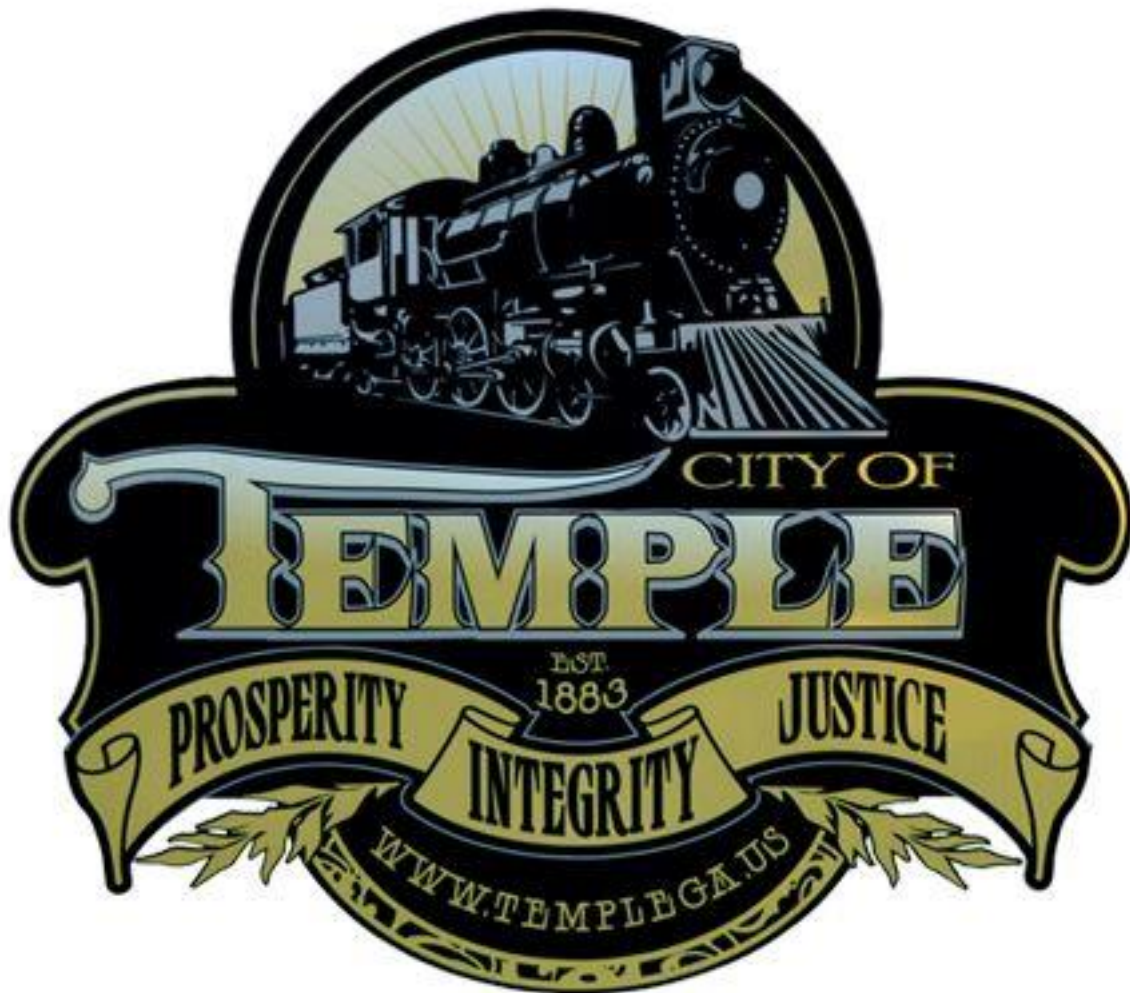


City of Temple

Comprehensive Plan 2018-2038



Prepared by

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

Adopted October 2018

STATE OF GEORGIA

CITY OF TEMPLE

A RESOLUTION TO ADOPT THE CITY OF TEMPLE'S 2018 – 2038 COMPREHENSIVE PLAN

WHEREAS, the City of Temple has completed its 2018 – 2038 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 on March 19, 2018, and on September 10, 2018; and

WHEREAS, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the State of Georgia Department of Community Affairs for review; and

WHEREAS, the Georgia Department of Community Affairs (DCA) reviewed the City of Temple's Comprehensive Plan and found that it adequately addresses Minimum Standards and Procedures for Local Comprehensive Planning.

NOW, THEREFORE, BE IT RESOLVED by the Temple Mayor and City Council that the City of Temple hereby adopts its 2018 – 2038 Comprehensive Plan.

IN WITNESS WHEREOF, this Resolution has been duly adopted by the Mayor and Council of the City of Temple, Georgia, on the 29th day of October 2018.

By:

Michael C Johnson

Mayor

Attest:

Kristen Edwards

City Clerk

This page intentionally left blank

Table of Contents

Introduction	4
Purpose of the plan.....	4
Comprehensive Plan Steering Committee and Public Participation.....	5
Community Goals and Policies.....	6
Vision Statement.....	6
Top Priorities.....	6
List of Community Goals and Policies	7
Needs and Opportunities.....	10
SWOT Analysis.....	10
List of Needs and Opportunities	13
Character Areas and Land Use.....	17
Historic Downtown	17
Traditional Residential	19
Suburban Development.....	20
Commercial Corridors	22
Industrial	23
Conservation	24
Character Area Map.....	26
Transportation	27
Community Work Program	28
Report of Accomplishments.....	28
Community Work Program 2018-2023.....	30
Appendix	32

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 is 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. The 2017 American Community Survey projections have the population approximated to be 4,432.

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. Top priorities, goals, polices, and specific implementation measures are also listed to set policy for particular segments and specific areas of the city.

Temple City Council

Michael Johnson, Mayor
Terron Bivins
Richard Bracknell
Todd Rothwell
Howard Walden
Tom Wallace



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, business owners, and other community stakeholders. The committee met monthly over a six month period. Members of the committee are listed below.

Comprehensive Plan Steering Committee

Russell A. Smith, Citizen
Chase Croft, Business Owner
Sandie Shackelford, Citizen
Jay Conaway, Citizen
Pam Oberholtzer, Citizen
Patsy Allgood, Citizen
Karen Powell, Citizen
Deidra Walker, Citizen
Dwayne Eberhart, Director of Public Works
Randy Williams, Planning Commission
Thomas Wallace, City Council
Richard Bracknell, City Council
William Osborne, City Administrator
Kristin Etheredge, City Clerk

Two public hearings were held to allow for public review and comment. A community survey was also utilized to gather citizen input on a larger scale and had over 90 respondents. A public visioning and listening session was held to seek citizen feedback.



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. This begins with a vision statement. As part of the community goals, the City has set top priorities.

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.

