding Counties and the Cities of Villa Rica and Waco on future anticipated transportation issues.

Policies

1. Upgrade the pedestrian infrastructure throughout the city.

2. Promote connectivity between gateway corridors, open space areas, commercial, and residential areas with bike paths and walkways.
3. Provide traffic calming improvements.
4. Coordinate with neighboring jurisdictions on future transportation planning and implementation schedules.
5. Continue to work with GDOT, Norfolk Southern and Carroll County on the construction of an overpass and the realignment of SR 113 at the railroad.

Land Use

Issues

1. New development is occurring within the unincorporated areas disconnected from existing infrastructure and services potentially pressuring the city for service provision.
2. Potentially incompatible land uses could place a higher strain on the City's fiscal and economic health.
3. Downtown has suffered from the continued commercial growth of the I-20 interchange and major arterials.

Opportunities

1. Encourage reinvestment and redevelopment opportunities within existing neighbor residential and commercial areas, particularly where in-fill development is feasible.
2. Promote diverse housing options that include starter homes as well as upscale housing.
3. Promote continued commercial/industrial growth in areas with sufficient infrastructure and access.
4. Create public/private partnerships that identify fiscally feasible opportunities for preserving greenspace while encouraging planned development.
5. Ensure that new development pays its proportional share of the costs of growth.
6. Protect the continuity and viability of the downtown district supporting the efforts of the Downtown Development Authority and private sector development in the historic downtown.
7. Coordinate with Carroll County who has proposed the creation of an urban growth area to facilitate long-term growth in the faster growing municipalities. The City will need to investigate the feasibility of implementing the County's proposal.

Policies

1. Continue to amend regulations to encourage balancing of residential and non-residential land uses, as well as increasing the proportion of up-scale housing to create fiscal stability within the city.
2. Collaborate with Carroll Tomorrow and the local Development Authority in promotion and recruitment efforts in the Temple Industrial Park and other proposed industrial sites.

3. Support the DDA development of a Downtown Revitalization Plan in cooperation with Georgia Department of Community Affairs and pursuit of a state 'Better Hometown' designation.
4. Coordinate an inter-governmental agreement with Carroll County and neighboring municipalities to implement a proposed urban growth area along the I-20 corridor as defined in the 2006 Carroll County Comprehensive Plan.
5. Involve local and county stakeholders in the planning and development process and future updates of the City Comprehensive Plan.

8.0. IMPLEMENTATION PROGRAM

Report of Accomplishments

The Report of Accomplishments reviews the previous Short Term Work Program and its implementation since adoption by the City of Temple.

Short Term Work Program

The Short Term Work Program covers a five-year period from date of adoption of the Comprehensive Plan and identifies specific actions, the anticipated timeframe to achieve the action, the entities responsible for the action, the estimated cost, and potential funding source(s). The List of Accomplishments gives an update of projects undertaken during the last five-year planning period.

General Planning

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Conduct annual review of comprehensive plan and short term work program.	2008, 2009, 2010, 2011	City	NA	NA

Economic Development

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Coordinate industrial development marketing initiative	2008, 2009, 2010, 2011	City/Carroll Tomorrow	\$10,000	LDF/CEMC Round-up
Cooperate in targeted recruitment of industries	2008, 2009, 2010, 2011	City/Carroll Tomorrow/Carroll County IDA	\$500	City
Continue expansion of Temple Industrial Park	2008, 2009	City, Carroll IDA	\$100,000	IDA
Continue support of job training opportunities for residents	2008, 2009, 2010, 2011	West Central Tech/UWG	\$0	West Central Tech/UWG
Promote revitalization of downtown commercial district.	2008, 2009, 2010, 2011	City/DDA/Private Sector	\$500,000	City/Grants

Natural and Historic Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Encourage historic property nominations to National Register of Historic Places.	2008, 2009, 2010, 2011	City/DDA/Private Prop. Owners	\$0	Local
Develop History Museum in downtown building.	2008, 2009, 2010	City/DDA/Private Sector	\$100,000	City SPLOST/Grants
Better Hometown	2008, 2009, 2010	City	\$10,000	DNR, RDC
Continue land management best practices in environmentally sensitive areas	2008, 2009, 2010, 2011	City	NA	NA
Cooperate in inter-jurisdictional/regional environmental protection programs	2008, 2009, 2010, 2011	City/RDC/Carroll County	NA	NA
Update Zoning Ordinance to include original historic overlay district.	2008, 2009	City	NA	NA

