

RESOLUTION

A Resolution To Adopt the Comprehensive Plan Update for the City of Porterdale, Georgia dated 2021 Under The Authority Of The City Council.

BE IT RESOLVED:

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Porterdale, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Porterdale that the Comprehensive Plan Update for the City of Porterdale, Georgia dated 2021, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 18 day of February, 2021.

Read and adopted in this called meeting of the City Council held this 18th day of February, 2021.

ATTEST:


Kathy Boutry, City Clerk


Arlene Chapman, Mayor

Timothy D. Chambers, City Attorney

Council Member Post 1 (Vacant)


Linda Finger, Council Member Post 2


Michael Patterson, Council Member Post 3

Mike Harper, Council Member Post 4


Lowell Chambers, Council Member Post 5



COMPREHENSIVE PLAN UPDATE

FEBRUARY
2021

Prepared by the Northeast Georgia Regional Commission



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Acknowledgements

MAYOR & CITY COUNCIL

Arline Chapman, Mayor
Niki Wescott, Post 1
Linda Finger, Post 2
Tim Savage, Post 3
Mike Harper, Post 4
Lowell Chambers, Post 5

CITY STAFF

Frank Etheridge, City Manager
Kathy Boutry, City Clerk & Finance Director
Tammy Register, Administrative Clerk
Martha Cain, Court Clerk
Josephine Kelly, Downtown Development Director
Jason Cripps, Police Chief
Blair Barnhardt, Public Works Director

STEERING COMMITTEE

Arline Chapman, Chief Elected Official
Lowell Chambers, Resident and City Council Member
Jason Cripps, Chief of Police
Kay Piper, Resident & Real Estate Broker
Michael Patterson, Resident
Josephine Kelly, Economic Development Representative
Adrienne Moore, Resident
Mark-Anthony Williams, Resident
Willie Milligan, Resident & Code Enforcement Officer
Phillip Bone, Resident
Carlos Jon(ze), Resident

NEGRC STAFF

Mark Beatty, Project Manager
Jon McBrayer, GIS Specialist
Eva Kennedy, PGS Division Director



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 October 1, 2018. The DCA rules state that the City of Porterdale Comprehensive Plan consists of the following six distinct elements:

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 virtual public meetings and surveys, 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.

Broadband:

All communities require a broadband element to analyze available services and identify potential improvements. A focus on broadband ensures that the community promotes cost-effective and reasonable access to internet services for all residents.

Transportation:

Since the City of Porterdale is within the Atlanta Metropolitan Planning Organization (MPO) boundary, a transportation element is a required element within the plan update to ensure alignment

with the Regional Transportation Plan (RTP). The element includes regional and local objectives and identifies needs based on current conditions of transportation infrastructure.

Land Use:

Porterdale has chosen to categorize future land use through Character Areas. Character Areas are focused areas of planning with special conditions or needs. This will help determine which parts of the community are to be enhanced or preserved, and how to guide zoning and development 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 five-year list of priority projects that designate responsibilities and outline funding strategies.

PUBLIC INVOLVEMENT

NEGRC's Role

The Northeast Georgia Regional Commission's (NEGRC) Planning and Government Services Division facilitated the 2021 update of Porterdale's plan. Since the plan update occurred during a public health state of emergency, the update process was adapted to restrictions regarding in-person meetings. Public Hearings were held in-person, while all other public input was gathered using virtual tools, including GoToMeeting and ESRI Survey 123. The City and NEGRC team used that information to assemble the comprehensive plan and make recommendations that are

reflective of the community's desires. The Mayor and City Council hold ultimate responsibility and authority to approve and direct the implementation of the comprehensive plan document.

Public Input and Citizens Advisory Committee

The 2021 update of Porterdale's plan was driven by public involvement. The planning process began with a public hearing, held on August 10, 2020. Additionally, a questionnaire (developed using Esri's Survey 123) was utilized to collect additional public input on transportation, land use, broadband, and housing, as well as general feedback on government services. The survey was hosted on an ArcGIS StoryMap that was shared through the City of Porterdale's Facebook page, website, and monthly newsletter. The questionnaire opened on September 1st, 2020 and closed on October 9th, 2020, with a total of 38 responses.

In an effort to spark additional engagement during the plan update, a photo contest was held in conjunction with the online survey and advertised through the same outlets. The contest asked participants to submit up-to-two unfiltered photos of their favorite view or place in Porterdale with an explanation of why. There were three submissions and the contest winner was offered a \$100 gift certificate to a local business.

In addition to the photo contest and online survey, several work sessions were held with the Steering Committee, a group of stakeholders representing various interests in Porterdale. The 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.

The Steering Committee met virtually numerous times throughout the planning process to discuss, in detail, each section of the 2021 plan update. The first Steering Committee meeting was held on August 4, 2020. The meeting reviewed the required elements of a comprehensive plan and set the foundation for what to expect in the future meetings. The second Steering Committee meeting was held on September 1, 2020; participants reviewed the SWOT analysis from the 2015 plan, and identified general needs and opportunities for the community. The third Steering Committee meeting took place on September 22, 2020 and attendees analyzed current, ongoing infrastructure projects within the city and evaluated broadband services, transportation issues, and current land use categories. The fourth and final Steering Committee meeting took place on October 13, 2020. For the fourth meeting, participants reviewed the public engagement results and discussed topics including financial management, local government transparency, and the community work program. Members of the Steering Committee included:

- Arline Chapman, Mayor (Chief Elected Official)
- Lowell Chambers, Resident and City Council member
- Jason Cripps, Chief of Police
- Kay Piper, Resident & Real Estate Broker
- Michael Patterson, Resident
- Josephine Kelly, Main Street Director (Economic Development Representative)
- Adrienne Moore, Resident
- Mark-Anthony Williams, Resident
- Willie Milligan, Resident & Code Enforcement Officer
- Phillip Bone, Resident
- Carlos Jon(ze), Resident

REVIEW PROCESS

According to DCA's rules for comprehensive planning, effective October 1, 2018, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all 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.

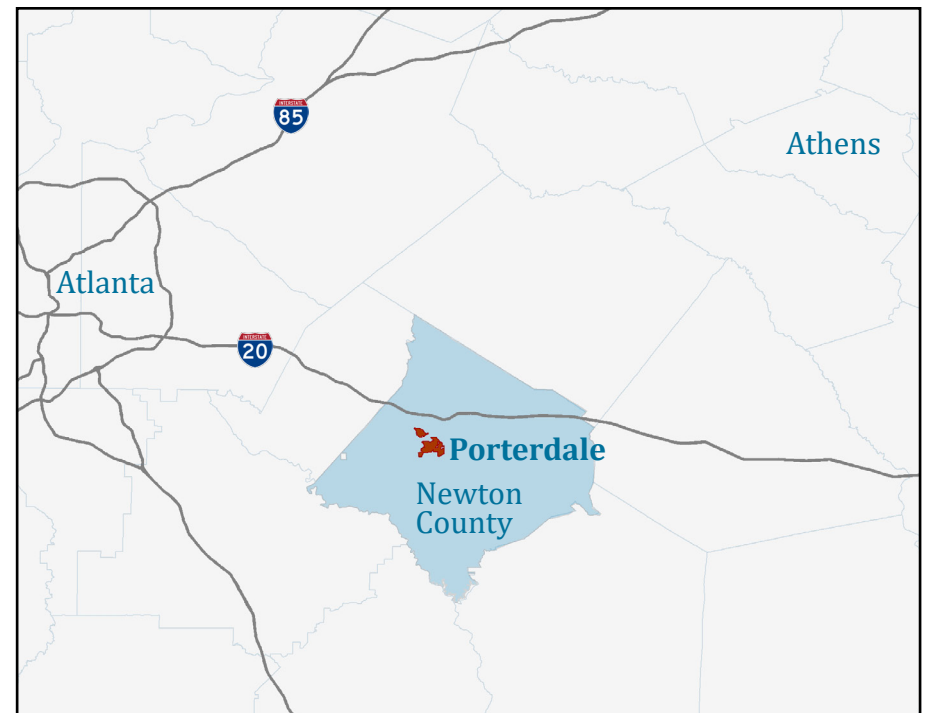
Today, approximately 1,675 people reside in Porterdale, which is an 11.6% increase since 2015 (ESRI BAO). The population is expected to increase at an annual rate of 1.26% through 2025 (ESRI BAO). The growth in population is in line with the growing population of Newton County. The total population in Newton County is 112,750, with a 1.40% projected annual rate of increase through 2025 (ESRI BAO). The median age in Porterdale is 34

years old, compared to Newton County’s median age of 36. 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. 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 2019, the former City Hall was repurposed to serve as the new Police Precinct. 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. It recommends this be achieved by developing 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 staff- and volunteer-led programs, creating a welcoming environment, fostering the artistic and recreational culture, continuing to improve and maintain housing stocks, and enhancing community services and facilities. Looking to the future, residents wish to continue improving the valuable assets of their community in a responsible, comprehensive fashion.

In 2016, Porterdale applied to become a PlanFirst designee. Porterdale received the designation and was one of seven designees in the State of Georgia. In 2019, Porterdale reapplied for the designation, which was granted through 2021. This significant

honor, granted by the Georgia 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 the Steering Committee to identify the strengths, weaknesses, opportunities, and threats that exist within Porterdale. This information, along with the input gained in the public questionnaire was used in developing the subsequent needs and opportunities list.

Strengths

- The Yellow River and Park are a major asset in the community, they offer opportunities for recreation and contribute to the quality of life
- The Main Street program is participating at the Affiliate Level to assist in attracting business and activating downtown
- With strong ties to its history and identity, Porterdale offers a unique sense of place as a small town
- Porterdale is a diverse community
- 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 has successfully coordinated with state and regional agencies for programming, planning, and funding purposes over recent years
- The city has a very strong business alliance which has an active marketing strategy for open spaces and has an active members list
- Friends of Porterdale organization is still active, and hosts an annual fund raising event
- There are numerous ongoing infrastructure improvement projects in Porterdale

- 93% of Porterdale properties are within ½ mile of a public park
- Many residents are willing and able to volunteer and maintain community facilities.
- The accessibility to Atlanta can attract innovative (private/public) employees to the area

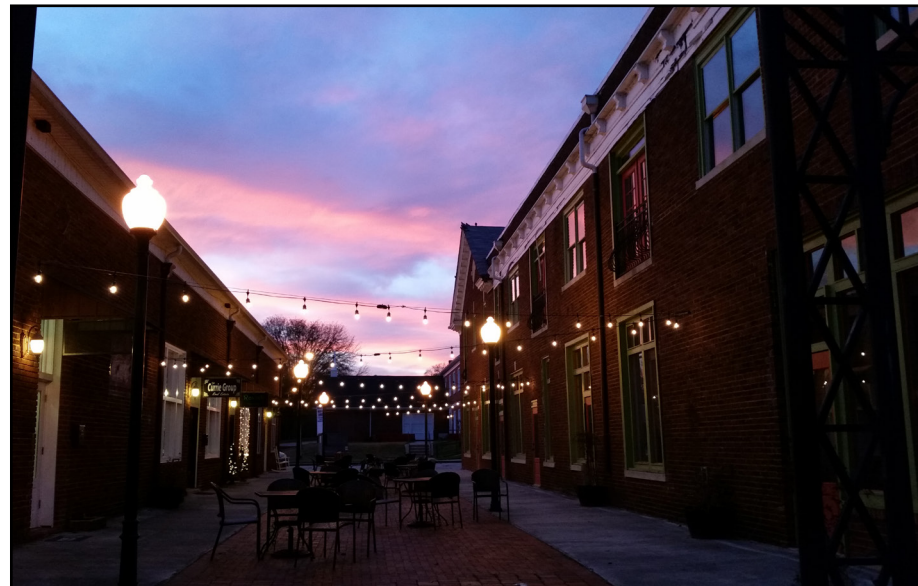
Weaknesses

- While Porterdale has a strong online presence for communication about City events and activities, it lacks a physical medium (e.g. community bulletin board or marquee) to communicate information to those without technology
- 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 and bike around Porterdale is limited due to sidewalk conditions and very limited connectivity of bicycle infrastructure
- 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 enforcement

- There is not a public transit system within Porterdale or Newton County
 - The streetscapes are not adequately maintained, and need better maintenance
 - There are strong and mixed reviews from the public on how to manage the city's finances
 - The perception of the public school system is poor according to some parents in the community
 - Porterdale is located in a food desert
-

Opportunities

- Through codified streetscaping and signage city-wide, Porterdale could be more identifiable and attractive
 - The recreational opportunities offered by the Yellow River can continue to grow, offering outdoor facilities inclusive and interesting for all ages and user groups
 - With a small town feel and unique housing-type, Porterdale can attract populations looking for a particular lifestyle, particularly seniors and millennials
 - A focus on government transparency can help unify the residents and local government officials
 - The ongoing infrastructure projects in Porterdale can attract new residents and businesses to the city
 - A new residential development is in the planning phase and has the potential to increase housing options in Porterdale
 - The community has ample green space to provide residents a weekend farmer's market
-



Threats

- As one of the smaller communities in Newton County, it can be challenging to gain support and resources
- Constrained financial resources can be a time-limiting factor to community projects
- With Porterdale's small population, business creation can be hampered
- Financial management with the city's budget has created tension within the community
- Some long-term residents feel as if their needs are not being addressed
- Constrained growth and business retention can depreciate property values and lead to crimes of opportunity

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, Intergovernmental Coordination, Financial Management, and Transparency.