Top Priorities



Downtown and Land Use



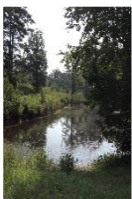
Heritage and Pride



Community Engagment



Water Infrastructure



Passive Recreation



Connectivity

List of Community Goals and Policies

POPULATION

Goal: Provide for all residents access to services, programs, and safe neighborhoods, while increasing the overall community sense of pride and quality of life.

Policies:

- The city will seek to increase activities and programs for its citizens, especially children and seniors to create a lifelong community.
- Support local civic organizations including the Friends of the Library, Optimist Club of Temple, Major Temple Garden Club, and their efforts to improve life in the City of Temple.
- Seek additional space for needed community gathering spaces.
- Support the City of Temple Events Committee and their efforts including, the Founders Day Festival and the Thanksgiving Feed the Community.
- Encourage volunteerism and civic engagement.
- Encourage community clean-up events and beautification efforts.
- Encourage neighborhood watch organizations.

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:

- Re-authorize and utilize the Downtown Development Authority.
- Pursue the national Main Street program for the promotion and revitalization of the historic commercial district.
- Continue to collaborate with Carroll Tomorrow 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 through the City of Temple.
- Expand business and industry south of Interstate 20.
- Utilize incentives to encourage business expansion and new development.
- Expand and upgrade utilities and infrastructure downtown.

HOUSING

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

Policies:

- Utilize 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 overlay districts.

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 which apply to the City of Temple such as wetlands, watersheds, and groundwater recharge areas.
- Ensure to plan according to the policies within the statewide water plan.
- Utilize Statewide Recreation Plan.
- Develop greenspace for use as community parks.
- Establish clean-up days with citizen volunteers.
- Seek 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.
- Continue to seek space to house a local history museum and welcome center.
- Collaborate with neighboring communities as part of the Highway 78 tourism association.

COMMUNITY FACILITIES AND SERVICES

Goal: To provide adequate infrastructure, services, and facilities to meet the variety of 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.
- Support the 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:

- Promote increased accessibility and connectivity within the City of Temple.
- Provide additional sidewalks throughout the city.
- Promote the development of multi-use trails and bike lanes.
- Seek grant funding for gateway corridor beautification.
- Develop directional signage along major corridors.
- Coordinate with the Georgia Department of Transportation regarding key intersection improvements and other safety measures.
- Coordinate with Norfolk Southern Railway and the Georgia Department of Transportation regarding a railroad overpass.

LAND USE

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

Policies:

- Establish overlay districts to allow for appropriate development and infill.
- Continue to recruit new business and industries for the industrial park.
- Utilize existing infrastructure and land availability.
- Continue to update and improve land use plan and development codes.
- Develop codes that maximize land use and infrastructure.
- Promote industrial expansion south of Interstate 20 as the primary land use.

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 within the City.

SWOT Analysis

To help gain an accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted. The results are listed below.



Strengths

- Diverse citizenry
- Safety
- Interstate access
- Infrastructure
- Industrial Park
- Schools
- Civic organizations
- Library
- Recreation
- Community facilities
- Railroad access
- Highway access
- Senior Center



Weaknesses

- Downtown vacancy and blight
- Lack of downtown infrastructure
- Lack of directional signage
- Lack of community gathering places
- Parking at community amenities
- Traffic circulation
- Lack of sidewalks
- Undeveloped subdivisions
- Lack of retail and entertainment
- Lack of code enforcement tools



Opportunities

- Revitalization of downtown
- Creation of community events
- Expanded social media and marketing
- Railroad access
- Overlay district(s) establishment
- Citizen volunteerism and engagement
- Infill development
- Commercial and industrial expansion
- Growth south of Interstate 20
- Housing market upturn
- Cultural heritage museum and oral histories
- Recreation expansion and trail development
- TSPLOST



Threats

- Railroad crossings and train blockages
- Blight in residential areas
- Undeveloped subdivisions
- Lack of railroad bypass and alternate at-grade crossings
- Lack of property maintenance in some areas
- Lack of truck route/bypass

List of Needs and Opportunities

The Comprehensive Plan Steering Committee also identified needs and opportunities. This list should help guide future planning efforts and prioritize projects undertaken by the City.

POPULATION

Needs

- Additional programs and activities for children and youth.
- Programs and activities for seniors.
- Community wide activities.
- Volunteer opportunities and increased civic engagement.
- Need for increased diversity in citizen activity and participation.

Opportunities

- Develop opportunities for volunteer projects such as beautification.
- Collaboration with Keep Carroll Beautiful
- Develop partnerships and initiatives to promote the local arts community.

ECONOMIC DEVELOPMENT

Needs

- Re-authorization of the Temple Downtown Development Authority.
- Additional regulatory and design review needed in the downtown commercial district
- Promotion of downtown revitalization.
- Offer economic incentives to attract new businesses and support existing businesses in partnership with Carroll Tomorrow.

Opportunities

- Promote and facilitate the revitalization of the downtown business district to take advantage of the historic character and unique commercial opportunities.
- Encourage and promote of small business development.
- Cooperate with Carroll Tomorrow in focusing economic recruitment initiatives on business and industry.
- Support the promotion of available sites and infrastructure that target business and industry.
- Encourage and collaborate with higher educational institutions on continued expansion of job training programs available to local residents
- Study the feasibility of the City of Temple participating in the Georgia Main Street program.
- Create an overlay district for the downtown commercial area to encourage proper design and appropriate infill.

- Vacant parcels and retail space offer potential locations for new or expanding business.
- Downtown revitalization would bring new business and other types of investment.
- Downtown infrastructure and utilities need to be expanded and upgraded.
- 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 and events.

HOUSING

Needs

- There exist a need for increased property maintenance due to neglect which contributes to the look of blight and increases the crime rate.
- Increased enforcement of nuisance ordinance.
- Aesthetic improvements along neighborhood streets and subdivisions.
- Need to increase mixed-use development and higher density housing options.

Opportunities

- The availability of affordable housing within the city increases the chance for home ownership and the number of residences.
- Adoption of overlay districts in historic areas would support appropriate design and building techniques.
- In-fill residential development opportunities exist that could assist to maximize infrastructure usage inside the city limits.

NATURAL AND CULTURAL RESOURCES

Needs

- Preservation of remaining open space and greenspace.
- Need to consider the adoption of tree ordinance which 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 not thoroughly documented.
- Historic properties in Temple have great need and potential for rehabilitation, especially in the downtown business district.
- Cultural heritage offers opportunities for tourism.
- Study the feasibility of the adoption of a historic preservation ordinance.

Opportunities

- Prioritize areas for additional greenspace designation and encourage protection of existing greenspace in new developments.
- 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.
- Encourage the listing of potential historic districts and significant structures 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.
- Historic structures in the downtown have potential for adaptive reuse.

COMMUNITY FACILITIES AND SERVICES

Needs

- Recreation facilities and programs are popular and new facilities are needed.

Opportunities

- A cultural arts center to house community history museum and visitors center.
- Need for space to hold community gatherings and events such as an amphitheater.

