

City of Flovilla

ADOPTION RESOLUTION 2023-01

WHEREAS, the City of Flovilla has completed the 2023-2043 Comprehensive Plan update; and

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

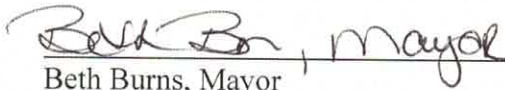
WHEREAS, the two required public hearings were conducted at City Hall on October 17, 2022 and February 20, 2023; and

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

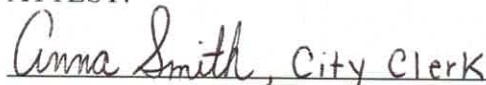
WHEREAS, the Department of Community Affairs has reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the Flovilla City Council hereby adopts the Comprehensive Plan, on this 20th day of March 2023.

BY:


Beth Burns, Mayor

ATTEST:


Anna Smith, City Clerk

Adopted March 2023

CITY OF FLOVILLA COMPREHENSIVE PLAN 2023-2043



Prepared by Three Rivers Regional Commission

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INTRODUCTION

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

Purpose of the Comprehensive Plan

The City of Flovilla Comprehensive Plan will provide vision for future planning, growth, and development. The plan is divided into elements, with each including: goals and strategies, needs and opportunities, future land use and character areas, and the community work program.

The community vision statement sets the tone and vision for the future. The goals and strategies for each element include priority goals which the City will strive to accomplish through more focused strategies. The plan has captured the needs and opportunities present within the community that should be addressed to reach the vision. The list includes items that likely hinder the City from reaching its goals and broader vision. This section also highlights existing opportunities available within the community that should be utilized, supported, and capitalized upon to implement the vision.

The future land use and character areas identify geographical areas of distinct function and form. Specific implementation measures to support the individual vision of each character area are listed to guide decision making for that area of the city. Lastly, the community work program serves as the implementation portion of the plan. This working list includes priority projects and activities to be completed in the next five years by the city council, staff, and partners.

City Council Members

Beth Burns, Mayor
Charlie Fish
Jacqueline Grier
James Hosford
Willie Morgan
Catherine Watson



Comprehensive Plan Steering Committee and Public Participation

Steering Committee

As part of the 2023 plan update, the City of Flovilla appointed a Comprehensive Plan Steering Committee to assist and guide the discussions, identify priorities, and clarify the vision. A series of meetings took place to address the components of the plan. The Steering Committee included various members of the community including individuals from city government, the economic development community, and other local stakeholders. To assist in developing an updated list of needs, a SWOT analysis was conducted during these meetings to identify community strengths, weaknesses, opportunities, and threats. The SWOT results can be found in the appendix.

Flovilla Comprehensive Plan 2023-2043 Steering Committee

Steering Committee Member	Affiliation
Beth Burns	Mayor, City of Flovilla
Lillian Cowell	Citizen
Charlie Fish, Jr.	Council Member
Jacqueline Grier	Council Member
Rhett Smith	Citizen
W. Shane Thompson	Flovilla Fire Chief

Public Participation

As part of the public participation component, a survey was distributed to gather input from the community. This survey was advertised through flyers posted in public spaces, distributed via email, and available on paper at City Hall. The survey results are discussed in the community vision and goals section, with the full results included in the appendix.

Plan Preparation

The comprehensive plan update was prepared and facilitated by the Three Rivers Regional Commission (TRRC) in partnership with the City of Flovilla.

Three Rivers Regional Commission Plan Facilitation Staff

TRRC Staff	Position
Paul Jarrell	Senior Planner
Stephanie Wagner	Planner
Shari Selch	GIS and Mapping

COMMUNITY VISION AND GOALS

Vision Statement

The plan stakeholders reviewed and approved the following vision during the update process. The goals and strategies determined in this plan will work toward this 20 year vision for the community.

“The City of Flovilla will remain a destination where both residents and visitors alike will embrace small town living, warm and inviting people, and a sense of historical identity and pride. It will serve as the standard by which small town Georgia living is measured, through a commitment to its people and their quality of life.”

Community Input

The general public had the opportunity to provide input through the community survey and this plan’s review. Questions focused on what people familiar with Flovilla liked best about the city, wanted to change about the city, and what should be accomplished over the next 20 years. This input was incorporated into the updated goals, strategies, needs, and opportunities. The full survey is included in the appendix.

Flovilla’s Goals, Strategies, Needs, and Opportunities

The planning process analyzed and discussed specific planning elements for Flovilla over the next 20 years. The following section documents the goals, strategies, needs and opportunities for these elements, which can guide the City’s decision-making process to ensure that projects and programs align with the overall vision.

These planning elements are:

- ➔ Economic Development
- ➔ Housing
- ➔ Transportation
- ➔ Natural and Cultural Resources
- ➔ Community Facilities and Services
- ➔ Governance and Intergovernmental Coordination
- ➔ Broadband
- ➔ Land Use

ECONOMIC DEVELOPMENT

Goals: Economic Prosperity Sense of Place

Strategies

- Continue to honor and enhance the community's unique qualities by protecting and revitalizing historic areas, encouraging new development that is compatible with the traditional features of the community, and protecting important scenic and natural features.
- Target reinvestment to declining neighborhoods and vacant underutilized sites or buildings.
- Create a united city appearance by focusing resources and attention on both sides of the railroad.
- Promote visual appeal and the unique character of the city in commercial areas through design standards along corridors (such as an overlay zone).
- Take into account access to housing and impacts on infrastructure, transportation, and natural resources when considering economic development projects.
- Work with the community to eliminate substandard or dilapidated housing.
- Encourage the development of small businesses that are suitable for the community.
- Encourage the development of housing opportunities that create affordable housing options, enable residents to live close to their place of employment, and have a compatible mixture of housing types in our neighborhoods.
- Seek methods to maximize public works capabilities to address emergency needs while balancing standard maintenance.

