

A green ribbon graphic with a yellow outline and a grey drop shadow, curved at the top and bottom.

City
of
Flovilla

2010 Partial Update
to
2005-2025 Comprehensive Plan

A green ribbon graphic with a yellow outline and a grey drop shadow, curved at the top and bottom.

Signature Community

**Prepared by
Three Rivers Regional Commission**

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PURPOSE

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide for local governments in the interim period between Comprehensive Plan Updates. The Comprehensive Plan should:

- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision-making for use by local government officials and other community leaders.

The City of Flovilla adopted a full update of its Comprehensive Plan in 2005. A Partial Comprehensive Plan update is required after five years to identify policy changes and recent planning efforts that have emerged since the adoption of the 2005 plan. The Partial Update to the Comprehensive Plan will help the community address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates, resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The partial update to the Comprehensive Plan will serve the City of Flovilla for the next twenty years. This planning effort will play a critical role in directing the future growth of the community in a manner that is consistent with the community vision for the future.

The Partial Update to the Comprehensive Plan must comply with the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as revised on May 1, 2007. The City of Flovilla Partial Update to the Comprehensive Plan includes all required components for local governments updating comprehensive plans prepared under Minimum Planning Standards prior to May 2005. Preparation in accordance with these standards is essential in maintaining Flovilla's status as a Qualified Local Government.

SCOPE

The Partial Update to the Comprehensive Plan provides an overview of the major findings, which highlights detailed information on existing conditions, historical trends, and future forecasts. Its also includes the following six key components, as required by DCA Standards:

- Listing of issues and opportunities that may potentially impact the community;
- Analysis of existing development patterns;
- Analysis of Areas Requiring Special Attention
- Analysis of consistency with the Quality Community Objectives;
- Report of Accomplishments; and
- Updated Implementation Program, which includes a Short-Term Work Program.

STUDY AREA

The City of Flovilla is positioned in the north central portion of Georgia approximately 55 miles south of Atlanta. The City is located in Butts County, just south of the county seat of Jackson. Flovilla's current land area is 39.0 square miles. Flovilla's relative location in Georgia and Butts County can be identified on the Location Map provided in Map 1 below.

Map 1



DEMOGRAPHIC INFORMATION

Table 1 identifies the population growth for the City of Flovilla. The City of Flovilla’s 2008 population was estimated at 696 persons. During the 1980’s, the City of Flovilla’s population saw a dramatic increase of forty percent, adding 144 persons to its population. Over the past ten years, Flovilla experienced very modest growth. Between 1990 and 2000, the City’s population grew by ten percent from 602 persons to 652 persons.

TABLE 1: CITY OF FLOVILLA				
Population Comparison (1980 - 2008)				
Category	1980	1990	2000	2008 Estimate
Flovilla	458	602	652	696
Butts County	13,665	15,326	19,522	24,423
Georgia	5,484,440	6,512,620	8,234,370	9,829,211

Source: US Census Bureau (2000)

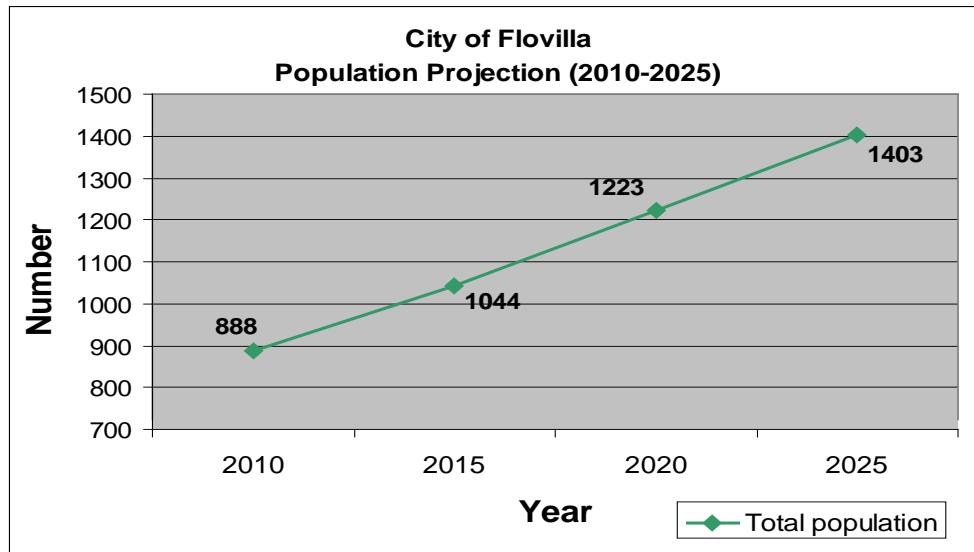
Table 2 compares the annual growth rates of Flovilla with Butts County and Georgia from 1980 to 2006. Flovilla’s annual population growth peaked at 3.15% in the 1980’s. Between 2000 and 2008, the City’s population rate increased at a rate of 0.68% per year.

TABLE 2: CITY OF FLOVILLA			
Comparison of Annual Growth Rates			
Category	City of Flovilla	Butts County	Georgia
1980-1990	3.15%	1.22%	1.87%
1990-2000	0.83%	2.74%	2.64%
2000-2008	0.68%	2.51%	1.94%

Source: US Census Bureau (2000)

The population of the City of Flovilla is expected to increase by 515 persons or fifty-eight percent from 2010 to 2025. This projection represents a slow rate of growth over the next fifteen years. Population projections for the period 2010-2025 are displayed in Graph 1.

Graph 1



Source: Department of Community Affairs – Georgia Planning

The gender make-up of the City of Flovilla is equally proportional among males and females. In 2000, females comprised a slightly larger proportion of the population with 334 females or 51.2 percent. The male population accounts for 318 individuals or 48.8 percent. Table 3 displays the gender population for the City of Flovilla in 1990 and 2000.