INTERGOVERNMENTAL COORDINATION

Needs

- Intergovernmental coordination should be encouraged to provide adequate infrastructure capacities to accommodate the projected growth of the city.

Opportunities

- Encourage continued 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.

TRANSPORTATION

Needs

- Sidewalks are needed throughout the City especially to connect residential neighborhoods to commercial areas, community facilities, and downtown.
- Some city streets contain high pedestrian traffic due to lack of sidewalks.
- Immediate need for railroad overpass for emergency vehicles when trains are present.
- A traffic study or transportation plan may be useful to address city-wide transportation needs.
- Increased bicycle and pedestrian infrastructure is needed.

Opportunities

- U.S. Highway 78, GA 113, and Interstate 20 offer access for increased commercial and industrial development.
- Updates to development guidelines and ordinances will help facilitate alternative transportation within high growth residential areas.

LAND USE*Needs*

- Historic overlay districts may be needed in downtown and adjacent residential areas.
- Community gathering spaces are needed.

Opportunities

- Reinvestment and redevelopment opportunities exist within the downtown commercial area, particularly for infill development.
- Commercial and industrial growth opportunities exist due to infrastructure and access.
- Opportunities for downtown revitalization through an overlay district and participation with the national Main Street program.
- Re-authorization and utilization of the Downtown Development Authority.
- Increased types of development supported by the updated land use and development codes.



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.

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 there continues to be much opportunity for future retail and appropriate infill. In the recent past, commercial activity has relocated to the GA Hwy 78 and Hwy 113 corridor 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 varies. 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. The downtown area follows the boundaries of the Temple Downtown Development Authority.





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.
- Re-authorize the Downtown Development Authority.
- Consider utilizing the Georgia Conservancy "Blueprints for Successful Communities" program.
- Utilize historic overlay zoning and design guidelines.
- Utilize existing vacant space for redevelopment.
- Expand sidewalk network.

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 increasingly 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. Structural maintenance varies and there exists a number of vacant homes in need of restoration. Also within the area are public use facilities such as recreation, churches, and the senior center.



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 Development

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 reflect varying degrees of home maintenance. Pockets of commercial activity and public facilities such as schools exist within the character area.

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 is important to the City of Temple because they are the location of the majority of the business activity as well as 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 and encourage rear parking.
- Landscape requirements.
- Signage standards.
- Façade improvements.
- Provide sidewalks to link adjacent residential areas.
- Incorporate bike lanes on roadways where feasible.
- 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. To maximize location and infrastructure, the City will seek to expand industrial area south of I-20.

**Land Uses:**

Heavy and Light Industrial, Commercial, Distribution Centers, Manufacturing.

Implementation Measures:

- Maintain and expand sewer where possible.
- Incorporate landscaping at entry corridors.
- Maintain adequate roadway access.
- Buffer requirements between industry and residential.

Conservation

Description and Development Patterns:

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, water supply watersheds, and wildlife but will also increase passive recreational opportunities for citizens. Expansion of conservation areas should be considered.



Land Uses:

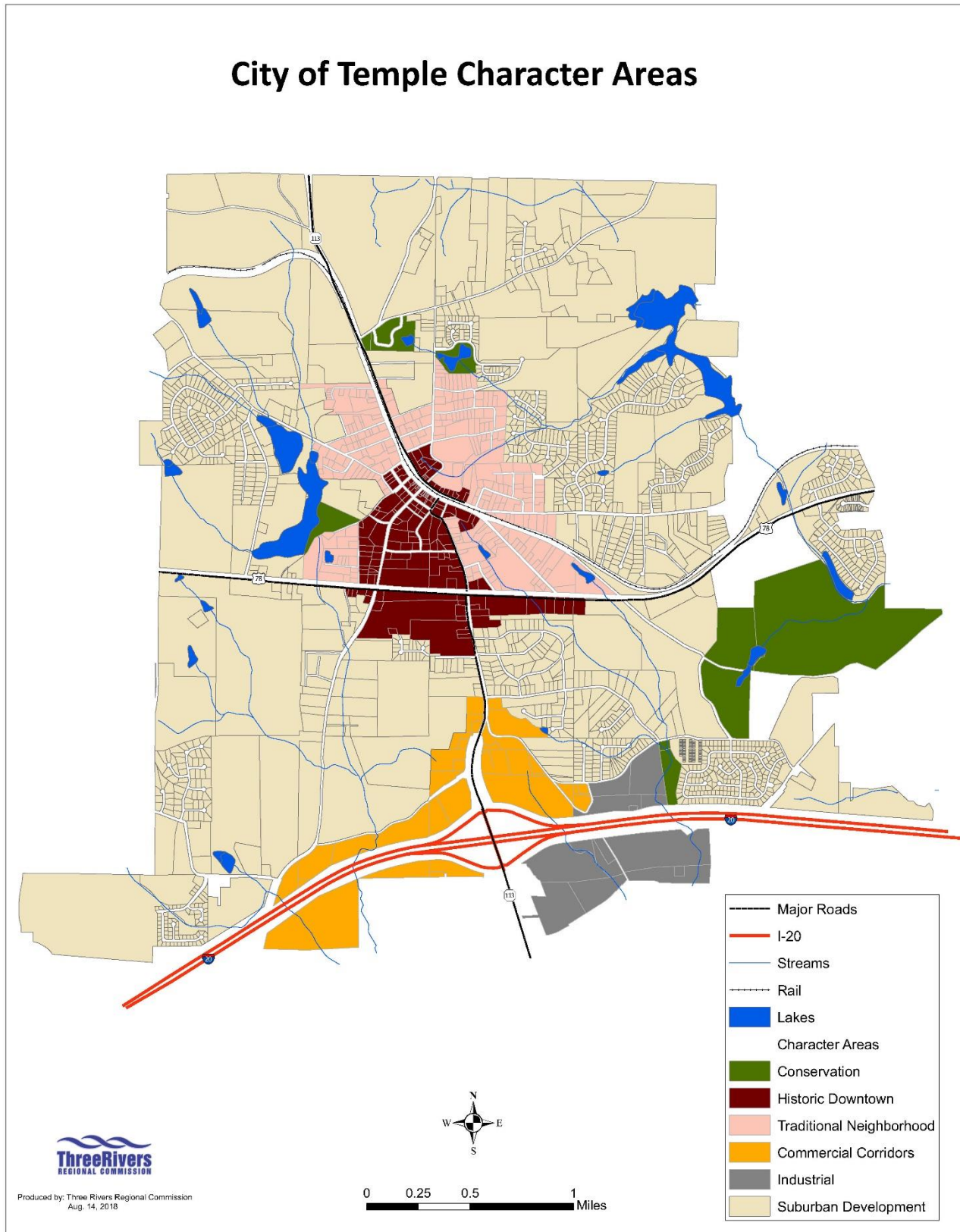
Conservation, Greenspace, Recreation, Conservation Subdivisions, Parks.

Implementation Measures:

- Land preservation.
- Conservation subdivisions.
- Limit new development.
- Conservation easements.