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 access to healthy foods and general merchandise, is needed

Opportunities

- By marketing quality of life assets of the community such as the Yellow River, safety, and the creative community, there is an opportunity to attract tourists and new residents who will contribute to the economic development of the City
- There is an opportunity to continue to attract visitors by continuing festivals and events based on the City's assets, including its history, creative culture, and recreational opportunities
- Fostering a business-friendly environment that promotes independently-owned businesses that respond to the needs of the community
- Encourage further utilization of the Porterdale Gymnasium for pop-up business/job fair events
- Harness film industry for locational uses

② Cultural and Historic Resources

Needs

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

Opportunities

- The local heritage should be marketed for both tourism and new residents to bring in people to support the city's business marketability
- By restoring and protecting historic housing stock, and historic commercial and institutional structures, through the guidance of the local Historic Preservation Commission the City will retain its unique historic charm
- Continue restoring and preserving the Rose Hill Community, the former African American mill housing community and school

③ Natural Resources

Needs

- The City would like to complete the acquisition of land along the Yellow River (gravel parking lot) and further develop it into park space; this would offer recreational opportunities immediately adjacent to downtown and enhance residents connection to the river
- With steep slopes in the community, the city needs to adopt adequate ordinances to regulate development in these areas (i.e. areas with slope of 25 percent or more)

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
- By continuing to improve the recreational opportunities offered by the local parks, there is an opportunity to continue to attract visitors and new residents for the city's unique amenities
- A conservation subdivision ordinance or parking design standards could be adopted to control development in areas with steep slopes

grants and loans to address the aging water and sewer infrastructure as local finances allow

- The city has re-started offering a service for bulk residential waste collection throughout the city
- Volunteers could restart the "Clean It Up Saturdays" monthly litter control initiative

④ Community Facilities and Services

Needs

- A bulletin board would help communicate information to those without access to digital platforms
- The high poverty rate in Porterdale presents an ongoing need for employment opportunities and inclusive growth for its residents
- The city's water and sewer system is aging and in need of significant updates
- The city is in need of more active litter and illegal dumping control mechanisms

Opportunities

- Water distribution and wastewater collection infrastructure systems are owned by the City and its capacity for extension is an effective way to control urban growth
- Porterdale should continue its expansion of outdoor community facilities such as trails, parks, gardens, and active recreational equipment
- Porterdale should continue to utilize Federal and State



5 Housing

Needs

- While the number of owner-occupied homes has been increasing, there is still a need to increase owner occupancy in Porterdale
- Due to the age and condition of some historic homes, maintenance and upkeep is a persistent need
- There is a need to strengthen the enforcement of building codes and ordinances
- Resolving property heirs are a common issue in older communities

Opportunities

- Ample opportunity exists for infill of new residences in the traditional neighborhoods as well as new construction in existing more recent single-family developments
- There is an opportunity to seek technical assistance and funding for housing improvements (e.g. Community Home Investment Program)
- The small town feel and unique housing-type found in Porterdale can attract people looking for a certain quality of life while still being within 40 miles of Atlanta
- The City could approach Georgia Property Heirs Law Center for consultation on the city's residential ownership stock
- Additional code enforcement could assist with accelerating the renovation of the overall housing stock



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
- The intersection of Crowell Road and State Route 81 creates traffic congestion that should be addressed

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 an alternative form of transportation
- With the Yellow River as a recreational tourism destination and a unique downtown, the City continues to work towards accommodating recreational bicyclers and pedestrians near the river
- The City can explore opportunities for small-scale design interventions on local streets to enhance the pedestrian and bicycle experience
- The City can update its 2012 bike/ped plan
- The City could consult with the Georgia Department of Transportation to determine traffic calming interventions at the Crowell Road and Highway 81 intersection



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 determine which ordinances would be most effective in protecting sensitive environmental areas
- An inventory of vacant sites and buildings is needed for infill or redevelopment
- The entry corridors and public spaces in Porterdale are in need of beautification through codified design guidelines

Opportunities

- The City should consider instituting development impact fees or area-specific development fees to ensure financially sustainable 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

⑨ Financial Management

Needs

- Locally adopted policies to guide processes involving issuing payments, budgeting, and annual reporting

Opportunities

- Porterdale adopting a financial management plan including policies for issuing payments, budgeting, and annual reporting will help ensure administrative responsibilities are properly delegated and implemented
-

⑩ Transparency

Needs

- An enhanced website that includes regularly updated information for residents regarding utilities, event information, city council decisions, land use decisions, etc.
- A physical medium to advertise public meetings for residents without access to technology

Opportunities

- Once a new website is launched, the City will be able to include much more information for residents and can delegate the responsibility for monthly updates to a staff member
- The City can determine the most effective and appropriate medium and location for physical public advertisements and determine potential funding sources for installation



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 natural resources and architectural heritage. 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 and ensuring that new development connects with 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) *Supporting an environment where people can comfortably walk or bike, and where the option to take public transportation is available (**Transportation**);*
- 6) *Cleaning, repairing and maintaining the streets, sidewalks, yards, houses, storefronts and river so that all people can walk around town and enjoy Porterdale's history and natural resources (**Beautification**);*
- 7) *Implementing a consistent landscaping and signage platform that prioritizes enhancing natural resources, native plants, and accessibility (**Beautification**).*
- 8) *Preserving existing tree canopies and historic trees throughout the city (**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 the categories from the needs and opportunities listed in Chapter 2, as identified numerically below.

1) Economic Development:

In order to activate and maintain Porterdale's business community, independent businesses should be recruited that fill niche markets and respond to the needs of residents and visitors.

Policies:

- Work to attract retail and restaurants that will establish a sustainable business community
- Seek businesses and employment opportunities that align with assets in the community, including recreational and artistic ventures
- Promote and market the history and unique story of Porterdale to attract tourism and support local businesses
- Work to create inviting spaces for the public to build and maintain a cohesive and active community
- Utilize existing spaces for events, festivals, and shows to attract tourism

2) Cultural and Historic Resources

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 local historic design guidelines
- Pursue opportunities to rehabilitate older structures for new uses (e.g. the depot and mill buildings)

3) Natural Resources

With access to the Yellow River and numerous parks located within the City, increasing recreational opportunities 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
- Foster recreational quality of life assets in the community by maintaining and enhancing park spaces

4) Community Facilities and Services

Public spaces and utility infrastructure in Porterdale define the community by creating a welcoming, safe, and inclusive environment.

Policies:

- Consider development of recreational opportunities that meet the needs of the community (e.g. disc golf, a dog park, callisthenic equipment, Skate Park, etc.)
- Continue to pursue public and private funding opportunities to enhance and expand recreational amenities
- Maintain public spaces as venues for community events and activities
- Ensure the community has access to clean water and sanitation services

5) Housing:

Protecting the existing historic housing stock while also supporting strategic redevelopments and new, quality housing types will help diversify housing choice for residents.

Policies:

- Require that new development is of quality design and construction
 - Work to maintain a unified visual identity where infill complements the existing architecture of the community
 - Continue to use code enforcement as a tool for maintaining privately-owned property
-

6) Transportation:

In order to provide alternative choices to vehicular transportation, biking and walking will be viable options for getting around the City; any opportunities for public transportation development will be supported.

Policies:

- Create an environment that enables safe and comfortable walking and biking
 - Strategically support opportunities to provide alternative transportation choices to residents
-

7) Land Use:

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:

- Focus development toward currently available spaces with business before developing new retail and office spaces
- Utilize signage to create an identifiable and welcoming environment

8) Intergovernmental Coordination:

Coordinating with local and regional government agencies will build Porterdale's resilience and create economic opportunities.

Policies:

- Upgrade and maintain the City's infrastructure, as needed, in collaboration with County departments, such as Newton County Water & Sewer
 - Participate with Newton County and other municipalities in multi-jurisdictional initiatives and plans
-

9) Financial Management:

Maintaining a comprehensive financial management plan will create a strong base for efficient operations.

Policies:

- Maintain a consistent and transferrable policy guide for financial management and administration
-

10) Transparency:

Conveying information about city operations and events will enhance public confidence in the local government and allow for better engagement with residents and visitors.

Policies:

- Post City Council information to the City website regularly so residents can view meeting advertisements, agendas, minutes, etc.
- Involve and notify residents of key City Council decisions that will significantly impact the community



Chapter 4: LAND USE

The Minimum Standard Procedures for Local Comprehensive Planning for the State of Georgia (effective October 1, 2018), requires local governments with zoning ordinances to incorporate a Land Use Element into their comprehensive plans. Communities must choose to represent land use goals by use of Character Areas or Future Land Use categories. The Porterdale community has decided to continue with the method of Character Area designations in the 2021 update, refining categories identified in the 2016 Comprehensive Plan to reflect changes that have occurred since its adoption.