Table 3: City of Flovilla Population by Gender		
Category	1990	2000
Total population	602	652
Male population	281	318
Female population	321	334

Source: US Census Bureau (2000)

Age distribution gives an indication of whether the population of a community is generally young or old, growing or declining. It is a predictor of future school enrollments, an indicator of what sorts of resources and programs the community may need and a major source of information regarding available workforce. According to the 2000 Census and as shown in Table 4, persons 5 to 13 years old make up the largest age group by composition. This age group represents 15.8% of the total population or 103 persons. Persons twenty-five to fifty-four years old comprise approximately forty percent of the total population. Retired and senior citizen groups (55 and over) account for 8.13 percent of Flovilla’s total population.

Table 4: City of Flovilla Population by Age			
Category	1980	1990	2000
0 – 4 Years Old	31	53	52
5 – 13 Years Old	89	120	103
14 – 17 Years Old	42	38	39
18 – 20 Years Old	20	30	36
21 – 24 Years Old	24	34	37
25 – 34 Years Old	61	89	88
35 – 44 Years Old	53	77	88
45 – 54 Years Old	39	57	89
55 – 64 Years Old	34	47	67
65 and over	65	57	53
Total	458	602	652

Source: US Census Bureau (2000)

Table 5 highlights the total number of households from 1980 to 2000. The number of households elevated to 206 in 2000. Between 1990 and 2000, Flovilla households notably increased by 35.4 percent.

Table 5: City of Flovilla Number of Households			
Category	1980	1990	2000
Total households	133	171	206

Source: US Census Bureau (2000)

In the United States, household sizes continues to decrease as families opt to have fewer children. The household size in Flovilla declined from 3.52 in 1990 to 3.17 persons per household in 2000, as shown in Table 6. Between 1980 and 1990, the average household size in Flovilla increased from 3.44 to 3.52 persons per household. This illustrates a strong family presence of married couples with at least one child. It is also worthy to note that the average household size for Flovilla is significantly higher than the State of Georgia at 2.65 persons per household.

Table 6: City of Flovilla Average Household Size			
Category	1980	1990	2000
Persons per household	3.44	3.52	3.17

Source: US Census Bureau (2000)

Racial composition for the City of Flovilla is shown in Table 7. The racial composition in Flovilla is almost equally proportional among Blacks (51.53%) and Whites (47.85 percent). From 1980 to 2000, Flovilla saw an increase in the Other Race category from 0 to 3 persons.

Table 7: City of Flovilla Racial Composition						
Category	1980		1990		2000	
	Number	%	Number	%	Number	%
White alone	270	58.95%	279	46.35%	312	47.85%
Black or African American alone	187	40.83%	315	52.33%	336	51.53%
American Indian and Alaska Native alone	0	0.00%	6	1.00%	1	0.15%
Asian or Pacific Islander	1	0.22%	2	0.33%	0	0.00%
Other Race	0	0.00%	0	0.00%	3	0.46%
Total	458	100.00%	602	100.00%	652	100.00%

Source: US Census Bureau (2000)

ANALYSIS OF DEVELOPMENT PATTERNS

Flovilla is a small town located five miles south of Jackson, along Highway 82, which runs south toward metropolitan Macon. Flovilla plays a very limited role in providing primary services such as government services, schools, medical care or judicial operations. The City can be classified as a modest residential community in rural Butts County with limited services. Table 8 provides a description of existing land uses and the proportion of land use types within the City, based upon the classifications required by DCA. within the City of Flovilla.

Table 8

Land Use	Acres	Percent
Residential	472	38.85%
Agricultural/Forestry	165	13.58%
Undeveloped	311	25.60%
Industrial	61	5.02%
Transportation/ Communications/ Utilities	87	7.16%
Commercial	51	4.20%
Public/Institutional	3	0.25%
Park/Recreation/ Conservation	65	5.35%
Total	1215	100%

Source: City of Flovilla and Butts County Existing Land Use Map

The following depicts the general conditions for each category as it exists within the City of Flovilla.

- **Residential:** Flovilla consists mostly of modest residential lots including, a traditional neighborhood east of US 23 and rural residential west of US 23 toward Indian Springs State Park.
- **Commercial:** Most of the City's commercial activity occurs along US 23 and SR 42. A few churches and neighborhood-scale businesses are located along local roads.
- **Industrial:** Existing industrial activity within Flovilla is considered light industrial or warehousing, located off of US 23/SR 42. The location of the railroad alongside this arterial prohibits the development of such uses north of the roadway.
- **Parks/Recreation/Conservation:** The City maintains a passive recreation park for picnics, walking and small events adjacent to the historic town center neighborhood. There are no formal conservation areas within the City limits, but several areas qualify for minimum compliance based upon environmental protection standards.
- **Public/Institutional:** In addition to the City Hall, a post office and fire station are maintained within the City.
- **Agricultural and Forest:** Only a small number of farms remain active within the City limits of Flovilla. Flovilla consists of several large undeveloped tracts of land that are considered agricultural or forest.
- **Transportation/Commercial/Utilities(TCU):** Existing land within Flovilla classified as TCU includes existing roadways, a water tower, railroads, and right of ways.