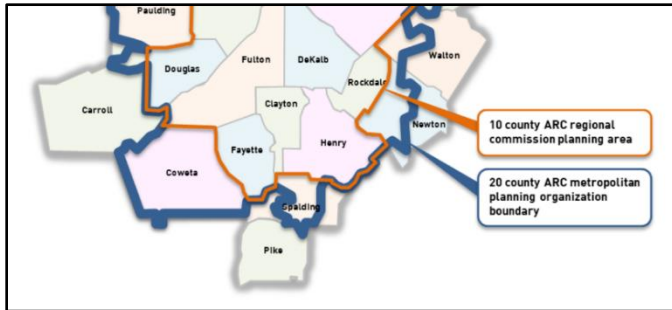
- Viewshed preservation.
- Open space preservation.
- Greenspace acquisition.
- Promote passive recreation opportunities.
- Buffer requirements.
- Utilize grants for park development.
- Partner with the Trust for Public Land for greenspace acquisition and protection.

Character Area Map

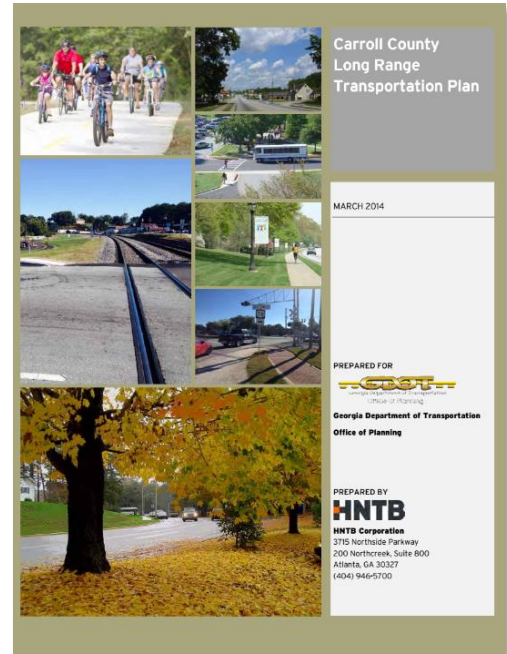


Transportation

The City of Temple is partially located within the Atlanta Metropolitan Planning Organization area (MPO). Proximity to Atlanta and to Interstate 20 require the City of Temple to look specifically at transportation as part of comprehensive planning.



Communities within MPO districts are encouraged to develop multi-jurisdictional transportation plans. In 2014, The City of Temple participated in the development of the Carroll County Long Range Transportation Plan (LRTP). This Plan addresses long-term transportation needs, and includes transportation goals, improvement needs, priority recommendations, funding and implementation strategies.



Priority transportation projects within the City of Temple include rail-road crossings, sidewalk expansion and connectivity, roadway resurfacing and striping, and multi-modal infrastructure such as biking and walking paths.

In addition to the needs and goals addressed in previous sections of the comprehensive plan, the LRTP includes the following transportation goals, which represent local, state, and national priorities:

Carroll County LRTP Goals
Improve safety, accessibility and mobility options for the movement of people and goods.
Promote and protect quality of life by integrating local planned growth, land use patterns and economic development patterns with transportation analysis and planning.
Emphasize the efficient, operation, and preservation of the existing transportation system while promoting environmental sustainability.
Accommodate users without access to automobiles and promote health and quality of life by providing a range of mobility options.

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 Accomplishments

A Report of Plan Accomplishments serves as a status report for the previous Short Term Work Program covering the years 2014-2019.

City of Temple - Community Work Program 2014-2019 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
Community Facilities		
Library	Complete	
New police department	Complete	
Walking trail expansion	Underway	Moved to new CWP.
Develop a local history museum	Postponed	Moved to new CWP.
Senior Center improvements/expansion	Underway	Moved to new CWP.
New soccer fields park	Complete	
Community Development and Planning		
Code enforcement	Complete	
Subdivision assessment fee program	Complete	
Curbside debris removal program	Postponed	Moved to new CWP.
Curbside recycling program	Complete	

MS4 stormwater ordinance	Complete	
Online bill payment system	Complete	
Recreate city overlay map	Not Accomplished	No known overlay exists. Dropped.
Annex and improve RideShare property	Not Accomplished	Not a priority. Dropped.
Annex property south of I-20 adjacent to the industrial park for economic development	Underway	Moved to new CWP.
Public Works		
Road resurfacing	Underway	Expanded and moved to new CWP.
Upgrade and replace water meters	Underway	Moved to new CWP.
Drainage improvements	Underway	Moved to new CWP.
Continue development of SR 113 overpass at Norfolk-Southern rail line	Not Accomplished	Moved to policies.
Economic Development		
Apply for the Main Street Program	Not Accomplished	Not feasible at this time. Will address in future updates. Dropped.
Founders Day event	Underway	Moved to policies.
Industrial Park development	Underway	Moved to policies.
Reorganize Downtown Development Authority	Underway	Moved to new CWP.

Community Work Program 2018-2023

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

City of Temple - Community Work Program 2018-2023				
Activity	Years	Responsible Party	Cost	Funding Sources
Community Facilities				
Walking trail expansion	2018-2019	City	TBD	City, Grants
Develop a local history museum	2018-2020	City	TBD	City, Grants
Senior Center improvements/expansion	2018-2020	City	\$110,000	City, SPLOST
City Hall expansion	2018-2020	City	\$250,000	City, SPLOST
Community Development and Public Works				
Curbside debris removal program	2018-2023	City	TBD	City
Construct an additional grade crossing north of downtown	2018-2023	City, GDOT, Norfolk Southern	TBD	City, TSPLOST
Upgrade and replace water meters	2018-2020	City	\$1 Million	City, Grants, Loans
Drainage improvements	2018-2023	City	TBD	City, Grants, Loans, SPLOST
Lift station replacement and upgrades	2018-2021	City	\$800,000	City, Grants, Loans
Wastewater treatment plant improvements	2018-2022	City	\$300,000	City, Grants, Loans, SPLOST
Water line replacement	2018-2023	City	\$300,000	City, Grants, Loans, SPLOST

Develop a City Park master plan	2018-2022	City	\$20,000	City
Implement a directional signage program	2018-2023	City	\$25,000	City, Grants
Resurfacing and other improvements to key streets in the City	2018-2023	City	\$1.5 Million	City, Grants, TSPLOST
Expand sidewalk network along key streets and highways within the City	2018-2023	City	\$500,000	City, Grants, TSPLOST
Construct walking and bike paths to increase connectivity within key areas of the City	2018-2023	City	\$225,000	City, Grants, TSPLOST
Economic Development				
Re-authorize Downtown Development Authority	2018-2019	City	Staff time	City
Annex property south of I-20 adjacent to the industrial park for economic development	2018-2023	City, County	Staff time	City
Study the feasibility of Georgia Main Street designation	2018-2023	City, DDA	Staff time	City

Appendix

CITY OF TEMPLE PUBLIC HEARING
UPDATE OF CITY'S COMPREHENSIVE PLAN

Monday, March 19, 2018

6:30 p.m.