EXISTING LAND USE

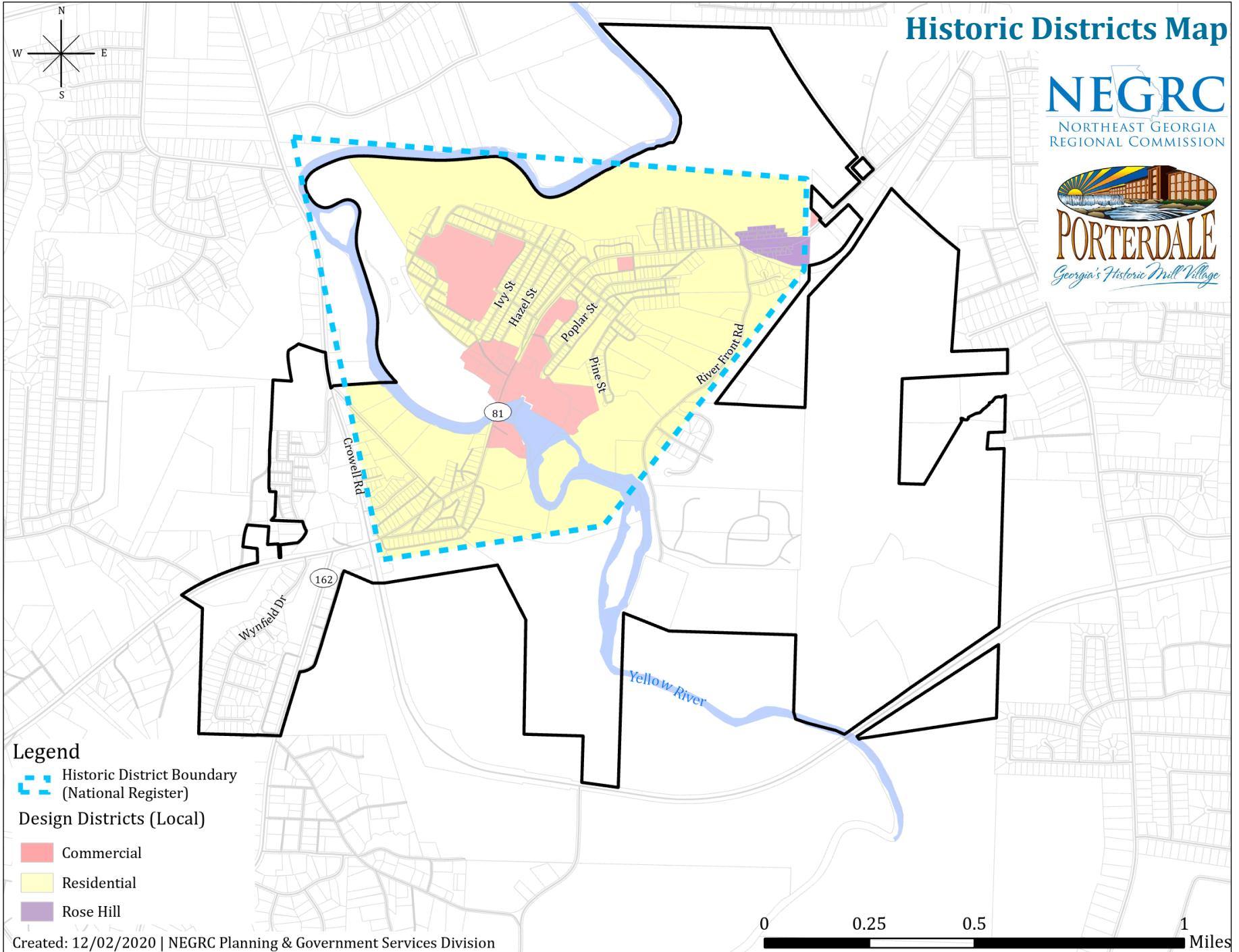
Porterdale is unique regarding land use due to the significant level of preservation of its urban form. Historic commercial areas are located downtown, as well as at major intersections and along the Brownbridge corridor. Residential, institutional, and mixed-use land uses radiate outward from the commercial 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. Table 1 indicates the acreage of each land-use type and corresponding percentage.

Land Use	Acres	% of Total
Agriculture and Forestry	0	0.0%
Commercial	24	1.5%
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%
TOTAL	1,535	100%

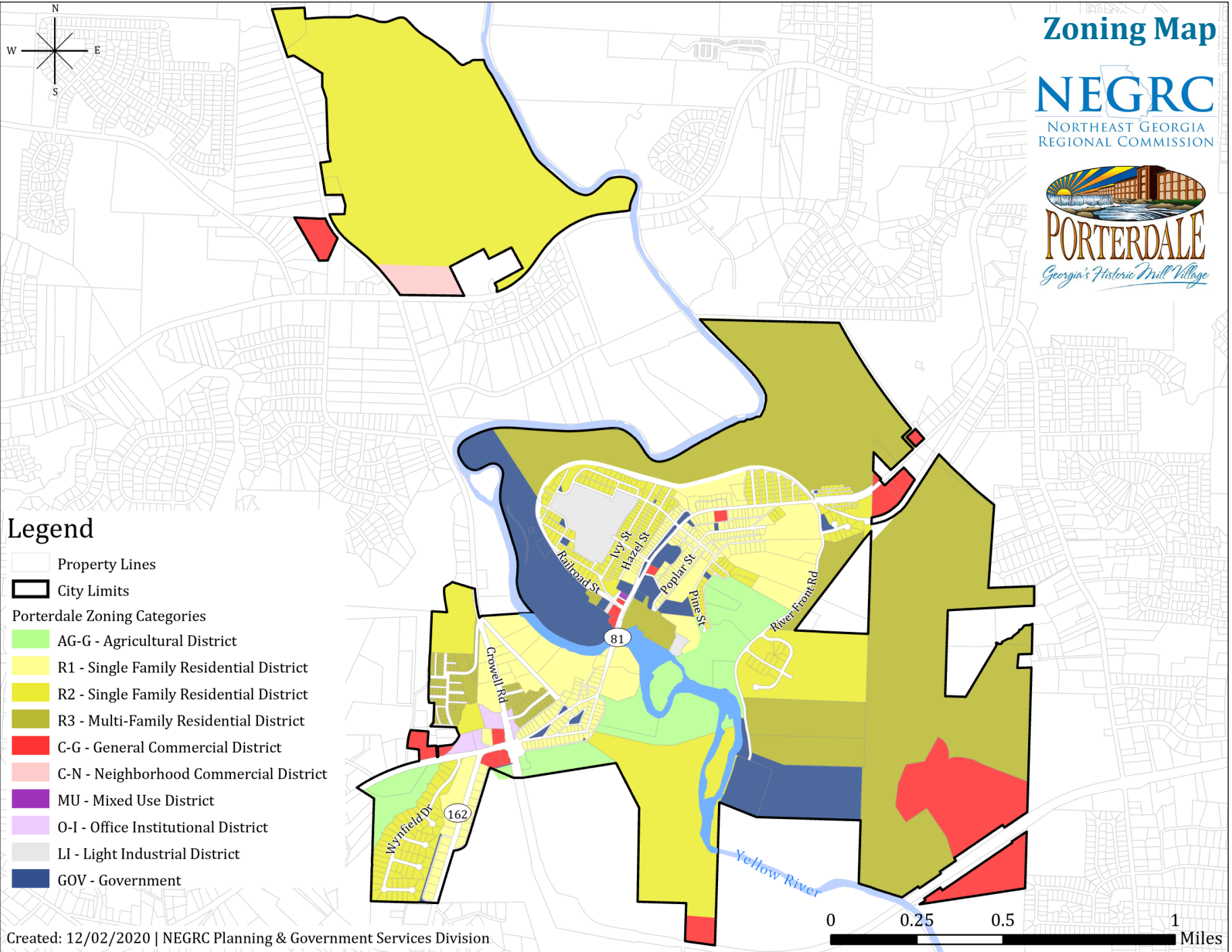
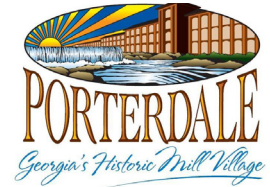
Historic Districts Map

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION



Zoning Map

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION



Legend

- Property Lines
- City Limits
- Porterdale Zoning Categories
- AG-G - Agricultural District
- R1 - Single Family Residential District
- R2 - Single Family Residential District
- R3 - Multi-Family Residential District
- C-G - General Commercial District
- C-N - Neighborhood Commercial District
- MU - Mixed Use District
- O-I - Office Institutional District
- LI - Light Industrial District
- GOV - Government

Created: 12/02/2020 | NEGRC Planning & Government Services Division

Character Areas Map

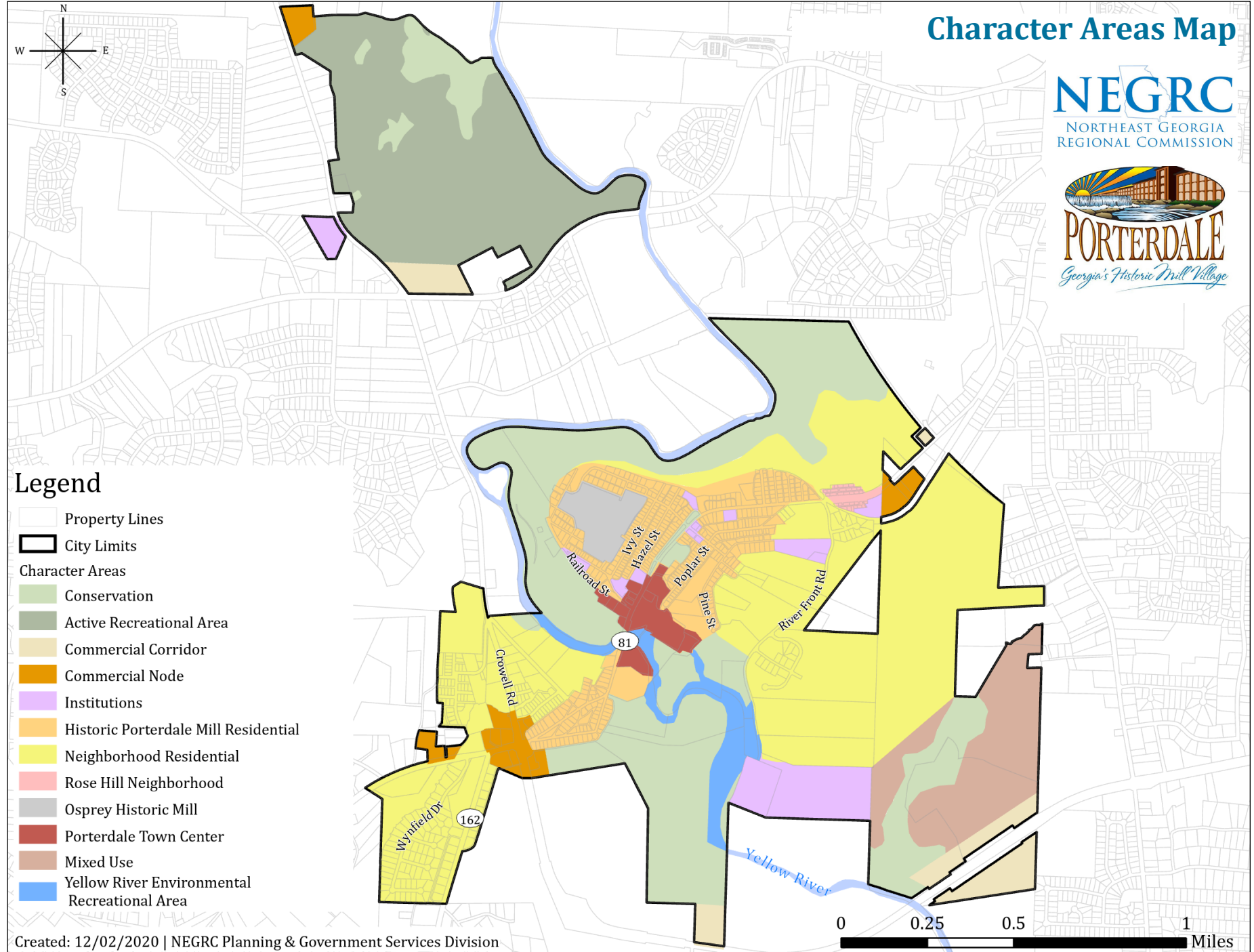
NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION



Legend

- Property Lines
- City Limits
- Character Areas**
- Conservation
- Active Recreational Area
- Commercial Corridor
- Commercial Node
- Institutions
- Historic Porterdale Mill Residential
- Neighborhood Residential
- Rose Hill Neighborhood
- Osprey Historic Mill
- Porterdale Town Center
- Mixed Use
- Yellow River Environmental Recreational Area

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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 measures may be applied. This method of categorization is intended to preserve, improve, or otherwise influence future development patterns for each Character Area in a manner consistent with the community's goals.

For the City of Porterdale, the Character Areas defined in the 2016 Comprehensive Plan were assessed by the Steering Committee and refined for use in the 2021 update. 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 in the Character Areas Map.

- 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
- Mixed-Use

Porterdale Town Center

The Porterdale Town Center Character Area is located along the Yellow River at the geographic center of the community. It contains a significant number of historic resources due to its urban form remaining relatively unchanged since the 1940s.

