

PORTERDALE
Georgia's Historic Mill Village!

**COMPREHENSIVE
PLAN UPDATE**

**FEBRUARY
2016**

Prepared by the Northeast Georgia Regional Commission



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Acknowledgements

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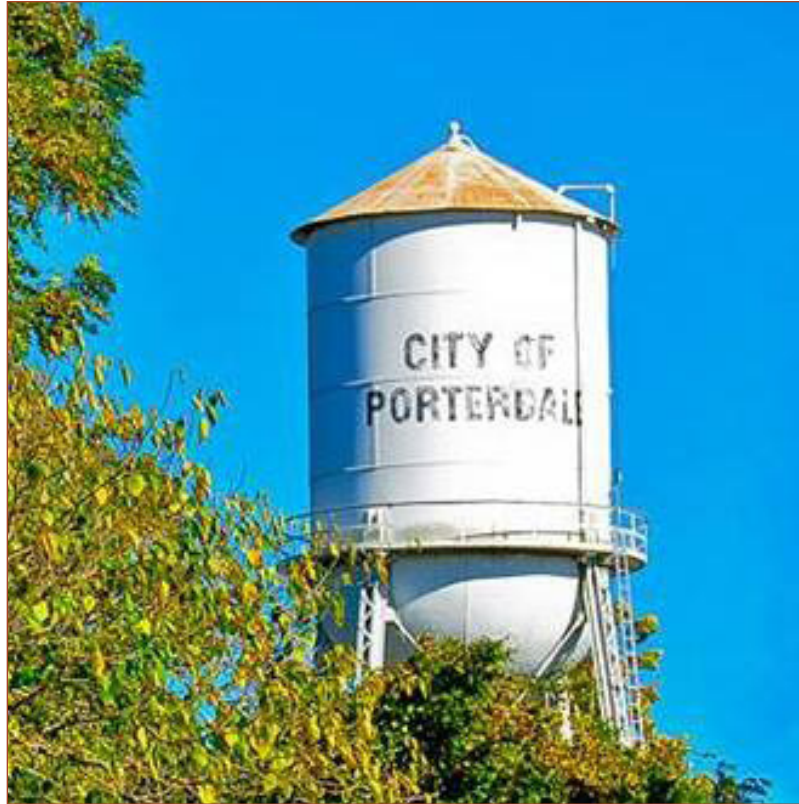
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Chapter 1: INTRODUCTION

PURPOSE

This comprehensive plan, updated for the City of Porterdale in 2016, serves as a guide for local government officials and community leaders for making decisions in support of the community's stated vision. Based on input from the public and a Citizens Advisory Committee, the plan identifies needs and opportunities for the community, as well as goals for the city's future, and policies that provide guidance and direction for achieving these goals. The plan also offers insight into what types of land use and development are appropriate in the City of Porterdale. A community work program is included that specifies a route for working towards implementation of the plan.

This comprehensive plan should be used as a guide by the local government for assessing development proposals, rezoning applications, and redevelopment plans. Residents, business owners, and developers may access the plan as well, to learn about appropriate land use, development, and the trajectory of growth for the City of Porterdale. Essentially, the plan seeks to answer the questions:

Where are we?, Where do we want to go?,
and How will we get there?

PROCESS

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014. The DCA rules state that the Comprehensive Plan consists of the following three distinct components:

Needs and Opportunities:

An analysis of the community's needs and opportunities will help determine the existing conditions of the city. This will assist the community in identifying the issues that it needs to address and the opportunities on which it can capitalize.

Community Goals:

Through public and committee meetings, the City's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals. Additionally, character areas, or focused areas of planning with special conditions or needs, are defined. This will help determine which parts of the community are to be enhanced or preserved, and how to guide zoning and policies in the future.

Community Work Program:

The final component of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. The Work Program will include a short term work plan, identifying priority projects, potential collaborations, and funding strategies.

PUBLIC INVOLVEMENT

NEGRC's Role

The Northeast Georgia Regional Commission's Planning and Government Services Division facilitated the 2016 update of Porterdale's plan. Leading community input sessions and Citizen Advisory Committee meetings, the NEGRC team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and make recommendations that are reflective of the community's desires. The City Council and Mayor hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Public Input and Citizens Advisory Committee

The 2016 update of Porterdale's Comprehensive Plan was driven by public involvement. The planning process began with a public hearing, held on November 18, 2015. Following the hearing, the public was invited to participate in a SWOT analysis of the community. Additionally, a survey was utilized to collect public input.

In addition to gathering public input, several work sessions were held with a Citizens Advisory Committee, a group of stakeholders representing various interests in Porterdale. This Committee provided valuable feedback, guidance, and recommendations about the comprehensive plan and served the integral role of guiding the plan as a document representative of Porterdale's vision. Members of the Citizens Advisory Committee included:

- Lowell Chambers, resident and City Council member
- Arline Chapman, Mayor
- Terry Gray, resident and City Council member
- Candace Hassen, community garden and library volunteer
- Carol Jordan, resident
- Josephine Kelly, Main Street Director
- Marvin Moore, resident
- Shamica Redding, New Leaf Visions Program Director
- Marsha Sheets, resident
- Marci "Rhea" Spence, resident
- Dori Stiles, Historic Preservation Committee member
- Bob Thomson, Village Manager

REVIEW PROCESS

According to the DCA's new rules for comprehensive planning, effective March 1, 2014, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all three components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, the City Council must adopt the approved plan. Adoption must occur at least 60 days, but no more than one year, after submittal to the NEGRC for review.

PLANNING CONTEXT

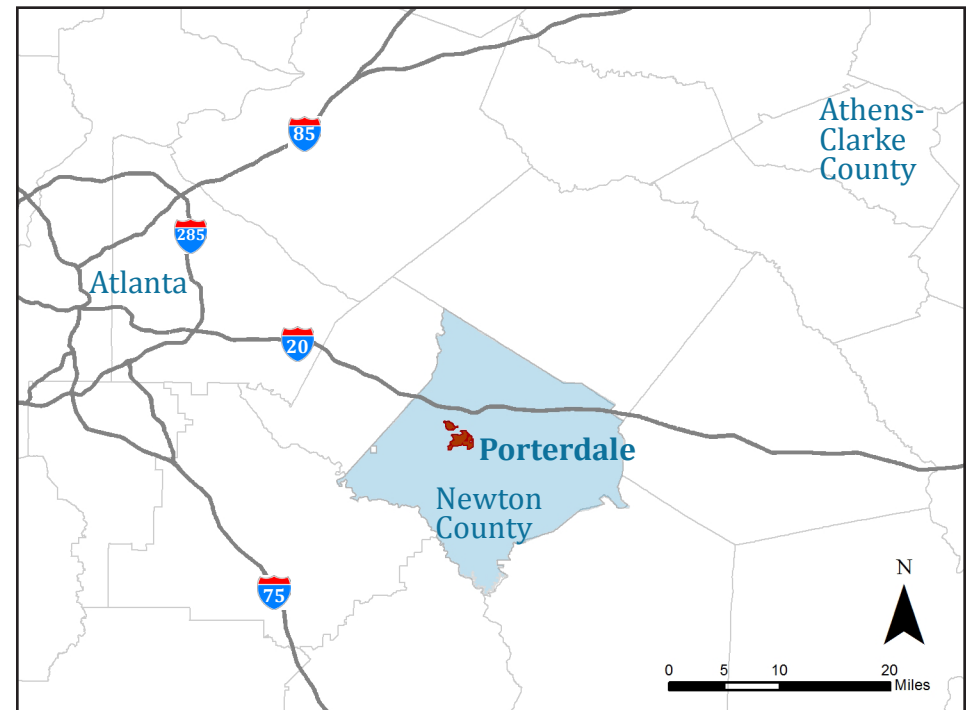
The City of Porterdale is located in Newton County along the Yellow River, approximately three miles from the City of Covington and thirty-five miles east of Atlanta. The community, originally known as Cedar Shoals, was built around a thriving mill industry that peaked between 1940 and 1970, when as many as 2,500 people were employed.

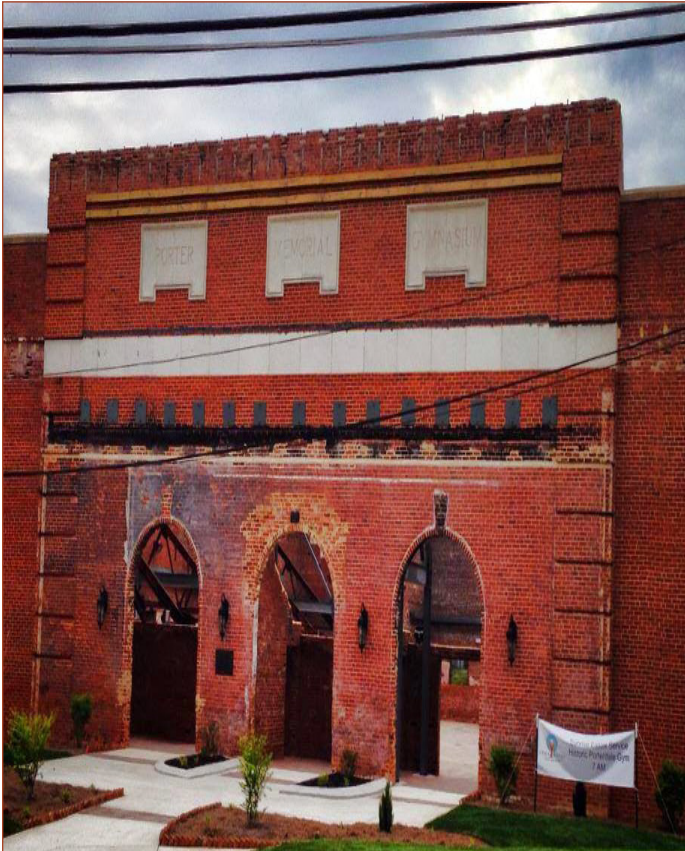
Today, approximately 1,500 people reside in Porterdale (U.S. Census estimate for 2015). While the population has declined since the peak of the mill industry, the City's unique history can be seen in its built form and architecture. Porterdale retains many of its original historic structures including residential, commercial, civic and religious buildings. In recent years, some of these historic buildings have been repurposed a new uses. The historic mill adjacent to the river has been converted into loft-style apartments and is seeing high occupancy rates, while the Porter Memorial Gymnasium was rehabilitated for use as an open-air entertainment venue. In 2015, the City received an "Excellence in Preservation" award by the Georgia Trust for Historic Preservation for this work. Simultaneously, the Yellow River, once the power source for the mills, continues to be a significant feature and asset of the town and is seeing a resurgence of use by recreationists.

Through a stakeholder-driven process, this plan was developed to help the City more fully develop its vision of maximizing its historic textile roots and its location adjacent to the Yellow River, retaining a sense of community and inclusiveness, and attracting new residents and tourists. Themes that arose in the comprehensive planning process include, but are not limited to: activating downtown with niche businesses, creating a welcoming environment, fostering the artistic and recreational culture, improving and maintaining housing

stock, and maintaining the small-town, community feel. Looking to the future, residents wish to maintain and enhance the valuable assets of their community.

Porterdale is one of seven 2016 PlanFirst designees in the state of Georgia. This significant honor, granted by the Department of Community Affairs, rewards local governments that clearly demonstrate success in implementing their local comprehensive plan. As a recipient of the PlanFirst award, incentives are available to Porterdale, including funding and resource advantages from state agencies. Porterdale intends to build upon this momentum and continue to take steps towards implementation of its plan.





Chapter 2: IDENTIFYING NEEDS & OPPORTUNITIES

SWOT ANALYSIS (STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS)

A SWOT Analysis was conducted with community stakeholders to identify the strengths, weaknesses, opportunities, and threats that exist within Porterdale. This information, along with the input gained in the previous comprehensive planning process, was used in developing the subsequent needs and opportunities list.