Community Facilities

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to upgrade sewer and water distribution/collection system	2008, 2009, 2010, 2011	City	\$500,000	City SPLOST/Grants
Continue to implement Solid Waste reduction program	2008, 2009, 2010, 2011	City	\$10,000	City SPLOST/Grants
Continue periodic upgrades of police department and coordinate with county/regional/state public safety programs	2008, 2009, 2010, 2011	City	\$1,000,000	City SPLOST/State, Federal funds/grants
Develop pedestrian ways & public park as a focal point for downtown development	2009, 2010	City	\$250,000	City SPLOST/Grants
Develop a 7,200 s.f. full-service library.	2009, 2010	City/WGRLS	\$500,000	Local/State, Federal funds
Remodel old Sewell building as City administrative facility	2008, 2009, 2010	City	\$150,000	City SPLOST
Continue city street maintenance program & improvements of state corridors	2008, 2009, 2010, 2011	City/County/GDOT	\$250,000	City SPLOST/State, Federal funds
Continue development of SR 113 overpass at Norfolk-Southern rail line.	2008, 2009, 2010	City/Norfolk-Southern/GDOT	\$750,000	Local/GDOT/Norfolk-Southern
Continue expansion of recreation department facilities and small passive recreational parks	2008, 2009, 2010, 2011	City	\$250,000	City SPLOST/Grants

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Enforce building codes & zoning ordinances to preserve stable residential areas	2008, 2009, 2010, 2011	City	NA	NA
Continue promotion of redevelopment & infill development of traditional residential areas	2008, 2009, 2010, 2011	City Planning Comm./Private Prop. Owners	NA	NA
Create opportunities for affordable housing for senior citizens.	2008, 2009, 2010, 2011	City/HUD/Private	NA	NA

Land Use

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Adopt a Tree Ordinance	2008, 2009	City	NA	City/County
Continue to review & update zoning ordinance/subdivision regulations to encourage a balance of compatible uses	2008, 2009, 2010, 2011	City	NA	NA
Continue to encourage industrial land uses where infrastructure and transportation are accessible.	2008, 2009, 2010, 2011	City/Carroll Tomorrow	NA	NA

Other

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue upgrade & connectivity of pedestrian accesses throughout the city.	2008, 2009, 2010, 2011	City	\$500,000	City SPLOST/State, Federal funds
Update Service Delivery Strategy.	2009	City/Carroll County/Other Cities	NA	NA

LIST of ACCOMPLISHMENTS ('03-'06)

Activity	Status	Explanation
Develop marketing plan for industrial development	Completed	Carroll Tomorrow maintains strategy
Expand sewer and water to serve developing industrial areas	Completed	
Recruit industries to develop adjacent to I-20	Underway	Janus and Royal Metals located in Temple Ind. Park; 2nd phase underway
Continue to cooperate in Carroll County solid waste reduction program	Completed	
Participate in county program upgrades for fire protection	Completed	
Include soil capability regarding land use plan and zoning	Completed	
Adopt a Tree Ordinance	Postponed	Included in '07 Plan recommendations as part unified ordinance updates
Adopt uniform county wide water shed protection standards	Completed	
Amend permit review checklist in zoning ordinance	Completed	
Environmental education regarding water supply protection for planning commission and elected officials	Completed	
Review business/industry retention and expansion strategy	Underway	Coop w/Carroll Tomorrow/IDA
Develop a park as a focal point for downtown development	Postponed	Downtown Master Plan to be developed by DDA
Survey of housing regarding need for elder/low income/and renovation of substandard units	Completed	
Incorporate preservation of historic architecture into downtown revitalization	Underway	To be part of Downtown Master Plan
Develop a marketing plan for downtown development	Postponed	To be part of Downtown Master Plan
Hire a recreation director	Completed	
Develop brochure from historic survey information	Underway	
Develop a deposit/collection library	Underway	
Pursue National Register nominations of historic resources	Underway	
Conduct historic resources survey	Completed	
Initiate comprehensive plan update	Completed	

9.0 SUPPORTIVE DATA AND INFORMATION

Compliance with Rules for Environmental Planning Criteria

The City of Temple has adopted the following ordinances as required to meet the Environmental Planning Criteria set forth by the Georgia Department of Natural Resources:

Section 200: River/Stream Corridor Protection District

Section 300: Water Supply Watershed Protection District

Section 400: Wetlands Protection District

Section 500: Groundwater Recharge Area Protection District

Consistency with Service Delivery Strategy

The City of Temple and Carroll County coordinate services under an adopted Service Delivery Strategy, dated 1999 and as approved by the Georgia Department of Community Affairs and review this SDS annually. The cooperation in meeting the stipulations as defined in the SDS has been very successful.