Development Patterns

- Concentrate historically compatible development in the centralized, traditional historic Porterdale downtown
- Limit 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

Zoning Categories and Land Use

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

Community Development Objectives

- Create a sense of place and identity through signage, landscaping, and public spaces
- Preserve historic resources
- Create a vibrant downtown
- Facilitate a resilient local business community

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
- Use technology, such as the city app, as a method for relaying information
- Inform property owners about loans, grants, and other resources available for restoring and maintaining structures



The Town Center is shown 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

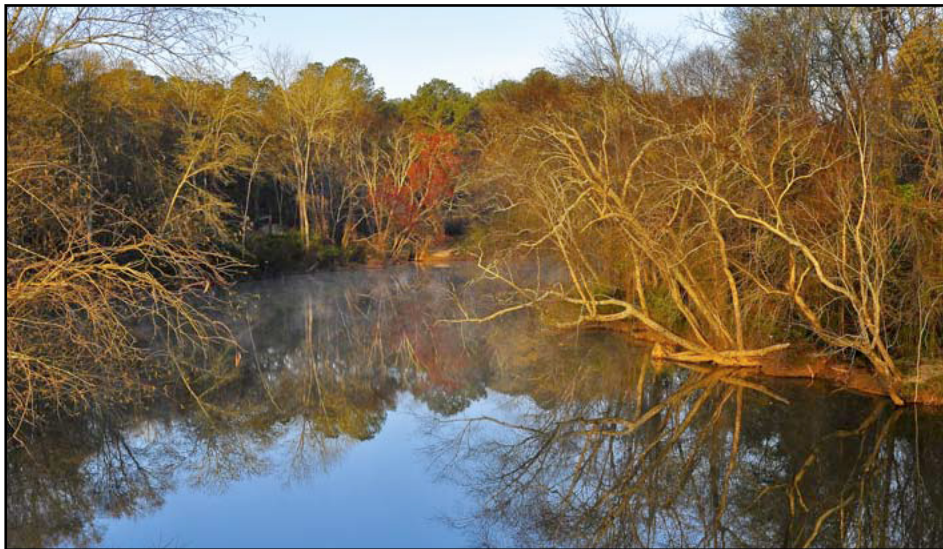
The Yellow River and its banks, shoals, and wetlands, make up this Character Area. The Porterdale Mill was located along the Yellow River because of the need for hydropower and, as a result, the river runs adjacent to the heart of town, falling over a run-of-river dam onto the rocky riverbed below. Today,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

Development Patterns

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

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.

Community Development Objectives

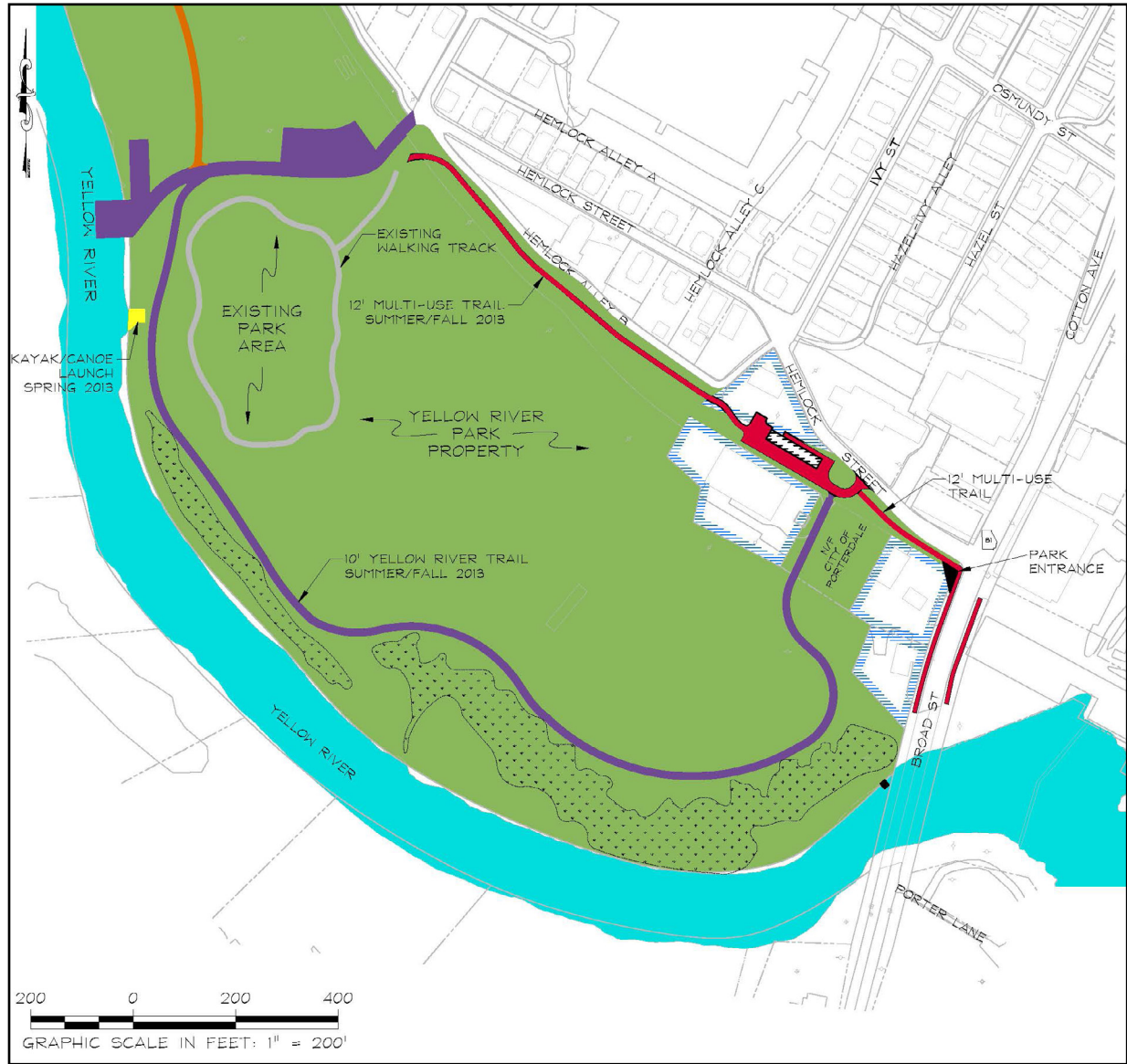
- Preserve open space
- Create a sense of place and identity
- Protect and conserve the environment
- Enhance quality of life

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 multi-use trail, and passive recreational areas. Future plans include the extension via a multi-use trail to connect with the Newton County trail network. Additionally, the depot area serves 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.

Development Patterns

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

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

Community Development Objectives

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

Implementation Strategies

- Continue to identify resources to help owners restore historic residential units and other structures
- Work with homeowners to resolve their 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



Restoration of existing buildings will continue to be a high priority for the City.



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

Osprey Historic Mill

The Osprey Historic Mill Character 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.

Development Patterns

- Pursue mixed-use development similar to Porterdale Mill Lofts

Zoning Categories and Land Use

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

Community Development Objectives

- Create a sense of place and identity
- Preserve historic resources
- Plan for future growth

- Develop opportunities for employment
- Promote quality housing

Implementation Strategies

- Work with the Downtown Development Authority to 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



The Osprey Mill is now unoperated and 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.

Development Patterns

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

Zoning Categories and Land Use

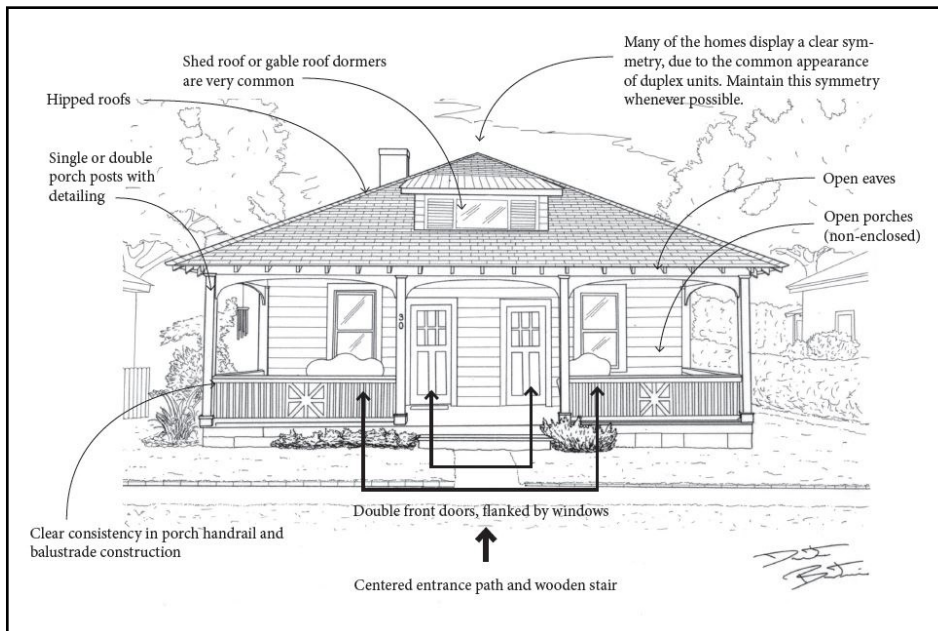
- Single-Family Residential (R1, R2)

Community Development Objectives

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

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 on the left shows design suggestions from the *Porterdale Mill District Design Standards* manual, while the photograph on the right shows how this design guide translates into practice. Image 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.

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

Zoning Categories and Land Use

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

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

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.

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

Zoning Categories and Land Use

- General Commercial District, Commercial Neighborhood
- Office Institutional District

- Residential as part of mixed use development

Community Development Objectives

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

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

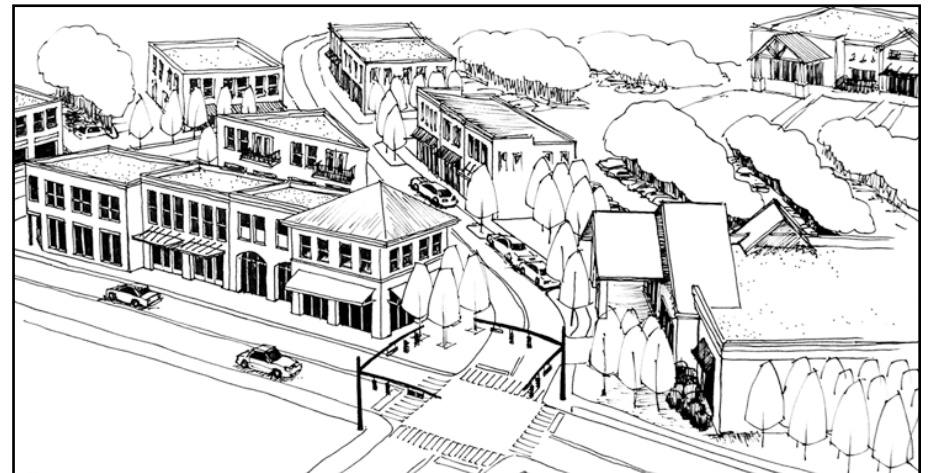


Illustration of the character of a potential future commercial nodal development.

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.

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

Zoning Categories and Land Use

- Recreation
- Conservation
- Low impact residential uses

Community Development Objectives

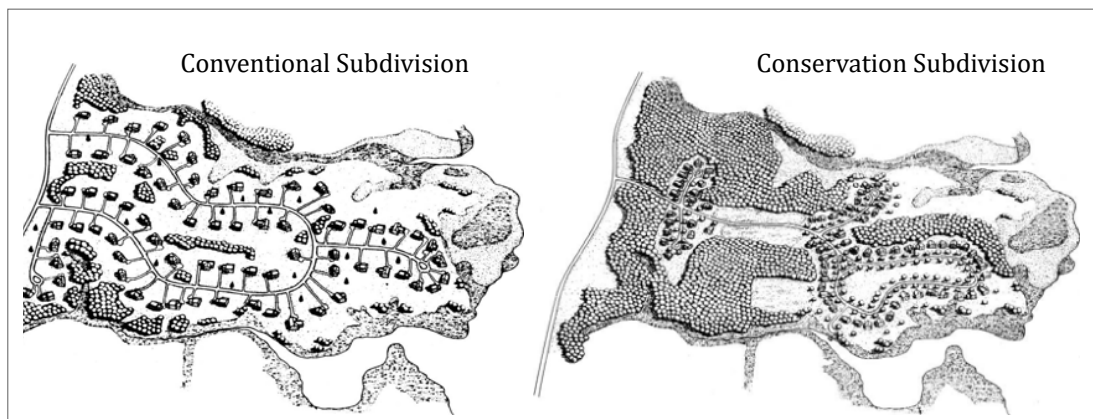
- Preserve open space
- Create a sense of place and identity
- Protect and conserve the environment
- Enhance quality of life
- Plan for future growth

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, protect steep slopes, and preserve tree cover. This is most 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.