Strengths

- Porterdale's leadership contributes to progress and success in the community
 - The Yellow River and parks are a major asset in the community, offer opportunities for recreation and contributing to the quality of life
 - The Main Street program is bringing in business and activating downtown
 - With strong ties to its history and identity, Porterdale offers a unique sense of place and small town feel with residents that have pride in their community
 - The Friends of Porterdale organization contributes to Porterdale's residents and community
 - The community is very welcoming and unifying, for both new and long-time residents
 - The community supports artists and creative pursuits through organizations such as the Film Club and Theatre group
 - Porterdale is an inclusive community and seeks to intentionally address the needs of all residents
 - Porterdale is a safe community with a police department that cares for the population and offers active and participatory programming
 - Many successful events are held throughout the year that draw visitors, including the Yellow River Jam and annual Christmas parade
 - Porterdale successfully coordinates with state agencies for programming, planning, and funding purposes
-

Weaknesses

- While Porterdale has a strong online presence for communication about City events and activities, a bulletin board would help communicate this information to those without access to social media
- The entry corridors that lead to downtown Porterdale are in need of beautification, particularly along the 81 corridor coming from Covington
- The ability to safely and comfortably walk around Porterdale is limited
- There is not a hotel or bed & breakfast in Porterdale, creating a missed opportunity, particularly with the large number of events that take place at the gym and mill lofts
- There is a limited supply of housing-type
- Building codes and ordinances could be stronger, particularly with a potential new housing development

Opportunities

- Through improved streetscaping and signage along corridors, entry into the City will be more identifiable and attractive
- By putting ordinances in place for future residential development, the City will be able to ensure housing stock is of quality design and construction
- With an interest in offering residents public transportation, the City may wish to coordinate transit with neighboring jurisdictions; by connecting residents to jobs, education, and retail, improved transit can contribute to economic development
- The perception of the schools system is negative, but with a new superintendent the quality is improving and there is an opportunity to market this news to attract new residents
- The recreational opportunities offered by the Yellow River can attract visitors to the community
- Porterdale’s ongoing participation in the GICH program has and will continue to be a catalyst for housing improvements
- Through partnership with New Leaf Visions, there is an opportunity to continue momentum of increased home ownership
- With a small town feel and unique housing-type, Porterdale can attract populations looking for a particular lifestyle, particularly seniors and millennials



Threats

- As one of the smaller communities in Newton County, it can be challenging to gain support and resources
- With a lack of vision for the County, the communities within it may suffer
- As Porterdale continues to create positive change within the community, it is possible that its progress will not be recognized and people’s perception of Porterdale will not be positive
- The potential location of the landfill may be a threat to Porterdale, causing increased truck traffic through downtown
- Constrained financial resources can be a limiting factor to the progress Porterdale seeks
- With Porterdale’s small population, business creation can be hampered

NEEDS AND OPPORTUNITIES

The needs and opportunities of Porterdale are identified below in the following categories: Economic Development, Cultural and Historical Resources, Natural Resources, Community Facilities and Services, Housing, Transportation, Land Use, and Intergovernmental Coordination.

① Economic Development

Needs

- Strategic planning for grant applications, particularly balancing financial goals and allocation is needed
- Participation in a regional economic development organization
- Increased opportunities for employment within the City
- Retail to meet every day needs, such as a grocery store, is needed
- Overnight lodging is needed in Porterdale

Opportunities

- By marketing quality of life assets of the community such as the Yellow River, the safe environment, and creative community, there is an opportunity to attract tourists and new residents who will contribute to the economic development of the City
- Through the success of the Main Street program, the City can work to bring in new business and activate its downtown
- An incentive package should be developed to attract new business to Porterdale
- There is an opportunity to continue to attract visitors for Porterdale's successful events and create new festivals and events based on the City's assets, including its history, creative culture, and recreational opportunities

② Cultural and Historic Resources

Needs

- Some of Porterdale's historic residential, commercial, and institutional structures are aging and in need of repair

Opportunities

- With significant historic and cultural resources in the community, the city has a unique opportunity to protect its heritage and share its story
- This heritage should be marketed for both tourism and new residents to bring in people to support the city's retail sector
- The city should finalize its downtown designation as a historic district and look at other areas for historic designation
- By restoring and protecting historic housing stock, and historic commercial and institutional structures, the City will retain its unique historic charm
- Work to restore and preserve the Rose Hill Community, the former African American mill housing community and school

③ Natural Resources

Needs

- The City would like to purchase and develop land along the river (gravel parking lot) into park space; this would offer recreational opportunities immediately adjacent to downtown
- With steep slopes in the community, the city needs to adopt adequate ordinances to regulate development in these areas

Opportunities

- The City owns considerable acreage along the Yellow River that is to be sensitively developed in order to provide passive and active recreational opportunities
- With the recreational opportunities offered by the Yellow River, there is an opportunity to continue to attract visitors and new residents for this unique amenity

④ Community Facilities and Services

Needs

- A bulletin board would help communicate information to those without access to social media
- The high poverty rate in Porterdale presents an ongoing need for its residents

Opportunities

- Water distribution and wastewater collection infrastructure systems are owned by the City and its extension by Porterdale is an effective way to designate areas for growth
- Porterdale should continue its expansion of outdoor community facilities such as trails, parks and gardens, and swimming pools



5 Housing

Needs

- While the number of owner-occupied homes has been increasing, there is still a need to increase owner occupancy in Porterdale
- More quality and diversity in housing-stock is needed
- Due to the age and condition of some historic homes, maintenance and upkeep is a persistent need
- There is a need to strengthen building codes and ordinances, particularly with a potential new housing development

Opportunities

- Opportunity exists for both new residences in the traditional neighborhoods (infill) as well as new construction in existing more recent single-family developments
 - By putting ordinances in place for future residential development, the City will be able to ensure housing stock is of quality design and construction
 - Through Porterdale's ongoing participation in the GICH program, there is an opportunity to seek technical assistance and funding for housing improvements
 - By pursuing a partnership with New Leaf Visions, there is an opportunity to continue momentum of increased home ownership
 - The small town feel and unique housing-type found in Porterdale can attract people looking for a certain quality of life, including seniors and millennials
-

6 Transportation

Needs

- There is no public transportation system that allows residents to travel to employment, school, or retail by means other than private vehicle
- There is a need for safe and comfortable transportation options for bicyclists and pedestrians

Opportunities

- Newton County is currently developing a multi-use trail system that will connect Porterdale to other communities, offering an opportunity to attract tourists and offer residents and alternative form of transportation
- With the Yellow River as a recreational tourism destination and a unique downtown, the City may wish to work towards accommodating recreational bicyclers and pedestrians

7 Land Use

Needs

- Procedures are needed to make it easy for the public to stay informed on land use issues, zoning decisions and proposed future development
- Porterdale needs to review existing ordinances, particularly design standards, and strengthen those that will ensure the future growth is appropriate and protect open space
- An inventory of vacant sites and buildings is needed for infill or redevelopment
- The entry corridors that lead to downtown Porterdale are in need of beautification, particularly along the 81 corridor coming from Covington

Opportunities

- The City should consider instituting impact fees to generate additional revenue and to ensure quality growth occurs
- Study the land available for annexation that would be suitable for development
- Through improved streetscaping and signage along corridors, entry into the City will be more identifiable and attractive



8 Intergovernmental Coordination

Needs

- Coordination and communication between parties to intergovernmental agreements will be necessary to ensure that services meet the needs of the community and residents

Opportunities

- Porterdale should continue to look for and develop opportunities to work with the county and other local governments to reduce costs for services to residents and to create additional benefits
- Coordinate with Newton County and Covington on the planned trail network

Needs and Opportunities Location Map

Economic Development

- Market quality of life assets: i.e. Yellow River
- Attract new businesses: i.e. Downtown

Cultural and Historic Resources

- Work to restore and preserve the Rose Hill neighborhood and school, a historic African American mill community

Natural Resources

- Purchase and develop land along the river into park space

Housing

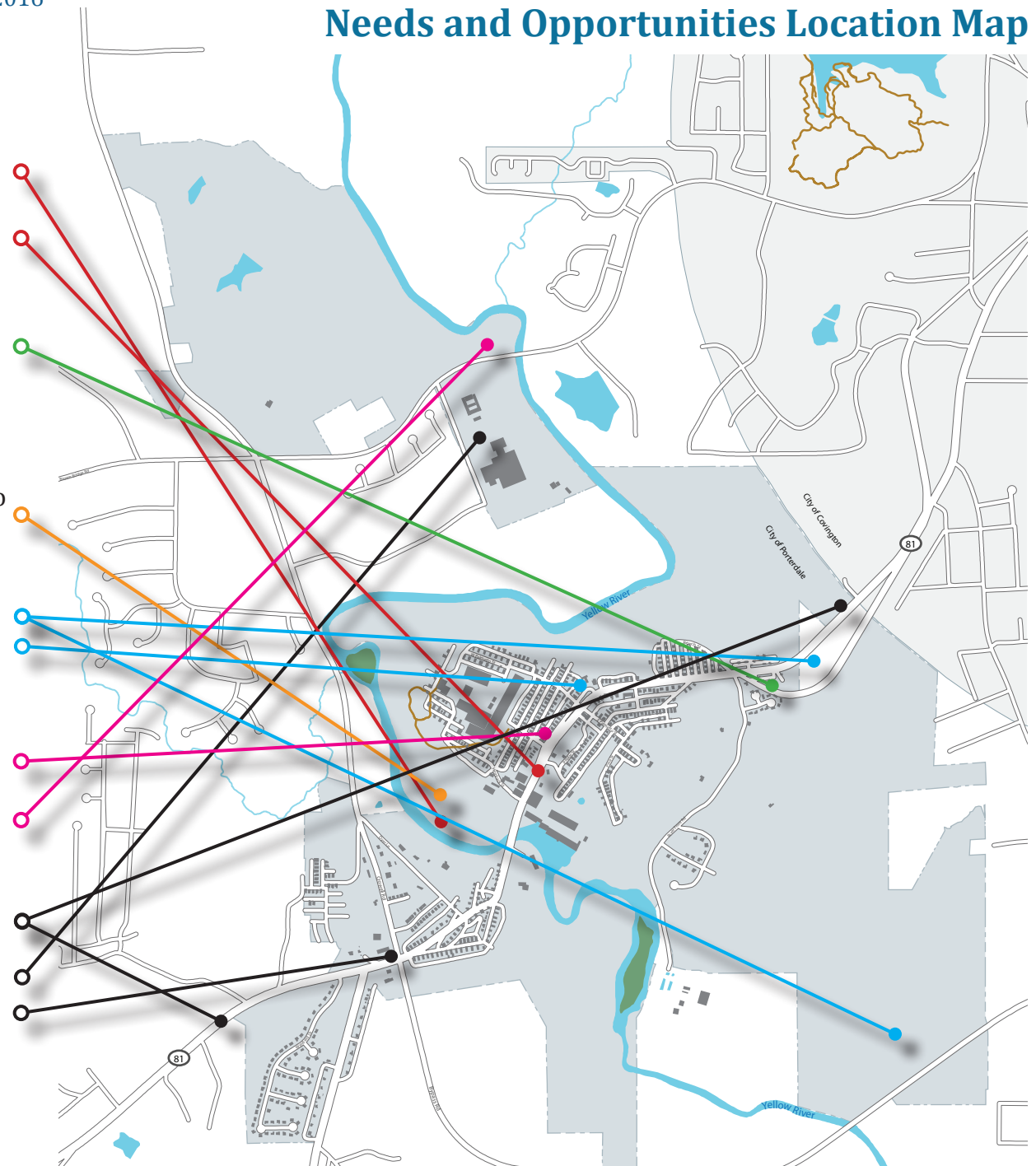
- Strengthen existing housing stock
- Add quality development to housing stock

Transportation

- Improve transportation options for bicyclists and pedestrians
- Connect to Newton County trail system

Land Use

- Improve gateways into Porterdale with beautification and signage
- Pursue future annexation opportunity
- Improve street-scaping and signage





Chapter 3: VISION, GOALS, & POLICIES

VISION & GOALS

Porterdale is a historic mill town with a small town sense of togetherness and great pride in our past. Our connection to the Yellow River and village character makes Porterdale a great community for the friendly and talented people who live here. We want to protect our history and restore our town to its former vibrancy by focusing on our strengths as a late 1800s mill town on the Yellow River. Our vision of the future includes the following goals:

- 1) Enhancing and expanding recreational activities for people of all ages to enjoy the river and the outdoors (**Recreation**);
- 2) Continuing to preserve the historic structures that can be restored, removing irreparable and dilapidated structures, and developing infill guidelines that ensure that new development fits the historic style and character of Porterdale (**Built Environment**);
- 3) Fostering an environment that promotes independently-owned businesses that respond to the needs of the community (**Business and Economic Development**);
- 4) Restoring and promoting the use of public spaces and buildings as places for the community to gather and participate in activities (**Public Spaces**);
- 5) Creating an environment where people can comfortably walk or bike, and where the option to take public transportation is available, and (**Transportation**);
- 6) Cleaning, repairing and maintaining the streets, sidewalks, yards, houses, storefronts and river so that people can walk around town and enjoy Porterdale's history and natural resources (**Beautification**).