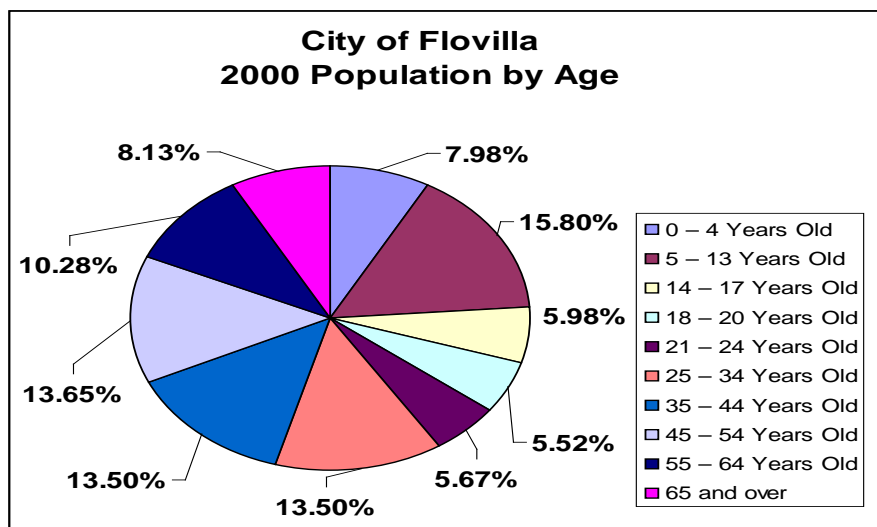
ISSUES AND OPPORTUNITIES

The following issues and opportunities were identified using the Georgia Department of Community Affairs Quality Community Objectives Local Assessment Tool and Typical Issues and Opportunities found in the State Planning Recommendations. In addition, input of the citizens was useful in defining issues and opportunities related to housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources.

Population Issues

- Rapid Growth in the School Aged Children (5 to 17) and Family Forming Age Group** – Graph 2 illustrates Population by Age within the City of Flovilla. School Aged Children represent 15.80 percent of the City’s total population. According to the US Census, school age children account for the largest age group within the City. Younger couples with children are attracted to Flovilla due to its small hometown character. The City offers an excellent location to raise a family.

Graph 2



Source: US Census Bureau (2000)

Population Opportunities

- Increase community services to support growing population** – The City should seek opportunities to expand community services for its growing population.

Economic Development Issues

- **Limited Local Economy** – Flovilla has a limited economy and depends heavily on Butts County and the Three Rivers region for employment and services. The City does not have enough employment opportunities to support a viable economic and business community.
- **Declining Downtown** – The City of Flovilla has a small downtown district which has lost several viable businesses over the years. Main Street buildings are unattractive and in need of renovation.



Downtown buildings in need of renovations

Economic Development Opportunities

- **Downtown Revitalization and Infill** – The City of Flovilla should seek opportunities to revitalize its delightful historic downtown. Revitalization efforts should bring a mix of infill development that includes new commercial, office and possibly residential uses.
- **Increase Business and Employment Opportunities** - As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.

Natural Resources Issues

- **Polluted Lake** – A critical water resource is in need of restoration. Currently, the lake is polluted with massive debris and destroyed vegetation. In addition, the surrounding lake has soil erosion issues.



Polluted Creek off of Beaty Circle

- **Local natural resources protection is inadequate** - Better water protection is needed to ensure the quality of natural resources.

- **Our community lacks a local trail network** – The City does not have a trail network to connect open spaces and neighborhoods. Walking trails should be encouraged to enhance existing and future greenspaces.
- **There is not enough greenspace or parkland** – The City has only one park which includes a small playground. Investment in greenspace is necessary to enhance the quality of life for local residents. Additional parks that offer walking and bike trails, basketball courts, and soccer and baseball fields are needed to provide a variety of recreational activities for local residents.

Natural Resources Opportunities

- **Restore water resources** – The City should develop local water protection regulations that will ensure the protection of lakes and creeks.
- **Create additional park** - The City has been active in planning for the creation of open spaces that offer a variety of recreation activities.



- **Development effective water protection regulations** - Local water protection guidelines must be established to reduce the negative impacts of future development on significant water resources.

Housing Issues

- **There is an insufficient mix of housing types within the City** – Higher density development is discouraged within the City of the Flovilla. As the City’s population increases, the need for a mix of housing types will also increase. Future develop regulations should support a variety of housing types for residents.
- **Deteriorated Mobile Home Park** - A local mobile home park has several deteriorating structures and vacant lots. Redevelopment of this area is needed to create a quality mobile home park, which complies with standard development and building codes.

- **Vacant lots in existing subdivision** – Flowing Meadows Subdivision is the most recently built subdivision within the City. Due to the decline in the housing market, several vacant lots are scattered throughout the subdivision.

Housing Opportunities

- **Mobile Home Park** – The City should seek opportunities to redevelop the mobile home park and ensure affordable housing for citizens.
- **Flowing Meadows** – Future opportunities exist to complete the construction of houses in the Flowing Meadows subdivision. The City should work with the developer to find innovative ways to complete the construction of houses on all lots within the subdivision.



Vacant lots in Flowing Meadows Subdivision

Facilities and Services Issues

- **Need for Wastewater treatment plant** - The City has identified the need for a wastewater treatment plant. The City has initiated planning efforts to provide appropriate, safe, reliable services at a fair and reasonable price to customers, while protecting and preserving the environment.
- **Need for additional water well** – Flovilla identified the need for a new well. The construction of a new welling system is proposed to meet existing and future water supply needs.
- **Need for Community Center** – Currently, the City does not have adequate public spaces to serve as gathering and social places to conduct community events. A community center is needed to provide various community services, particularly for senior citizens and school aged children.

Facilities and Services Opportunities

- **Expansion of sewage**– It is important that the City seek opportunities to expand sewage to undeveloped sites for future commercial and residential development.
- **Community Center** - Flovilla is currently seeking grant funds to assist with the construction of a community center. The community center will offer several activities for senior citizens and school aged children.