Development Patterns

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

Zoning Categories and Land Use

- Commercial Neighborhood
- Recreation

Community Development Objectives

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

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 Porterdale's historic town center. There are neighborhood residential areas on both sides of the Yellow River.

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

Zoning Categories and Land Use

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

Community Development Objectives

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

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.

Development Patterns

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

Zoning Categories and Land Use

- Office Institutional District

Community Development Objectives

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

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 can be repurposed for institutional or community uses in Porterdale, if the opportunity arises.

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.

Development Patterns

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

Zoning Categories and Land Use

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

Community Development Objectives

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

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.

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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. The City of Porterdale is located within the Atlanta MPO; the transportation objectives for the region's transportation plan are listed below. The transportation objectives are categorized under two overarching goals: having world-class infrastructure and having healthy, livable communities. These objectives are achieved through categorical recommendations of development patterns found in the regional Unified Growth Policy Map. Refer to the Atlanta Region's Transportation Plan for more information.

In addition, this chapter provides an analysis of local transportation infrastructure to provide more specific planning context for the community in relation to local and regional goals.

Transportation Objectives and Policies for Atlanta MPO

World Class Infrastructure

- Maintain and operate the existing transportation system to provide for reliable travel.
- Improve transit and non-SOV options to boost economic competitiveness and reduce environmental impacts.
- Strategically expand the transportation system while supporting local land use plans.
- Provide for a safe and secure transportation system.
- Promote an accessible and equitable transportation system.
- Support the reliable movement of freight and goods.
- Foster the application of advanced technologies to the transportation system.

Healthy, Livable Communities

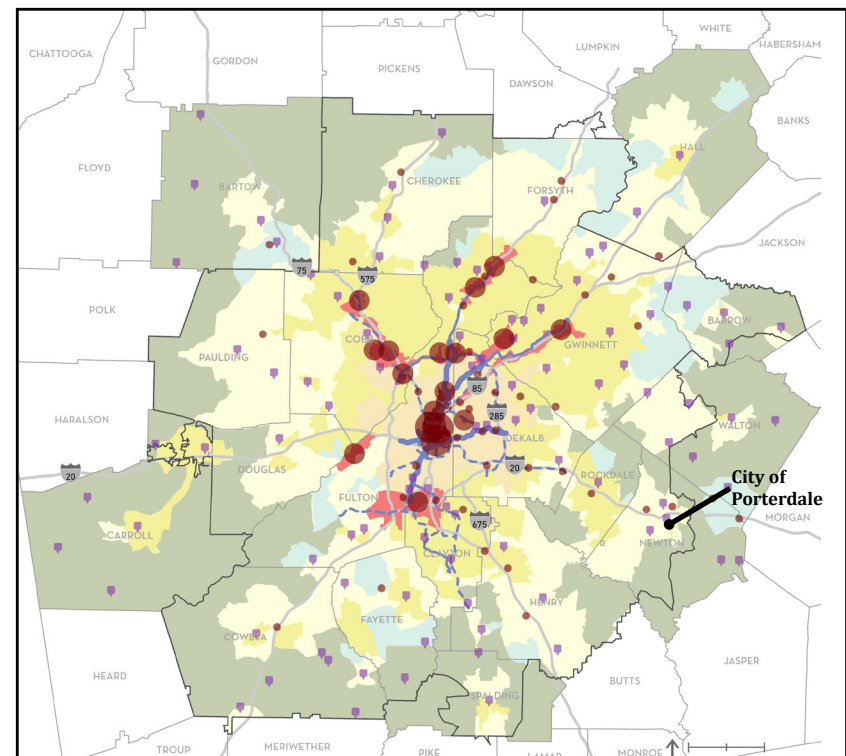
- Improve quality of life at the neighborhood, city, county, and regional levels
- In partnership with local communities, equitably and strategically focus resources in areas of need and importance
- Improve public health through the built environment
- Integrate sound environmental principles that ensure the region's sustainability

Unified Growth Policy Map

The Atlanta Region’s Transportation Plan provides a Unified Growth Policy Map (UGPM) that provides for direction of future growth in the region. The UGPM is comprised of Areas and Places. Areas describe predominant land use patterns throughout the region. Areas also directly influence the future forecasted growth of the region by describing future land use patterns in each part of the region. Places reflect concentrated uses that have generally defined boundaries and provide greater detail within Areas.

The map indicates that three distinct growth Areas are found in Newton County: Established Suburbs, Developing Suburbs, and Developing Rural. Additionally, five town centers and three small regional centers 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 Developing 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. These areas represent the extent of the urban service area, and the region’s first attempts at suburban smart growth can be found in these areas. There is a need in these areas for additional preservation of critical environmental, agricultural, and forest resources. Limiting existing infrastructure in these areas will constrain the amount of additional growth that



MAP 11: UNIFIED GROWTH POLICY MAP | Updated: 11.01.19

Legend

Regional Areas

- Developing Rural
- Developing Suburbs
- Established Suburbs
- Maturing Neighborhoods
- Region Core
- Region Employment Corridors
- Rural Areas

Regional Places

- Central City
- Regional Center
- Small Regional Center
- Town Centers

- Existing Rail Transit
- Planned Premium Transit
- Expressways
- Counties
- MPO Boundary

is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

Developing Rural Areas are areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, individual large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas. Limited infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed in Developing Rural Areas, but care should be taken not to spur unwanted growth.

Local Transportation Network

The local transportation network is comprised of two state highways, State Route 81 being the most significant, local residential streets, and a local bypass for heavy traffic. State Highway 81 bisects the city center and serves as Porterdale’s Main Street.

State Route 81 is receiving focus from the Georgia Department of Transportation (GDOT) regarding the replacement of the Yellow River Bridge (c. 1943). The City will be in conversations with GDOT throughout this process and has already expressed an interest in widening or enhancing sidewalks on the new bridge. Furthermore, a concept reimagining the entire Hwy-81 corridor to include separated pedestrian and bicycle facilities between Porterdale and Covington has been discussed.

Traffic issues identified during the comprehensive plan input meetings included inefficiencies at the Crowell Road and Hwy-

81 intersection and several crosswalk safety concerns along Porterdale’s Main Street. These inefficiencies are derived from traffic volumes, traffic light configurations, and lack of pedestrian facilities. To resolve this, the City will need to discuss the issues with GDOT and determine the most appropriate interventions that can be implemented. In addition, input meetings highlighted that a buildup of asphalt has degraded the functionality of curbs regarding drainage on local streets. The City is acutely aware of the issue and plans to direct funds incrementally to mill local streets to their original grade (see Community Work Program Item #19).

A well-established sidewalk network connects throughout the city; however, continued maintenance is lacking and the existing system requires significant improvements. Online survey results regarding the city’s bicycle and pedestrian experience are outlined in Table 2. Concerns regarding broken concrete, non-ADA compliant street crossings, overgrown vegetation, and lack of street lighting were discussed during input meetings and observed during an on-site visit.

Table 2: Bicycle / Pedestrian Survey Responses

Question	Responses
Are the streets and sidewalks adequately maintained?	Yes: 15.79% No: 84.21%
Do you bike or walk from your residence to any destinations within city limits?	Regularly: 31.58% Occasionally: 36.84% Never: 26.32%
Do you walk or bike to any destinations outside of city limits?	Regularly: 2.63% Occasionally: 18.42% Never: 76.32%
Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, etc.?	Yes: 34.21% No: 52.63% I Don’t Know: 10.53%

Porterdale lacks on-road bicycle facilities, but the City has been proactive in addressing off-road facilities by installing a multi-use path connecting Main Street to the Yellow River Park. This was accomplished with a combination of Federal grants and local funds (see Figure ##). In addition, Newton County has embarked on construction of the Cricket Frog Trail, a major multi-use trail network, which will eventually include a trailhead in Porterdale connecting to the City of Covington, Mansfield, and Newborn. Porterdale's connection is still in the conceptual phase and will be revisited in future years.

The following page shows primary needs and goals regarding various transportation elements highlighted during public input meetings. In addition to adding new crosswalks, the City is interested in exploring opportunities to enhance existing crosswalks on Highway-81 to improve the safety of pedestrians in the town center and add an artistic aesthetic to the area. An example of such an enhancement is shown on Porterdale's Main Street.

Bicycle and Pedestrian Plan

In 2012 the Northeast Georgia Regional Commission assisted the cities of Covington, Oxford, and Porterdale, Newton County, and Newton Trails develop the Central Newton County Plan for Bicycling and Walking. This plan provides a blueprint to local decision-makers and advocates for investing in transportation choices and conservation corridors. It is presented as a combination bicycle/pedestrian and greenway plan because of the inter-relatedness of these two areas.

A portion of the plan has been successfully accomplished via a GDOT Transportation Enhancement (TE) grant award in 2015 that connected Porterdale's Main Street to the Yellow River

Park. Based on the input through the 2021 comprehensive plan, it is recommended that the City update its portion of the 2012 bicycle/pedestrian plan to provide a more targeted list of projects that satisfy the basic levels of need within the community. The update would involve a local sidewalk audit and the creation of a prioritization model for projects (see Community Work Program Item #35).



Transportation Needs & Goals

Main Street Enhancements

Installations such as art crosswalks and street furniture can alert drivers to be more cautious and provide greater safety for pedestrians and cyclists



Improving Traffic Flow

Traffic light enhancements at major intersections can greatly improve traffic flow throughout the day



Maintaining Existing Infrastructure

Accomplishing a multi-faceted goal of protecting historic tree canopies and rehabilitating sidewalks will improve the quality of life for residents

Connecting New With Old

Connecting new developments to the town center and natural resources is a major priority in order to maintain a sense of community throughout the city and enhance recreational opportunities (Image: Firefly Trail Athens, GA)



- Roads
- Sidewalks
- Green Space
- Major Roads
- Paved Trail
- Yellow River
- City Limits
- Unpaved Trail
- Building Footprints