POLICIES

In order to work towards these goals, the following policies were developed to help guide decision-making in Porterdale. Each policy relates to one or more of the categories from the needs and opportunities listed in Chapter 2, as identified numerically below.

- | | | |
|-----------------------------------|-----------------------------------|----------------------------------|
| ① Economic Development | ④ Community Facilities & Services | ⑦ Land Use |
| ② Cultural and Historic Resources | ⑤ Housing | ⑧ Intergovernmental Coordination |
| ③ Natural Resources | ⑥ Transportation | |

1) Recreation:

With access to the Yellow River and numerous parks located within the City, recreation is a priority for Porterdale. Both the river and parks contribute to the quality of life in the community and provide an opportunity for economic development by attracting tourists.

Policies:

- Become a destination for recreational tourism ① ③
- Foster recreational quality of life assets in the community by maintaining and developing park spaces ③ ④
- Consider development of recreational opportunities, such as disc golf and a dog park, that meet the needs of the community ④
- Continue to pursue funding opportunities to enhance and expand recreational amenities ④

2) Built Environment:

With small-town charm and a built environment that reflects Porterdale's past as a mill village, it is important that this character be maintained for both historic and non-historic structures, as well as for future development.

Policies:

- Preserve historic structures by restoring them in accordance with historic design guidelines ② ⑤
- Ensure that existing and new development is of quality design and construction ⑤ ⑦
- Work to maintain a unified visual identity where infill complements the existing fabric of the community ⑤ ⑦
- Pursue opportunities to rehabilitate older structures for new uses, e.g. the depot and mill ② ⑤

3) Business and Economic Development:

In order to continue to activate Porterdale's downtown, independent businesses should be recruited that fill a niche market and respond to the needs of residents and visitors.

Policies:

- Work to attract retail and restaurants that will help establish Porterdale as a destination ①
 - Seek businesses and employment opportunities that align with assets in the community, including recreational and artistic ventures ①
 - Fill currently available spaces with business before developing new retail and office spaces ⑦
 - Promote and market the history and unique story of Porterdale to attract tourism and support local businesses ① ②
-

4) Public Spaces:

Public spaces in Porterdale contribute to the community by creating a welcoming and inclusive environment. These spaces can be used for community activities, and can be marketed as event spaces for revenue.

Policies:

- Maintain public spaces as venues for community events and activities ④ ⑦
 - Create inviting spaces for the public to come together to maintain and build a cohesive and active community ① ④ ⑦
 - Utilize spaces for events, festivals, and shows to attract tourism ① ④
-

5) Transportation:

In order to provide alternative choices to vehicular transportation, biking and walking will be viable options for getting around the City and residents will have the option to use public transportation to travel to work, school, and services.

Policies:

- Create an environment that enables safe and comfortable walking and biking ⑥
 - Seek opportunities to provide non-vehicular transportation choices to residents ⑥
-

6) Beautification:

Maintaining both public and private spaces in Porterdale will create a more welcoming environment for residents and visitors, instill pride in residents, and attract tourism.

Policies:

- Maintain entryways and streetscapes in Porterdale and utilize signage to create an identifiable and welcoming environment ⑦
 - Continue to use code enforcement as a tool for maintaining privately-owned property ⑤ ⑦
 - Pursue funding opportunities to assist with beautification efforts of both public and private property ① ② ⑦
 - Upgrade and maintain the City's infrastructure as needed ④ ⑧
-



Chapter 4: LAND USE

Under the most recent iteration of the Minimum Standard Procedures for Local Comprehensive Planning for the State of Georgia (effective March 1, 2014), communities with zoning ordinances in place are required to incorporate a Land Use Element into their comprehensive plans. Communities must choose to either develop a Character Areas Map or adopt a more conventional Future Land Use Map. The City of Porterdale has opted to include Character Areas in the 2016 Update, refining those identified in the 2010 Comprehensive Plan to reflect changes that have occurred since its adoption.

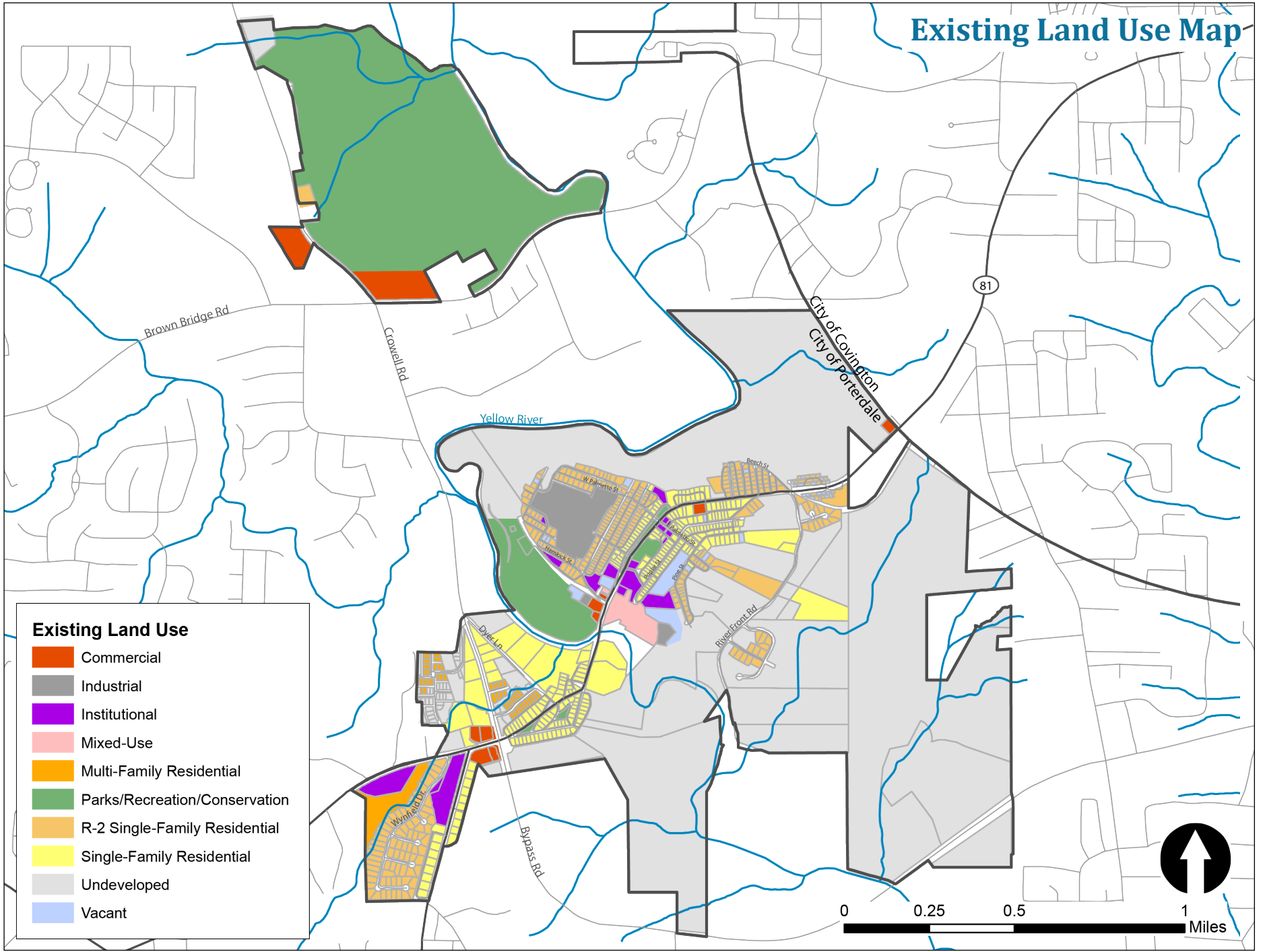
EXISTING LAND USE

The map on page 23 shows existing land use in the City of Porterdale. Commercial areas are located downtown, as well as at major intersections and along the Brownbridge corridor. Residential, institutional and, mixed-use land uses radiate outward from the commercial downtown area and flank State Route 81.