Transportation Issues

- **Need for additional signage and signalization at Hwy 23 and Beaty Circle** –This intersection is a primary transportation node that links a major state route to the downtown area. Currently a yellow caution light is located at this intersection. The City has proposed the need to install additional signage and signalization at this intersection to ensure the safety of commuters.
- **Need for additional sidewalks** – Flovilla’s pedestrian network is aging and in need of improvement in the Downtown area. The City recently received a Local Development Fund (LDF) grant through the Georgia Department of Community Affairs to construct streetscape improvements within the downtown area. Construction of new sidewalks are important components of neighborhoods adjacent to the downtown area and future developments.
- **Better street connectivity needed with the city limits** - Flovilla’s street network must be interlinked at numerous points and intersections should be closely spaced. The City must also ensure development standards support a limited number of dead end streets. These planning mechanisms will provide a more direct route to any destination and help disperse traffic throughout the community.

Transportation Opportunities

- **Design and construct streetscape improvements** – The City should work with the Georgia Department of Transportation to identify streetscape improvements on Highways 23 and 42. These projects should promote a gateway that offers a sense of place for the City of Flovilla.

Governmental Relations Issues and Opportunities

- City leaders should continue to participate in local municipal associations and other organizations that bring County and City leaders together to discuss issues of common concern.
- The City should continue to coordinate and discuss comprehensive planning and service delivery amongst its neighboring municipalities and county governments.

AREAS REQUIRING SPECIAL ATTENTION

The Department of Community Affairs has required that communities geographically identify the following seven special conditions and address them when they are apparent in the community:

- Natural or cultural resources;
- Areas where rapid development is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of public facilities and services;
- Redevelopment areas;
- Large abandoned structures or site;
- Infill development opportunities; and
- Areas of significant disinvestment and/or under-utilized areas.

Future development within the City of Flovilla will have a significant impact on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. Areas Requiring Special Attention identifies locations that are likely to impact growth and areas where growth should be avoided. Map 2 identifies Areas Requiring Special Attention within the City of Flovilla.

AREAS WHERE DEVELOPMENT AND CHANGE OF LAND USES IS LIKELY TO OCCUR

 *Areas Likely to Change*

- **1. Beatty Street & Hwy 23 (Commercial Node)** – This area represents a potential commercial node. An existing convenience store is located at the corner of Beatty and Hwy 23. Other corner parcels are currently undeveloped and/or underutilized. These areas offer an opportunity to construct a small commercial strip building for retail use. Zoning within this area should encourage clusters or nodes of commercial development that will maintain low density between commercial nodes. It is recommended that development regulations for future commercial sites provide strict guidelines for landscaping, parking, lighting, signage, types of materials to be used, and necessary buffers.
- **2. Hwy 23 Corridor** –Hwy 23 is a Georgia State major thoroughfare and the main service corridor for the City of Flovilla. A large section of this high corridor is undeveloped. The undeveloped areas are likely to change to commercial over the next twenty years. It is important that the City focus on implementing planning measures that will offer an aesthetically pleasing highway corridor which includes uniform building setbacks, signage, and building materials. Development regulations should also address

guidelines that encourage rear and/or shared parking, limited driveway access, and pedestrian connectivity to adjacent neighborhoods.

- **3. Hwy 42 Corridor** – Hwy 42 Corridor is another State highway thoroughfare that is likely to change to commercial. This corridor offers an opportunity to provide a mix of uses such as a grocery store, pharmacy, or small retail store. These uses will help the City of Flovilla become more self-sufficient and increase its overall tax base.
- **4. Potential Industrial Site** – A large undeveloped tract of land is located off of highway 42. Flovilla has a limited number of small industrial uses. There are no major industrial or manufacturing facilities. Flovilla should conduct an assessment of this site as a potential location for a future industrial park. The City should also work with the Butts County Industrial Development Authority to identify potential industrial locations within Flovilla that will be feasible to construct an industrial park or large manufacturing facility.

NATURAL RESOURCES



Significant Natural and Cultural Resources

- **5. Sandy Creek** – The City of Flovilla is not located within a 100-year floodplain. However, one small creek (Sandy Creek) represents a critical natural resource which requires special attention. Water protection ordinances should be improved to protect the creek from the negative impacts of future development.
- **6. Lake Limbo** - Lake Limbo is a small water basin. Special attention should be made to ensure quality water protection for this lake.
- **7. Lake Norris** – This is a small water basin which feeds into Lake Limbo. The City currently owns the lake and its surrounding property. Flovilla plans to create a park that will offer recreation activities to include fishing and a walking trail. The lake is severely polluted and a major clean-up is needed to restore the natural beauty of this resource to the community. It is recommended that the City adopt water protection ordinances that will prevent future pollution in the creeks feeding the lake and the lake itself.



Lake owned by the City of Flovilla

AREAS WHERE THE PACE OF DEVELOPMENT HAS AND/OR MAY OUTPACE THE AVAILABILITY OF COMMUNITY FACILITIES AND SERVICES, INCLUDING TRANSPORTATION ***Emerging Rural Residential***

- **8. Whitehead** – This area consists of a large undeveloped tract of land that is embedded within a rural residential neighborhood. The Whitehead community will likely witness an expansion of future rural residential subdivisions. It is important that the City has the capacity to provide water and/or sewage to support future residential development. In addition, effective development regulations that encourage the connectivity of local roads, pedestrian sidewalks, and open spaces should be adopted to promote sustainability and a strong quality of life for residents.
- **9. Beatty Circle** – The Beatty Circle area also has several large undeveloped tracts which offer an excellent opportunity to develop rural residential subdivisions. Development regulations should be designed to encourage conservation subdivisions that preserve natural vegetation and offer passive recreation amenities such as walking and bike trails.