Chapter 6: BROADBAND SERVICES

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

Existing Services

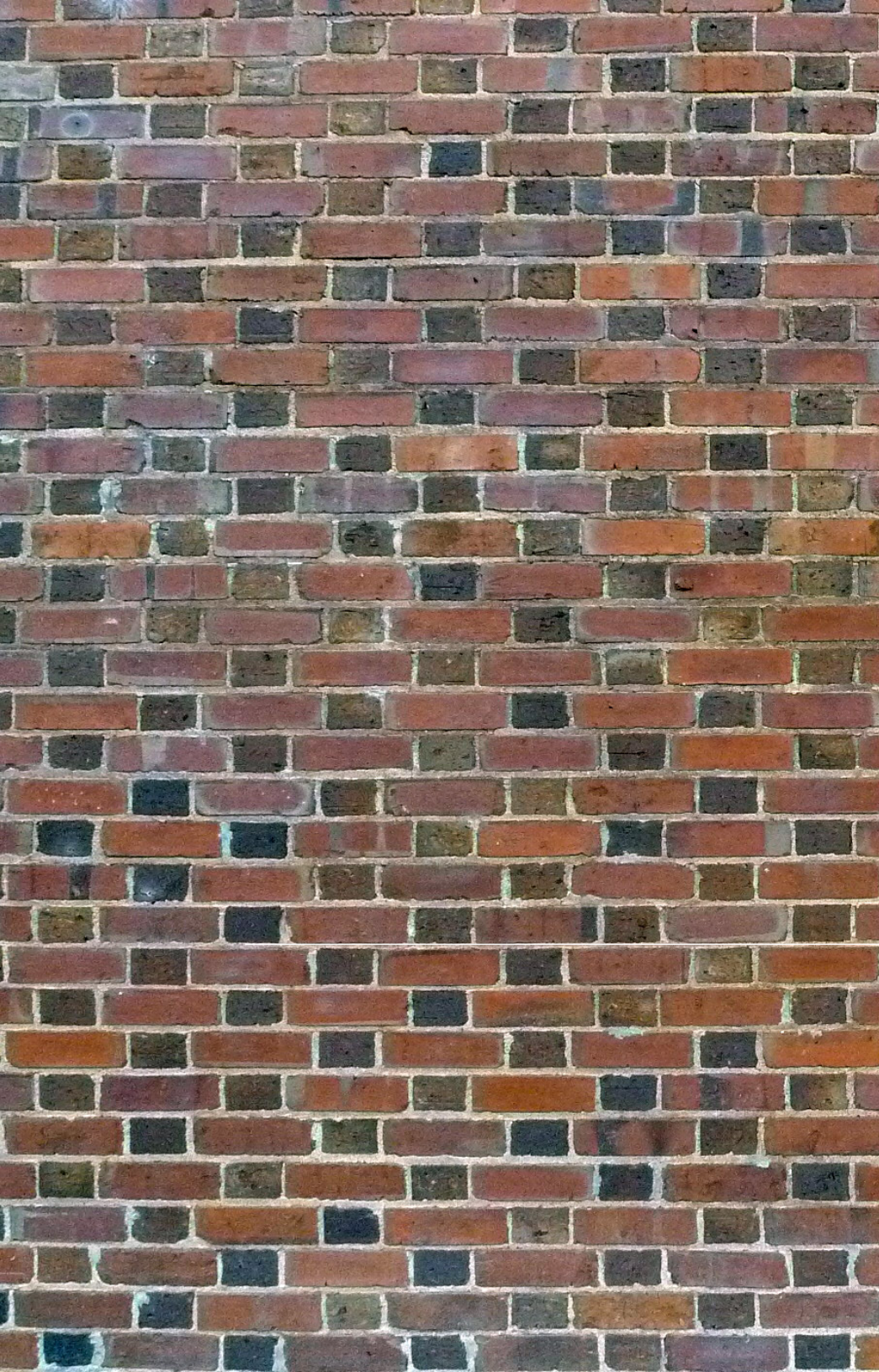
The Northeast Georgia Digital Economy Plan (2015) examines local and regional abilities to participate in the “Digital Economy” (business conducted through computers and computer networks). The Plan illustrates the City of Porterdale with adequate wireless broadband service for residential and business applications. Additionally, the GDBI database identifies Porterdale being served by broadband (<https://broadband.georgia.gov>). GDBI identifies broadband as internet connection with a minimum of 25 Mbps download and 3 Mbps upload speeds.

Fiber is available to a limited number of parcels in Porterdale. Currently, 14.6% of properties have direct access to fiber services in the city (www.decisiondata.org). Existing fiber and cost-effective expansion points should be a strong consideration when determining where to facilitate business development so that new businesses can utilize pre-existing infrastructure. Strategic placement will be more economical and therefore help efforts in

attracting technology sectors to locate in Porterdale. Newton County has expressed interest in installing fiber cable throughout the county. This would effectively serve the entire City of Porterdale, if implemented. The City will coordinate with the County in regard to this initiative at the appropriate time, if necessary.

Porterdale’s residential internet availability is served by three main providers that offer wired internet to 99% of homes (www.decisiondata.org). However, residents expressed concerns with customer services and reliable connectivity during input meetings. Also, the online survey showed that 57.89% of residents rated the current internet services at either average or poor. The City is amenable to exploring wireless broadband infrastructure to provide more options and improve service throughout the area. To enable improvements, the City plans to adopt a model broadband ordinance and apply for the Georgia Broadband Ready designation (see Community Work Program Item #29).

Currently, there are no publicly accessible wireless internet locations in Porterdale. The nearest publicly available site is the Newton County (Covington Branch) Library which is approximately four miles from Porterdale. City staff and Council have expressed interest in providing free, public wireless service to activate a public space in a resourceful way. The location and method of implementation has yet to be determined and the City plans to continue exploring this idea.



Chapter 7: COMMUNITY WORK PROGRAM

REPORT OF ACCOMPLISHMENTS, 2016-2021

This table shows the progress made from the previous 2016-2021 Comprehensive Plan Community Work Program (CWP). Incomplete projects, or projects labeled “Not Accomplished”, can be carried over to the new CWP if desired.

***Indicates items to be carried over and refocused for the 2021-2026 Community Work Program.*

Activity Description	Status (complete, underway, postponed, not accomplished/ cancelled)	Notes, Explanation for Postponed/Not Accomplished, Project Completion Dates
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	Complete	
Work with downtown development authority to maintain operating mill through available incentives and other programs	Cancelled (Refocused)	Of the two mill properties, Weelaunee and Osprey, Osprey is the only functioning mill, the equipment is being moved to another site. The projected use of the property is a mixed-use development.
Work with Newton County and regional economic organizations to attract appropriate business, employment opportunities, and development	Cancelled	City of Covington and Newton County changed the organizational structure for economic development. It is to be determined how they will interface with the smaller municipalities. Not carried over to 2021-2026 CWP.
Work with golf course owners to ensure its continued success including reviewing incentives and other programs	Cancelled (Refocused)	Property owners are looking at different strategies for the use of the property.
**Develop strategic plan for financing Village projects	Underway	City Manager, City Clerk and Budget Committee are in consultation with the City Council. Carried over to CWP Item #1.
Recruit a developer to build or redevelop a site for overnight lodging	Cancelled	Possibility for a Osprey Mill redevelopment to include overnight accommodation. This project will be developer driven. There are no active discussions for redevelopment opportunities at this time. Item is not carried over to the 2021-2026 CWP.

**Develop a branding and marketing campaign to tell Porterdale’s story and attract new residents and tourists	Underway	Branding and marketing will be an on-going activity adapting to changes in the residential market and the development of new tourism product. Modified for 2021-2026 CWP, Item #2.
Develop an inventory of commercial spaces available for use	Complete	
Cultural and Historic Resources		
Finalize Porterdale historic district and launch the city historic preservation commission	Complete	
Develop an informational packet to provide residents and business owners with information about resources for repairing and maintaining property	Complete	
**Continue to develop Porterdale as a heritage tourism destination by developing signage, an app, and through marketing materials	Underway	The app has been developed. Porterdale History Tours was launched in 2018. A print/digital brochure is being revised. Carried over to 2021-2026 CWP, Item #7.
**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.	Underway	Prior to the development of 2016 Comp Plan Update there was one meeting with Rosehill residents. Another meeting took place in 2017. Three residents attended the meeting with legal counsel. None of the residents proceeded with the process. The School House Community building was placed on the Georgia Trust for Historic Places, “Places in Peril” list in 2019. The Historic Preservation Commission has prepared a draft Residential Guidelines for the neighborhood and will present to the residents for input in 2020. Carried over and refocused for 2021-2026 CWP, Item #32.
Plan and organize celebration of Porterdale’s centenarian	Complete	

Natural Resources		
**Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas	Postponed	This activity has not been line item in the city budget. To be revisited for the 2021 budget. Carried over and consolidated with other items for 2021-2026 CWP, Item #8.
**Develop ordinance prohibiting development on steep slopes	Postponed	Specific to the Cedar Shoals development. The property has new owners. Activity will now resume now that new staff are in place. Carried over and consolidated with other items for 2021-2026 CWP, Item #8.
**Purchase two parcels on Yellow River immediately adjacent to downtown for park space	Underway	Properties in litigation. The city has exercised the power of eminent domain. Carried over and refocused for 2021-2026 CWP, Item #9.
Continue maintaining and developing park spaces along the Yellow River and throughout the City	Underway	On-going. B.C Crowell Park was upgraded with new playground equipment. Landscaping in the area surrounding the picnic pavilion and to redirect water run-off through the park. In 2017 and 2018 team from Porterdale participated in workshops with the Conservation Fund to develop a strategic plan for the continued development of the Yellow River Park.
**Identify areas to be permanently conserved as part of greenspace plan	Postponed	This project is not a line item in the city budget. To be revisited for the 2021 budget. Carried over for 2021-2026 CWP, Item #11.
**Continue to develop Porterdale as a recreational tourism destination by developing signage, an app, and through marketing materials	Underway	App has been developed. City received a Regional Development Grant from Georgia Power to continue the White Water Overlook and River Access project. Item refocused and carried over for 2021-2026 CWP, Item #12.

Community Facilities & Services		
**Ensure adequate water and sewer capacity in the areas of anticipated development	Underway	Cedar Shoals development will require additional capacity. To be self-sustaining would require development fees and council has yet to reach agreement. This line item has been carried over to the 2021-2026 CWP with edits and has been split into three separate projects, Item #15-17.
Research ways to lower city ISO rating including alternatives to volunteer fire department	Cancelled	ISO rating is determined at the county level.
**Mill streets of excess asphalt built up over time to restore curbs ability to drain storm water (State Route 81)	Postponed	Milling of 81 to be undertaken by GDOT. City milling postponed for two years. Carried over for 2021-2026 CWP, Item #18.
Determine feasibility of a dog park	Cancelled	Project will only be revisited when council has shared consensus that the community is prepared for this project. This project will not be carried over into the 2021-2026 CWP.
**Develop a way to communicate pertinent information to residents who may not have access to social media, e.g. a bulletin board	Underway	Fixture has been selected. Will be purchased when funds are available. Carried over for 2021-2026 CWP, Item #50.
**Complete restoration on gymnasium, including shading and lighting structures. Landscaping, and architectural features	Underway	Staging kitchen has been upgraded to a classroom for art classes and the green room to a meeting room. Design work has been done for a stage cover, when SPLOST funds are available this activity will be completed. Landscaping has been completed. Friends of Porterdale's are working to secure funding to enclose a wing for event space. Item refocused and carried over for 2021-2026 CWP, Item #20.
**Enhance alley to encourage public use with aesthetic improvements, landscaping, and street furnishings	Underway	Umbrellas and chairs have been purchased. Additional street fixtures to be installed when funds are available. Carried over for 2021-2026 CWP, Item #21.
Develop plans for the depot area to serve as a trailhead	Complete	Box-car project construction is nearly complete. Trail has been extended to Main Street with TE funding.