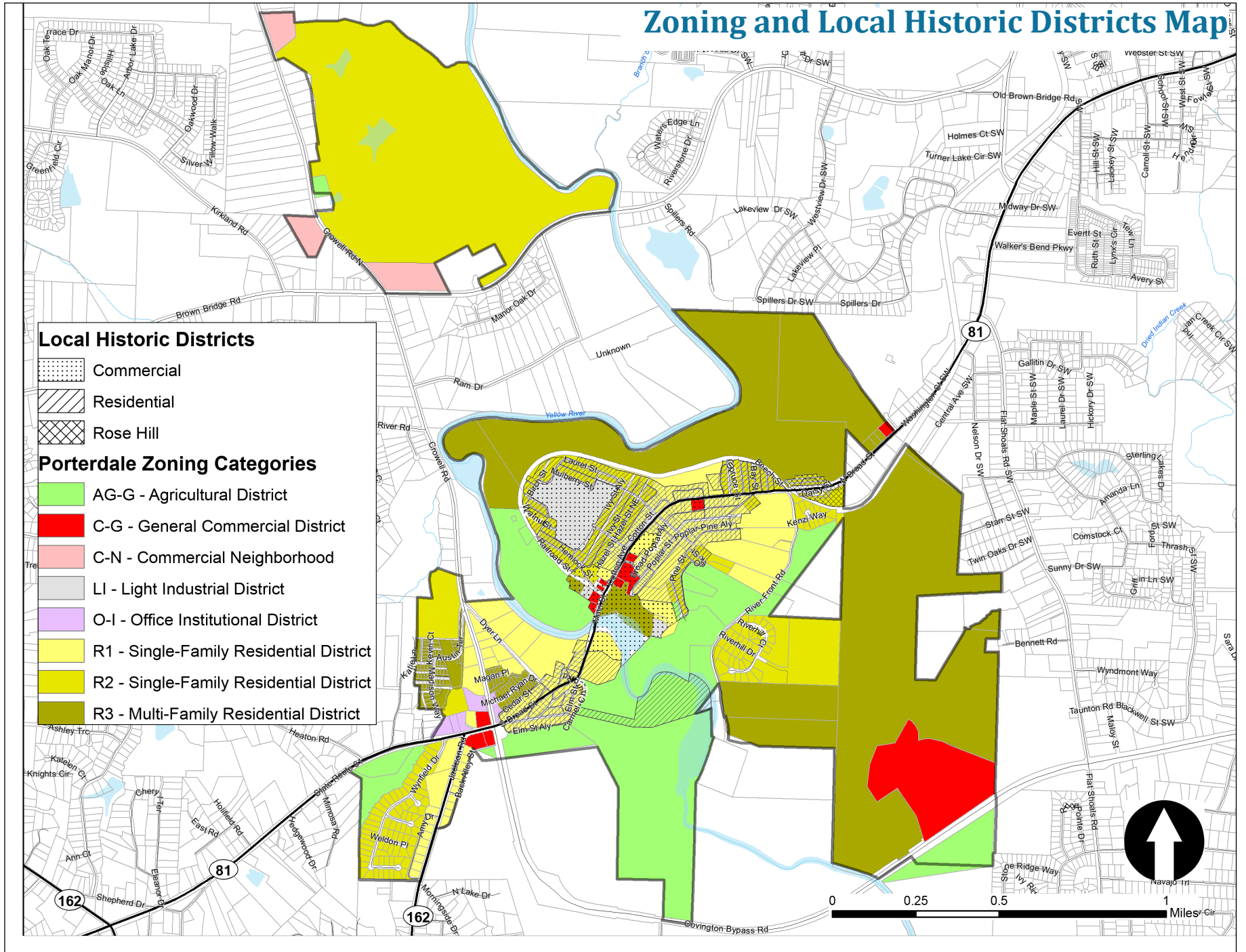
The most predominate land use, accounting for approximately 50% of land within the City, is classified as vacant and/or undeveloped, much of which is wooded. Porterdale’s zoning map indicates that these areas are zoned for residential development. A forthcoming neighborhood development is planned for the Whitehorse property, located north of Bypass Rd in the southeastern portion of the City. Areas of park/recreation/conservation are also a significant land use-type, accounting for nearly 20% of land. These areas are found along the Yellow River where the Yellow River and Cedar Shoals parks are located, as well as in the northern area of the City along Crowell Road where a golf course is located. The chart to the right indicates the acreage of each land use type and corresponding percentage.

Porterdale Existing Land Use Area		
Land Use	Acres	% of Total
Agriculture and Forestry	0	0.0%
Commercial	24	1.6%
Single-Family Residential	187	12.2%
Multi-Family Residential	16	1.0%
Mixed-Use	9	0.6%
Park/Recreation/Conservation	300	19.6%
Industrial	22	1.5%
Public Institutional	22	1.4%
Utilities	0	0.0%
Vacant/Undeveloped	837	54.6%
ROW	117	7.6%

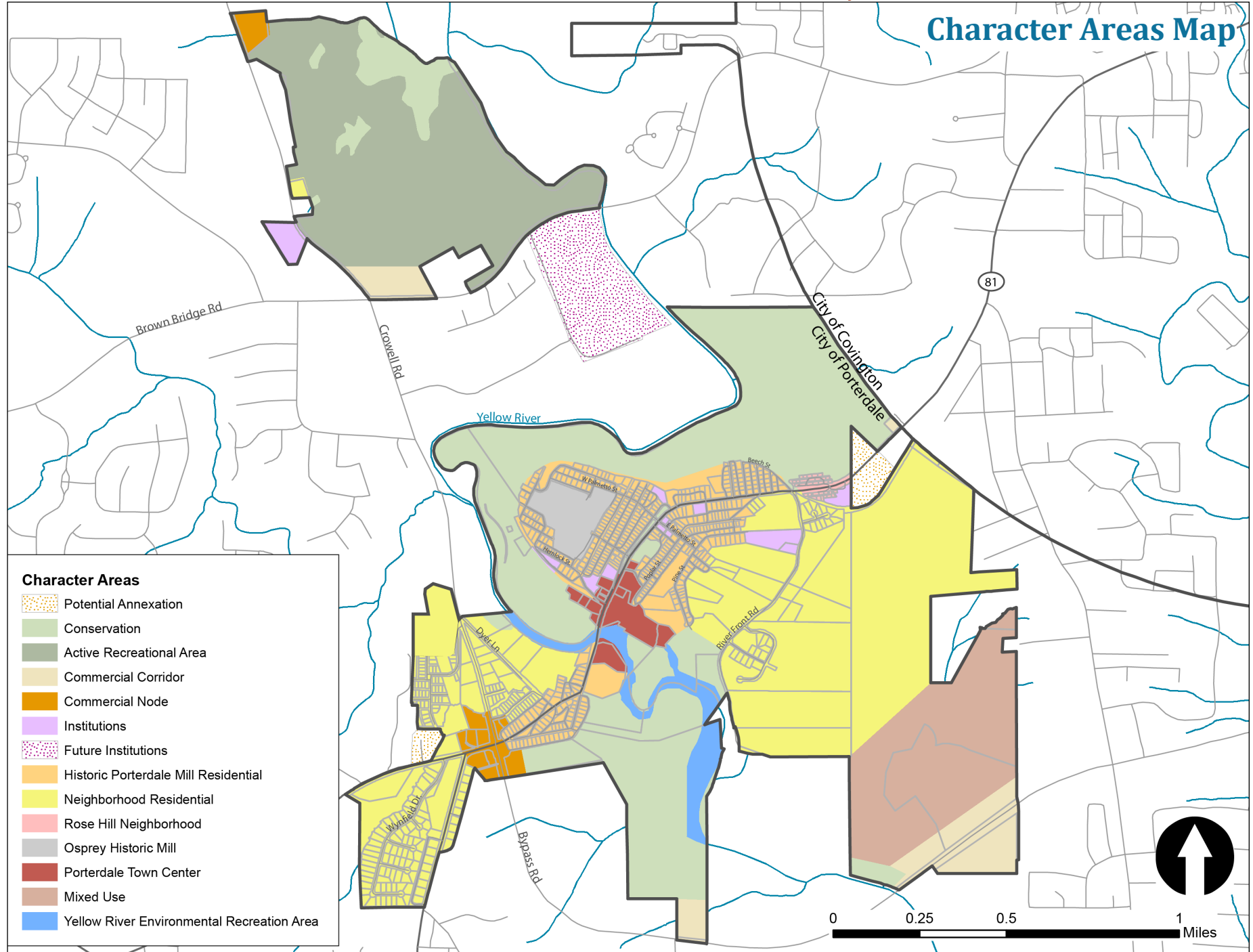
Existing Land Use Map



Zoning and Local Historic Districts Map



Character Areas Map



CHARACTER AREAS

Character Areas are defined as a specific geographic area or district within the community that:

- has unique or special characteristics to be preserved or enhanced,
- has potential to evolve into a unique area with more intentional guidance, or
- requires special attention due to a unique development issue.

Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community's goals.

For the City of Porterdale, the Character Areas defined in the 2010 Comprehensive Plan were assessed by the steering committee and refined for use in the 2016 update. The committee decided to add two character areas: Future Institutions and Mixed-Use. For each Character Area, a description of the area is provided, along with appropriate zoning categories or land uses for the area. Additionally, community development objectives are identified, as well as implementation strategies to achieve these objectives. The City of Porterdale has elected to use the following character areas, which are shown on a map on page 25.

- Porterdale Town Center
- Yellow River Environmental Recreation Area
- Rose Hill Neighborhood
- Osprey Historic Mill
- Historic Porterdale Mill Residential
- Commercial Corridor
- Commercial Node
- Conservation
- Active Recreation Area
- Neighborhood Residential
- Institutions
- Future Institutions
- Mixed-Use

Porterdale Town Center

The town center character area is the heart and soul of Porterdale. It is located along the Yellow River at the geographic center of the community.

o *Development Patterns*

- Concentrate development in the centralized, traditional historic Porterdale downtown.
- Prohibit sprawling development outside of the traditional historic downtown.
- Require infill and new development to be in the same style and character as the existing historic building stock.

o *Zoning Categories and Land Use*

- General Commercial District
- Office Institutional District
- Residential as part of mixed-use development

o *Community Development Objectives*

- Create a sense of place and identity.
- Preserve historic resources.
- Create a vibrant downtown.

o *Implementation Strategies*

- Ensure infill meets development standards so that new construction is consistent with the character and style of Porterdale.
- Continue to identify important, historic places with markers explaining their significance. Consider using technology, such as an app, as a method for relaying information.
- Inform property owners about loans, grants, and other resources available for restoring and maintaining structures.
- Through the Main Street program, focus on bringing businesses to town that serve residents but also attract visitors.



The Town Center is shown in the photograph above. Possible new infill, as shown in the illustration, matches the historic mill commercial area, with retail on the first floor and apartments on the second.

Yellow River Environmental Recreation Area

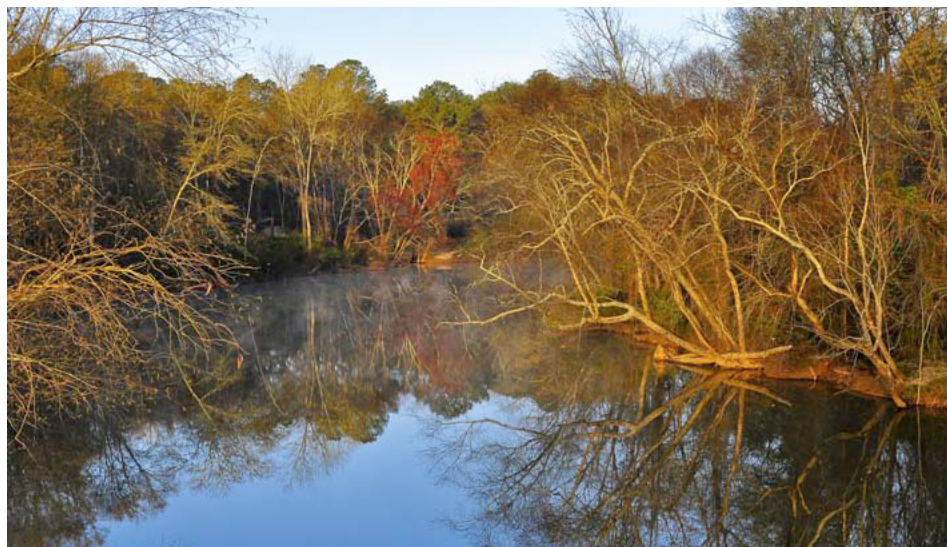
The Yellow River, its banks, shoals, and wetlands, make up this character area. The Porterdale Mill was located along the Yellow River because of the need for hydropower and as a result the river runs adjacent to the heart of town, falling over a run-of-river dam onto the rocky riverbed below. Today, the river provides recreational opportunities. The protection of the river from potential negative impacts of future development is very important.

o *Development Patterns*

- Use Yellow River to attract river recreation-related businesses to Porterdale.
- Leave vacant land adjacent to the Yellow River undeveloped.

o *Zoning Categories and Land Use*

- Recreation
- Conservation



The Yellow River, shown above, is an asset for the community as a place for recreation and environmental conservation. The illustration shows a master plan for the Yellow River Park, courtesy the City's 2010 Comprehensive Plan.