AREAS IN NEED OF REDEVELOPMENT AND/OR SIGNIFANT IMPROVEMENT TO AESTHETICS AND WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES ***Redevelopment***

- **10. Downtown** - The downtown district represents the area in the City most in need of redevelopment or aesthetic improvements. While this area contains many historically significant buildings, which define the area's character, this section of the City also contains many older properties in deteriorating condition as well as a few vacant properties that could provide opportunities for infill development.
- **11. Mobile Home Park** - An underutilized mobile home park is located on Beatty Circle. This Mobile Home Park has several vacant properties. Only two mobile homes are occupied within the park. Deteriorated mobile homes and other buildings are scattered throughout the mobile home park. Revitalization efforts are recommended to improve the aesthetics of the mobile home park and provide quality affordable housing for residents.

- **12. Flovilla Schoolhouse** - This schoolhouse was built by a group of public-spirited men in a stock company in 1884. The building served as the only school facility within the City of Flovilla for several years. The schoolhouse briefly functioned as the City of Flovilla Community Center. Existing conditions of the building are substandard. Major renovations are needed to maintain the historic fabric of the building. The City is currently seeking grant funds to revitalize the old Flovilla Schoolhouse for future use as a community center. It is also recommended that the City seek designation on the National Register of Historic Places.

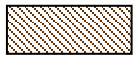


Flovilla Schoolhouse



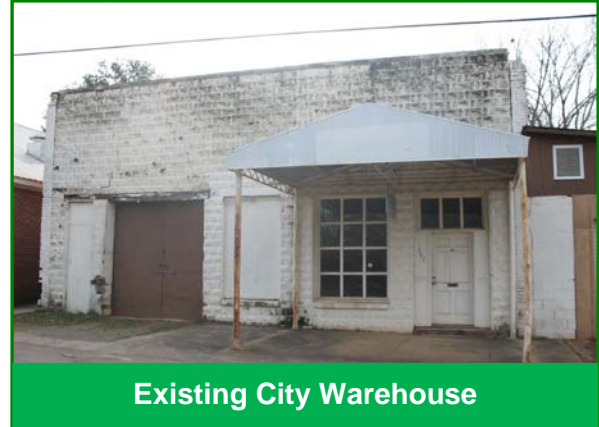
Infill Development

- **13. Flowing Meadows Subdivision** – Flowing Meadows is the most recently built residential subdivision within the City of Flovilla. This subdivision consists of sixty-three (63) parcels. To date, only twenty-three (23) houses have been successfully built since 2004. Approximately sixty-four percent of the subdivision remains vacant. It is recommended that the City work with the developer to ensure the completion of this subdivision over the next five years.
- **14. Traditional Neighborhoods** - The traditional neighborhoods are categorized as the immediate areas surrounding the downtown district. This neighborhood consists of several vacant properties that offer an excellent opportunity for infill development.



LARGE ABANDONED STRUCTURES OR SITES, INCLUDING THOSE THAT MIGHT BE ENVIRONMENTALLY CONTAMINATED

- ***15. City Warehouse*** - This building is a traditional Main Street building built in the late 1880s. The City currently operates the building as a warehouse for the storage of large equipment and materials. The building is deteriorated and in need of major renovations. It is recommended that this building be renovated to provide aesthetic improvements and allow additional capacity for future City services.



- ***16. Vacant Downtown Building***

A vacant building is located in Downtown Flovilla. The structure itself appears to very stable. However, the building is in a deteriorated condition. The City is currently seeking opportunities of investment which will encourage the complete renovation of this building.

