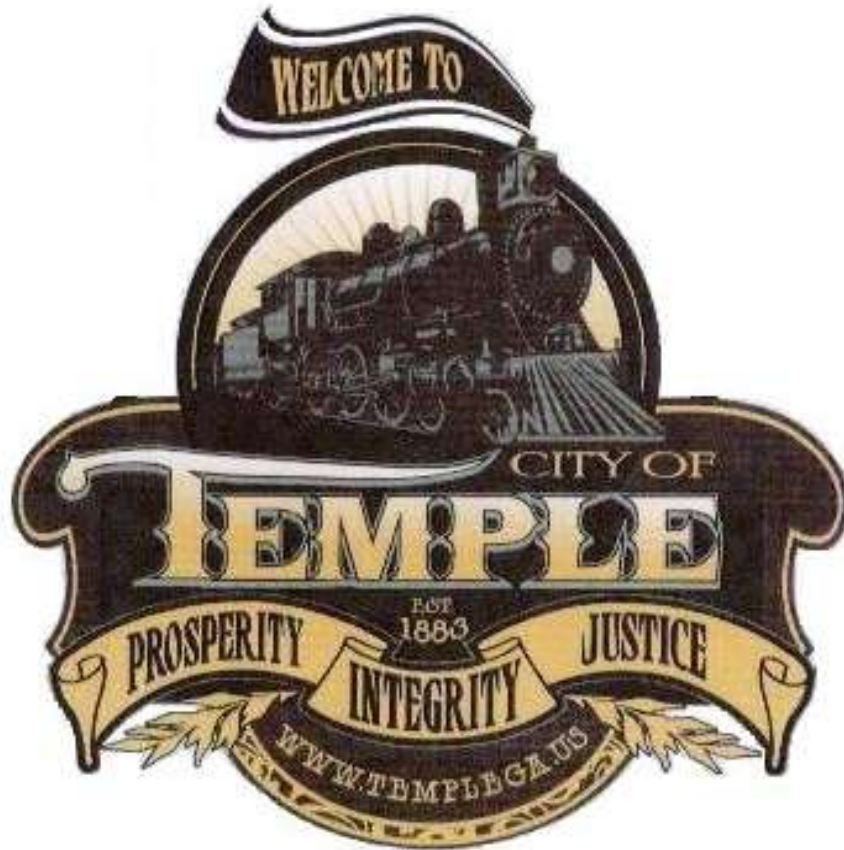


# City of Temple Comprehensive Plan 2014-2034



Adopted October 2014

*Prepared with assistance by*

**Three Rivers Regional Commission  
P.O. Box 1600, Franklin, GA 30217**

# City of Temple Comprehensive Plan

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## INTRODUCTION

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

The City of Temple was founded in 1883 along the Georgia Pacific Railroad. Soon after, in 1904, the Temple Model School was founded and the City made history as being the first community in the nation to have a school bus. The City located strategically along Interstate 20, US Highway 78, GA Highway 113, and only 42 miles west of Atlanta. According to the 2010 census, the population is 4,228.

### Purpose of the plan

The City of Temple Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities which currently exist within the community. Goals, polices, and specific implementation measures are also listed to set policy for particular segments and specific areas of the city. Council members at the time of this update were:

#### **City Council**

Lester Harmon, *Mayor*  
 Penny Ransom, *Ward 1*  
 Howard Walden, *Ward 2*  
 Hiley Miller, *Ward 3*  
 William Simmons, *Ward 4*  
 Richard Bracknell, *Ward 5*

### Comprehensive Plan Steering Committee and Public Participation

The City of Temple Council appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. The steering committee included members of the city council, city government and other community stakeholders. Other members of the public were welcomed to participate and also gave input into the plan. A community survey was also utilized to gather citizen input on a larger scale. Two public hearings were held on March 6<sup>th</sup> 2014 and September 8<sup>th</sup> 2014 to allow for public review and comment. Members of the Plan Steering Committee were:

Dawn Adkins, *Citizen*  
 Dorothy Callaway, *Citizen*  
 Richard McIntosh, *Citizen*  
 Debbie McIntosh, *Citizen*  
 Gerald Powell, *Business Owner*  
 Jeremy Ralston, *Recreation Department*  
 Sandra Stillwell, *Temple Senior Center*  
 James Thorn, *Temple Police Department*  
 Howard Walden, *City Council*

## COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct the City of Temple's decision making process for the future of the community.