o *Community Development Objectives*

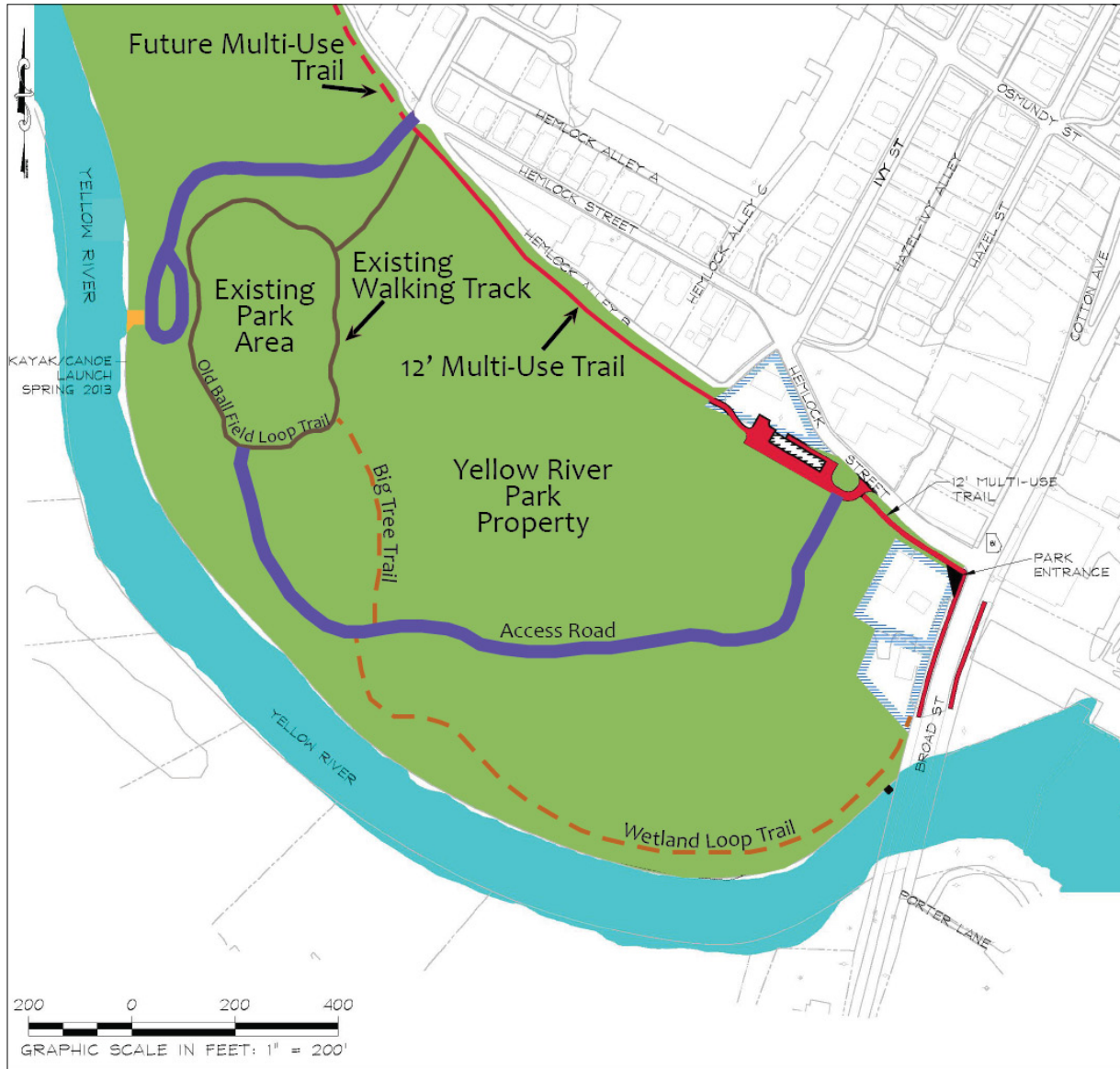
- Preserve open space.
- Create a sense of place and identity.
- Protect and conserve the environment.
- Enhance quality of life.

o *Implementation Strategies*

- Continue to develop the Yellow River Park and Cedar Shoals Park to meet evolving recreational needs.
- Connect riverfront park trails to the Newton County trail system.
- Attract businesses to downtown that relate to the river, such as outdoor outfitters, raft and kayak outfitters and fishing related businesses.
- Develop and enhance usage of the depot area as a trailhead.



Yellow River Park Map



Porterdale's Yellow River Park offers nature trails, a kayak launch, 12-foot mutli-use trail, and passive recreational areas. Future plans include a disc golf course and the extension to the multi-use trail to connect with the Newton County trail network. Additionally, the depot area will serve as a trailhead access point. The City intends to purchase two parcels located in the southwest portion of the park in order to provide access into the park from the Town Center.



Map courtesy Carter & Sloop Consulting Engineers, amendments by NEGRC 2016

Rose Hill Neighborhood

The Rose Hill character area is the historic African-American residential area, built by the Porter Mill. This neighborhood still retains several original homes and a former school building.

o *Development Patterns*

- Require infill of new residential development be in the style and scale of existing structures.

o *Zoning Categories and Land Use*

- Single-Family Residential District (R1, R2)
- Office Institutional District in former school building that maintains the character and style of the building and is compatible with the residential area.

o *Community Development Objectives*

- Create a sense of place and identity.
- Preserve historic resources.
- Promote quality housing.

o *Implementation Strategies*

- Continue to identify resources to help owners restore historic residential units and other structures.
- Work with homeowners to resolve heir property issues.
- Identify Rose Hill with markers explaining their historical significance.
- Explore the opportunity of creating an artist community and gallery in the neighborhood.
- Market neighborhood to those looking for starter homes as well as retirees.
- Research opportunities for a tiny houses to be incorporated into neighborhood.



Tiny houses can be designed to reflect the design of existing houses and complement the neighborhood. Image courtesy Otter Hollow Design.



The historic African-American school building, shown above, is an integral part of the Rose Hill neighborhood.

Osprey Historic Mill

The Osprey historic mill area is the mill just north and slightly west of the town center. This area is not along the Yellow River but rather tucked in with the historic residential neighborhood.

o *Development Patterns*

- Remain as operating mill.
- Pursue mixed-use development similar to Porterdale Mill Lofts if mill ceases to operate.

o *Zoning Categories and Land Use*

- Light Industry District
- Commercial Neighborhood
- Future Multi-Family Residential (R3)
- Office Institutional District

o *Community Development Objectives*

- Create a sense of place and identity.
- Preserve historic resources.
- Plan for future growth.
- Develop opportunities for employment.
- Promote quality housing.

o *Implementation Strategies*

- Work with downtown development authority to maintain operating mill and look for opportunities for future mixed-use development.
- Research available incentives and other programs to promote use of the space.
- Develop plan for redevelopment of site if necessary.
- Determine how the site can be more integrated into the surrounding neighborhood and complement the community.



While there is an operating mill located as this site, much of the building remains vacant, presenting an opportunity for an alternate use of the space. The mill site is located within a single-family residential area, presenting the need for integration between the character areas so that they complement one another.

Historic Porterdale Mill Residential

This character area includes the neighborhood around the old mill and along and off of Broad Street (GA Hwy 81). This residential area spans both sides of the Yellow River and is adjacent to the suburban residential character area and the conservation character area.

o *Development Patterns*

- Restore and maintain existing structures
- Require infill construction to be in the style and of similar scale to existing structures.

o *Zoning Categories and Land Use*

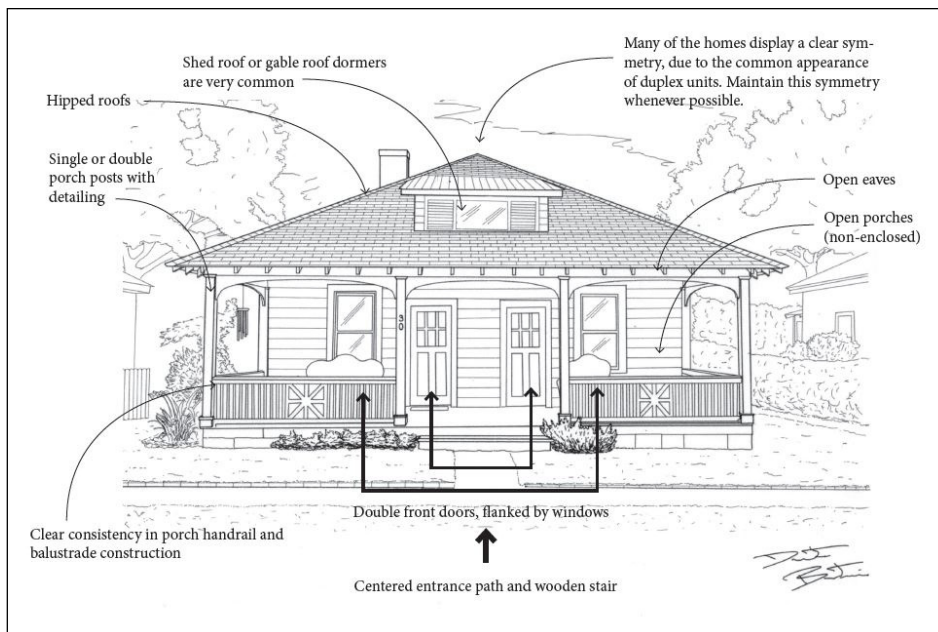
- Single-Family Residential (R1, R2)

o *Community Development Objectives*

- Create a sense of place and identity.
- Preserve historic resources.
- Plan for future growth.
- Promote quality housing.

o *Implementation Strategies*

- Ensure infill meets development standards so that new construction is consistent with the character and style of the neighborhood.
- Identify important historic places with markers explaining the historical significance.
- Identify resources and help owners restore historic residential units and other structures.



The illustration above shows design suggestions from the *Porterdale Mill District Design Standards* manual, while the photograph shows a common streetscape in this character area, with concrete sidewalks, street curbs, and setbacks. Images courtesy DCA's *Porterdale Mill District Design Standards*.

Commercial Corridor

The commercial corridor character area describes the area primarily located southeast of the center of town along the Covington Bypass, and adjacent to the golf course on Brown Bridge Rd.

o *Development Patterns*

- Develop and maintain high-density mix of retail, office, services and restaurants to serve the residents and visitors to Porterdale.
- Require development be in character with historic downtown Porterdale. Examples include:
 - Use red brick building materials with stone or stucco as ornamental accents.
 - Maintain low, monument style signage.
- Focus site design focus on keeping the corridor's natural look. Examples include:
 - Shared parking to reduce curb cuts.
 - Earthen berms.
 - Dense vegetation for screening from the right of way.
 - Parking on the side and rear of buildings.

o *Zoning Categories and Land Use*

- General Commercial District
- Office Institutional District
- Residential as part of mixed use development

o *Community Development Objectives*

- Attract appropriate businesses.
- Create a sense of place and identity.
- Protect and conserve the environment.
- Develop opportunities for employment.
- Plan for future growth.

o *Implementation Strategies*

- Attract businesses that serve residents but also bring in visitors who enjoy history and are seeking access to the river.
- Work with Newton county and regional economic development organizations to attract appropriate businesses and developments.
- Review and update land development and land use ordinances to ensure the type of development desired.
- Ensure new development is compatible with the existing architectural style and character of Porterdale.
- Ensure adequate water and sewer service to the area.



This area at the intersection of Crowell Rd and Brown Bridge Rd, shown above, is designated as a Commercial Corridor character area. At a major intersection, and in close proximity to neighborhoods, schools, restaurants, and retail, this commercial area along Brown Bridge Rd would complement the surrounding land uses.