Based on the results of this comprehensive planning process, Temple will continue to address any necessary revisions to their service delivery strategy for consistency.

Reference Documentation

The following lists various planning and development documents that are being utilized by the City of Temple and should be considered Addendums to this comprehensive planning document:

Document	Repository
City of Temple Zoning Ordinance	Temple City Hall
City of Temple Subdivision Regulations	Temple City Hall
Temple Solid Waste Management Plan 2007	Temple City Hall
SPLOST Allocation Plan	Temple City Hall
Carroll Service Delivery Strategy 1999	Temple City Hall
Temple Downtown Revitalization Strategies	Temple DDA
Carroll County Comprehensive Plan 2006	Carroll County BoC Office
Carroll County Development Authority Work Plan	Carroll Tomorrow Office
Carroll County Disaster Preparedness Plan	Carroll County EMA
Carroll County Water Authority 50-year Plan	Carroll Water Authority Office
West Georgia Watershed Assessment 2003	Carroll Water Authority Office
West Georgia Regional Airport Plan 2005	WGRA Authority
Southern Crescent Regional Comprehensive Plan	CFRDC
Regional Pedestrian/Bike Plan 2006	CFRDC

A RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE COMPREHENSIVE PLAN FOR THE CITY OF TEMPLE TO THE CHATTAHOOCHEE-FLINT REGIONAL DEVELOPMENT CENTER

WHEREAS, the City of Temple has prepared a Comprehensive Plan Agenda for the years 2008-2028; and

WHEREAS, The Comprehensive Plan was prepared in accordance with the Minimum Planning Standards and Procedures for 'Advanced Level Planning' established by the Georgia Comprehensive Planning Act; and

WHEREAS, Public Hearings on the Plan were held on January 11, 2007, and on April 3, 2007, at the Temple Senior Citizens Center.

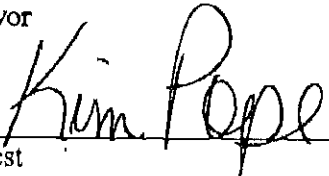
NOW THEREFORE, BE IT RESOLVED, the City of Temple Mayor and Council do hereby submit the Temple Comprehensive Plan Agenda to the Chattahoochee-Flint Regional Development Center for review, as per the requirements of the Georgia Comprehensive Planning Act.

APPROVED AND ADOPTED, this 9th day of April, 2007 for submittal on April 13, 2007.

BY:

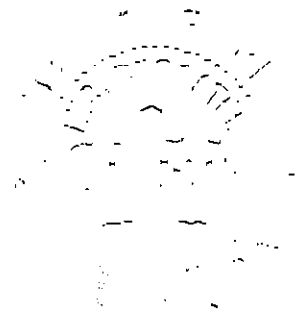


Mayor



Attest

(SEAL)



**A RESOLUTION AUTHORIZING THE ADOPTION OF
THE COMPREHENSIVE PLAN FOR
THE CITY OF TEMPLE 2008-2028**


WHEREAS, the City of Temple has prepared a Comprehensive Plan for the 2008-2028; and

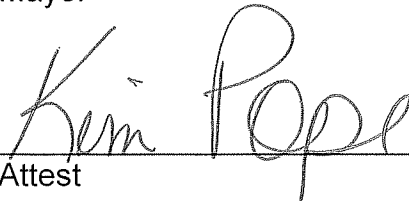
WHEREAS, the Comprehensive Plan has been reviewed by both the Chattahoochee Flint Regional Development Center and the Georgia Department of Community Affairs; and

WHEREAS, said Comprehensive Plan has been found to be prepared in accordance with the Minimum Planning Standards and Procedures for Comprehensive Planning established by the Georgia Planning Act, amended May 2005.

NOW THEREFORE, BE IT RESOLVED, the City of Temple Mayor and Council do hereby adopt the City of Temple Comprehensive Plan 2008-2028.

APPROVED AND ADOPTED, this 2nd day of February, 2009.

BY: 
Mayor


Attest

(SEAL)

***CITY OF TEMPLE
Comprehensive Plan
2008-2028***



Community Participation Program

***Prepared on behalf of the
City of Temple
Mayor & Council
for submission to the
Georgia Department of Community Affairs***

***Prepared by
Community Development Concepts, Inc.***

Purpose

In an effort to strengthen the planning efforts of the City of Temple, the Community Participation Program creates opportunities for citizens to work collaboratively on addressing the challenges that shape their community. This requires strong political leadership, citizen education, and active involvement by all stakeholders. A successful comprehensive plan begins with a process of thinking about and visualizing the future and discussing how the community prepares itself for evolving and growing. All this effort culminates into better decision-making with a full consensus of the public.