### Vision Statement

*The City of Temple will work to improve the quality of life for its citizens by providing exceptional leadership and professional service while seeking increased employment and business opportunities, offering enhanced recreational facilities and community programs, a diverse range of housing, and revitalizing the historic downtown for the pride of all who call Temple home.*

### List of Community Goals and Policies

#### POPULATION

*Goal: Provide for all residences access to services, programs, safe neighborhoods, and employment opportunities which increases the overall community sense of pride.*

##### *Policies:*

- The city will seek to increase activities and programs for its citizens, especially children and seniors
- Support the newly formed arts guild for the promotion of cultural arts activities
- Seek additional land for needed community gathering spaces for events such as movies or concerts
- Continue to support the annual founder's day festival
- Create opportunities for increased volunteerism and civic engagement

#### ECONOMIC DEVELOPMENT

*Goal: Provide for the expansion and creation of business, industry, and economic development within the city while increasing job opportunities and the overall economic vitality of the community.*

##### *Policies:*

- Reactivate the downtown development authority
- Pursue the national Main Street program for the promotion and revitalization of the historic commercial district
- Work with downtown property owners for the recruitment for new business
- Conduct beautification efforts for the downtown commercial district

- Utilize the arts guild and garden club volunteers for downtown community cleanups
- Collaborate with Keep Carroll Beautiful on various beautification efforts
- Develop design guidelines for new construction and infill within the city
- Continue to collaborate with Carroll Tomorrow and the Carroll County Development Authority in the recruitment of business and industry
- Promote business expansion within underdeveloped commercial areas especially along the GA Highway 113 corridor.
- Utilize grants and other funding sources for the expansion and recruitment of business
- Utilize directional signage to guide travelers to the downtown business district and other points of interest within the city

## HOUSING

*Goal: To provide a range of safe, affordable, diversified housing for all citizens.*

### *Policies:*

- Increase codes enforcement in residential areas to preserve and enhance neighborhood character and property values
- Provide opportunities for diverse housing options for various income levels
- Utilize grant programs to increase the quality of housing and revitalize blighted areas
- Protect residential character through the use of historic overlay districts
- Update and strengthen the subdivision regulation ordinance

## NATURAL AND CULTURAL RESOURCES

*Goal: To protect and use efficiently the natural and cultural resources within the City of Temple.*

### *Policies:*

- Continue to comply with the state Part V environmental planning criteria
- Ensure to plan according to the policies within the statewide water plan
- Utilize Statewide Recreation Plan
- Acquire, when available, additional greenspace for use as community parks
- Establish clean-up days with citizen volunteers and utilize Keep Carroll Beautiful
- Seek to list the downtown commercial district, historic residential neighborhoods, and other historically significant areas for inclusion on the National Register for Historic Places along with individual structures.
- Utilize existing tourism initiatives such as the quilt trail for cultural tourism
- Promote the city's historic and cultural resources
- Utilize the city's unique historic past for use as festival themes such as a school bus festival.
- Continue to seek space to house a local history museum.
- Collaborate with neighboring communities for a possible Highway 78 tourism association

## COMMUNITY FACILITIES AND SERVICES

*Goal: To provide adequate infrastructure, services, and facilities to meet the variety needs of the population.*

*Policies:*

- Seek to acquire land and develop community gathering spaces for events and festivals.
- Continue dialog with the Georgia Department of Transportation regarding safety and functionality concerns within the city
- Continue to expand passive use recreational facilities to possibly include trails, skate park, and a community pool/splash park
- Continue to finalize efforts for the construction of a community library

## TRANSPORTATION

*Goal: To provide safe and efficient transportation facilities to all citizens within the City of Temple while striving to increase alternative modes such as bike, pedestrian, and transit options.*

*Policies:*

- Provide additional sidewalks throughout the city
- Seek grant funding for gateway corridor beautification
- Develop directional signage along major corridors to guide visitors to community facilities and the downtown commercial area
- Coordinate with the Georgia Department of Transportation regarding key intersection improvements such as GA HWY 113 and US HWY 78
- Provide traffic calming improvements especially within the downtown commercial district.
- Continue dialog with Norfolk Southern Railway and the Georgia Department of Transportation regarding an overpass at GA HWY 113

## LAND USE

*Goal: To ensure the most appropriate and best use of available land while maximizing existing infrastructure.*

*Policies:*

- Update subdivision regulations to strengthen requirements
- Establish overlay districts to allow for appropriate development and infill
- Continue to collaborate with Carroll Tomorrow to recruit new business and industries for the industrial park
- Re-establish the Downtown Development Authority to revitalize downtown.
- Utilize existing infrastructure and land availability

## NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the City of Temple currently lacks or sectors of the City where improvements are needed. This section also lists existing opportunities available which should be utilized.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis is conducted.