Commercial Node

The commercial node character area is located where GA Hwy 81 and the Covington Bypass and Crowell Road intersect on the southwest side of Porterdale, on the west side of the Yellow River.

o *Development Patterns*

- Concentrate development in a node around the intersection similar to downtown Porterdale at the intersection of Broad Street (Hwy 81) and the Yellow River.
- Develop and maintain high-density mix of retail, office, services and restaurants to serve the residents and visitors to Porterdale.
- Require development be in character with historic downtown Porterdale. Examples include:
 - Use red brick building materials with stone or stucco as ornamental accents.
 - Maintain low, monument style signage.
 - Fix signage on buildings over entryway and use small signs in keeping with historic intown signage.
- Focus site design on creating nodal development. Examples include:
 - Place buildings close to the road with parking at the rear and sides of structure.
 - Connect parking lots to reduce the need for multiple curb cuts.
 - Building front facades should face or address the corners.
 - Plant trees and plants throughout site and parking lot.
 - Connect sidewalks to sites.

o *Zoning Categories and Land Use*

- General Commercial District, Commercial Neighborhood
- Office Institutional District
- Residential as part of mixed use development

o *Community Development Objectives*

- Attract appropriate businesses.
- Plan for future growth.
- Develop opportunities for employment.

o *Implementation Strategies*

- Work with the Georgia Department of Transportation to complete final phase of planned intersection improvements.
- Attract businesses to the commercial node that serves residents but also bring in visitors who enjoy history and access to the river.
- Work with Newton county and regional economic development organizations to attract appropriate businesses and developments.
- Review and update land development and land use ordinances to allow for the type of development desired.
- Ensure that new development is compatible with the existing architectural style and character of Porterdale.
- Ensure adequate water and sewer service to the area.

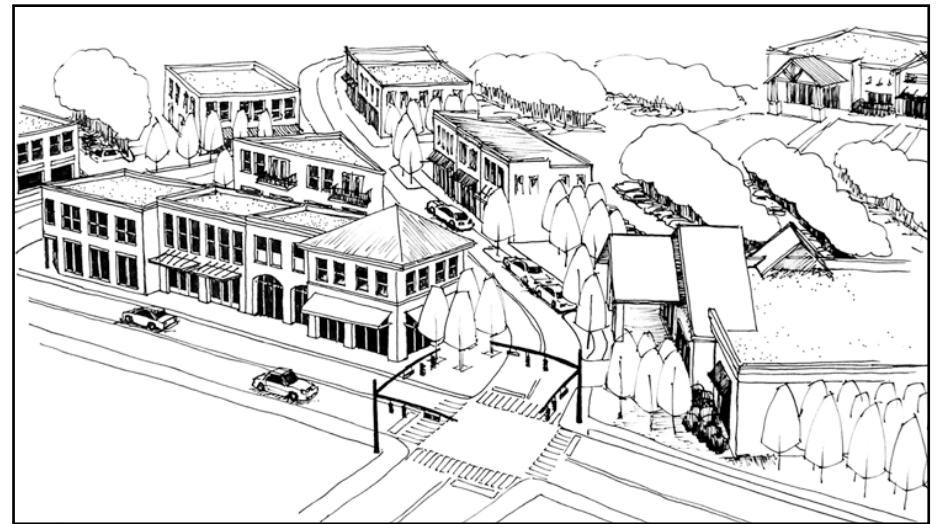


Illustration of the character of a potential future commercial nodal development.

Conservation

The conservation character area is described as the area of undeveloped land along the Yellow River. This includes some areas nestled in with the golf course to the north of Porterdale.

o *Development Patterns*

- Maximize preservation of open space.
- Limit development to low impact residential uses in appropriate areas.
- Require all development be appropriate for the conditions in the area and not negatively impact the Yellow River and other environmentally sensitive resources.

o *Zoning Categories and Land Use*

- Recreation
- Conservation
- Low impact residential uses

o *Community Development Objectives*

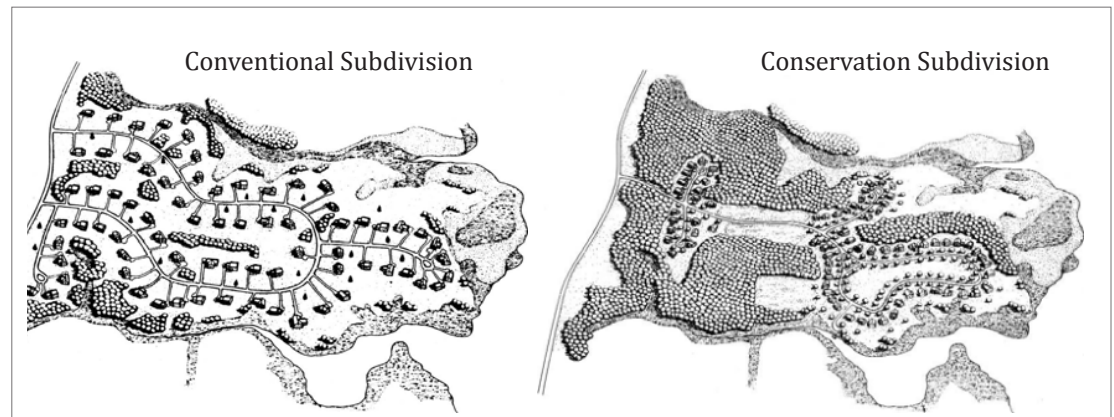
- Preserve open space.
- Create a sense of place and identity.
- Protect and conserve the environment.
- Enhance quality of life.
- Plan for future growth.

o *Implementation Strategies*

- Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas.
- Develop and adopt low impact residential development standards.
- Develop a green space plan. Identify areas to be permanently conserved.



Conservation areas are found along the Yellow River.



Conservation subdivisions preserve open space and tree cover and are more suitable for this character area should residential development occur.

Active Recreation Area

The character area is to the north of the Porterdale town center and is accessed by driving north along Crowell Road. Currently, it is an 18-hole course and is open to the public.

o *Development Patterns*

- Maintain open space
- Remain as a golf course or other recreational area

o *Zoning Categories and Land Use*

- Commercial Neighborhood
- Recreation

o *Community Development Objectives*

- Preserve open space.
- Protect and conserve the environment.
- Enhance quality of life.
- Plan for future growth.

o *Implementation Strategies*

- Work with owner to ensure success including reviewing incentives and other programs.
- Develop redevelopment plan for the area for if it becomes necessary and recreational interests evolve.



The Oaks Course is a golf course located in the northern area of Porterdale's City limits. The City wishes to maintain this area as an active recreational site.

Neighborhood Residential

The neighborhood residential character area consists of residential development that is within the city limits but was not part of historic Porterdale. There are neighborhood residential areas on both sides of the Yellow River.

o *Development Patterns*

- Maintain residential nature by ensuring with the structures, site development, and street layout patterns are compatible with and in the character of the historic residential areas in the city of Porterdale.
- Maximize preservation of open and green space.

o *Zoning Categories and Land Use*

- Single-Family Residential (R1, R2)
- Office Institutional District that maintains the character of the area as residential

o *Community Development Objectives*

- Create a sense of place and identity.
- Preserve historic resources.
- Plan for future growth.
- Develop alternative transportation options.
- Promote quality housing.

o *Implementation Strategies*

- Review and update land development and land use ordinances to allow for the type of desired development.
- Ensure that new development is compatible with the existing architectural style and character of Porterdale.
- Develop a green space plan and identify areas to be permanently conserved within the neighborhoods.
- Ensure adequate water and sewer service to the area.



This neighborhood residential area consists of single-family homes with consistent setbacks and layout. Streetscapes include sidewalks.

Institutions

This area primarily consists of facilities found throughout the Village that serve the community, such as churches and the boy scout hut.

o *Development Patterns*

- Maintain consistent design and layout with surrounding existing development and uses

o *Zoning Categories and Land Use*

- Office Institutional District

o *Community Development Objectives*

- Attract appropriate business.
- Plan for future growth.
- Develop opportunities for employment.
- Enhance quality of life.

o *Implementation Strategies*

- Ensure that new development is compatible with the existing architectural style and character of Porterdale.
- Utilize these areas to promote community and build cohesion amongst residents.
- Ensure adequate water and sewer service to the area.



The former dormitory shown above and the boy scout hut shown below are being repurposed for institutional or community uses in Porterdale.

Future Institutions

This area consists of the old high school located between Porterdale’s Town Center and the golf course.

o *Development Patterns*

- This character area is outside of Porterdale’s City limits and would require annexation.

o *Zoning Categories and Land Use*

- Office Institutional District

o *Community Development Objectives*

- Attract appropriate business.
- Plan for future growth.
- Develop opportunities for employment.
- Enhance quality of life.

o *Implementation Strategies*

- Working with the Board of Education, pursue opportunities for incorporating this area into the city limits of Porterdale.
- Develop a plan for optimal use of the space should it become available.



The school sites located between Porterdale’s Town Center and the Active Recreational Character Areas may offer an opportunity for a future institutional use and serve as connection between Porterdale’s two distinct areas.

Mixed-Use

The mixed-use area consists of residential, commercial, and office spaces that will serve the neighborhood residential area, as well as the Covington bypass. It will serve as a transition between the neighborhood and commercial character areas, increasing in density towards the bypass.

o *Development Patterns*

- Maintain consistent design and layout with surrounding existing development and uses

o *Zoning Categories and Land Use*

- Commercial Neighborhood
- Office Institutional District
- Residential as part of mixed use development
- Recreation
- Conservation

o *Community Development Objectives*

- Attract appropriate business.
- Plan for future growth.
- Develop opportunities for employment.
- Enhance quality of life.
- Promote quality housing.

o *Implementation Strategies*

- Ensure that new development is compatible with the existing architectural style and character of Porterdale.
- Attract businesses to the commercial node that serves residents but also bring in visitors who enjoy history and access to the river.
- Work with Newton county and regional economic development organizations to attract appropriate businesses and developments.
- Develop a green space plan and identify areas to be permanently conserved within the neighborhoods.



A mixed-use development allows commercial, office, institutional, and residential while promoting walkability and a sense of place.



Chapter 5: TRANSPORTATION

The Department of Community Affairs requires a transportation element for any local government whose jurisdiction falls within a Metropolitan Planning Organization (MPO) boundary. For the City of Porterdale, which is located within the Atlanta MPO, the transportation objectives and policies for the region's transportation plan are listed below, with the **elements that are applicable to Porterdale shown in bold**. The Regional Transportation Plan may be referred to for more information.

Transportation Objectives and Policies for Atlanta MPO

1. Maintain and operate the existing transportation system to provide for reliable travel.

1.1 Prioritize data-supported maintenance projects over expansion projects.

1.2 Promote system reliability and resiliency.

1.3 Promote transit and active transportation modes to improve access.

2. Improve transit and non-SOV options to boost economic competitiveness and reduce environmental impacts.

2.1 Establish effective transit services that provide regional accessibility.

2.2 Prioritize transit projects in areas with transit-supportive land use, plans and regulations.

2.3 Promote bicycle transportation by developing safe and connected route options and facilities.

2.4 Promote pedestrian-friendly policies and designs.

2.5 Enhance and expand Transportation Demand Management (TDM) programs.

3. Strategically expand the transportation system while supporting local land use plans.

3.1 Prioritize solutions that improve multimodal connectivity.

3.2 Direct federal funding for road capacity expansion to the regional strategic transportation system, including the managed lanes system.

3.3 Road expansion projects in rural areas should support economic competitiveness by improving multi-modal connectivity between centers.

3.4 Implement a complete streets approach on roadway projects that is sensitive to the existing community.

4. Provide for a safe and secure transportation system.

4.1 Promote and enhance safety across all planning and implementation efforts, including support for the state strategic highway safety plan.

4.2 Coordinate security and emergency preparedness programs across transportation modes and jurisdictions.

5. Promote an accessible and equitable transportation system.

5.1 Maintain and expand transportation options that serve the region's most vulnerable populations.

5.2 Improve connectivity around transit stations and bus stops for all users.

5.3 Increase funding for Human Services Transportation (HST) and Medicaid transportation services.

5.4 Increase access to areas with essential services, including healthcare, education, recreation, entertainment, and commercial retail.