City of Temple Senior Center - 280 Rome Street

AGENDA

Call to Order

Welcome

Purpose of Public Hearing

Legal Notice Published on the Scheduling of This Required First Public Hearing

Introduction of the Members of City of Temple's Comprehensive Plan Steering Committee

Introduction of the Three Rivers Regional Commission (RC)

Request for Each Public Hearing Attendee Sign the Attendance Sheet

Brief Report on State of Georgia Requirements for a Local Government to Have a Comprehensive Plan

Brief Report on the City of Temple's Current Comprehensive Plan

Public Questions and Comments; Responses by Representatives of City and RC

Recap of Key Points from Tonight's Public Hearing

Announce Plans for the Second Required Public Hearing, to be Held in Late Summer or Early Fall

Closing Comments

Adjournment

CITY OF TEMPLE

STEERING COMMITTEE MEETING ON UPDATE OF CITY'S COMPREHENSIVE PLAN

Monday, March 19, 2018

5:45 p.m.

City of Temple Senior Center - 280 Rome Street

AGENDA

Call to Order

Welcome to First Meeting of Steering Committee

Self introductions

Purposes of Steering Committee for Updating the City of Temple's Comprehensive Plan

Legal Notice Published on the Scheduling of This First Steering Committee Meeting

Brief Report concerning Assistance to the Steering Committee by the Three Rivers Regional Commission (RC)

Brief Report on State of Georgia Requirements for a Local Government to Have a Comprehensive Plan

Brief Report on the Responsibilities of the Steering Committee

Brief Report on Today's 6:30 p.m. First Required Public Hearing

Brief Report on the City of Temple's Current Comprehensive Plan

Discussion

Closing Comments

Set the Date for the Next Meeting of This Steering Committee

Adjournment

CITY OF TEMPLE
STEERING COMMITTEE MEETING ON UPDATE OF CITY'S COMPREHENSIVE PLAN

Monday, April 16, 2018

5:45 p.m.

City of Temple Senior Center - 280 Rome Street

AGENDA

Call to Order

Roll Call

Welcome to Second Meeting of Steering Committee

Brief Review of the Steering Committee's Assignment to Update the City of Temple Comprehensive Plan

Minutes of Steering Committee's First Meeting on March 19, 2018

Comments by Paul Jarrell, Planner, Three Rivers Regional Commission

Explanation of the Focus for Discussion during Tonight's Meeting:

- a. Priorities
- b. SWOT (Temple's Perceived Strengths, Weaknesses, Opportunities, Threats)

Discussions

Identification of Primary Topics for the Next Meeting

Closing Comments

Set the Date for the Steering Committee's Next Meeting

Adjournment

CITY OF TEMPLE

STEERING COMMITTEE MEETING ON UPDATE OF CITY'S COMPREHENSIVE PLAN

Monday, May 21, 2018

5:45 p.m.

City of Temple Senior Center - 280 Rome Street

AGENDA

Call to Order

Roll Call and Introduction of New Members of Steering Committee

Welcome to Third Meeting of Steering Committee

Brief Review of the Steering Committee's Assignment to Update the City of Temple Comprehensive Plan

Minutes of Steering Committee's Second Meeting on April 16, 2018

Paul Jarrell, Planner, Three Rivers Regional Commission:

- a. Review of the key points from the previous meeting of April 16, 2018
- b. Explanation of the focus for discussion during the first part of tonight's meeting

Identification and discussion of specific "Needs and Opportunities" with the City of Temple

Identification and discussion of "Goals" to be included in the City's new Comprehensive Plan

Identification and discussion of "Policies" that could facilitate achievement of "Goals and Visions"

Bill Osborne, City Administrator, Temple:

- a. Brief report on the organizational structure of the City of Temple
- b. Introduction of reports from City Recreation Department and City Senior Center

Sandra Stillwell, Director, Senior Center: Report and discussion with Steering Committee

Joe Wilson, Director, Recreation Department: Report and discussion with Steering Committee

Closing Comments

Set the Date for the Steering Committee's Next Meeting

Adjournment



Agenda

Temple City Council City Hall, 240 Carrollton Street, Temple, Georgia 30179
Steering Committee Meeting
June 28, 2018
5:45PM, Temple Senior Center

Call to Order

Roll Call

Welcome to Fourth Meeting of Steering Committee

Minutes of Steering Committee's Third Meeting on May 21, 2018

Paul Jarrell, Planner, Three Rivers Regional Commission:

- a. Review of the key points from the previous meeting
- b. Explanation of the focus for discussion during the first part of tonight's meeting

Discussion of an Update of Current Goals to be included in the City's new Comprehensive Plan
Bill Osborne, City Administrator, Temple:

- a. Brief report on plans for a Countywide TSPLOST referendum on November 6
- b. Review of plans being developed by City of Temple for its part of TSPLOST, if approved
- c. Opportunity for input from Steering Committee on current proposed and possible additional projects to be recommended to the City Council prior to its July 9 meeting

Kristin Etheredge, City Clerk, Temple:

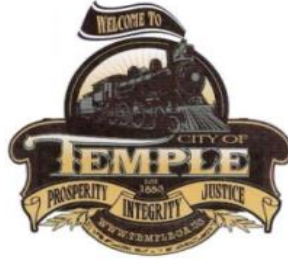
- a. Report on public input received from the City of Temple Survey on the 2018 Comp Plan Update
- b. Discussion by the Steering Committee

Paul Jarrell, Planner, Three Rivers Regional Commission:

- a. Report concerning a Public Visioning Meeting to be held by the Steering Committee
- b. Discussion by the Steering Committee

Closing Comments, and Set Date for the Steering Committee's Next Meeting

Adjournment



**CITY OF TEMPLE
STEERING COMMITTEE MEETING ON UPDATE OF CITY'S COMPREHENSIVE PLAN
Thursday, July 26, 2018
5:30 p.m.
City of Temple Senior Center - 280 Rome Street**

AGENDA

Call to Order

Minutes of Steering Committee's Meeting on June 28, 2018

Brief Status Report concerning the Work Already Done by the Steering Committee

Preview of Plans for Tonight's 6:30 – 8:00 Visioning Session with Temple Area Citizens

Discuss Future Land Use within the City of Temple and Update Character Area Map

Plans for Next Meeting of Steering Committee and for the Completion of the Committee's Work

Set the Date for the Steering Committee's Next Meeting

Closing Comments

Adjournment



**CITY OF TEMPLE
UPDATE OF CITY'S COMPREHENSIVE PLAN**

**VISIONING SESSION FOR TEMPLE RESIDENTS AND BUSINESSES
Thursday, July 26, 2018
6:30 - 8:00 p.m.
City of Temple Senior Center - 280 Rome Street**

AGENDA

Call to Order

Welcome

Purpose of Visioning Session

Brief Background Report on Development and Updating of City of Temple's Comprehensive Plan

Introduction of Members of Steering Committee for This Update of City's Comprehensive Plan

Brief Report on the Work by the Steering Committee during the Past Five Months

Identification of Key Preliminary Recommendations from the Steering Committee

Comments and Questions from Citizens concerning Committee Recommendations

Comments by Citizens to Provide Additional Information for Possible Inclusion in Updated Plan

Closing Comments

Adjournment

CITY OF TEMPLE

STEERING COMMITTEE MEETING ON UPDATE OF CITY'S COMPREHENSIVE PLAN

Thursday, August 16, 2018

5:45 p.m.