### SWOT Analysis Chart

(Strengths, Weaknesses, Opportunities, Threats)

<p style="text-align: center;"><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Diversity of citizens</li> <li>• Downtown development potential</li> <li>• Highway and interstate access</li> <li>• Housing availability</li> <li>• Sewer availability</li> <li>• Railroad access</li> <li>• Recreational programs</li> <li>• Industrial Park</li> <li>• Diverse commercial availability</li> </ul>	<p style="text-align: center;"><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Subdivision regulation lacking strength</li> <li>• Regulations in development code</li> <li>• Lack of rail spur thwarting new business in the industrial park</li> <li>• Lack of public investment in the local government process</li> <li>• Lack of community pride</li> <li>• Traffic congestion at intersections</li> <li>• Lack of community events</li> </ul>
<p style="text-align: center;"><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Downtown revitalization</li> <li>• Rail spur to industrial park</li> <li>• Library</li> <li>• Bike trails/recreational amenities</li> <li>• Downtown overlay district</li> <li>• Revive the DDA</li> <li>• Main Street designation</li> <li>• Downtown infill</li> <li>• Additional greenspace and parkland</li> <li>• Commercial and industrial expansion</li> </ul>	<p style="text-align: center;"><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Bankrupt developers/developments</li> <li>• Apathetic citizens</li> <li>• Downtown blight</li> <li>• Lack of railroad overpass and alternate crossings for emergencies</li> <li>• Lack of maintenance and repair of property</li> <li>• Lack of volunteerism</li> <li>• Water bill rates elevated</li> <li>• Two lane highways/road design</li> <li>• Lack of signage and wayfinding</li> </ul>

## List of Needs and Opportunities

Since the last comprehensive plan was completed 2008, there are issues, opportunities, and challenges which remain intact within the City of Temple. The plan steering committee also identified new needs and opportunities. This list should help guide future planning efforts and prioritize projects undertaken by the City.

### **POPULATION**

#### *Needs*

- Population growth has stagnated which has affected the number of new businesses locating within the city
- Programs and activities for kids such as a boys and girls club.
- Programs and activities for seniors
- Community wide activities such as movie nights
- Volunteer opportunities and civic engagement

#### *Opportunities*

- Develop opportunities for volunteer projects such as beautification
- Collaboration with Keep Carroll Beautiful
- The newly formed community arts guild will allow for additional programs with the involvement of community

### **ECONOMIC DEVELOPMENT**

#### *Needs*

- There is a need to increase activity and meetings by the Temple Downtown Development Authority
- Additional regulatory and design review needed in the downtown commercial district
- The hiring of a full time codes enforcement officer to enforce current city ordinances.
- Promotion of downtown revitalization
- Increased cooperation with Carroll Tomorrow focusing on economic recruitment initiatives for the expansion business and industry

#### *Opportunities*

- 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
- Encourage and promote small business development activity inside the city limits
- Support the promotion available sites and infrastructure to target business and industry
- Availability of tracts of land along GA Highway 113 and I-20 for commercial and industrial development



- Encourage and collaborate with higher educational institutions such as West Georgia Technical College on continued expansion of job training programs available to local residents
- Encourage work-based educational apprenticeships between Temple High School and local industry to increase entrepreneurship and community pride
- Establish the City of Temple as a Main Street city
- Create and overlay district for the downtown commercial area to encourage proper design and appropriate infill
- Vacant spaces offer potential locations for new or expanding business
- Downtown is a “blank slate” for new business and other types of investment
- There exists opportunities to utilize the multi-modal transportation network to spur new and expanding business through such avenues as a rail spur
- Participate in Carroll County Chamber and Carroll Tomorrow meetings, events, and initiatives.