6. Support the reliable movement of freight and goods.

6.1 Provide safe and reliable access to freight land uses and major intermodal freight facilities.

6.2 Promote the use of information technologies to foster the most efficient movement of freight.

6.3 Preserve industrial land uses in proximity to existing freight corridors.

7. Foster the application of advanced technologies to the transportation system.

7.1. Pursue the application and use of advanced technologies.

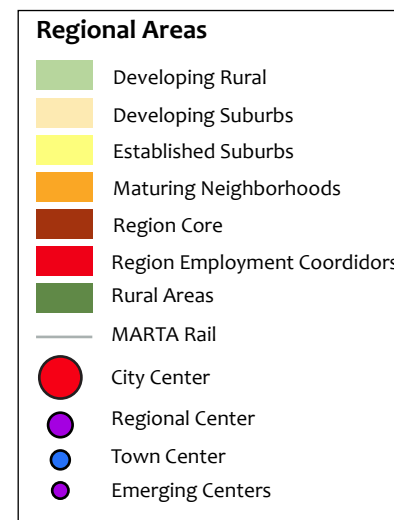
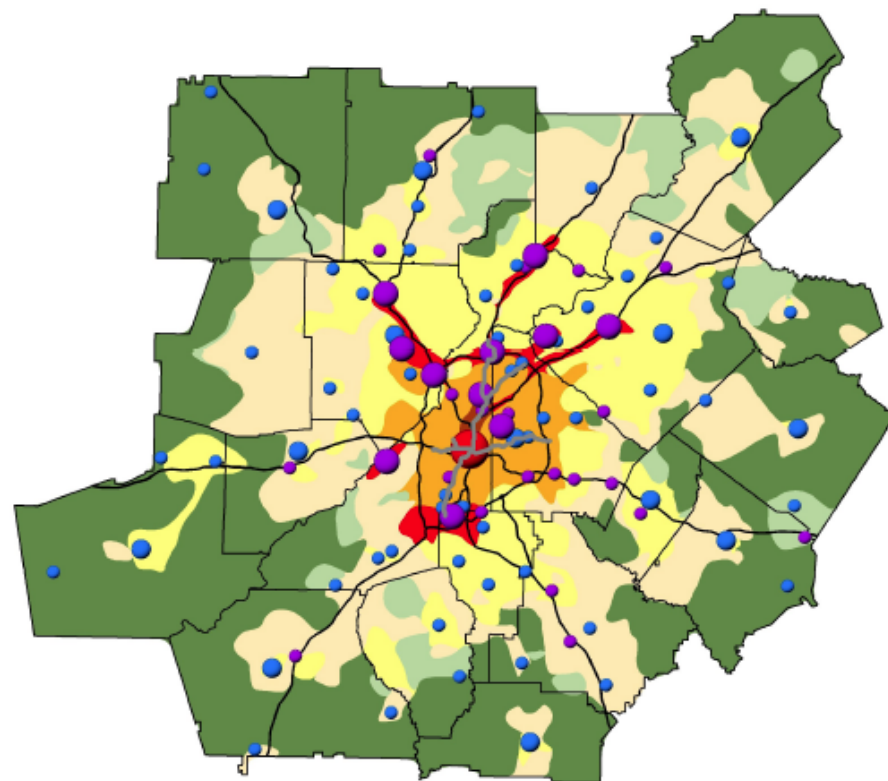
7.2 Encourage the application of passenger information technologies.

Unified Growth Policy Map

The Atlanta Region’s Transportation Plan provides a Unified Growth Policy Map (UGPM) that shows projected growth patterns for the region. The map indicates that three distinct growth patterns are found in Newton County: Developing Suburbs, Developing Rural, and Rural Areas. Additionally, two town centers and one regional center are located in the County. Porterdale is located in the Developing Suburbs area found in the western portion of Newton County and near the perimeter of a Rural Area. The Transportation Plan describes these areas as:

Developing Suburbs are areas in the Region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these developing suburbs, but care should be taken not to spur unwanted growth.

Rural Areas are areas in the Region where little to no development has taken place or where there is little development pressure. These areas are characterized by sporadic, large single family lots, agricultural uses, protected lands, and forests. There is a desire by many residents and elected officials in these areas to keep them rural in character. Increased development threatens existing rural economic uses, such as forestry, agriculture and tourism. To maintain economic viability without undesirable development, these areas may be appropriate as “sending” areas in potential Transfer of Development Rights (TDR) programs. The Region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low intensity development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.





Chapter 6: COMMUNITY WORK PROGRAM

REPORT OF ACCOMPLISHMENTS

Activity Description	Status (complete, underway, postponed, not accomplished/ cancelled)	Notes, Explanation for Postponed/Not Accomplished, Project Completion Dates
Natural & Cultural Resources		
Finalize Porterdale historic district and launch the city historic preservation commission	Underway	Active HPC; design guidelines have been submitted to the state for review; expected completion 2016
Develop a program of oral history of Porterdale and its textile heritage to tell visitors, tourists and future generations	Complete	
Identify important, historic places with markers explaining the historical significance including the Rose Hill area	Complete	
Develop plan to identify resources to help owners restore historic homes and structures in disrepair	Complete	
Verify that original Rose Hill community structures are included on both the historic resources map and inventory and in the Porterdale National Historic Register district.	Complete	
Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas	Underway	Projected to be complete 1st quarter of 2016
Develop a green space plan that identifies areas to be permanently conserved.	Complete	
Develop ordinance prohibiting development on steep slopes	Underway	Waiting on engineer review, expected completion 2016
Develop river front park including river access, trails and active recreation including ball field and dog park	Complete	
Land Use		
Develop and adopt low impact residential development standards for use in environmentally sensitive areas	Underway	Currently under study, expected completion 2016
Train the members of the planning commission on the existing zoning ordinances and codes and support additional training opportunities to enhance the commission's ability to serve effectively	Complete	
Use the city's website to notify residents of land use issues, zoning decisions and proposed future development	Postponed	New website will be developed in 2016

Develop and enforce ordinances and codes that address dilapidated housing	Complete	
Complete a detailed housing study to document which homes are vacant and in need of restoration or repair	Complete	
Economic Development		
Train members of the Downtown Development Authority on their roles, power and tools	Complete	
Attract new businesses to Porterdale that serve residents but also attract visitors and grow the tax base	Underway	An Opportunity Zone and Main Street program have been established. Ongoing
Attract businesses to downtown that relate to the river, such as outdoor outfitters, raft and kayak outfitters and fishing related businesses.	Complete	A kayak rental and outfitter business has been operating from the historic depot for three years
Work with downtown development authority to maintain operating mill through available incentives and other programs	Underway	The downtown area, including an active mill, has been designated an Opportunity Zone and the City is a recognized Classic Main Street City. Ongoing.
Develop plan for redevelopment of operating mill to provide development guidance if it were to cease operations	Postponed	Company has recently been purchased by a German firm
Work with Newton County and regional economic organizations to attract appropriate business and development to Porterdale	Underway	Currently working with Chamber of Commerce. Ongoing.
Reevaluate DDA boundary to see if it should be expanded to include the commercial node at the intersection of hwy 81 and Crowell Rd	Complete	
Work with golf course owners to ensure its continued success including reviewing incentives and other programs	Incomplete	Have not been able to schedule meeting with owners; will continue to pursue
Create and implement a "Shop Porterdale" campaign	Complete	
Develop an inventory of available buildings and sites that are appropriate for new economic development	Complete	
Community Facilities & Services		
Connect Porterdale trails to the Newton County trail system	Underway	Acquisition/easement of land to complete trails is being considered. Expected completion 2020.

Ensure adequate water and sewer capacity in the areas of anticipated development	Underway	Engineering Study is complete. Completion of project expected 11/2016.
Develop activities for youth and young families	Complete	3 new pocket parks with children's playground equipment have been built
Continue working with the Friends of Porterdale to restore the city gym	Complete	The gymnasium has been repurposed and is used by the entire community. Utilizing SPLOST dollars and local contributions; opened in 2014; used on weekly basis; project awarded a preservation award by the Georgia Trust
Develop plan and set goals for expansion of other community facilities including outdoor facilities	Complete	Kayak launch, Yellow River Park expansion and trails complete
Begin capital improvements program to plan for financing the repair and expansion of infrastructure including water, sewer and storm water	Complete	
Research ways to lower city ISO rating including alternatives to volunteer fire department	Underway	In discussion with County Fire Department. Expected completion 2016.
Develop plan to landscape and otherwise enhance entrance gateways	Underway	GDOT Gateway grant applied for in December 2015; ongoing.
Mill streets of excess asphalt built up over time to restore curbs ability to drain storm water	GDOT responsibility	Planned for summer 2016
Transportation		
Work with Georgia Department of Transportation to complete planned improvements at Hwy 81/Crowell Rd intersection	Underway	City has set aside \$300,000 in SPLOST money as a contribution to the county and GADOT for a new signalized intersection at State Highway 81/Crowell Road; project will be completed by February 2016.
Develop bike path and sidewalk plan and implement it to expand alternative transportation options	Underway	1/3 mile has been installed. Ongoing.
Intergovernmental Coordination		
Establish regular communication with Newton County and other municipalities	Complete	County mayors meet regularly, city managers have monthly luncheon, intergovernmental agreements are in place for several services
Continue shared services such as water and sewer and investigate improving fire service response through partnering with other governing authorities	Underway	In talks with County Fire Chief to improve fire response, shared service districts exist with Newton County Water and Sewer Authority as well as Newton County. Ongoing.
Continue meeting with county-wide leadership through the Newton County Leadership Collaborative	Complete	

<p>Coordinate with neighboring jurisdictions to improve entrance gateways to the city in those areas outside the city limits</p>	<p>Postponed</p>	<p>Will be handled by “Newton Tomorrow” group, a spin off from the Center for Community Planning in Covington. Ongoing.</p>
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SHORT TERM WORK PROGRAM

Project Description	Time Frame	Cost	Funding Source	Responsible Party
Economic Development				
Attract new businesses to Porterdale that serve residents' needs but also attract visitors and grow the tax base; develop packet to recruit prospective businesses	ongoing	\$5,000/year	local	City, DDA, Main Street
Work with downtown development authority to maintain operating mill through available incentives and other programs	ongoing	n/a	local	City, DDA
Work with Newton County and regional economic organizations to attract appropriate business, employment opportunities, and development	ongoing	n/a	local	City, DDA
Work with golf course owners to ensure its continued success including reviewing incentives and other programs	ongoing	n/a	local	City, DDA
Develop strategic plan for financing Village projects	2016	staff time	local	Mayor and Council, City Staff
Recruit a developer to build or redevelop a site for overnight lodging	2017	\$500	local	Downtown Development Director, Village Manager
Develop a branding and marketing campaign to tell Porterdale's story and attract new residents and tourists	2016	\$3,000	local	Main Street Porterdale, Mayor and Council, Village Manager
Develop an inventory of commercial spaces available for use	2016	staff time	local	Main Street Porterdale
Cultural and Historic Resources				
Finalize Porterdale historic district and launch the city historic preservation commission	2016	n/a	local	City