City of Temple Senior Center - 280 Rome Street

AGENDA

Call to Order

Minutes of Steering Committee's Meeting on July 26, 2018

Brief Status Report concerning the Work Already Done by the Steering Committee

Review Draft of the City of Temple Future Land Use - Character Area Map

Review Draft of the City of Temple Community Work Program

Review Draft of the Comprehensive Plan and Next Steps and Second Public Hearing

Closing Comments and Questions

Adjournment



Agenda

Temple City Council City Hall, 240 Carrollton Street, Temple, Georgia 30179

**CITY OF TEMPLE PUBLIC HEARING
CITY'S PROPOSED NEW COMPREHENSIVE PLAN
September 10, 2018
6:00PM, Temple City Hall**

Call to Order

Welcome

1. Purpose of This Required Second Public Hearing
2. Introduction of the Members of City of Temple's Comprehensive Plan Steering Committee
3. Brief Report on State of Georgia Requirements for a Local Government to Have a Comprehensive Plan
4. Brief Report on the Process of Developing the City of Temple's New Updated Comprehensive Plan
 - a. Assistance from the Three Rivers Regional Commission
 - b. Work of the Comprehensive Plan Steering Committee
 - c. Results of the Required First Public Hearing
5. Report on the Current Draft Version of the City of Temple's New Updated Comprehensive Plan
6. Public Questions and Comments; Responses by Representatives of City and the Regional Commission
7. Recap of Key Points from Tonight's Public Hearing
8. Brief Report on the Steps for State Approval and City Adoption of the New Comprehensive Plan

Closing Comments

Adjournment

City of Temple 2018-2038 Comprehensive Plan Update

Public Hearing #1 – Kick Off

Temple Senior Center

Monday, March 19, 2018 @ 6:30 PM

Sign-In Sheet

NAME	ORGANIZATION/AFFILIATION	EMAIL ADDRESS	PHONE
Kim Dutton	TRRC	ksdutton@threeniversities.com	770-854-6026
Randy Williams	TEMPLE RAINWATER	J-RANDALL516.ATT.NET	770 639-2916
Thomas Wallace	City Council	TJ.Wallace100@gmail.com	404-427-1985
Russell A. Smith		ruasmith21@gmail.com	706-951-0931
Chase Cott		chasecott2005@yahoo.com	770 301 9942
Sandie Shackelford		sandieshackelford@yahoo.com	770-328-7128
Duwayne Eberhart		deberhart@temple.ga.us	404-535-0547
Deidra Walker	Steering committee	deidra2aw@gmail.com	470-717-1815
JAY CONAWAY	Steering Committee		770-851-9286
Howard Walden			678-523-6944
Michael Johnson	Mayor	mjohnson@templega.us	770 317 8757
Bill Osborne	City Administrator	wosborne@templega.us	770-562-3369

City of Temple 2018-2038 Comprehensive Plan Update
Steering Committee Kick-Off Meeting
Temple Senior Center
Monday, March 19, 2018

Sign-In Sheet

NAME	ORGANIZATION/AFFILIATION	EMAIL ADDRESS	PHONE
Paul J. Smith	Three Rivers Reg Comm	Pjarselle@threeriversrc.com	770-254-4506
Sandie Shackelford		Sandieshackleford@yahoo.com	770-328-7128
Chase Croft		chasecroft2005@yahoo.com	770-301-9942
Thomas Wallace		tjwallace100@gmail.com	404-427-1985
Russell A. Smith		ruasmith21@gmail.com	706-951-0931
RANDY WILLIAMS	TEMPLE PLANNING	L.RANDALL51@ATT.NET	770-639-2914
JAY CONAWAY			770-851-9286
Deidra Walker	Planning	deidradaw@gmail.com	470-717-1815
Dwight Eberhart	Steering Committee	deberhart@templga.us	404-535-0547
Bill Osborne	City Administration	wosborne@templga.us	970/562-3369

City of Temple
2018-2038 Comprehensive Plan Update
Plan Steering Committee Meeting #2
Monday, April 16, 2018 @6PM

Sign-In Sheet

NAME	ORGANIZATION/AFFILIATION	EMAIL ADDRESS	PHONE	SIGNATURE
Randy Williams	Temple Planning & Zoning Commission	J_Randall51@att.net	770-639-2916	
Thomas Wallace	Temple City Council	T.J.Wallace100@gmail.com	404-427-1985	
Russell A. Smith		Ruasmith21@gmail.com	706-951-0931	
Chase Croft	<i>Hutchison - City City Planner Home</i>	Chasecroft2005@yahoo.com	770-301-9942	
Sandie Shackleford		sandieshackleford@yahoo.com	770-328-7128	
Dwayne Eberhart		deberhart@temple.ga.us	404-535-0547	
Deidra Walker	<i>Steering Committee</i>	Deidra2aw@gmail.com	470-717-1815	
Jay Conaway	<i>Jay Conaway</i>		770-851-9286	
Howard Walden			678-523-6944	
Michael Johnson	Mayor	mjohnson@templega.us	770-317-8757	
Bill Osborne	City Administrator	wosborne@templega.us	770-562-3369	
Kim Dutton	TRRC	ksdutton@threeriversrc.com	770-854-6026	
<i>Patsy Allgood</i>		<i>psmithallgood@yahoo.com</i>	<i>404-790-4629</i>	

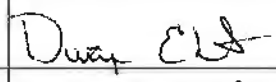

City of Temple
2018-2038 Comprehensive Plan Update
Plan Steering Committee Meeting #3
Monday, May 21, 2018 @5:45PM

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGNATURE
Randy Williams	J_Randall51@att.net	770-639-2916	
Thomas Wallace	T.J.Wallace100@gmail.com	404-427-1985	
Russell A. Smith	Ruasmith21@gmail.com	706-951-0931	
Chase Croft ✓	Chasecroft2005@yahoo.com	770-301-9942	
Sandie Shackelford	sandieshackelford@yahoo.com	770-328-7128	
Dwayne Eberhart	deberhart@temple.ga.us	404-535-0547	
Deidra Walker	Deidra2aw@gmail.com	470-717-1815	
Jay Conaway		770-851-9286	
Howard Walden Richard Bracknell	rbrackne@yahoo.com	678-523-6944 770-314-2425	
Michael Johnson	mjohnson@templega.us	770-317-8757	
Bill Osborne	wosborne@templega.us	770-562-3369	
Kim Dutton	ksdutton@threeriversrc.com	770-854-6026	