## HOUSING

### *Needs*

- There exists a need for increased maintenance of property which contributes to the look of blight and increases the crime rate
- Increased enforcement of nuisance ordinance
- Aesthetic improvements along neighborhood streets and subdivisions.
- The housing is moderate to higher priced affording increased taxable revenue support the local government’s ability to provide the necessary services
- In-fill residential development opportunities that maximize infrastructure usage are available inside the city limits
- There is a lack of diversity in the housing supply allowing options for low-to-moderate income and elderly households
- Review of the health of businesses that plan development within the city to combat the chance of bankruptcy or failed projects which leave blight
- Existing neighborhoods need homeowners associations

### *Opportunities*

- The availability of affordable housing within the city increases the chance for home ownership and the number of residences
- Adopt overlay districts historic areas and neighborhoods to make sure appropriate design and building techniques are utilized
- Utilization of form based code
- Update and strengthen the subdivision ordinance

## NATURAL AND CULTURAL RESOURCES

### *Needs*

- Preservation of remaining open space and greenspace
- Adoption of tree ordinance would allow for the maintenance of the tree canopy within the city and prevent the loss of mature trees
- The City of Temple’s cultural resources are thoroughly documented through formal surveys and other local initiatives at the county and state level
- Historic properties in Temple have great need and potential for rehabilitation, especially in the downtown business district
- Rich cultural heritage related to the early settlers and the railroad offers opportunities for heritage tourism

### *Opportunities*

- Prioritize areas for additional greenspace designation and encourage protection of existing greenspace in new development
- Existing infrastructure is available for business and development which will decrease any negative environmental impact that comes with new construction
- Existing walking trails, such as the one at the senior center, could be expanded and more created
- City owned land with lake offers potential for a waterpark/splash park recreational amenity
- Encourage historic districts and significant structures for listing on the National Register of Historic Places, to promote preservation and economic development.
- Encourage the adoption of a historic overlay district in the downtown commercial area and surrounding neighborhoods to regulate the treatment of historic structures and sites
- Promote cultural resources to increase cultural tourism
- Take advantage and educate private property owners of state, federal, and local financial incentives for rehabilitating historic properties
- Promote and utilize the newly formed arts guild to increase cultural programs within the city
- Seek membership in the Main Street Program to promote downtown revitalization.
- An opportunity exists to capitalize on the history of the first school bus in the nation with a festival or other events such as a bus show
- Historic structures in the downtown offer potential for adaptive reuse

## COMMUNITY FACILITIES AND SERVICES

### *Needs*

- Public wastewater collection and water distribution service is currently adequate, but will need to be upgraded to accommodate new customers in the future

- Codes enforcement, emergency services and public safety have position vacancies and require additional personnel, equipment and improved facilities to meet anticipated levels of need
- Recreation facilities and programs are popular and new facilities needed
- Continuing education for planning commission and zoning board

#### *Opportunities*

- Utilize the use of performance bonds when developing agreements with private developers
- 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
- 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
- No local library exists within the city limits
- A cultural arts center to house the arts guild and possible community history museum.
- New senior center
- There is no place for community gatherings and events such as an amphitheater
- Water model for the city

### **INTERGOVERNMENTAL COORDINATION**

#### *Needs*

- Increased communication with the state DOT on congested areas along two lane highways
- Intergovernmental coordination should be encouraged to provide adequate infrastructure capacities to accommodate the projected growth of the city
- City staff positions remain unfilled and cause unmet services to citizens

#### *Opportunities*

- Encourage inter-jurisdictional discussions of the Interstate 20 corridor by promoting collaborative efforts for economic development
- Continue to address inter-jurisdictional coordination through the update and enforcement of the Service Delivery Strategy
- Communicate and coordinate with neighboring jurisdictions related to tourism initiatives such as the southern quilt trail
- Utilization of Carroll County Community Development expertise to fill the gaps that exist with vacant city staff positions

## TRANSPORTATION

### *Needs*

- Increase in vehicular traffic along U.S. Highway 78 and GA Highways 113 require enhanced safety and traffic calming measures such as left hand turn lanes
- Sidewalks are needed to connect downtown and neighborhoods to commercial areas
- Some city streets such as Old Bremen contain high pedestrian traffic due to lack of sidewalks which create safety concerns
- Existing RideShare facility needs upgrading
- Immediate need for railroad over/underpass for emergency vehicles when trains are present
- Additional stop signs are needed at existing railroad crossings
- Additional lighting is needed at key intersections especially where truck traffic is heavy