*Items in grey are incomplete/ongoing work from the previous STWP

Project Description	Time Frame	Cost	Funding Source	Responsible Party
Develop an informational packet to provide residents and business owners with information about resources for repairing and maintaining property	2016	\$500	local	Downtown Development Director, Code Enforcement, Village Manager
Continue to develop Porterdale as a heritage-tourism destination by developing signage, an app, and through marketing materials	2016-2018	\$1,000	local and grant funding	Council, Main Street Porterdale, NEGRC
Partner with UGA or other qualified legal counsel to set up legal clinic to aid residents in obtaining clear legal title to properties/homes in the Rose Hill neighborhood in order to pursue funding for restoration and preservation efforts. Develop a vision and narrative for this effort.	2016-2020	staff time	grant funding	Council, Village Manager, NEGRC
Plan and organize celebration of Porterdale's centenarian	2016-2017	\$500	local	Mayor and Council, Main Street Porterdale, Village Manager
Natural Resources				
Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas	2016	staff time	local	City
Develop ordinance prohibiting development on steep slopes	2016	staff time	local	City
Purchase two parcels on Yellow River immediately adjacent to downtown for park space	2016	\$50,000	½ Land & Water Conservation fund, ½ general fund	Village Manager
Continue maintaining and developing park spaces along the Yellow River and throughout the City	Ongoing	staff time	Public Works budget	Public Works staff
Identify areas to be permanently conserved as part of greenspace plan	2017	staff time	local	Mayor and Council, Village Manager, NEGRC, GEFA
Continue to develop Porterdale as a recreational-tourism destination by developing signage, an app, and through marketing materials	2016-2018	\$1,000	local and grant funding	Council, Main Street Porterdale, NEGRC

*Items in grey are incomplete/ongoing work from the previous STWP

Project Description	Time Frame	Cost	Funding Source	Responsible Party
Community Facilities and Services				
Ensure adequate water and sewer capacity in the areas of anticipated development	2016-2018	staff time	local	City, grants
Research ways to lower city ISO rating including alternatives to volunteer fire department	2016	staff time	local	City
Mill streets of excess asphalt built up over time to restore curbs ability to drain storm water (State Route 81)	2017-2018	GDOT budget	adopt in budget	GDOT
Determine feasibility of a dog park	2018-2020	staff time	local	Mayor and Council
Develop a way to communicate pertinent information to residents who may not have access to social media, e.g. a bulletin board	2016	\$2,000	local	Public works and Downtown Development Director
Complete restoration on gymnasium, including shading and lighting structures. Landscaping, and architectural features	2017	\$75,000	SPLOST	Mayor and Council and Village Manager
Enhance alley to encourage public use with aesthetic improvements, landscaping, and street furnishings	2017	\$3,000	local	Mainstreet Porterdale, Downtown Development Director
Develop plans for the depot area to serve as a trailhead	2016-2017	\$75,000	T.E. and local	Mayor and Council, Village Manager, Main Street Porterdale
Advertise City-owned properties for event spaces	Ongoing	\$500	local	Downtown Development Director and Main Street Porterdale

*Items in grey are incomplete/ongoing work from the previous STWP

Project Description	Time Frame	Cost	Funding Source	Responsible Party
Plan for infill development in city owned space and municipal complex in depot area	2020	staff time	local	Downtown Development Director, Village Manager, and Main Street Porterdale
Support ongoing planning for a new legacy park	2016-2020	staff time	local	Village Manager, Mayor and Council
Housing				
Continue to encourage home-ownership through incentive programs and develop partnership with New Leaf Visions	Ongoing	staff time	City	GICH team, local realtors, New Leaf Visions
Provide informational packet to homeowners that describes resources for repairing and maintaining property	2016	\$500	local	Downtown Development Director, Code Enforcement, Village Manager
Revise and strengthen ordinances, particularly for new development and infill, to ensure housing stock is of quality design and construction	2016	\$5,000	local	NEGRC, Council, City attorney, staff
Develop design guidelines for multi-family housing	2016	staff time	local	Mayor and Council, Village Manager
Develop marketing materials advertising the unique housing opportunities available in Porterdale, particularly geared towards millennials and retirees	2016	\$300	local	Main Street Porterdale, GICH team
Transportation				


*Items in grey are incomplete/ongoing work from the previous STWP

Project Description	Time Frame	Cost	Funding Source	Responsible Party
Work with Georgia Department of Transportation to complete improvements at Hwy 81/Crowell Rd intersection	2016	staff time	GDOT	City
Update bike path and sidewalk plan developed by NEGRC and work to implement to expand alternative transportation options	2016-2020	unknown	local, grants	City
Connect Porterdale trails to the Newton County trail system	2016-2017	Included in Park Funds	local	City
Work with neighboring jurisdictions to determine feasibility of implementing a rural public transportation system (GDOT's 5311 program)	2017-2018	staff time	local, GDOT	City, NEGRC, GDOT
Conduct complete streets assessment with goal of developing and enhancing the streetscape and develop budget	2017-2018	staff time	local, grant funding	Main Street Porterdale, NEGRC, Village Manager
Land Use				
Develop and adopt low impact residential development standards for use in environmentally sensitive areas	2016	staff time	local	City
Use the city's website to notify residents of land use issues, zoning decisions and proposed future development	2016	staff time	local	City
Develop plan to landscape and otherwise enhance entrance gateways	2016-2017	unknown	local, grants (e.g. GDOT gateway)	City
Develop design guidelines for residential and commercial development (historic, non-historic, and infill) to preserve existing character and	2016	\$2,500	General fund	NEGRC, City Staff, Mayor and Council

*Items in grey are incomplete/ongoing work from the previous STWP

Project Description	Time Frame	Cost	Funding Source	Responsible Party
ensure the quality and compatibility of renovations and new construction.				
Identify and map vacant sites and buildings appropriate for infill or redevelopment	2016	staff time	local	Main Street Porterdale, Village Manager
Determine feasibility of annexing land between Porterdale's Town Center and the golf course	2020	staff time	local	Village Manager, City Staff, Mayor and Council
Intergovernmental Coordination				
Continue shared services such as water and sewer and investigate improving fire service response through partnering with other governing authorities	ongoing	staff time	local	City
Coordinate with neighboring jurisdictions to improve entrance gateways to the city in those areas outside the city limits	ongoing	staff time	local	City, Newton Tomorrow

MEETING DOCUMENTATION

		Porterdale Comp Plan Update Public Hearing #1 November 18, 2015 – 5:30 PM City Hall
NAME	EMAIL	
Arline Chapman	achapman@cityofporterdale.com	
DORE STILES	turningpts@yahoo.com	
MAVIN MOORE	MARVMOORE2@GMAIL.COM	
Carol Jordan	b.caroljordan@gmail.com	
Candace Kassen	candacegultere@hotmail.com	
Josephine Kelly	msporterdale@cityofporterdale.com	
Lowell Chambers	lchambers@AtlantaGa.gov	
Rhea Spence	scottieevee@bellsouth.net	
Shamica Redding	sredding@covha.com	
Johnny Bolton	Johnny Bolton 120@yahoo.com	



**Porterdale Comp Plan Update
Steering Committee Meeting #2
December 9, 2015 – 6:00 PM
City Hall**

NAME	JOB TITLE/AFFILIATION	EMAIL
GARY WILKERSON	Life Long Porterdale	yogilofts@gmail.com
Josephine Kelly	Downtown Development	msporterdale@cityofporterdale.com
DORI STILES	CARE + HPC	turningpts@yahoo.com
Carol Jordan	Fabrics & Furnishings	b.caroljordan@gmail.com
Alicia Chapman	Mayor	achapman@cityofporterdale.com
MARVIN MOORE	HOMEOWNER	MARVMOORE1@GMAIL.COM
Rhea Spence	Home Owner	scottie.ree@bellsouth.net
Candace Klassen	Homeowner Gardener ^{newsletter} Librarian	Candacequilter@hotmail.com
Bob Thomson	VILLAGE MGR.	bobthomson2010195@gmail.com
Marsha Sheels	Homeowner	mmsheels7@gmail.com
Lowell Chambers	Homeowner - City Council	lchambers@Atlanta.ga.gov

NEGRC

NORTHEAST GEORGIA
REGIONAL COMMISSION

Porterdale Comp Plan Update
Steering Committee Meeting #3
January 6, 2016 – 6:00 PM
City Hall

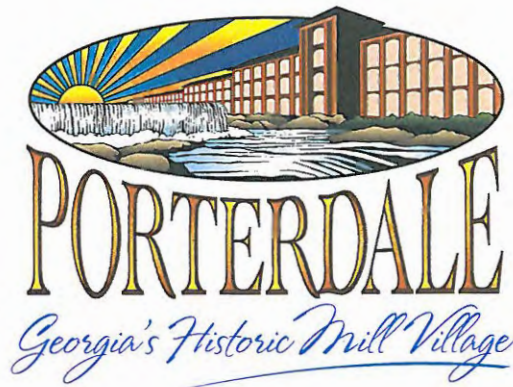
NAME	JOB TITLE/AFFILIATION	EMAIL
Shamica Redding Josephine Kelly.	Covington Housing Authority Porterdale	sredding@covha.com msporterdale@cityofporterdale.org
Candace Hassen	Citizen	candacequicter@hotmail.com
Ashini Chapman	Mayor	achapman@cityofporterdale.com
Shia Spive	Homeowner	stottierce@bellsouth.net
Carol Jordan	Homeowner	b.caroljordan@gmail.com
Terry Gray	Homeowner / Council member	unrorgrove@bellsouth.net
Bob Thomson	homeowner	bobthomson20101954@gmail.com CITY MOR.
Marsha Sheets	homeowner	mmshets7@gmail.com
DORI STILES	homeowner / HPC	turningpts@yahoo.com
Lowell Chambers	homeowner / City Council	lchambers@AtlantaGa.gov

NEGRC

NORTHEAST GEORGIA
REGIONAL COMMISSION

Porterdale Comp Plan Update
Public Hearing #2
January 20, 2016 – 6:00 PM
City Hall

NAME	JOB TITLE/AFFILIATION	EMAIL
DORL STILES	HPC	turningpts@yahoo.com
BOB THOMSON	VILLAGE MGR.	bobthomson241@1954@gmail.com
Candace Lussen	citizen / news letter / gardener	Candacequiter@hotmail.com
Carol Jordan	citizen	b.caroljordan@gmail.com
Rhea Spence	citizen	scottrenee@bellsouth.net
Josephine Kelly.	staff	m.sporterdale
Arlene Chapman	Mayor	arlenechapman@cityofporterdale.com
T. Gray	staff / council member	tgray@cityofporterdale.com
GARY (yogi) Wilkerson	citizen, zoning committee	yogilefts@att.net
Jiffrey Davis	CITIZEN, Main St. Board	davisj1029@yahoo.com
Roberta Davis	citizen	roberta121358@yahoo.com
Lowell Chambers	Citizen, City Council Member	LChambers@AtlantaGa.gov
Shanica Redding	citizen, Housing Authority	sredding@covha.com



**A RESOLUTION TO ADOPT THE 2016 COMPREHENSIVE PLAN UPDATE FOR
THE CITY OF PORTERDALE, GEORGIA**

WHEREAS, the City of Porterdale, Georgia has engaged in a process to update a Comprehensive Plan for the City of Commerce; and

WHEREAS, the process follows the rules of the Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the Northeast Georgia Regional Commission's Planning Government Services Division facilitated the 2016 update of the Plan by leading community input sessions and Citizens Advisory Committee meetings; and

WHEREAS, the update of the plan involved public input, work sessions with the Citizens Advisory Committee and stakeholders representing various interests in Porterdale including input gathered in the development of the Comprehensive Plan update; and

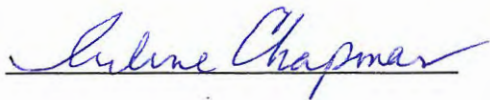
WHEREAS, the City has transmitted the Plan to the Northeast Georgia Regional Commission which has reviewed the plan and forwarded the Plan to DCA for review; and

WHEREAS, the Plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures;

NOW THEREFORE IT IS HEREBY RESOLVED by the Mayor and Council of the City of Porterdale, Georgia that the 2016 Comprehensive Plan Update for the City of Porterdale Georgia is hereby approved and adopted.

**IT IS SO RESOLVED, this 9th day of February, 2016
CITY OF PORTERDALE**

By:


Aubine Chapman

Attest:



{ SEAL }