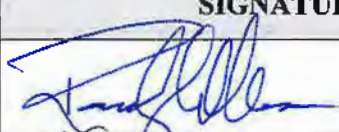
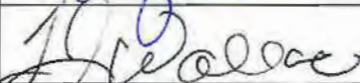
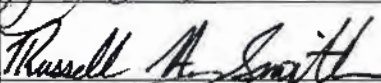
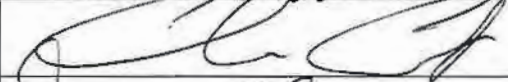

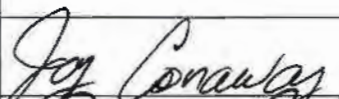
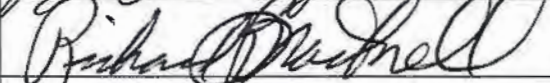
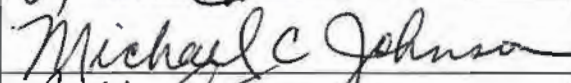
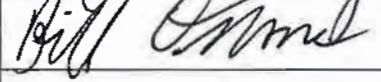
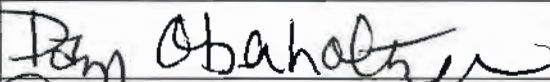
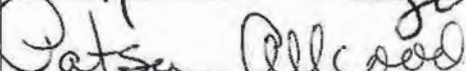
City of Temple
2018-2038 Comprehensive Plan Update
Plan Steering Committee Meeting #4
Thursday, June 28, 2018 @5:45PM

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGNATURE
Randy Williams	J_Randall51@att.net	770-639-2916	
Thomas Wallace	T.J.Wallace100@gmail.com	404-427-1985	
Russell A. Smith	Ruasmith21@gmail.com	706-951-0931	
Chase Croft	Chasecroft2005@yahoo.com	770-301-9942	
Sandie Shackelford	sandieshackelford@yahoo.com	770-328-7128	
Dwayne Eberhart	deberhart@temple.ga.us	404-535-0547	
Deidra Walker	Deidra2aw@gmail.com	470-717-1815	
Jay Conaway		770-851-9286	
Howard Walden Richard Bracknell		678-523-6944 770-314-2425	
Michael Johnson	mjohnson@templega.us	770-317-8757	
Bill Osborne	wosborne@templega.us	770-562-3369	
Kim Dutton	ksdutton@threeriversrc.com	770-854-6026	
Pam Oberholtzer	Pam.oberholtzer@yahoo.com	770-856-0558	
Patsy Allgood	psmithallgood@yahoo.com	404-790-4629	

City of Temple
2018-2038 Comprehensive Plan Update
Plan Steering Committee Meeting #5
Thursday, July 26, 2018 @5:30PM

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGNATURE
Randy Williams	J_Randall51@att.net	770-639-2916	
Thomas Wallace	T.J.Wallace100@gmail.com	404-427-1985	
Russell A. Smith	Ruasmith21@gmail.com	706-951-0931	
Chase Croft	Chasecroft2005@yahoo.com	770-301-9942	
Sandie Shackelford	sandieshackelford@yahoo.com	770-328-7128	
Dwayne Eberhart	deberhart@temple.ga.us	404-535-0547	
Deidra Walker	Deidra2aw@gmail.com	470-717-1815	
Jay Conaway		770-851-9286	
Howard Walden Richard Braudwell		678-523-6944	
Michael Johnson	mjohnson@templega.us	770-317-8757	
Bill Osborne	wosborne@templega.us	770-562-3369	
Kim Dutton	ksdutton@threeriversrc.com	770-854-6026	
Pam Oberholtzer	Pam.oberholtzer@yahoo.com	770-856-0558	
Patsy Allgood	psmithallgood@yahoo.com	404-790-4629	

City of Temple 2018-2038 Comprehensive Plan Update

Public Visioning Meeting
 Temple Senior Center
 Thursday July 26, 2018

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE
<i>George Sellen</i>		
<i>[Signature]</i>		
GARY L. THOMAS		
Miche West		
Terson Bivins		
Lube Lukert		
Ray Bueck		
Lisa + Ayron Doral	Vesselsofwarship@yahoo.com	Ayron 770) 331-0583 770) 634-6266
Pam Oberholtz	pam.oberholtz@hoo.com	Cdn

Lisa
 Vow
 Dore

City of Temple
2018-2038 Comprehensive Plan Update
Plan Steering Committee Meeting #6
Thursday, August 16, 2018 @5:30PM

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGNATURE
Randy Williams	J_Randall51@att.net	770-639-2916	
Thomas Wallace	T.J.Wallace100@gmail.com	404-427-1985	<i>Thomas Wallace</i>
Russell A. Smith	Ruasmith21@gmail.com	706-951-0931	<i>Russell A. Smith</i>
Chase Croft	Chasecroft2005@yahoo.com	770-301-9942	
Sandie Shackelford	sandieshackleford@yahoo.com	770-328-7128	<i>Sandie Shackelford</i>
Dwayne Eberhart	deberhart@temple.ga.us	404-535-0547	<i>Dwayne Eberhart</i>
Deidra Walker	Deidra2aw@gmail.com	470-717-1815	<i>Deidra A. Walker</i>
Jay Conaway		770-851-9286	
Richard Bracknell	<i>Richard Bracknell</i>	770-3142425	<i>Richard Bracknell</i>
Michael Johnson	mjohnson@templega.us	770-317-8757	<i>Michael C Johnson</i>
Bill Osborne	wosborne@templega.us	770-562-3369	<i>Bill Osborne</i>
Pam Oberholtzer	Pam.oberholtzer@yahoo.com	770-856-0558	<i>Pam Oberholtzer</i>
Patsy Allgood	psmithallgood@yahoo.com	404-790-4629	<i>Patsy Allgood</i>