### *Opportunities*

- The U.S. Highway 78 and GA 113 and I-20 interchanges will attract additional commercial and industrial development
- 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
- Continue to maintain an improvement plan to seek GADOT assistance with local high traffic corridors

## LAND USE

### *Needs*

- Historic overlay districts are needed in the downtown commercial and adjacent residential areas to maintain integrity
- Community gathering space

### *Opportunities*

- Reinvestment and redevelopment opportunities exist within the downtown commercial area, particularly for infill development
- Promote continued commercial/industrial growth in areas with sufficient infrastructure and access
- Create public-private partnerships that identify financially feasible opportunities for preserving greenspace
- Opportunities for downtown revitalization through an overlay district and participation with the national Main Street program
- Annexation of commercial and industrial where feasible and municipal services are available

## CHARACTER AREAS AND LAND USE

Character areas are geographic sub-areas of a community which contain unique characteristics and physical form. According to the Department of Community Affairs, character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as greenspace, bodies of water, or agriculture.

The following list identifies character areas found within the City of Temple. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included which give an actual snap shot into each distinct character area.

### Historic Downtown

#### Description and Development Patterns:

The historic downtown is the traditional heart of the City of Temple. Historic commercial buildings are largely vacant but offer much opportunity for future retail and infill. In the recent past, commercial activity has relocated to the GA Hwy 78 and Hwy 113 corridor's which has played a large part in the vacancy rate in downtown. Structural integrity of historic buildings has decreased at a high rate but offer great opportunity for redevelopment. Pedestrian safety remains a concern as GA Hwy 113 runs through and the condition of existing sidewalks vary. The revitalization of the historic downtown is very important to the citizens of the City of Temple. A desire exists to capture more business downtown and allow it to serve as a community focal point and an epicenter for community pride.





Land Uses:

Commercial and retail, Parks and Greenspace, Office Space, Public and Civic

Implementation Measures:

- Encourage mixed use
- Encourage architecturally compatible infill
- Encourage walkability and pedestrian safety
- Keep the Downtown Development Authority Active
- Consider utilizing the Georgia Conservancy "Blueprints for Successful Communities" program
- Utilize historic overly zoning and design guidelines
- Utilize existing vacant space for redevelopment

### Traditional Residential

Description and Development Patterns:

Surrounding the historic downtown area of Temple are traditional residential neighborhoods. Immediately adjacent to downtown, historic homes date from the turn of the twentieth century and many of which are eligible for the National Register of Historic Places. Homes are located close to the street and on small to medium lots. Homes become increasing mid-century ranch style farther out from the downtown yet still situated close to the road and lot sizes remain small. The majority of the homes are owner-occupied but there has been an increase in renters recently. Also, structural maintenance varies and there exists many vacant homes in need of restoration.



**Land Uses:**

Single-family Residential, Public/Institutional, Neighborhood Parks and Community Gardens, Neighborhood Commercial Centers

**Implementation Measures:**

- Historic overlay zoning
- Encourage listing of structures and districts on the National Register of Historic Places
- Encourage bike and pedestrian connectivity
- Maintain strict code enforcement
- Consider adoption of local historic districts
- Compatible infill development

**Suburban****Description and Development Patterns:**

Suburban residential neighborhood developments radiate out from the traditional neighborhoods and historic downtown. The City of Temple saw a great increase in suburban style residential development prior to the economic recession of 2008. Within this area there are little to no sidewalk connectivity and varied street patterns, loop roads, and cul-de-sacs. Homes are located on larger lot sizes and larger road setbacks. Some residential developments remain unfinished and contain varying degrees of home maintenance. Pockets of commercial activity exist within the character area as well which are dispersed between residential developments.







#### Land Uses:

Single-family Residential, Multi-family Residential, Public/Institutional, Mixed Use Development, Neighborhood Commercial/Retail, Parks and Recreation

#### Implementation Measures:

- Link new development to existing sidewalk network
- Encourage neighborhood associations
- Encourage conservation subdivisions
- Connect new streets to existing road network for increased connectivity
- Encourage connectivity through bike lanes and greenspace
- Screen and buffer between uses such as residential and commercial uses

### **Commercial Corridors**

#### Description and Development Patterns:

Commercial corridors and nodes exist along both the GA Highway 113 and US Highway 78. The GA Highway 78 corridor has the potential to continue to develop but is still concentrated around the intersection with GA Highway 113. GA Highway 113 corridor between US Highway 78 and Interstate 20 serves as the main center of commercial activity within the City of Temple.