Needs and Opportunities

1. The city is in better financial shape than ever before; there is a need to continue this achievement.
2. Need to ensure future commercial development is aesthetically pleasing and fits with the desired character of the area and city. The City may have design guidelines already in place that need to be rediscovered and enforced. Other jurisdictions (e.g. Dollar General stores in Warm Springs) could serve as examples for adapting commercial architecture to local aesthetic values.
3. The city needs to maximize and pursue revenue sources. The city has limited revenue sources and must pay debt service on loans that funded critical projects (e.g. the water system).
4. The railroad cuts the city into two sides; the city needs to improve the distressed side.
5. There is a need for more staffing and accountability for the upkeep of public spaces.
6. Many citizens have lived in Flovilla for generations and have a strong sense of community. There is an opportunity to increase engagement and community pride through public meetings, events, programs, and media.
7. People feel safe and appreciate being out of the hustle and bustle of more developed areas. There is a need want to keep this small town sense of place with nearby development pressure.
8. Need to promote the revitalization of some parts of the community and improve aesthetics with the implementation of robust code enforcement and ordinances.
9. The city's welcome signs are visually appealing and need minimal upkeep/landscaping.
10. The city's name means "Village of Flowers"; perhaps flowers or a similar theme could be an opportunity for beautification efforts (e.g. at the cemetery gate entrance, City Hall, potential wildflowers in road medians, and right-of-way near railroad tracks).
11. Need to determine ways to seek young families that will contribute to a small town atmosphere.

HOUSING

Goals: Housing Options Visually Appealing Residential Development

Strategies

- Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood, instituting programs to provide housing for residents of all socioeconomic backgrounds, and coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- Promote traditional neighborhood development.
- Enact and enforce proper code enforcement regarding property maintenance within the city.

Needs & Opportunities

1. Need to maximize the capabilities of code enforcement to enforce regulations.
2. Need housing options for residents of varying socioeconomic backgrounds to include a mix of housing sizes, types, and price ranges within the city.
3. Opportunity to increase property ownership rates, community appearance, and property values through codes and enforcement.
4. Need to manage the building and maintenance of manufactured homes.

TRANSPORTATION

Goals: Provide a safe transportation network Address the mobility needs of all community residents

Strategies

- The City will address the transportation needs, challenges, and opportunities for all community residents by promoting alternatives to transportation by automobile, including walking, cycling, and commuting or utilizing transit.
- The City can employ traffic safety improvements throughout the community, require adequate connectivity between adjoining developments, and coordinate transportation and land use decision-making within the community.
- Support the implementation of goals from multi-jurisdictional, regional, and state transportation plans (e.g. a Butts County Transportation Plan).
- Address situations that need to be fixed in the near-term to avoid more expensive, long-term issues.
- Consider improvements to increase pedestrian and bicycle options and safety.
- Enhance the Highway 87 corridor to include increased design, landscaping, signage, and other codes.

Needs and Opportunities

1. Some roads will need to be repaved, which could be an opportunity to improve drainage.
2. Some roads need to have stormwater measures installed to prevent erosion.
3. There is a need to evaluate speed limits for traffic calming purposes (e.g. Giles Ferry).

4. There is a need to evaluate the speed bumps and determine if the current ones are ideal in terms of design and effectiveness.

NATURAL AND CULTURAL RESOURCES

Goal: Conserve, promote, and protect environmental, natural, and historic resources

Strategies

- Consider the protection and conservation of the community's resources and ecologically sensitive places when making decisions about future growth and development.
- Encourage development where infrastructure is already available to protect farmland and natural areas.
- Promote the protection, enhancement, and maintenance of trees and greenspace in public space and residential and commercial development.
- Promote low impact development that preserves the natural topography and existing vegetation of development sites.
- Protect safe and adequate supplies of water through protection of ground and surface water sources such as through conservation, floodplain management and point-source and non-point source pollution prevention.
- Support collaborative efforts to conserve and responsibly utilize natural and historic areas for recreational and tourism opportunities, such as trails and greenspace and maintaining a working relationship with Butts County Historical Society.
- Support and partner with the Butts County Historical Society on the continued use and upkeep of the old Flovilla School house.
- Explore tools to protect historic resources, such as voluntary incentives through the National Register of Historic Places.

Needs and Opportunities

1. Litter needs to stay picked up to prevent pollution on land and water.
2. Stormwater needs to be addressed proactively to reduce erosion and sediment and road contamination.
3. Although the end of the road is not in Flovilla's jurisdiction, Giles Ferry Road is an important opportunity to connect residents and tourists to the Ocmulgee River.
4. There is an opportunity to educate residents about natural and historic resource protection through social and printed media and litter cleanup events.
5. Lake Flovilla needs to be restocked; the GA Department of Natural Resources may be a resource/partner.

COMMUNITY FACILITIES AND SERVICES

Goal: Robust and Accessible Public Spaces

Strategies

- The City will maximize opportunities to ensure that public space is well-maintained through litter control, managing vegetation, maintaining and upgrading park equipment and space, and maintaining and improving gateway areas and signs.
- The City will make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- The City will only take on projects that can be finished.
- The City will seek funding mechanisms to maintain and upgrade parks and recreation facilities
- Coordinate provision of public facilities and services with land use planning.
- Work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- Encourage citizen participation in city upkeep through events, projects, and groups

Needs and Opportunities

1. Need for more public works staff/manhours to meet both emergency demands (e.g. a water main break) and routine demands (e.g. getting grass clipped and litter picked up in a timely manner).
2. Some projects (e.g. roof repair on public buildings) need to be prioritized before issues get worse.
3. Need for more accountability to ensure that public works expectations are officially set and met.
4. Need for small-town businesses such as a coffee shop.
5. Council Member Fish recently started an "adopted a street" program that provides an opportunity for citizen engagement in city upkeep.
6. Upgrade the park equipment to municipal grade (some equipment is currently most suitable for residential or church use, and is in a state of disrepair).
7. Substantial funding is needed to maintain and upgrade parks. Funding sources for a small city such as Flovilla are challenging (e.g. Flovilla parks are not part of the SPLOST budget, loans are expensive, grants are competitive).
8. The city may have the opportunity to put projects into the 2024 SPLOST.
9. The fire department needs to improve effectiveness in answering and responding to calls. One challenge is that it is a volunteer operation, and many volunteers do not live in the city. There is a need to evaluate if paid staff could improve responsiveness.
10. Evaluate timing of lights used at parks to cut down on brightness after park is closed and reduce costs. The gate at the parks should provide enough security after hours.
11. Address trash on roads.
12. The bathroom recently put in the park is a positive step but needs an upgrade.
13. Some projects have been started, such as in parks, and need to be finished. For instance, the walking trail does not go all the way around the lake, but people are already using it.
14. Ensure broadband coverage throughout the city.
15. Create more accessible city services, such as a new building or programs for senior citizens.
16. Continue to make the city website more interactive.
17. Flovilla is the City of Flowers; this theme could be embraced with community plantings and cleanup events.