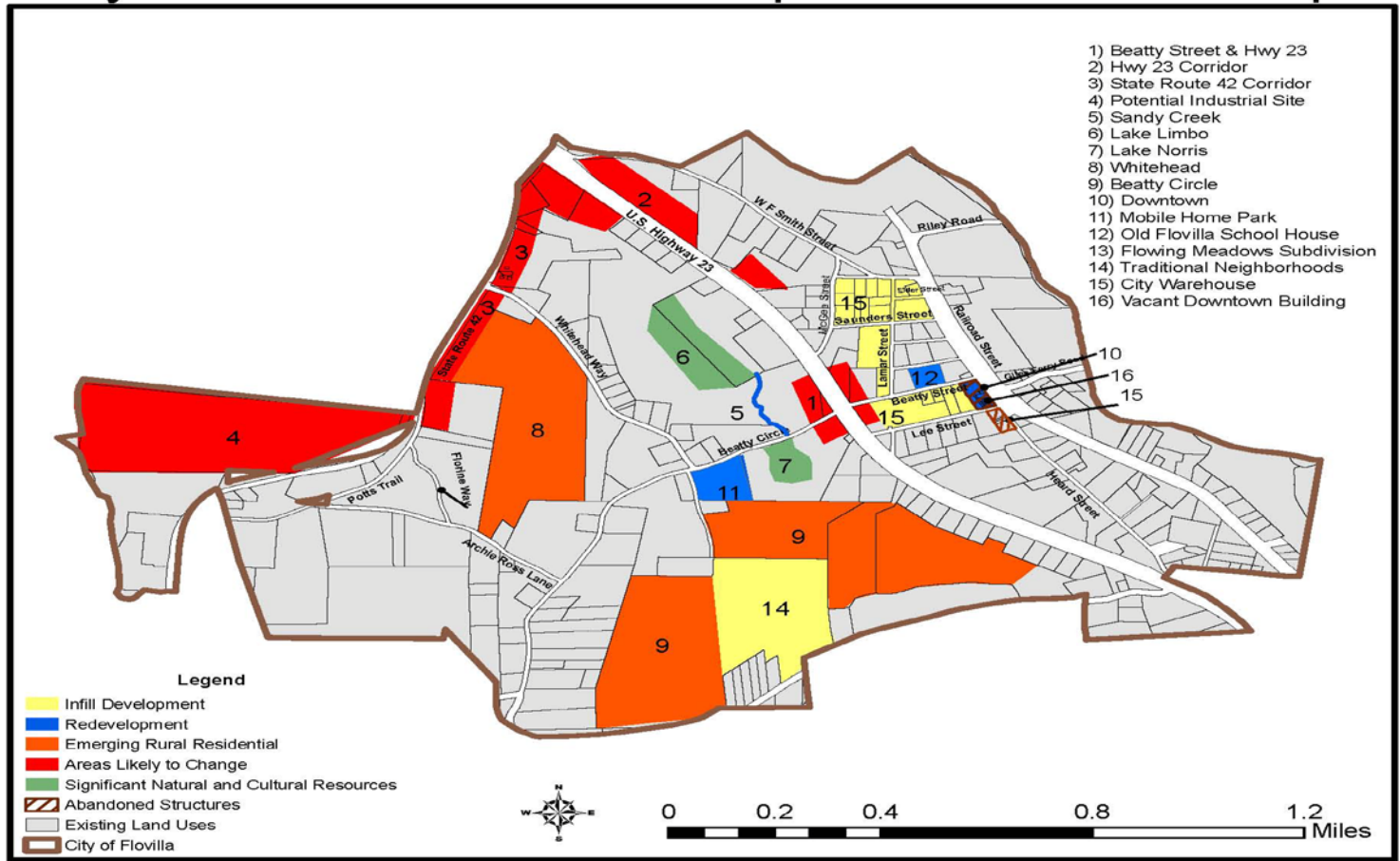


AREAS OF SIGNIFICANT DISINVESTMENT, LEVELS OF POVERTY, and/or UNEMPLOYMENT SUBSTANTIALLY HIGHER THAN AVERAGE LEVELS FOR THE COMMUNITY AS AWHOLE

There are no areas of significant disinvestment. The City of Flovilla does not have areas with a high concentration of poverty or unemployment.

Map 2

City of Flovilla - Areas of Special Attention Map



QUALITY COMMUNITY OBJECTIVES

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of positive responses for an objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community decide to pursue a particular objective, it may consider this assessment as a means of monitoring progress towards achievement.

Development Patterns

<u>Traditional Neighborhoods</u>			
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.			
Statement	Yes	No	Comments
1. Our zoning code does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.	X		Existing tree ordinance follows the guidelines of Tree City USA.
4. Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		Special Programs - Clean Up Day - Keep Georgia Beautiful - CUBA (Clean-Up Butts Association)
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas, several errands can be made on foot, if desired.	X		Post Office and City Hall are within walking distance of adjacent neighborhood.
8. Some children can and do walk to school safely.		X	No school is located within the city limits of Flovilla.
9. Some children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods.		X	

Traditional Neighborhoods Assessment:

- The City adopted a Master Plan which incorporates traditional development patterns for future development.

Recommendations:

- The City’s zoning ordinance should adequately address traditional neighborhood developments and pedestrian activity. Flovilla should continue to monitor new development under this ordinance and amend as necessary.

<u>Infill Development</u> 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.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.	X		
2. We are actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)	X		
5. We allow small lot development (<5000 SF) for some uses.	X		Hwy 23 has small commercial lots located on site.

Infill Development Assessment:

- The City’s new Zoning Ordinance allows smaller lot sizes than allowed in the past, and creates opportunities for infill development by allowing the re-subdividing of lots of record.
- The City needs incentives for infill development.

Recommendations:

- The City should conduct an inventory of vacant infill sites.
- The City should seek forms of incentives that encourage infill development.

<u><i>Sense of Place</i></u> 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			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		Downtown Flovilla and the old school building have been delineated as areas that have a significant history and heritage.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage.	X		
5. Our community has a plan to protect designated farmland.		X	
6. If applicable, our community has a plan to protect designated farmland		X	

Sense of Place Assessment:

- The City of Flovilla is a Georgia Signature Community. Through a partnership with the Butts County Board of Commissioners, the City of Flovilla developed a master plan for the preservation and revitalization of the Indian Springs area. This area of the community offers unique opportunities for tourism development to include heritage and recreational tourism.

Recommendations:

- The City should continue to promote the major components of the Master Plan for the Indian Springs Area.

<i>Transportation Alternatives</i>			
Alternatives to transportation 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.			
Statement	Yes	No	Comments
1. We have public transportation in our community.		X	
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.		X	

Transportation Alternatives Assessment:

- The City recently completed the installation of sidewalks in the downtown area.
- Existing development regulations encourage the installation of sidewalks within future residential subdivisions.
- The Master Plan for the Indian Springs Area encourages transportation alternatives such as multi-use trails.

Recommendations:

- Continue to follow through with improvements proposed in the Indian Springs Master Plan to enhance sidewalk and pedestrian connectivity.
- Efforts should be made to ensure or enhance the walkability of sidewalks outside of the Master Plan area and propose new sidewalks, where needed.
- Complete a sidewalk, bike lane, and roadway inventory and assessment and prioritize improvements to completed over the next five years.

<u>Regional Identity</u>			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
Statement	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal).		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	Flovilla is a Georgia Signature Community
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.	X		

Regional Identity Assessment:

- Promotion of tourism based on the unique characteristics of these areas is limited.
- A common economic link that binds the region together is the Indian Springs Area and Butts County. A coordinated effort was established to attract desirable businesses to Indian Springs and Flovilla.

Recommendations:

- The City should seek opportunities to promote tourism activities that highlight the rich heritage of the Indian Springs area.

Resource Conservation

<u>Heritage Preservation</u>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, 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 local character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement historic development, and we have ordinances in place to ensure that happening.	X		

Heritage Preservation Assessment:

- The City has not identified any areas within the community as historic.

Recommendations:

- The City should establish new development regulations to complement existing historic development.

<u>Open Space Preservation</u>			
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.			
Statement	Yes	No	Comments
1. Our community has a greenspace plan.	X		
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		
3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Open Space Preservation Assessment:

- The City has actively purchased property in an effort to create local parks and preserve greenspace.

Recommendations:

- The City should establish a conservation subdivision ordinance that encourages the protection of open space.

<u>Environmental Protection</u>			
Environmentally sensitive areas should be protected 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.			
Statement	Yes	No	Comment
1. We have a comprehensive natural resources inventory.		X	Only a small number of natural resources exist within the City.
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and have taken steps to protect them.		X	
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.		X	
5. Our community has and actively enforces a tree preservation ordinance.	X		
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)		X	

Environmental Protection Assessment:

- The City does not have local environmental regulations to ensure the protection of wetland areas.

Recommendations:

- The City should establish local environmental regulations that preserve significant natural resources.

Social and Economic Development

<u>Growth Preparedness</u>			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) 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.			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. We have a Capital Improvements Program that supports current and future growth.		X	
4. 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.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development	X		
8. We have a citizen-education campaign to all interested parties to learn about development processes in our community.	X		
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		



<i>Appropriate Businesses</i>			
The 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.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		X	Has the potential to support business development
2. 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.		X	
3. We recruit businesses that provide/ create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	

<i>Employment Options</i>			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.		X	

<u>Housing Choices</u>			
A range of housing 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 (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		Accessory units require approval of a variance.
2. People who work in our community can afford to live here.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multifamily housing.		X	
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		



<u>Educational Opportunities</u>			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

<u>Regional Solutions</u>			
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.			
Statement	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives especially regarding water quality and quantity issues.	X		
3. 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.		X	
4. Our community thinks regionally, especially in terms of issues like land uses, transportation and housing, understanding that these go beyond local governmental borders.	X		

Governmental Relations

Regional Cooperation			
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 development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes.	X		
2. We are satisfied with our Service Delivery Strategies	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Governmental Relations Assessment:

- The City is generally satisfied with the Service Delivery Strategy (SDS), which incorporates shared services within the County.
- There is positive interaction with the other jurisdictions in the County.

Recommendations:

- Flovilla and Butts County should meet regularly to discuss issues of economic concern.

IMPLEMENTATION PROGRAM

The three subsections included in this section outline the overall strategy for achieving the Community Vision and for addressing the Community Issues and Opportunities. It identifies specific measures to be undertaken by the City to implement this Comprehensive Plan. The three subsections include the following:

- Policies
- Short-Term Work Program
- Long-term and ongoing activities

POLICIES

Economic Development

- The City of Flovilla will implement economic development strategies that focus on creation and expansion of businesses.
- The City of Flovilla will target reinvestment opportunities in the declining downtown area and on vacant and underutilized sites.
- The City of Flovilla will ensure quality infrastructure is available to serve future businesses.

Housing

- The City of Flovilla will stimulate infill housing development in traditional and historic neighborhoods.
- The City of Flovilla will ensure quality affordable housing opportunities are available within the community.
- The City of Flovilla will encourage a compatible mixture of housing types, densities and costs in each neighborhood.

Facilities and Services

- The City of Flovilla will invest in parks and open space to enhance the quality of life for its citizens.

- The City of Flovilla will seek opportunities to expand infrastructure and community facilities by utilizing appropriate development and planning techniques when necessary.
- The City of Flovilla will seek opportunities to maximize its tax base by establishing innovative measures to control development, construct adequate infrastructure and stimulate quality growth mechanisms within the City.

Natural Resources

- The City of Flovilla will put into practice mechanisms that take into account preservation of natural resources in the decision-making process.
- The City of Flovilla will promote the protection and maintenance of trees and open space in all new development through the creation of a Tree and Landscaping Ordinance.
- The City of Flovilla will encourage the development of cluster subdivisions to preserve green space and environmentally sensitive areas.

Land Use

- The City of Flovilla will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- The City of Flovilla will encourage development that fosters quality design, landscaping, lighting, signage, and scale that is aesthetically appealing in community.
- The City of Flovilla will effectively utilize land to prevent adverse development patterns associated with urban sprawl.
- The City of Flovilla will preserve the rural, small town character of the community.
- The City of Flovilla will create gateways and corridors that provide an inviting “sense of place” for the community.

- The City of Flovilla will support appropriate residential and non-residential in-fill development that is compatible with existing uses.

Transportation

- The City of Flovilla will promote connectivity of its existing road network.
- The City of Flovilla will create a community-wide pedestrian/bike path network to enhance the overall quality of life for citizens.

Intergovernmental Coordination

- The City of Flovilla will collaboratively work with neighboring jurisdictions to expand and share services and facilities that will jointly benefit both municipalities.
- The City of Flovilla will coordinate efforts with public entities in the area to enhance the decision-making process, increase economic development, improve education, implement efficient land use techniques, provide quality housing, and preserve natural resources.



Short-Term Work Program

The Short-Term Work Program identifies specific implementation actions the local government intends to take during the first five-year time frame of the planning period. This program includes ordinances, administrative systems, community improvements or investments, financing arrangements or other programs or initiatives for plan implementation. For each action this subsection outlines the following information: Timeframe for undertaking the activity; responsible party for implementing the activity; estimated cost; and funding source.