Within these commercial corridors exists underdeveloped commercial parcels and buildings with space for additional business. The economic vibrancy of these corridors are important to the City of Temple because it is the location of the majority of the business activity but also because they are highly visible gateways into the City. The economic development of these commercial corridors and the adjacent industrial park will remain a priority of the City in the future.



Land Uses:

Commercial and Mixed-Use.

Implementation Measures:

- Build commercial structures near street front
- Encourage rear parking
- Landscape buffers
- Proper signage
- Façade improvements
- Provide sidewalks to link adjacent residential areas
- Utilize wide street widths for bike lanes
- Gateway signage

## Industrial

### Description and Development Patterns:

The City of Temple has a dedicated industrial park to serve light to heavy industrial uses. Working with Carroll Tomorrow, the City of Temple has successfully attracted businesses to the park with ample space for expansion and additional manufacturing, wholesale trade, and distribution activities. The industrial park is located along GA Highway 113 and offers direct access to Interstate 20. The expansion of manufacturing has the most potential within the designated industrial park. North of Interstate 20, industrial land exists adjacent to residential development. Industry expansion should take into consideration nuisance characteristics and incorporate landscaping.



### Land Uses:

Heavy and Light Industrial, Commercial, Distribution Centers, Manufacturing

### Implementation Measures:

- Maintain sewer access
- Expand sewer where possible
- Incorporate landscaping at entry corridor
- Adequate roadways
- Buffer requirements
- Collaborate with Carroll Tomorrow and Carroll County Development Authority

## Conservation

### Description and Development Patterns:

Located within the City of Temple exists greenspace, undeveloped land, and environmentally sensitive areas which should be protected and conserved. Conservation of these areas will not only protect the environment, watersheds, and wildlife but will also increase passive recreational opportunities for citizens. Expansion of conservation areas via land acquisition especially during a time of lessened residential development should be considered.



### Land Uses:

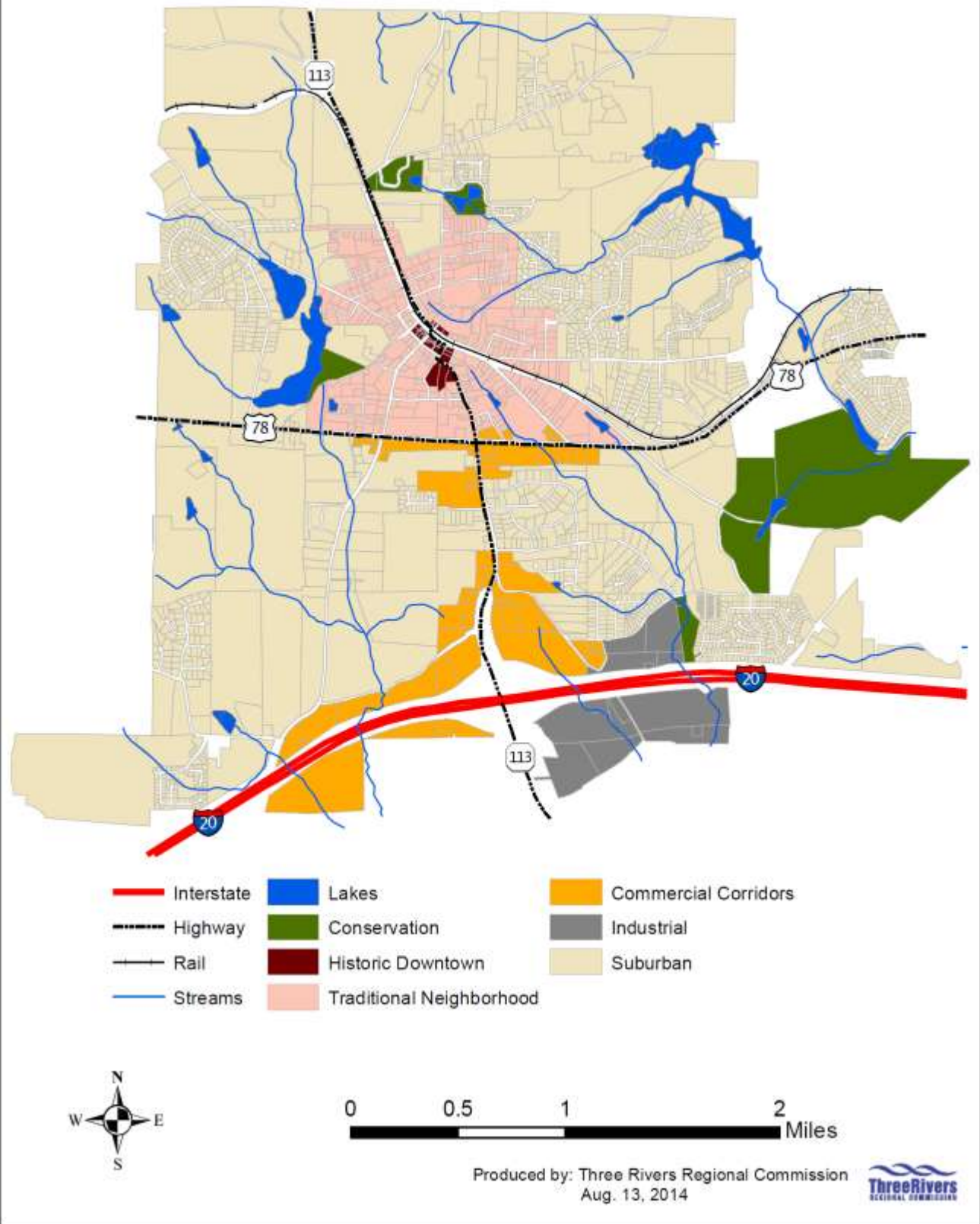
Conservation, Greenspace, Recreation, Conservation Subdivisions, Parks