Advertise City-owned properties for event spaces	Underway	This is an ongoing activity. Item is not carried over to 2021-2026 CWP.
Plan for infill development in city owned space and municipal complex in depot area	Complete	There has been a change in approach for the next 10 -15 years. The Volunteer Fire Department has been adaptively retrofitted as City Hall and the vacated City Hall building has been renovated as the Police Department.
Support ongoing planning for a new legacy park	Cancelled	This project remains in the conceptual phase. Property has not been selected and the funds have not been donated. Item is not carried over to 2021-2026 CWP.
Housing		
**Continue to encourage homeownership through incentive programs and develop partnership with New Leaf Visions	Postponed	Correction – partnership was not with New Leaf Visions, it was with the Housing Authority of the City of Covington. The project is in the conceptual phase. Item is refocused and carried over for 2021-2026 CWP, Item #30.
Provide informational packet to homeowners that describes resources for repairing and maintaining property	Complete	
Revise and strengthen ordinances, particularly for new development and infill, to ensure housing stock is of quality design and construction	Completed	This activity was completed through the adoption of development regulations. Further efforts will be focused on ordinance enforcement regarding existing buildings.
**Develop design guidelines for multi-family housing	Postponed	This activity has not been line item in the city budget. To be revisited for the 2021 budget. Carried over for 2021-2026 CWP, Item #31.
Develop marketing materials advertising the unique housing opportunities available in Porterdale, particularly geared towards millennials and retirees	Completed	Document is under review by city council.
Transportation		
Work with Georgia Department of Transportation to complete improvements at Hwy 81/Crowell Rd intersection	Complete	

**Update bike path and sidewalk plan developed by NEGRC and work to implement to expand alternative transportation options	Underway	Preliminary discussions have taken place. The Path Foundation is in a process of negotiation with City of Covington. Carried over for 2021-2031 CWP, Item #34.
Connect Porterdale trails to the Newton County trail system	Not Accomplished	Preliminary discussions have taken place. The Path Foundation is in a process of negotiation with City of Covington. Item is not carried over for 2021-2026 CWP due to uncertainty of project timeframe.
Work with neighboring jurisdictions to determine feasibility of implementing a rural public transportation system (GDOT's 5311 program)	Not accomplished	Porterdale lay within the "urban" boundary of metro-Atlanta. City is not eligible for GDOT 5311 funding. GDOT 5307 urban transit funding is the applicable option. Additionally, Newton County did not approve a public transit system in the 2020 TSPLOST budget vote.
**Conduct complete streets assessment with goal of developing and enhancing the streetscape and develop budget	Postponed	This project is not a line item in the city budget and will be a long-term goal for the city. Item carried over for 2021-2026 CWP, Item #35.
Land Use		
**Develop and adopt low impact residential development standards for use in environmentally sensitive areas	Postponed	This project is not a line item in the city budget. To be revisited for the 2021 budget. Item refocused and carried over for 2021-2031 CWP, Item #8.
**Use the city's website to notify residents of land use issues, zoning decisions and proposed future development	Underway	New city website should come online in the next two months. The new platform will enhance staff's ability to maintain and update the site. Item refocused and carried over for 2021-2031 CWP, Items #48-49.
**Develop plan to landscape and otherwise enhance entrance gateways	Postponed	This project is not a line item in the city budget. To be revisited for the 2021 budget. Item carried over for 2021-2026 CWP, Item #25.
Develop design guidelines for residential and commercial development (historic, non-historic, and infill) to preserve existing character and ensure the quality and compatibility of renovations and new construction.	Completed	Item was completed by adopting development regulations that accompany the local zoning ordinance. Efforts continue to maximize the efficiency of local regulations, see 2021-2026 CWP Item #42.

<p>**Identify and map vacant sites and buildings appropriate for infill or redevelopment</p>	<p>Underway</p>	<p>1st phase of identifying properties is being undertaken. This project is not a line item in the city budget. To be revisited for the 2021 budget. Carried over for 2021-2026 CWP, Item #3.</p>
<p>**Determine feasibility of annexing land between Porterdale's Town Center and the golf course</p>	<p>Postponed</p>	<p>To be revisited by the council. Carried over for 2021-2026 CWP, Item #39.</p>
<p>Intergovernmental Coordination</p>		
<p>Continue shared services such as water and sewer and investigate improving fire service response through partnering with other governing authorities</p>	<p>Underway</p>	<p>Continuing discussion through the One Newton Plan. Item is reworded and carried over for 2021-2026 CWP, Item #43.</p>
<p>Coordinate with neighboring jurisdictions to improve entrance gateways to the city in those areas outside the city limits</p>	<p>Underway</p>	<p>The focus of the Washington Street Corridor Improvement Project has been redirected to the completion of the trail on the railway bed which aligns with Washington St. Item is refocused and carried over for 2021-2026 CWP, Item #44.</p>

COMMUNITY WORK PROGRAM, 2021-2026

***Indicates items continued or modified from the 2016-2021 Community Work Program.*

	Activity Description	Timeframe	Cost	Funding Source	Responsible Party
Economic Development					
1	**Develop strategic plan for financing Village projects	2021	Staff Time	Grants / Local Funds	City Manager / City Council
2	**Develop a DDA-style branding and marketing campaign to tell Porterdale’s story and attract new residents and tourists	2021-2022 (First Draft) Ongoing	Staff Time	Local Funds	Economic Development Staff
3	**Identify and map vacant sites and buildings appropriate for infill or redevelopment	2021-2022	Staff Time	Local Funds	Planning & Zoning Staff / Economic Development Staff
4	Perform market study for a small medical clinic	2024-2025	TBD	Grants / Local Funds	Economic Development Staff / City Council
5	Continue to monitor the status of the Osprey Mill for redevelopment opportunities	2021-2026	N/A	N/A	City Manager / City Council
6	Apply for PlanFirst re-designation	2021	N/A	N/A	Economic Development Staff / City Manager
Cultural and Historic Resources					
7	**Continue to develop Porterdale as a heritage tourism destination by developing a print and digital brochure	2021	Staff Time	Local Funds	Economic Development Staff
Natural Resources					
8	**Identify necessary changes in development standards to ensure proper protection of environmentally sensitive areas such as steep slopes and undeveloped land	2021-2022	Staff Time	Local Funds	Planning & Zoning Staff / City Council

9	**Finalize eminent domain proceedings for the purchase of two parcels on the Yellow River immediately adjacent to downtown	2021-2023	TBD	Local Funds	City Manager / City Attorney / City Council
10	**Complete comprehensive maintenance work sessions for each city park to address overgrown vegetation, equipment maintenance, and litter	2021	Staff Time	Local Funds	Public Works Staff
11	**Identify parcels to be permanently conserved as part of greenspace plan	2021-2022	N/A	N/A	Planning & Zoning Staff / City Council
12	**Apply for additional grant funding for the White Water Overlook and River Access Project	2023	TBD	Local Funds / Grants / Georgia Power	Economic Development Staff / City Council
13	Restart the monthly “Clean It Up Saturdays” volunteer program	2021-2026	N/A	N/A	Volunteers / City Staff / City Council
14	Finalize plans for Whitewater Overlook project and identify grant opportunities	2021-2022	Staff Time	Local Funds	Economic Development Staff / City Council / Third Party Consultant
Community Facilities and Services					
15	**Outline existing water and sewer capacity and identify system’s capability to accept new development	2021	TBD	Local Funds	Public Works Staff / Newton Water & Sewer
16	**Identify needed water system improvements / updates	2022	TBD	TBD	Public Works Staff / City Manager / City Council
17	**City will decide on appropriate development fees to impose on new developments that require additional water/sewer capacity	2021	N/A	N/A	Planning & Zoning Staff / City Council / City Manager
18	**Mill local streets with excess asphalt to restore curbs ability to drain storm water	2022-2026	TBD	Local Funds / LMIG	Public Works Staff
19	Install a stage cover for the Porterdale Gymnasium stage	2022-2024	\$15,000	Local Funds / SPLOST / Grants	Economic Development Staff / Friends of Porterdale
20	**Enclose a wing of the Porterdale Gymnasium to be used for event space	2024-2026	TBD	Grants / Donations / SPLOST	Friends of Porterdale

21	**Complete main street alley enhancements to encourage public use	2022-2024	\$3,000	Local Funds / SPLOST	Economic Development Staff
22	Finalize the Yellow River Park Master Plan	2021	N/A	N/A	Planning & Zoning Staff / City Council
23	Coordinate with Friends of Porterdale on a proposed skate park	2021-2023	N/A	N/A	Friends of Porterdale / City Council
24	Apply for grant or loan funding for water system improvements	2022	TBD	Grants / Local Funds / Loans	Economic Development Staff / Public Works
25	Establish a cohesive aesthetic for Porterdale by creating a comprehensive design guide for all city owned facilities, wayfinding, infrastructure, etc.	2023-2025	TBD	Local Funds	Planning & Zoning Staff / City Council
Broadband					
26	Adopt model broadband ordinance	2021	N/A	N/A	City Council
27	Identify cost and potential funding sources for public Wi-Fi service	2022	Staff Time	Local Funds	Economic Development Staff / City Manager
28	Locate optimal public space to provide Wi-Fi to residents and visitors Locate optimal public space to provide Wi-Fi to residents and visitors	2023	Staff Time	Local Funds	City Council / Economic Development Staff
29	Apply for Georgia Broadband Ready status	2022	Staff Time	Local Funds	Economic Development Staff
Housing					
30	**Discuss homeownership incentive programs with the City of Covington Housing Authority and determine best method for distributing information to the public	2021-2023	Staff Time	Local Funds	Economic Development Staff
31	**Develop design guidelines for multi-family housing	2021-2023	\$15,000	Local Funds	Planning & Zoning Staff / City Council / Third Party Consultant

32	**Partner with Georgia Heirs Property Law Center to set up legal clinic to aid residents in obtaining clear legal title to properties/homes	2024-2026	Staff Time	Local Funds	City Manager / City Council
33	Identify most common residential code violations and determine the appropriate actions to address mitigation	2021-2022	Staff Time	Local Funds	Planning & Zoning Staff
Transportation					
34	**Update 2012 bike path and sidewalk plan developed by NEGRC to itemize and prioritize sidewalk and bike path improvements	2023-2024	\$1,000	Local Funds	Economic Development Staff / Newton Trails / Newton County / NEGRC
35	**Conduct complete streets assessment with goal of developing and enhancing the streetscape and develop budget	2025-2026	TBD	Local Funds / Grants	Planning & Zoning Staff / Economic Development Staff
36	Host community meeting with GDOT to hear public opinions for pedestrian/bike facilities on new Hwy-81 bridge	2022	N/A	N/A	City Manager / City Council
37	Adopt requirement for development proposals along Hwy-81 and Crowell Rd. to submit traffic studies with their re-zoning applications	2024	Staff Time	Local Funds	City Council
Land Use					
38	**Include information on land use topics, zoning ordinances, zoning decisions, and proposed future developments on city website	2021-2026	N/A	N/A	City Clerk
39	**Determine feasibility of annexing land between Porterdale's Town Center and the golf course	2025	N/A	N/A	City Council

40	Host design charrette workshop to determine best design interventions and applicable zoning characteristics in a target historic neighborhood (topics to be included are parking, tree restoration and protection, landscaping, sidewalks, etc.)	2024	Staff Time	Local Funds	Economic Development Staff / Planning & Zoning Staff / City Council / Volunteers / Third Party Facilitator
41	Determine need for the addition of a conditional zoning ordinance regarding time limitations for rezoning applications	2022-2023	N/A	N/A	City Council
42	Consolidate zoning ordinance with development regulations to improve accessibility for staff and private sector	2023	Staff Time	Local Funds	Planning & Zoning Staff / City Manager / City Council
Intergovernmental Coordination					
43	**Continue participation in the One Newton Plan	2021-2026	Staff Time	Local Funds	City Staff / City Council
44	**Host an intergovernmental meeting to determine design preferences for gateway corridors and greenway networks along Hwy-81 with the City of Covington and Newton County - Convey findings to the Georgia Dept. of Transportation	2023	Staff Time	Local Funds	City Manager / City Council
Financial Management					
45	Adopt financial management plan to establish operational policies for spending and address all debt servicing (only to be included if the financial management plan is not adopted by February 2021)	2021	Staff Time	Local Funds	City Manager / City Council
46	Create criteria for project prioritization that is guided by the annual budget.	2022	Staff Time	Local Funds	City Manager / City Council
Government Transparency					
47	**Determine most effective and appropriate format for physical advertisements for public meetings and city events	2021-2022	Staff Time	Local Funds	Planning & Zoning Staff / City Council

48	Finalize format of new city website to include more information regarding local government operations, ordinances, events, city council meeting information, etc.	2021	TBD	Local Funds	City Clerk / City Manager / City Council
49	Create monthly schedule for informational updates to the city website	2021	Staff Time	Local Funds	City Clerk
50	Implement construction of a physical advertising platform for public information	2024-2026	\$10,000	Local Funds	Economic Development Staff / Public Works Staff / City Council



Chapter 8: APPENDIX

PUBLIC INPUT DOCUMENTATION

Porterdale Steering Committee Meeting #2 Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
September 1, 2020 8:52 AM EDT	93 minutes	10	595-933-413