City of Temple 2018-2038 Comprehensive Plan Update

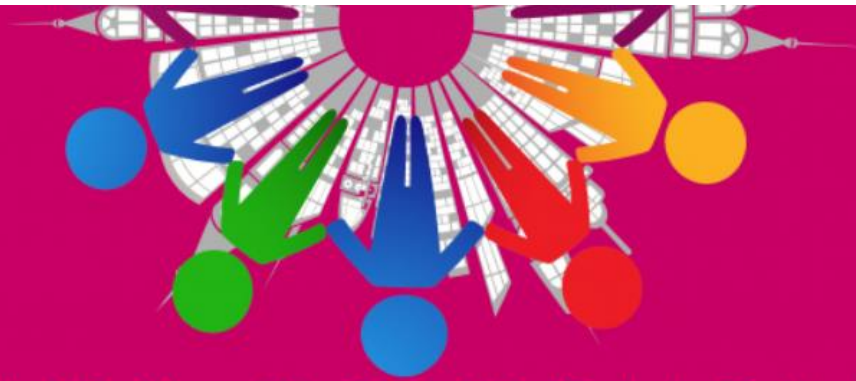
Public Hearing #2

Temple City Hall

Monday, September 10, 2018, 6:00 PM

Sign-In Sheet

NAME	ORGANIZATION/AFFILIATION	EMAIL ADDRESS	PHONE
Pam Oberholtzer	Citizen	pam.oberholtzer@yahoo.com	770.856.0558
Tracy Lewis Martin	Citizen	tracylewismartinT5@gmail.com	770.906.1968
Shane Tarpley	Verde Church Pastor/cit	pastorshane@myverdechurch.com	770.403.3076
Patsy Allgood	Citizen	psmitha11good@yahoo.com	404-790-4629
Terron Bwims	citizen/city council	tbwims@templega.us	678.758.4462
Therese Kellor	City Council		
Sandi Shackelford	Citizen	sandieshackleford@yahoo.com	770-328-7128
Dwaine Eberhart	P.W Director	debe-hade@templega.us	404-535-0547
Justin Etheridge	STAFF	keetheridge@templega.us	770-562-3369



CITY OF TEMPLE VISIONING SESSION

THURSDAY, JULY 26, 2018

6:30 - 8:00 PM

Please join us for a Visioning Session for Temple residents and businesses to react to the draft updated Comprehensive Plan for the City of Temple. We invite you to offer your thoughts and ideas on what should be included in the overall plan for Temple's future for the next 20-25 years!

This draft update of the City's Comprehensive Plan is being prepared by a 14 member Steering Committee composed primarily of private citizens, along with representatives from the City's elected officials and employees. The Three Rivers Regional Commission is serving as staff for this work. We hope you will join us to share your views and vision!!

LOCATION: TEMPLE SENIOR CENTER

280 ROME STREET, TEMPLE GA

If you have questions, please contact City Administrator

Bill Osborne: 770-562-3369

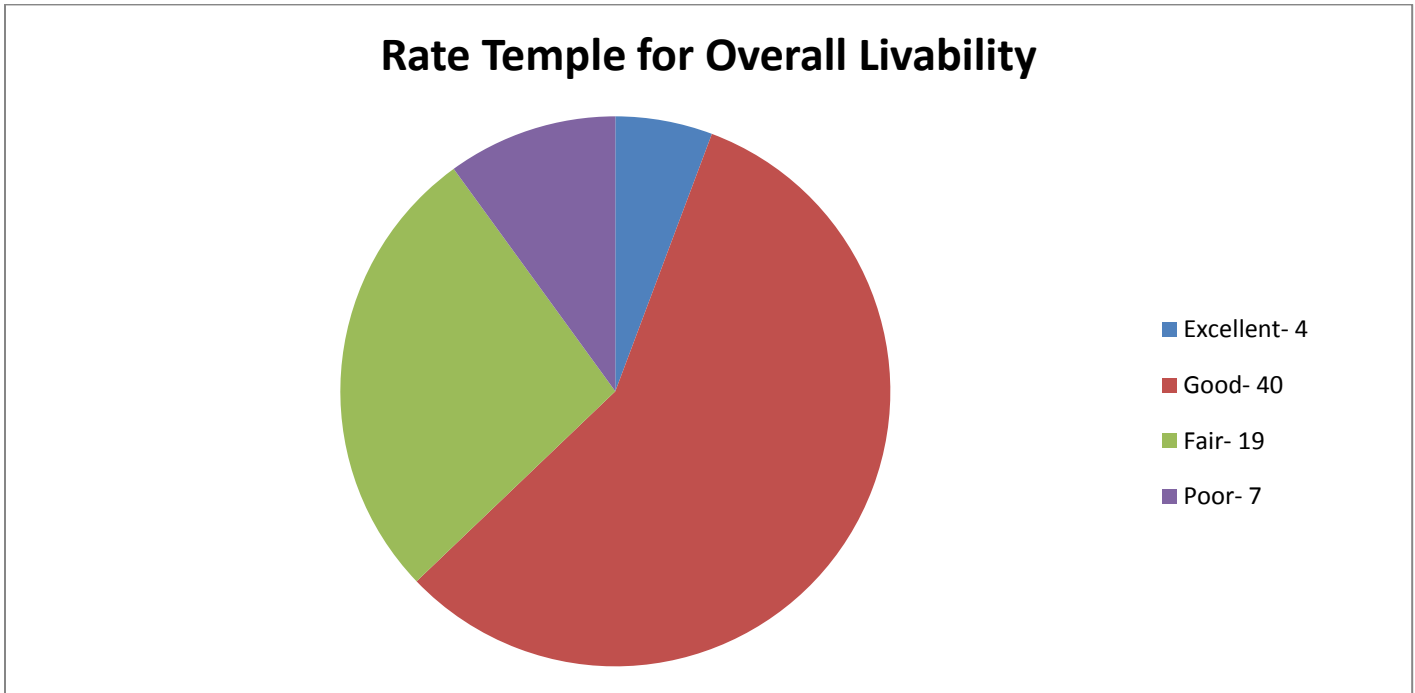
Results of the 2018 Temple Comprehensive Plan Survey: Abbreviated Version

- *As of June 26, 2018 we have had 90 responses to the short survey
- * Please note that all survey participants did not answer all of the questions



Results for the 2018 Temple Comprehensive Plan Survey: Abbreviated Version

*As of June 26, 2018 we have had 90 responses to the short survey
* Please note that all survey participants did not answer all of the questions



Of the following challenges, citizens were asked to check what they thought were the top five challenges to the City of Temple

Ranking	Challenge	Number of responses
1	A way for vehicle & pedestrian traffic to be able to always cross the railroad tracks.	60
2	Not enough shopping, restaurants & entertainment	49
3	Maintaining sufficient water pressure & providing uninterrupted water service	41
4	Improvements to existing City roads & streets	36
5	Maintaining services for senior citizens	32
6	Not enough employment opportunities	31
7	Dealing effectively with litter & dumping	27
8	Building sidewalks to connect business areas, city park, and schools with subdivisions	26
9	Providing adequate park, recreation, and leisure activities and facilities	24
10	Providing sufficient law enforcement	23
11	Preservation of historic and cultural resources, as well as natural resources	20
12	Preservation of agricultural and rural- type areas	16
	Incompatible Land Use	11
14	Lack of range of housing options	5

Demographics of Survey Participants:

Property Ownership:

Resident & Property Owner- 80 participants

Resident but not a Property Owner- 6 participants

Age of Survey Participants

Under 21: 0

Age 21-30: 3

Age 31-40: 8

Age 41-55: 16

Age 55-65: 21

66 & above: 38

Gender:

Male: 37

Female: 46

Number of People in Your Household:

One: 17

Two: 31

Three: 5

Four: 6

Five: 1

Education Completed:

Grade School: 7

GED: 2

High School: 26

Tech School: 15

College: 46