### Implementation Measures:

- Land preservation
- Conservation subdivisions
- Limit new development

- Conservation easements
- Viewshed preservation
- Open space preservation
- Greenspace acquisition
- Promote passive recreation opportunities
- Buffer requirements
- Greenspace acquisition
- Utilize Land and Water Conservation Fund for park development
- Partner with the Trust for Public Land for greenspace acquisition and protection

### City of Temple Character Areas



## COMMUNITY WORK PROGRAM

The City of Temple Community Work Program is a list of priority projects to be undertaken by the City within in the next five years. The Community Work Program includes the specific activity or project, an estimated timeframe in which to complete the activity, the responsible entity overseeing the activity, the estimated cost, and the likely source of funding.

### Report of Plan Accomplishments

A Report of Plan Accomplishments serves as a status report for the previous Short Term Work Program covering the years 2008-2012.

<b>City of Temple - Short Term Work Program 2008-2012</b>		
<b>Report of Plan Accomplishments</b>		
<b>Project or Activity</b>	<b>Status</b>	<b>Explanation</b>
<b>General Planning</b>		
Conduct annual review of comprehensive plan and short term work program.	Complete	
<b>Economic Development</b>		
Coordinate industrial development marketing initiative	Underway	Ongoing activity not included in the new CWP
Continue expansion of Temple Industrial Park	Postponed	Waiting to fill vacant sites first
Continue support of job training opportunities for residents	Underway	Ongoing activity not included in the new CWP
Promote revitalization of downtown commercial district	Postponed	DDA needs to be reestablished
<b>Natural and Historic Resources</b>		
Encourage historic property nominations to National Register of Historic Places	Not complete	Not a priority of limited government staff
Develop History Museum in downtown building	Not complete	Proposed site no longer available
Better Hometown	Postponed	Application may be submitted for the Main Street Program at a later date when eligible
Continue land management best practices in environmentally sensitive areas	Underway	Ongoing activity not included in the new CWP
Cooperate in inter-jurisdictional/regional environmental protection programs	Underway	Ongoing and not included in the new CWP
Update Zoning Ordinance to include original historic overlay district	Complete	
<b>Community Facilities</b>		
Continue to upgrade sewer and water distribution/collection system	Underway	Ongoing activity not included in the new CWP
Continue to implement Solid Waste reduction program	Complete	