18. There are historic items that have been brought to City Hall that should be archived to celebrate Flovilla's citizens and history.
19. Street repair and stormwater infrastructure needed to stop roads being washing away (e.g. Lee Street).
20. Need to evaluate the water system to determine if more pumping and storage capacity required. There is a need to prevent wells from freezing during cold periods.
21. Need to have additional parks equipment, including inclusive playground equipment. Starting with even just one swing that is accessible for children using wheelchairs or with other physical needs would be a benefit. Workout equipment, such as a sit-up station, could also be an opportunity to bring fitness options to the community.
22. Community events have been well-attended, there is an opportunity to keep this positive trend through more events and publicity.
23. There is a need for more upkeep in the cemetery.
24. Increase code enforcement especially as it relates to blighted housing and yard maintenance.

GOVERNANCE AND INTERGOVERNMENTAL COORDINATION

Goals: Communication Between City and Citizens Regional Cooperation

Strategies

- The City values citizen engagement and will pursue avenues for communication, such as through printed and online media, public meetings and events, and citizen groups and initiatives.
- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- Work jointly with neighboring jurisdictions to develop solutions for shared regional issues (such as growth management, watershed protection).
- Consult with, or provide input to, other public entities in our area when making decisions that are likely to impact both jurisdictions.
- Consider appropriate buffering requirement consistent with the size of any development that abuts areas proposed for unincorporated residential, agricultural, and commercial land use.
- Encourage more volunteerism and citizen participation.
- Continue to implement and update as needed the Service Delivery Strategy with Butts County.

Needs and Opportunities

1. A citizens' group was recently started to focus on litter pickup and possible beautification projects. Other citizen volunteer opportunities could be developed to strengthen the appearance and local pride in shared spaces.
2. There is an opportunity to increase communication at or about public meetings, through media, and other outreach and event.
3. There is an opportunity to fully use the comprehensive plan and ordinances and regulations to implement the city's vision and goals.

BROADBAND

Goal: Expand Modern Internet Infrastructure

Strategies

- Work with internet service providers, the state, and other partners to expand broadband, especially in those areas not covered by the EMC initiative.
- Encourage the use of fiber for broadband expansion.

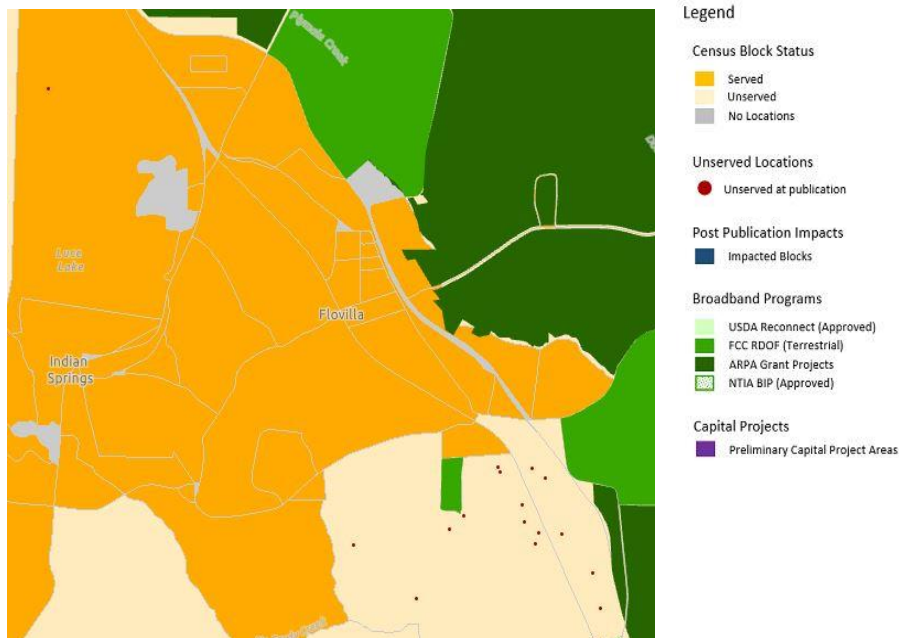
Needs and Opportunities

1. Grant programs are possible resources to expand broadband into needed areas.
2. The Georgia Broadband Ready Community and Site Ready programs offer additional ways to promote broadband access in the community.
3. Need to develop a long-term plan for establishing and maintaining technology infrastructure including broadband capabilities.

Computer and Internet Access in the City of Flovilla

Total population in households	995
Has a computer	811 (82%)
With a Broadband internet subscription	691 (69%)
Without an internet subscription	120 (12%)
No computer	180 (18%)
<i>Source: U.S. Census 2021 ACS 5-Year Estimates</i>	

Broadband Coverage Map



LAND USE

Goals: Efficient Land Use Land Uses that Align with Intended Local Character

Strategies

- Continue to maximize the use of existing infrastructure and minimize sprawl by encouraging new development to locate to an area where infrastructure currently exists.
- Decisions on new development will contribute to, not take away from, our planned community's character and sense of place.
- Encourage development that is sensitive to the historic context and community sense of place.
- Support land uses that enhance housing and multi-modal options in the community.
- Periodically update the zoning ordinance and development regulations to ensure land uses meet community character goals.
- Utilize Character Area/Future Land Use Map for making development decisions.

Needs & Opportunities

1. Need to ensure that all land use and development ordinances are accessible and implemented.
2. Need to continue doing comprehensive planning that has a strong strategy to achieve desired growth.

CHARACTER AREAS

Character areas are geographic delineations of a community which contain unique characteristics and physical form. These areas have the potential to evolve into a unique part of the community when provided specific and intentional guidance, or may require special attention due to unique development issues. For the purpose of this plan, each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision.

The following sections identifies character areas found within the City of Flovilla and used in the Character Area Map. Each character area listed includes a definition, description, desired development patterns, recommended land uses, and implementation measures. Current photos are also included, which give a snap shot into each distinct character area.

Character areas designated within the City of Flovilla are:

- Historic Center
- Developing Residential
- Rural Residential
- Commercial
- Parks



Character Area: Historic Center

This district or area contains features, landmarks, civic or cultural uses that date back to the earlier parts of the city's history. Contains residential neighborhoods with single-family dwellings typically developed at the turn of the 19th century and before WWII, along with public buildings, small business buildings, places of worship, and public recreational facilities.



Description

This area encompasses city hall and the fire department, as well as established residential neighborhoods on adjacent and nearby streets. This district contains residential and civic features highlighting Flovilla's 19th and 20th century character, including historic structures over 50 years old (and often closer to 100 years old). The train also passes through this area.

Desired Development Patterns

Historic properties should be protected from demolition, and rehabilitation should be encouraged through appropriate incentives. New residential infill development and established residential renovations should match the mix of housing types and styles of the older residential neighborhoods. Current vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Pedestrian access and well maintained public spaces should be provided to enhance citizen involvement and pride in this highly visible core area.

Land Use

Land uses will focus on single-family residential, mixed-use neighborhood commercial, and public/institutional.

Implementation Strategies

- Focus on reinforcing neighborhood stability by encouraging homeownership and maintenance or upgrading of existing properties in the city.
- Encourage appropriate infill opportunities for vacant property.
- Encourage and promote the use of neighborhood associations and neighborhood watch groups.
- Promote landscaping and utilize strict code enforcement.
- Promote conformity to the traditional neighborhood development (TND) principles.
- Encourage and promote the use of historic tax incentives for the rehabilitation of historic structures.
- Maintain and expand the sidewalk network, increase pedestrian and bicycle activity.

Character Area: Developing Residential

Areas that have housing stock built more recently over the last few decades, typically containing suburban style residential development due to the availability of water (and possibly sewer) service. Without proper planning, developing residential areas may have curvilinear street patterns with low pedestrian orientation.



Description

This area has suburban style residential development generally with higher densities than rural residential. Developing residential areas are concentrated in the outer areas of the City of Flovilla. Limited connectivity exists between neighborhoods.

Desired Development Patterns

A mix of well-designed and well-maintained housing types and styles at a range of price points. Neighborhoods are connected through a street-grid to provide traffic-calming and route options, as well as opportunities for residents to walk and bike.

Land Use

Land uses appropriate in this area are limited to single-family residential, parks, and civic/community institutions.

Implementation Measures

- Promote a mix of housing types and styles to create character and a range of price points.
- Focus on strategic public investments to improve conditions, invest in code enforcement, right-of-way improvements, and sidewalks.
- Encourage opportunities for infill development of new, architecturally compatible housing following the principles of traditional neighborhood development.
- Preserve and rehabilitate what remains of the original housing stock.
- Seek measures that create a traditional street grid with residential development adjacent to other neighborhoods. New streets should be connected (e.g. minimize or prohibit cul-de-sacs) to slow traffic within existing neighborhoods and increase walking and biking safety.
- Encourage conservation subdivisions and green space development.

Character Area: Rural Residential

Lower density residential development with larger lots, low pedestrian orientation and access, open space, and a high degree of building separation.



Description

The majority of residential development in the City of Flovilla is rural residential development. Housing types within this area include both single-family residential and mobile home residential. Some lots may have active agricultural operations. These areas may face development pressures to subdivide land and build at higher densities and scale.

Desired Development Patterns

The City of Flovilla wishes to maintain a rural atmosphere while still accommodating low-density residential development. The development desired is compatible with the existing environment of abundant open space, pastoral views, and large lots.

Land Use

The primary land uses in this area will be single-family residential (including manufactured housing) and agricultural.

Implementation Strategies

- Promote rural cluster zoning, conservation subdivisions that incorporate and protect significant amounts of open space.
- Encourage compatible architecture styles that maintain and reflect the local rural character.
- Promote residential developments with connectivity to existing and future streets.
- The encouragement and enforcement of proper installation of manufactured housing.

Character Area: Commercial

Retail and office development typically located along a main road or intersection. May include a mix of neighborhood-scale businesses. May be likely to experience uncontrolled development if design and growth is not properly managed. May include declining, vacant, unattractive, or underutilized commercial space. Commercial areas are often gateways into the city and near the historic center.



Description

The City of Flovilla has only a few commercial areas. The current existing businesses include a convenience store and gas station on Highway 87. There are commercial businesses nearby with easy access to residents outside the city limits such as the Dollar General Store and in the nearby City of Jackson.

Land Use

Land uses in this area include commercial and non-industrial uses, such as retail sales, service and entertainment establishments, and offices. Other uses include public and institutional facilities.

Desired Development Patterns

New commercial development and the redevelopment of older existing sites should be encouraged. Buildings, even if part of franchises, should be designed to be visually appealing and incorporate unique details that align with local character.

Implementation Strategies

- Implement and enforce quality development ordinance, including for signs and landscaping.
- Encourage retrofit of more aesthetically appealing buildings that can be used for commercial use.

Character Area: Parks

Park space includes land dedicated to various outdoor uses such as recreational facilities, passive parks, and pocket parks. Conservation space includes undeveloped space for natural resource protection and/or future park space.



Description

The City of Flovilla has three parks as well as a floodplain running through a central portion of the city.

Land Use

These areas allow for active and passive recreation, as well as other low-impact activities that conserve natural resources.

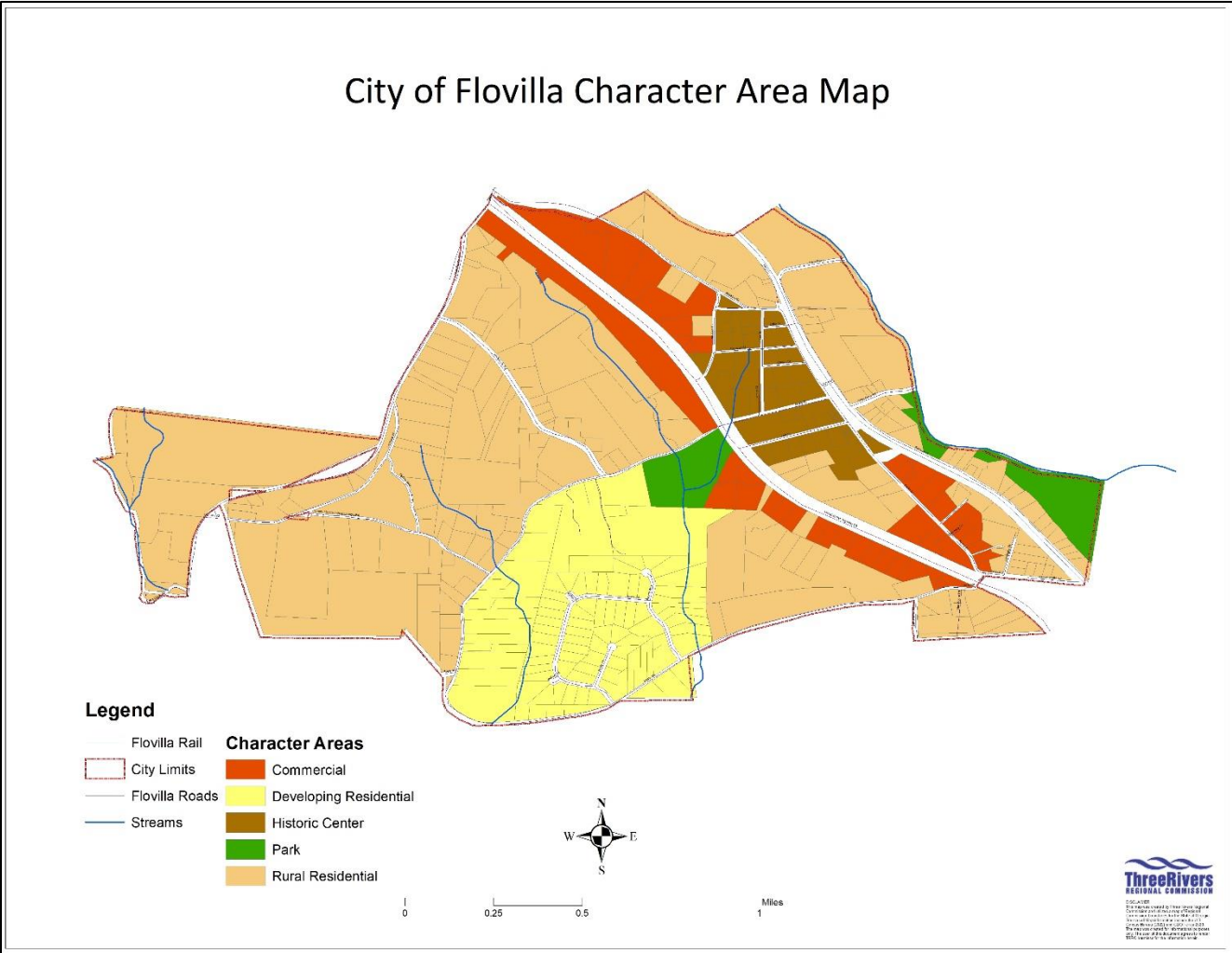
Desired Development Patterns

Parks and open space should be located and maintained in ways that maximize resident access. Adjacent or prospective land should be considered for incorporation into future expansion.

Implementation Strategies

- Revitalize and enhance existing parks.
- Routinely evaluate additional space to acquire for potential park and conserved lands expansion.

Character Area Map



COMMUNITY WORK PROGRAM

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

Report of Accomplishments: 2018-2023 Community Work Program

A Report of Plan Accomplishments serves as a status report for the most recent Community Work Program covering the years 2018-2023.

CITY OF FLOVILLA COMMUNITY WORK PROGRAM - REPORT OF ACCOMPLISHMENTS			
Project or Activity		Status	Explanation
1	Purchase a new fire engine	Postponed	Postponed for funding. Will pursuing grant funds. Moved to new CWP.
2	Extension of the fire station	Complete	
3	Extension of City Hall and creation of parking lot and parking spaces	Complete	
4	Replacement and installation of water meters	Complete	
5	Upgrades of water lines throughout the system	Underway	Phased project as funding becomes available.
6	Installation of sidewalks and street lights: <ul style="list-style-type: none"> • W.F. Smith Street • Lee Street • Beatty Street • Collier Street 	Underway	Continuing project. Moved to CWP.
7	Upgrade existing streetlights to LED	Complete	
8	W.F. Smith Park upgrade and equipment	Underway	Reprioritized. Moved to CWP.
9	Restock Lake Flovilla	Postponed	Reprioritized. Moved to CWP.
10	Continued restoration and work on Old School House and explore historic designation.	Underway	Ongoing project. Moved to CWP.
11	Continue to protect and promote the historical resources within the city limits (such as the Old School House)	Underway	General policy statement, moved to Community Goals .
12	Install bathrooms at Whitehead Park	Dropped	Other parks more of a priority for bathrooms, such as Lake Flovilla.

13	Continue to maintain good communication and a working relationship with Butts County Historical Society	Underway	General policy statement, moved to Community Goals.
14	Street paving and repairs	Underway	Moved to CWP.
15	Increase Code Enforcement efforts to address dilapidated housing and/or poorly maintained vacant lots and properties in order to stabilize and maintain a high quality of life and property values and pride	Underway	General policy statement, moved to Community Goals.
16	Construction of a library with computer labs and internet use	Dropped	City provided Wi-Fi during the Covid pandemic, a full library might not be a priority over the next five years.
17	Implement and adhere to BMPs for Erosion and Sedimentation Control, as defined in the Georgia Erosion and Sedimentation Act	Complete	
18	Construction of a walking trail to include grading and clearing of debris	Underway	Project to complete trail around the lake put in CWP.
19	Construction of a bike trail	Dropped	Not determined to be a goal over the next 5 years.
20	Create a map of the city's water system and service areas	Complete	
21	Create a Master Plan for the city's water system	Complete	
22	Evaluate the Comprehensive Plan and initiate 5-year updates	Underway	General policy statement, 5-year updates are done as part of maintaining Qualified Local Government Status.
23	Continue to expand and upgrade the water supply as necessary to ensure capacity keeps up with growth. Evaluate the water system needs and react to expand water system to meet water supply and delivery needs of the community and external customers	Dropped	Not determined to be a goal over the next 5 years (though CWP will include a project to evaluate water storage).
24	Improve Code Enforcement within the city limits through consistent enforcement.	Underway	General policy statement, moved to Community Goals.

25	Explore economic development into the city limits. Prepare a local economic development plan based on research and recommendations from consultants, Butts County IDA, Chamber of Commerce, and state resources	Underway	Part of county-wide forum with other cities and Chamber of Commerce. Moved to new CWP
26	Research and secure grant funding for the city fire department	Underway	Moved to CWP
27	Purchase uniform and equipment for the City Fire Department	Complete	
28	Review & rewrite the city's zoning ordinance and other related subdivision regulations. Create development standards including standard details and specifications for development and environmental land-use regulations to reflect the goals and visions of the comprehensive plan	Underway	General policy statement, moved to Community Goals.
29	Update the city's official zoning map as necessary to maintain current records	Underway	General policy statement, moved to Community Goals. Butts County might be updating the Unified Development Ordinance, in which case Flovilla will need update records as well.
30	Apply the Character Area Map as a guide in rezoning, special use, and other development recommendations and decision-making	Underway	General policy statement, moved to Community Goals
31	Conduct development review of the Highway 87 transportation corridor and create a plan for future development along that corridor	Underway	Moved to CWP
32	Continue to implement Butts County Joint Service Delivery Strategy	Underway	General policy statement, moved to Community Goals
33	Enhance safety and connectivity within and among Flovilla neighborhoods and communities through the design, introduction, extension, and general improvement of sidewalks (especially); walking, running, biking, and multi-use trails and paths; connecting open spaces, pocket parks, and local streets. Apply for grant funding to assist with completing the objective. Implement only if grant funding is secured.	Underway	Scope reduced to remain feasible. General policy statement, moved to Community Goals

34	Improve the community function, efficiency, and aesthetic appeal of arterial roadways, including the placement of signs to deter littering and appropriate enforcement.	Underway	Likely part of future Highway 87 corridor planning. General policy statement, moved to Community Goals
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Community Work Program 2023-2028

Below is the City of Flovilla's Community Work Program with priority projects to be completed in the next 5 years as identified during the plan update process.

CITY OF FLOVILLA COMMUNITY WORK PROGRAM 2023-2028					
Activity or Project		Timeframe	Responsible Party	Estimated Cost	Funding Sources
1	Street repairs: <ul style="list-style-type: none"> Lee Street (stormwater washing away) W.F. Smith Street Gardner St (gravel road) Archie Ross Lane Beaty Circle & Florine Way (combined project) 	2023-2027	City	\$200,000	General Fund, LMIG
2	Upgrade bathroom at Lake Flovilla Park	2024-2027	City	\$50,000	General Fund, Grants
3	Complete park walking trail around Lake Flovilla	2024-2027	City	\$10,000	General Fund, SPLOST, Grants
4	Fix roof of Public Works warehouse	2023-2025	City	\$10,000	General Fund
5	Accessible equipment and fitness equipment at W.F. Smith Park <ul style="list-style-type: none"> ADA-standard swing Possible work-out equipment (e.g. sit-up bench) 	2024-2027	City	\$30,000	General Fund, SPLOST
6	Evaluate and upgrade well and water storage capacity	2023-2027	City	Staff time	General Fund, Grants
7	Restock Lake Flovilla	2024-2025	City	\$1,000	General Fund, DNR
8	Development Plan and/or Overlay Zone for Highway 87 corridor	2023-2027	City	TBD	General Fund
9	Continued restoration and work on Old School House and explore historic designation.	2024-2025	City, Historical Society	\$10,000	General Fund, Grants
10	Research and secure grant funding for the city fire department	2024-2025	City	\$100,000	General Fund, SPLOST, Grants
11	Participate in county-wide planning forum in partnership with the Chamber of Commerce	2023	City, County, Chamber	Staff time	General Fund

12	Update Zoning Ordinance	2023-2024	City, County	Staff time	General Fund
13	Installation of sidewalks and street lights: <ul style="list-style-type: none"> • W.F. Smith Street • Lee Street • Beatty Street • Collier Street 	2023-2026	City	\$200,000	General Fund, SPLOST, Grants

APPENDIX

- Meeting Agendas and Sign-In Sheets
- SWOT Analysis
- Survey
- Key Facts



Agenda

1. Welcome and Introductions
2. Purpose of the Plan
3. SWOT Analysis
4. Community Goals
5. Public Outreach
6. Future Schedule
7. Adjourn

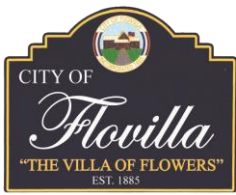
Comprehensive Plan Contacts			
Name	Affiliation	E-mail	Phone
Paul Jarrell	Senior Planner Three Rivers Regional Commission	pjarrell@threeriversrc.com	770.254.4506
Stephanie Wagner	Planner Three Rivers Regional Commission	swagner@threerivers.com	678.692.0510 Ext 367
Beth Burns	Mayor City of Flovilla	bburns@flovilla.org	770.775.5661
Anna Smith	City Clerk City of Flovilla	asmith@flovilla.org	770.775.5661



Agenda

1. Welcome
2. Future Land Use/Character Area Map
3. Work Program
4. Public Outreach
5. Next Steps
6. Adjourn

Comprehensive Plan Contacts			
Name	Affiliation	E-mail	Phone
Paul Jarrell	Senior Planner Three Rivers Regional Commission	pjarrell@threeriversrc.com	770.254.4506
Stephanie Wagner	Planner Three Rivers Regional Commission	swagner@threerivers.com	678.692.0510 Ext 367
Beth Burns	Mayor City of Flovilla	bburns@flovilla.org	770.775.5661
Anna Smith	City Clerk City of Flovilla	asmith@flovilla.org	770.775.5661



SWOT Analysis

Strengths

- The people in the community; many have been there for generations
- People feel safe, know the neighbors
- They are out of the hustle and bustle, unlike Macon or Atl
- Per council members, they are financially in better shape than before
- City welcome signs are visually appealing and low-maintenance; don't need much landscaping to be attractive
- Bathroom put in park (but needs upgrade)

Weaknesses

- Trash/litter on roadsides
- Not enough manpower, manhours (have to share with county, only get 1.5 days for public works per week, doesn't go far)
 - Employees have to prioritize issues, so if a water main breaks, that will take all attention over grass cutting and litter pickup
- Lack of communication between city associates (staff, council, citizens)
- Parks are expensive, but aren't even on the SPLOST budget
 - Walking trail needs to be completed, people already use it
- They have had to go into debt on the water system
 - They still carry debt. Even though loans enabled them to update the water system, have to pay many thousands of dollars a year to grantors such as GEFA and USDA
- LOST negotiations decreased. LOST is 70% of the city's revenue
- Fire department has not been effectively answering or running calls. Although it's always been a volunteer operation, many of the volunteers don't live there, causing challenges in responsiveness
- The city hasn't set expectations for public works through official means. There isn't a public works director to create accountability. Not all groundskeeping employees care about thorough work, and there's not much accountability to insist on jobs getting fully done



SWOT Analysis (continued)

Opportunities

- 2024 SPLOST
- Grants: the City is willing to apply for grants and could put down match money
- Possibly increase citizen communication through info with water bills
- It's called the City of Flowers: could embrace that theme with some plantings
- Could have community cleanup day, used to have a garden club, but it disbanded
 - Put announcement in newspaper
- Archive historic items so that the city can celebrate its citizens and history
- Fire department has a new truck and sports utility vehicle, but these vehicles mainly just sit unused

Threats

- Public works warehouse has a leaking roof. Files and electrical items are inside, but costs \$10K to fix. Need to prioritize fixing asap, sometimes being proactive and spending the full amount to complete a project at once will be better than waiting until there's more money.
- Historic items and archives are in danger of being lost without adequate storage areas and systems



CITY OF FLOVILLA GEORGIA

Comprehensive Plan Community Survey

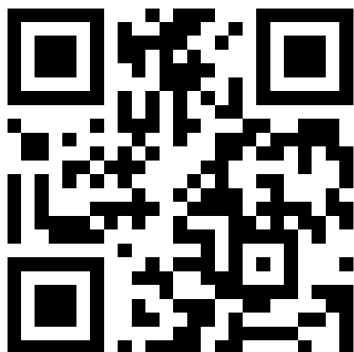
The five-year update to the City of Flovilla Comprehensive Plan is underway. If you live or work in Flovilla **city limits**, we'd appreciate you taking a few minutes to complete the following survey which will help guide the compilation of the plan.

Access the survey from:

- The link or QR code below
- Paper copies at City Hall

Link:

<https://arcg.is/1bz1Wq>



Please call the City Clerk
for any questions:
770-775-5661

Thank you!



City of Flovilla

January 10 · 🌐

For our citizens in the Flovilla City Limits, please take the time to complete the following survey. Help us plan the future for our great city!



CITY OF FLOVILLA GEORGIA

Comprehensive Plan Community Survey

The five-year update to the City of Flovilla Comprehensive Plan is underway. If you live or work in **Flovilla city limits**, we'd appreciate you taking a few minutes to complete the following survey which will help guide the compilation of the plan.



Access the survey from:

- The link or QR code here
- Paper copies at City Hall

Link:

<https://arcg.is/1bz1Wg>



Thank you!

Please call the City Clerk for any questions: 770-775-5661

3 ↗

👍 Like

💬 Comment



If you **LIVE OR WORK** in city limits, please take this quick...
Comprehensive Plan Community Survey

for the

City of Flovilla 5-Year Update to the Comprehensive Plan

Background Info: the state of Georgia requires that every local government has an updated comprehensive plan every 5 years in order to maintain qualified local government status. The City of Flovilla is currently in the process of updating the 2018 plan and requests citizen input on planning for the next 20 years.

Your input is important! Thank you: for taking time to fill out this short survey. Your input enables us to update the plan with information from your experience living and/or working in the city limits. For contact information, or to scan and email this survey, please see bottom of this form.



You may also complete this survey online through link or QR code:

Link: <https://arcg.is/1bz1Wq>

This survey should take less than 5 minutes.

1. 😊 What do you **like** most about Flovilla?

2. 😞 What do you **want to change** about Flovilla?

3. How old are you?

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> 17 or below | <input type="checkbox"/> 46-55 |
| <input type="checkbox"/> 18-25 | <input type="checkbox"/> 56-65 |
| <input type="checkbox"/> 26-35 | <input type="checkbox"/> Over 65 |
| <input type="checkbox"/> 36-45 | <input type="checkbox"/> I prefer not to answer |

4. Do you live and/or work inside Flovilla city limits?

- | |
|--|
| <input type="checkbox"/> Live |
| <input type="checkbox"/> Work |
| <input type="checkbox"/> Live and Work |
| <input type="checkbox"/> No |

5. Describe your vision for Flovilla in the next 20 years. What goals should the city pursue?

Thank you for taking this survey, your input is important!

Please contact us if you have any questions or would like to email your survey.

City Clerk, City of Flovilla

(770) 775-5661

asmith@flovilla.org

Flovilla Comprehensive Plan 2022 Update - Community Survey

What do you like most about Flovilla?

The word cloud requires at least 20 answers to show.

Response	Count
-----------------	--------------

Small town, quiet atmosphere	1
Quiet, friendly place	1
Peaceful most of the time.	1
Nice neighbors and to be able to get back to nature without neighbors too close by. No loud traffic noises, more back to nature and peace & quiet!	1
Country feel, good neighbors, Family friendly events that are hosted	1
City Hall takes pride in community by holding events.	1

Answered: 6 Skipped: 0

What do you want to change about Flovilla?

The word cloud requires at least 20 answers to show.