Details

Name	Email Address	Join Time	Leave Time
+14047872319		9:03 AM	10:25 AM
+14783619318		9:10 AM	10:25 AM
Adrienne Moore	danatheamore@gmail.com	8:55 AM	10:25 AM
Amber Bailey	frontdesk@negrc.org	8:52 AM	10:25 AM
Carlos Jones		9:04 AM	10:25 AM
Jon McBrayer	ekennedy@negrc.org	8:52 AM	10:25 AM
Josephine		8:58 AM	9:46 AM
Mark-Anthony Williams		8:52 AM	10:25 AM
Michael A. Patterson	mapatterson85@gmail.com	9:08 AM	10:25 AM
Phil bone		10:01 AM	10:25 AM

Porterdale Steering Committee Meeting #3 Attendees Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
September 22, 2020 8:52 AM ED	125 minutes	11	529-812-973

Details

Name	Email Address	Join Time	Leave Time
+14783619318		8:54 AM	10:58 AM
+17703563322		8:53 AM	10:58 AM
Adrienne Moore	danatheamore@gmail.com	9:00 AM	10:58 AM
Amber Bailey	frontdesk@negrc.org	8:52 AM	10:58 AM
Carlos Jones		9:03 AM	10:57 AM
Jon McBrayer		8:52 AM	10:58 AM
Josephine		8:57 AM	10:58 AM
Lowell Chambers	lchambers@atlantaga.gov	9:50 AM	10:34 AM
Lowell Chambers	lchambers@atlantaga.gov	10:45 AM	10:58 AM
Lowell Chambers	lchambers@atlantaga.gov	9:02 AM	9:32 AM
Marty Boyd		9:01 AM	9:31 AM
Marty Boyd		8:56 AM	8:58 AM
Michael A. Patterson	mapatterson85@gmail.com	8:57 AM	10:11 AM
Phil bone		8:57 AM	10:58 AM


Porterdale Steering Committee Meeting #4 Attendees Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
October 13, 2020 8:52 AM EDT	109 minutes	9	553-768-805

Details

Name	Email Address	Join Time	Leave Time
+14044882984		9:23 AM	10:00 AM
+14783619318		8:55 AM	10:41 AM
+17703563322		8:54 AM	10:41 AM
Amber Bailey	frontdesk@negrc.org	8:52 AM	10:41 AM
Jon McBrayer		8:53 AM	10:41 AM
Josephine		8:58 AM	10:41 AM
Kay Piper	kay.piper@ymail.com	9:07 AM	10:41 AM
Lowell Chambers	lchambers@atlantaga.gov	9:01 AM	9:39 AM
Lowell Chambers	lchambers@atlantaga.gov	10:06 AM	10:31 AM
Michael A. Patterson	mapatterson85@gmail.com	8:59 AM	9:59 AM

Online Survey Webpage



Background on Comprehensive Plans

A comprehensive plan is a locally adopted document that serves as a 20-year guide to growth and development for the local government to use and implement. The document is required by the State of Georgia for all local governments and must be updated every five (5) years.

The purpose of the plan is to analyze where you are now as a city, where you are going, to develop ideas for where you want to be, and create strategies for how to get you there.

There are various topics addressed within a comprehensive plan including, but not limited to, community needs and opportunities, community goals, land-use, broadband internet, transportation, and a list of community work items.

Comprehensive Plan Update Survey

To complete the survey, please click on survey (desktop) or click on the link below (mobile/tablet).

<https://storymaps.arcgis.com/stories/cfd9c70932e9f47f88b58c0ad912aaf27/print>

Photo Contest Advertisement



**City of Porterdale
Comprehensive Plan Update
2021
Photo Contest Announcement**

The City of Porterdale would like to announce a photo contest for the 2021 Porterdale Comprehensive Plan update! To participate, submit a picture of your favorite place or view within the city limits of Porterdale with an explanation for why it is your favorite by close of business **October 5, 2020**. Submitted images will be used in the new city website or in the 2021 Comp Plan Update.

All local residents are encouraged to participate.

Pictures will be judged by two representatives of the 2021 Comprehensive Plan Steering Committee and the winner will receive \$100 gift certificate to Gents Grooming Lounge. Additional prizes will be awarded to runner-ups.

To submit your photo, either email the photo to info@cityofporterdale.com OR post it on Facebook and use the hashtag **#cityofporterdalecompplan2021**

Rules:

1. Pictures can be taken with cell phones or cameras
2. No filters or Photoshop edits are allowed
3. Limited to 2 submissions per person

Public Hearing #1 Documentation

A6 | SATURDAY-SUNDAY, JULY 18-19, 2020 THE COVINGTON NEWS

The Cushing family includes mother and father Mandie and Micah (pictured left), children Raylen, Easton, Bryan and Aubrie (pictured top right) and son Micah Lawson (pictured bottom right). The Cushing's daughter, Liza June, died March 1, 2019, shortly after she was diagnosed with gastrochisis — a rare birth defect where the baby's intestines are found outside of the body — before her birth and only given a 50-50 chance of surviving.

Welcomes:
Continued from A1

home to a hospital in Covington was simple: Mandie wanted to be as close as possible to Children's Healthcare of Atlanta if history repeated itself for the couple.

A little more than one year before, the Cushings had welcomed daughter Liza June into the world in February.

birth defect where the baby's intestines are found outside of the body. She was given a 50-50 chance of surviving.

After her February birth, Liza June was transported via ambulance to Children's Healthcare of Atlanta where she stayed for two weeks.

Liza June had to be home to a hospital in Covington was simple: Mandie wanted to be as close as possible to Children's Healthcare of Atlanta if history repeated itself for the couple.

A little more than one year before, the Cushings had welcomed daughter Liza June into the world in February.

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After her February birth, Liza June was transported via ambulance to Children's Healthcare of Atlanta where she stayed for two weeks.

Liza June had to be

A line of ambulances, fire trucks and police cars escorted the couple as they drove to the gravestone in Newborn, Rockdale Fire Department covered Covington Fire's calls so the entire department could be in attendance.

The Covington Fire Department continued to reach out after the funeral by checking in

Micah said he had heard the firefighter profession was a "brotherhood" before he got into it.

"You don't know what it means until you live through it," he said.

The months following their loss was tough for the Cushings, they agreed.

The couple had

Micah said some days were difficult for the couple afterward but "it just proved how strong my wife is."

"We were able to work through it. I'm not going to say we are 100% over Liza," Micah said.

When they found out about their new son, a fellow firefighter organized a medical training to coach Mandie as they rode to the hospital in Covington.

"We had a bit of a scare. I was having some pretty drastic contractions. He was coaching me through the breathing," she said.

Honestly, the closer I was to Children's hospital the more comfortable I

cy medical training to coach Mandie as they rode to the hospital in Covington.

"We had a bit of a scare. I was having some pretty drastic contractions. He was coaching me through the breathing," she said.

Honestly, the closer I was to Children's hospital the more comfortable I

Public Hearing #2 Documentation

A10 | Saturday-Sunday, November 21-22, 2020 News The Covington News

Eastside HS replacement construction behind due to weather

Project manager says crews working to make up lost time

By TAYLOR BECK
tbeck@covingtonnews.com

COVINGTON, Ga. — Construction of the Eastside High School replacement project was about 40 days behind in August due to massive amounts of rain in early spring, but now Project Manager Jeff Prine said crews are working diligently to get back on schedule.

During the Newton County Schools Board of Education meeting Tuesday, Prine delivered a progress update, as well as a financial update on the facility to be located at 140 Georgia Hwy. 142 in Covington. It is expected to accommodate approximately 1,650 students.

Since construction began in the summer of 2019, Prine said much work had been completed or was nearing completion.

"(The delays were) primarily tied back to the wet weather we had in early spring and all summer," Prine said. "But since August, we've been able to work with the contractor to make up about a week of that time, and they've been working on the weekends. They brought in extra crews, and in all, they've been working longer days. So they really are doing their job trying to make up days, and we're confident that we'll be able to continue making progress to get those days back so we can get back on schedule."

He reported 99% of site grading and utilities, and under slab utilities were finished. Approximately 95% of drives and parking were wrapped up, including the cleaning and grading of the school's entrance off U.S. Hwy. 278. The construction of arched culverts for the entrance was just getting underway.

"They've done an extensive amount of work in putting road control measures in to make sure that you don't have any kind of sediment down in the stream area," Prine said of the entrance construction.

On-grade concrete was 95% completed, as well as structural steel erection for the school's lower building, Prine reported. Only 10% of the structural steel had been erected for the upper building.

Sports fields, including football, track, baseball, softball and practice fields, were 85% complete, he said. The fields are currently getting sod, irrigation and fencing installed.

Prine said workers started paving the track Wednesday.

Prine expects the lower building roofing and drives and parking to be completed over the next month.

Total cost for the school's construction stands at \$59.48 million. No changes

Pictured is an aerial view of the Eastside High School replacement project. During a meeting Tuesday, Nov. 17, Project Manager Jeff Prine said structural steel had been erected for the upper building since the photos was taken. Though about 40 days behind in August due to weather, Prine said crews have since worked hard to get back a week of lost time.

Contributed Photo

The district, so far, has been billed for 21% of the cost (\$12.65 million).

The school system purchased the 107-acre property for approximately \$727,000. The facility is currently expected to be finished by January 2022.

In other business, board members:

- Approved unanimously the adoption of the FY 2022 tentative budget calendar.
- Approved unanimously the maintenance program for NextGen financial software be purchased from Harris School Solutions of Niagara Falls, New York. The program period covers the 2021 school year.
- Approved 4-1 (Board Member Eddie Johnson opposed) the calling services needed for the replacement Eastside High School be purchased from Venture NetComm, Inc. of Loganville, in the amount of \$155,474.40 to be paid from the Capital Fund.
- Approved unanimously the declaration of surplus property for various items to be properly disposed of.
- Approved unanimously the board's FY 2021 legislative priorities.
- Approved unanimously the personnel matters recommended by the superintendent.

NOTICE OF PUBLIC HEARING

The City of Porterdale will conduct a Public Hearing on **December 14, 2020 at 6:00 p.m.** at Grace Baptist Church, 474 Crowell Rd, Porterdale GA 30016.

Comprehensive Plan Update for the City of Porterdale

The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend.

They had found out beforehand their child had gastrochisis — a

NOTICE OF PUBLIC HEARING

The City of Porterdale will conduct a Public Hearing on **August 10, 2020 at 6:30 p.m.** at Grace Baptist Church — 474 Crowell Rd.

Comprehensive Plan Update for the City of Porterdale

The purpose of the public hearing is to brief the community on the process in developing the comprehensive plan, and to obtain input on the proposed planning process. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions.

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After Liza's death, Mandie said she "never wanted to replace her" but they eventually agreed they wanted to try again.

"I still struggle ... daily with her loss," Mandie said. "Any parent who goes through that, it's not explainable. There's nothing to compare it to."

"I'm so thankful for my son but my daughter will never be replaced or forgotten," she said.

with the family. The community sent gift cards, money and small gifts.

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City of Porterdale: Comprehensive Plan Update
Public Hearing #2: 12/14/2020 — 6:00 p.m.
Location: Grace Baptist Church
474 Crowell Rd, Porterdale GA 30016

NAME	TITLE	ADDRESS	EMAIL
William Moore	Business Owner	2911 Main St	Goats@communitypanc.com
Blair Bernhard	Public works Director	Wanier@cityofporterdale.com	
High Bennett			
Programe Kelly			
Lowell Chamber	City Council Member		LChamber@cityofporterdale.com

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NAME	TITLE	ADDRESS	EMAIL
Phillip Bone	Police Officer	474 Crowell Rd	phillip.bone@cityofporterdale.com
Lois Maden			
Adeyenne Marc	Painter		
Franklin Etheridge	City Manager		franklin@cityofporterdale.com
William Alford	Body Officer	34 Pine St	WilliamAlford@cityofporterdale.com



PORTERDALE
Georgia's Historic Mill Village!

**COMPREHENSIVE PLAN
2021**

For the People of Porterdale