Project	Years of Implementation						Responsibility	Project Cost	Funding Source
	2010	2011	2012	2013	2014	2015			
Development of Recreation Master Plan	✓	✓	✓	✓	✓	✓	City	\$5,000	City & County
Construct community center	✓	✓	✓				City	600,000	City, CDBG
Neighborhood and Housing Assessment	✓	✓	✓				City/County	Staff-Time	City & County
Review of options for Development Design guidelines; Conceptual plan for restoration of downtown commercial core	✓	✓					City	\$20,000	City
New warehouse for equipment and materials	✓	✓					City	\$200,000	City
New well	✓	✓					City	\$80,000	City, GEFA, USDA



PARTIAL COMPREHENSIVE PLAN UPDATE 2010

Short-Term Work Program 2010-2015

Project	Years of Implementation						Responsibility	Project Cost	Funding Source
	2010	2011	2012	2013	2014	2015			
New Wastewater Treatment Plant	✓	✓	✓	✓	✓	✓	City/ EPD	\$200,000	City, GEFA, USDA
New Recreation Park	✓	✓	✓				City	\$100,000	City
Walking Trail	✓	✓	✓				City	TBA	City
Renovation of Old School House – Acquire Historic Designation	✓	✓					City	TBA	City
Bike Trail	✓	✓					City	TBA	City, GDOT
Construction of Library	✓	✓					City	TBA	City, USDA
Caution Light Study – Beatty Circle and Floyd Street	✓	✓					City	TBA	City, GDOT
Red Light Study – Hwy 87 and Beatty Street	✓	✓					City/ GDOT	TBA	City, GDOT
Installation of Sidewalks and Street Lights - Heard Street - W. F. Smith Street - Lee Street - Beatty Circle	✓	✓					City	TBA	City, DCA



Report of Accomplishments

A Report of Accomplishments immediately follows the Short-Term Work Program for the City of Flovilla. It provides an overview of the status of Short-Term Work Program Goals that were established for the previous period 2005-2010.

Table 9

Program Activity	Status				Explanation for Postponement or Not Accomplishment
	Completed	Currently Underway	Postponed	Not Accomplished	
Organize Economic Development Plan with Chamber and Development Authorities				✓	This plan was not accomplished due to the lack of resources and support of this project.
Indian Springs Park Revitalization Plan				✓	This plan was not accomplished due to the lack of resources and support of this project.
Sewage Engineering Study	✓				
Study to identify new water sources	✓				
Annual review of transportation issues; Submit local demands to DOT for STIP	✓				
Recreation Master Plan		✓			



Report of Accomplishments

Table 9

Program Activity	Status				Explanation for Postponement or Not Accomplishment
	Completed	Currently Underway	Postponed	Not Accomplished	
Build new Community Center		✓			
Purchase new land	✓				
Neighborhood and Housing Assessment			✓		This project has been postponed due to lack of staff time.
Historic Resources Survey	✓				
Annual Review of transportation issues; Submit local demands to DOT for STIP	✓				
Review of options for Development Design guidelines; Conceptual plan for restoration of downtown commercial core			✓		This project has been postponed to the lack of resources.
Report on housing trends; How to attract more quality housing				✓	This plan was not accomplished due to the lack of resources and support of this project.



PARTIAL COMPREHENSIVE PLAN UPDATE 2010

Report of Accomplishments

Program Activity	Status				Explanation for Postponement or Not Accomplishment
	Completed	Currently Underway	Postponed	Not Accomplished	
Review of education and economic development issues within City and County	✓				
Conceptual planning for improvements to US 23 and GA 42	✓				
Study for expansion/relocation options for City Hall				✓	Major renovations were made to the existing City Hall building in 2009 following severe hail damage.
New warehouse for equipment and materials			✓		The City is currently seeking potential funding sources for the construction of a new warehouse.
New welling system			✓		The City is seeking financial sources for the construction of the new welling system.
Complete Health Services Plan	✓				
Develop a Water Resources Conservation Plan	✓				

CITY OF FLOVILLA

RESOLUTION NO. 05-2010

**RESOLUTION AUTHORIZING THE ADOPTION OF THE PARTIAL
UPDATE TO THE FLOVILLA 2005-2025 COMPREHENSIVE PLAN**

WHEREAS, the Partial Update to the Flovilla 2005-2025 Comprehensive Plan, provides a coordinated and comprehensive plan of the long-term goals, objectives, and priorities for the City of Flovilla;

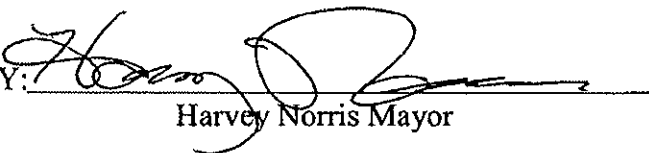
WHEREAS, the minimum public hearing requirements prescribed by the Comprehensive Plan and state law have been met and exceeded; and

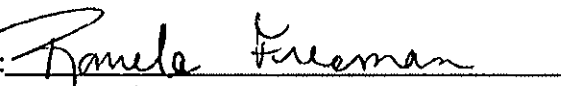
WHEREAS, the City of Flovilla Mayor and City Council find that the proposed Partial Update to the 2005-2025 Comprehensive Plan further the purposes of promoting the health, safety, morals, convenience, order, prosperity, aesthetics and general welfare of the present and future residents of the City of Flovilla.

WHEREAS, the Partial Update to the Flovilla 2005-2025 Comprehensive Plan was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW, THEREFORE BE IT RESOLVED that the City of Flovilla has met the requirements of the Minimum Planning Standards and Procedures as set forth by the Georgia General Assembly, and the Flovilla Mayor and Council do hereby adopt the Partial Update to the Flovilla 2005-2025 Comprehensive Plan.

Adopted this day the 24th day of June 2010

BY: 
Harvey Norris Mayor

ATTEST: 
Romela Freeman, City Clerk