Scope

The City of Temple is required by state law to complete their Comprehensive Plan Update by June 30, 2008. The plan will be prepared in accordance with the “Advanced Planning Level” Local Planning Requirements from the Georgia Department of Community Affairs (DCA), effective May 1, 2005.

Measure of Success

Experience in public involvement has shown that lasting solutions are best identified when all segments of a community – individuals, elected officials, educators, the business community, and civic organizations – are brought together in a spirit of cooperation. A collaborative approach to community engagement is not an opportunity, but a necessity. Community engagement and involvement is done for three reasons:

- ❖ To educate and increase public awareness
- ❖ To capture the knowledge and preferences of the people who live in and support the communities
- ❖ To mobilize support and acceptance of the plan

The measure of effectiveness of a community participation program is not that the public has been informed, but that public input has contributed to making a decision that is feasible and is supported by a large segment of the community. It is essential to know the community’s perspectives and values to facilitate positive impacts, as well as to narrow the field of alternative solutions. This process is designed to improve the quality of decisions, increase ease of implementation, provide greater public understanding of community goals and objectives, and provide tangible evidence that the community created its own identity

Identification of Stakeholders

Coordination and oversight are very important parts of the overall work effort for this project. In addition, a network of community and regional organizations, and local interests have been identified for stakeholder involvement, process participation and for the distribution of meeting notification as part of a broad public outreach effort.

City of Temple Mayor & Council

Mayor Rick Ford
Councilmember Jerry Robinson
Councilmember Larry Mann
Councilmember Gene Yearty
Councilmember William Simmons
Councilmember Larry Estvanko

Temple Police Department
Temple Recreation Department
Temple Senior Citizens Center
Temple Downtown Development Authority
Temple Planning & Zoning Board
Temple Business & Professional Assoc.
Carroll County Chamber of Commerce
Carroll Tomorrow
Carroll County Sheriff's Office
Carroll County DFCS
Carroll County Emergency Management Agency
Carroll County Board of Education
Carroll County Tax Assessors

Carroll County Comm. Dev. Office
Georgia Power Co.
Carroll EMC
Financial Institutions
Real Estate Developers
West Central Technical College
University of West Georgia
Chattahoochee-Flint RDC
Georgia DNR-EPD
Rolling Hills RC&D
Carroll County, Georgia
Haralson County, Georgia
Paulding County, Georgia

Identification of Participation Techniques

Initial Planning Meeting

An initial stakeholder meeting was held on September 28, 2006 with elected officials, staff and planning & zoning board members of the city government. The purpose of this meeting was to educate these stakeholders on the planning process and to discuss scheduling. The attendees were encouraged to promote the process to the public and to encourage their employees and citizens to participate.

Outreach

A series of one-on-one interviews and group discussions have been and will continue to be conducted with identified stakeholders and other interested parties in an effort to gain the most up-to-date information and to get personal perspectives of citizens and organizations relative to the comprehensive plan and the future of the city. Available media, including the local newspapers and radio, will be used to notify the public of meetings, share periodic overview of progress and encourage citizen and stakeholder input in the planning process.

First Required Public Hearing

A public hearing was held on January 11, 2007 at the Temple City Hall. The purpose of this hearing was to present the draft Community Participation Program and draft Community Assessment to the public. Attendees were asked to offer comment verbally or in writing as to additional issues and needs to be addressed and to give thoughts on their vision for the county. Following this public hearing, public input will be incorporated in the draft Assessment.

Community Visioning Sessions

Community Visioning Sessions will be held during the months of February and March to discuss the identified issues and opportunities facing the City in the areas of economic development, housing, land use & transportation, natural & cultural resources and community facilities, and to define goals and objectives for each. The product of the Community Visioning Sessions will be a narrative description for each plan area including 1) a community vision, 2) character area development trends, 3) final issues & opportunities, 4) implementation program, and 5) policies.

Final Public Hearing

A final public hearing will be held in March, 2007 to present the City of Temple Comprehensive Plan. Following this public hearing, final public input will be incorporated. The Temple Mayor & Council will then adopt a transmittal resolution approving the draft Comprehensive Plan to be forwarded to Chattahoochee Flint RDC and the Georgia Department of Community Affairs for review and comment. Upon final approval by the RDC and DCA, the City of Temple will formally adopt the Comprehensive Plan prior to its recertification date of June 30, 2007.