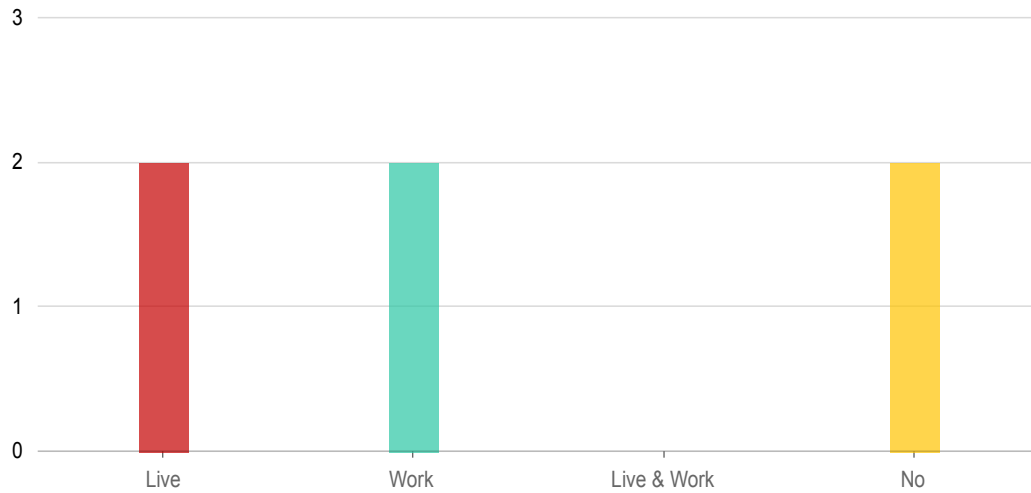
Response	Count
-----------------	--------------

Upkeep on Flovilla cemetery	1
Parks need renovation, upkeep and preservation of historic homes, improvements in trash pick up (cleaner roads), stripping of roads that need them, coffee shop in Flovilla's "downtown", more flowers as the city is called "The Village of Flowers." Flowers at the entry Flovilla signs, cemetery gate entrance, City Hall, and possibly wild flowers in medians of Highway 87 and along railroad tracks.	1

It's all good just like it is!	1
I noticed homes being abandoned and neglected. Don't want drug dealers in our neighborhoods. Reduce the speed limit to 35 on Giles Ferry..folks drive way too fast.	1
Get the druggies out.	1
Am not a big fan of these horrendous speed bumps. Please get some lower, kinder, gentler speed bumps.	1

Answered: 6 Skipped: 0

Do you live and/or work in the city limits of Flovilla?

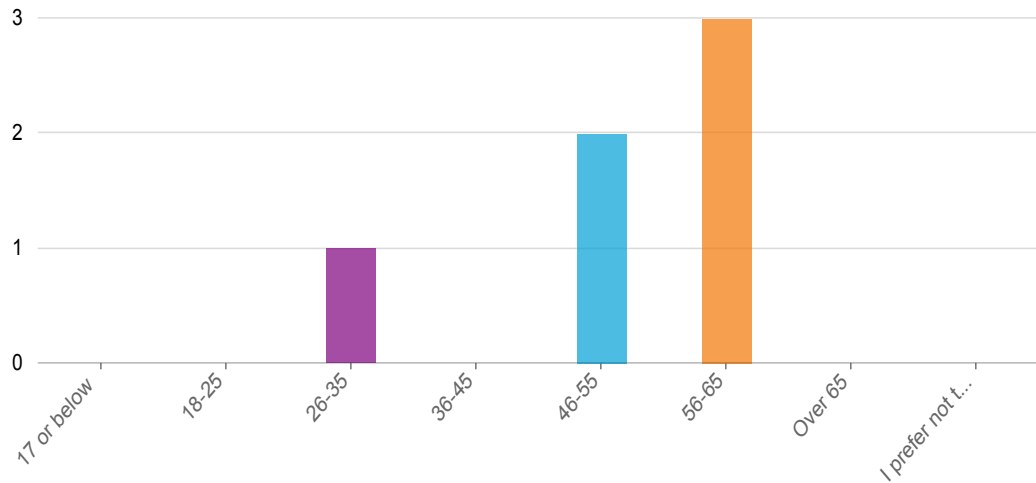


Answers	Count	Percentage
---------	-------	------------

Live	2	33.33%
Work	2	33.33%
Live & Work	0	0%
No	2	33.33%

Answered: 6 Skipped: 0

How old are you?



Answers	Count	Percentage
---------	-------	------------

17 or below	0	0%
18-25	0	0%
26-35	1	16.67%
36-45	0	0%
46-55	2	33.33%
56-65	3	50%
Over 65	0	0%
I prefer not to answer	0	0%

Answered: 6 Skipped: 0

Describe your vision for Flovilla in the next 20 years. What goals should the city pursue?

The word cloud requires at least 20 answers to show.

Response

Count

Seek to attract young families that will continue to contribute to a small town atmosphere	1
More communication to citizens on programs or upcoming events.	1
I don't like changes when it destroys nature around me. I love my privacy. Although The road to the river , needs to be accessible to enjoy its beauty.	1
Having paid staff for the fire station. Consider some workout equipment for the walking track (sit-up station etc)	1
Comprehensive planning that has strong strategy for growth. Keep Beth Burns as mayor — she's done an awesome job!	1

Answered: 5 Skipped: 1

KEY FACTS

646

Population



3.1

Average Household Size

43.0

Median Age

\$48,828

Median Household Income

EDUCATION

22%

No High School Diploma



43%

High School Graduate



15%

Some College



20%

Bachelor's/Grad/Prof Degree

BUSINESS



9

Total Businesses



36

Total Employees

EMPLOYMENT



42.6%

White Collar



35.7%

Blue Collar



21.3%

Services



3.0%

Unemployment Rate

INCOME



\$48,828

Median Household Income



\$28,171

Per Capita Income



\$68,947

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.3%)

The smallest group: \$100,000 - \$149,999 (5.7%)

Indicator ▲	Value	Diff		
<\$15,000	17.5%	+6.9%		
\$15,000 - \$24,999	14.2%	+3.8%		
\$25,000 - \$34,999	7.1%	-4.0%		
\$35,000 - \$49,999	11.8%	-6.9%		
\$50,000 - \$74,999	22.3%	+6.8%		
\$75,000 - \$99,999	8.5%	-3.5%		
\$100,000 - \$149,999	5.7%	-7.8%		
\$150,000 - \$199,999	6.2%	+2.1%		
\$200,000+	6.6%	+2.5%		

Bars show deviation from

Butts County