Continue periodic upgrades of police department and coordinate with county/regional/state public safety programs	Underway	Ongoing activity not included in the new CWP
Develop pedestrian ways & public park as a focal point for downtown development	Postponed	Lack of priority and funding
Develop a 7,200 s.f. full-service library	Underway	Proposed completion in 2015
Remodel old Sewell building as City administrative facility	Not complete	Removed from list due to cost
Continue city street maintenance program & improvements of state corridors	Not complete	Ongoing negotiation with state DOT and not included in the new CWP
Continue development of SR 113 overpass at Norfolk-Southern rail line	Not complete	Still negotiating with state DOT and railroad
Continue expansion of recreation department facilities and small passive recreational parks	Underway	Ongoing activity not included in the new CWP
<b>Housing</b>		
Enforce building codes & zoning ordinances to preserve stable residential areas	Underway	Ongoing activity not included in the new CWP
Continue promotion of redevelopment & infill development of traditional residential areas	Underway	Ongoing activity not included in the new CWP
Create opportunities for affordable housing for senior citizens	Not complete	Lack of funding
<b>Land Use</b>		
Adopt a Tree ordinance	Not complete	Lack of priority
Continue to review & update zoning ordinance/subdivision regulations to encourage a balance of compatible uses	Underway	Ongoing activity not included in the new CWP
Continue to encourage industrial land uses where infrastructure and transportation are accessible.	Underway	Ongoing activity not included in the new CWP
<b>Other</b>		
Continue upgrade & connectivity of pedestrian accesses throughout the city	Underway	Ongoing activity not included in the new CWP
Update Service Delivery Strategy	Underway	Ongoing activity not included in the new CWP



## COMMUNITY WORK PROGRAM 2014-2019

Below is the new City of Temple Community Work Program which lists projects the city will address in the next five years.

<b>City of Temple - Community Work Program 2014-2019</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost</b>	<b>Funding Sources</b>
<b>Community Facilities</b>				
Library	2014-2015	City	\$400,000	City/SPLOST
New police department	2014	City	\$600,000	SPLOST
Walking trail expansion	2014-2019	City	UNK	City
Develop a local history museum	2015-2019	City	UNK	City/Grants
Senior Center improvements/expansion	2014	City	\$28,000	City/SPLOST
New soccer fields park	2014-2015	City	\$200,000	City/Grants/LWCF
<b>Community Development and Planning</b>				
Code enforcement	2014-2019	City/County	\$18,000	City
Subdivision assessment fee program	2014-2019	City	UNK	City
Curbside debris removal program	2015-2019	City/Private Sector	UNK	City/Fees
Curbside recycling program	2014-2019	City/Private Sector	UNK	City
MS4 stormwater ordinance	2015	City	TBD	City
Online bill payment system	2015	City	\$36,000	SPLOST
Recreate city overlay map	2015	City	UNK	City/RC
Annex and improve RideShare property	2015	City/County	UNK	City
Annex property south of I-20 adjacent to the industrial park for economic development	2015-2019	City/County	UNK	City
<b>Public Works</b>				
Road resurfacing	2014	City	\$44,000	SPLOST
Upgrade and replace water meters	2015-2019	City	\$240,000	City/SPLOST
Drainage improvements	2014-2015	City	UNK	SPLOST
Continue development of SR 113 overpass at Norfolk-Southern rail line	2014-2019	City	UNK	City/State
<b>Economic Development</b>				
Apply for the Main Street Program	2016-2017	City/DDA	UNK	City/DCA
Founders Day event	2014-2019	City	\$10,000	City
Industrial Park development	2015-2019	City/Chamber	TBD	City/Chamber
Reorganize Downtown Development Authority	2014-2019	City/DDA	UNK	City/DDA

# City of Temple

## ADOPTION RESOLUTION

**WHEREAS**, the City of Temple has completed its 2014-2034 Comprehensive Plan update; and

**WHEREAS**, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

**WHEREAS**, the two required public hearings were conducted at Temple City Hall; and

**WHEREAS**, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission for review; and

**WHEREAS**, the Department of Community Affairs has reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

**NOW, THEREFORE, LET IT BE RESOLVED**, the City of Temple Council hereby adopts this 2014-2034 Comprehensive Plan, on this 16<sup>th</sup> day of OCT, 2014.

BY:

  
Lester Harmon, Mayor

ATTEST:

