

Town of Roopville

ADOPTION RESOLUTION

WHEREAS, the Town of Roopville has completed its 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

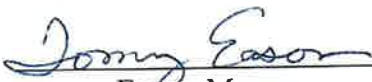
WHEREAS, the two required public hearings were conducted at on June 12, 2023 and November 13, 2023; and

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

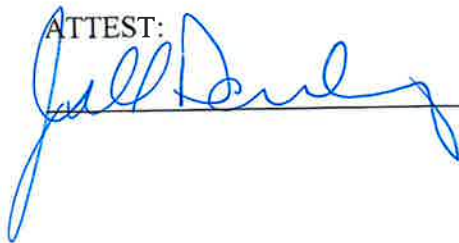
NOW, THEREFORE, LET IT BE RESOLVED, the Tow of Roopville Council hereby adopts this 2023-2043 Comprehensive Plan, on this 11th day of December 2023.

BY:



Tommy Eason, Mayor

ATTEST:





Town of Roopville | 2023 - 2043 Comprehensive Plan

Adopted December 2023

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Acknowledgments

Town Council

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Steering Committee

Tommy Eason, Mayor
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 Myra Weber, Citizen
 Barry Huff, Citizen
 Emanuel Reid, Citizen
 Albert Reid, Citizen
 Jill Dewberry, Clerk
 Marla Turpin, Roopville Elementary Principal
 Joseph Ingui, Carroll Tomorrow/Chamber

INTRODUCTION

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

Roopville, Georgia, is a small rural incorporated Town located in the southernmost portion of Carroll County and at the intersection of State Route 5 and State Route 27. A unique feature of the Town of Roopville is that it sits on a ridge which divides the Tallapoosa and Chattahoochee watersheds. The Town of Roopville, along with Carroll County is included in the Middle Chattahoochee Water Planning Region.

Purpose of the Plan

The Town of Roopville Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, policies, and specific implementation measures are listed to set policy for particular segments and specific areas of the Town.

Comprehensive Plan Steering Committee and Public Participation

The Town of Roopville Council convened a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. Meetings took place to address the components of the plan update. The Steering Committee included members of the Town government and other community stakeholders. The members of the committee were:

As part of the public participation component, a community survey was developed and distributed to gather input from the greater public. Hard copy and online survey results are found in the appendix.

Two public hearings were held in regards to the comprehensive plan update process in which citizens could obtain information about the planning process, review, and comment on the plan. Citizen participation materials are included at the end of the plan.

NEEDS AND OPPORTUNITIES

This section assesses what needs or opportunities exist in the Town of Roopville that when addressed can help the community realize its vision for the future.

To gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted. The results of this exercise resulted in the following list of Needs and Opportunities for the Town of Roopville.



SWOT ANALYSIS

Strengths

- ☞ Friendly and diverse population
- ☞ Walking trails
- ☞ Park expansions
- ☞ History – both people and places
- ☞ Local businesses
- ☞ Water supply
- ☞ Fire station
- ☞ Small town - quality of life
- ☞ Roopville Elementary School

Weaknesses

- ☞ Small population
- ☞ Volunteerism
- ☞ Limited and aging water system and infrastructure
- ☞ No parks or playgrounds for kids
- ☞ Limited and narrow street widths especially to expand sidewalks
- ☞ Vacant commercial spaces

Opportunities

- ☞ 50 – acre park acquisition
- ☞ Local farms and goods
- ☞ Community gathering events such as the Roopville Homecoming Festival
- ☞ New youth programs
- ☞ Social media and communications expansion
- ☞ Volunteer opportunities
- ☞ Future expansion of Town limits to allow for new residents and business
- ☞ Grant opportunities to help address town projects Carroll EMC, Community Foundation of West Georgia
- ☞ Improving school zone signage
- ☞ Georgia Safe Routes to School Program

Threats

- ☞ Speeding and traffic
- ☞ Lack of crosswalks
- ☞ Limited funding for projects
- ☞ Reluctance to change or growth
- ☞ Lack of housing and lack of space for new housing and infill
- ☞ Noise and traffic

LIST OF NEEDS AND OPPORTUNITIES

Economic Development

- ☞ Need to promote the Roopville Homecoming Festival.
- ☞ There is a need for recruitment of small and local businesses.
- ☞ Opportunity to foster increased tourism.
- ☞ Innovative uses for the large commercial structure south of Veal Road.
- ☞ Opportunity for potential community use of the lot next to Town Hall.
- ☞ There exists an opportunity to continue to utilize SPLOST for new and expanded purposes.

Natural and Cultural Resources

- ☞ Maintain the small-town and rural lifestyle.
- ☞ Preserve scenic views such as behind the Town Park and cemetery.
- ☞ Consideration of a tree ordinance to preserve mature trees and the overall tree canopy.
- ☞ Opportunity to continue to use the Roopville Archives by the students at Roopville Elementary.
- ☞ Utilize historic buildings for adaptive reuse.

Community Facilities and Services

- ☞ There is a need to build a community email database and increase communication with the citizens.
- ☞ Opportunity to promote “Little Free Pantry” at Town Hall.

- ☞ Need to promote the pavilion and Roop House for community events.
- ☞ Replacement of aging water lines.
- ☞ Increase involvement of citizens town government and activities.

Transportation

- ☞ Expansion and maintenance of the sidewalk network.
- ☞ Need to address speeding throughout the town.
- ☞ Consider the reduction of the speed limit at Highway 5 and Highway 27.
- ☞ Raised crosswalks and/or other traffic calming measures to be considered for implementation.
- ☞ Improvement the beautification at the roundabout at the intersection of Highway 5 and Old Highway 27.
- ☞ Need to partner with the Georgia Safe Routes to School Resource Center for increase access and safety to Roopville Elementary School.
- ☞ Opportunity for a bike lane or other infrastructure in downtown.

Housing

- ☞ Improve code enforcement in some areas of the town.
- ☞ There is a need to continue to limit manufactured homes.
- ☞ There is an opportunity to encourage home ownership.
- ☞ We would like to encourage development to locate in areas most suitable for new growth.
- ☞ We would like to ensure our community has enough water now and in the future.

Land Use

- ☞ Update the zoning ordinance.
- ☞ There is an opportunity to use greenspace for public gathering space with new park and lot next to Town Hall.
- ☞ There is a need to seek new business or use of the old Veal Road commercial structure.
- ☞ Study future growth opportunities including possible annexation.

Governance

- ☞ Coordinate with Carroll County, Carroll Tomorrow/Chamber of Commerce and neighboring jurisdictions on shared needs and opportunities.
- ☞ Coordinate with neighboring churches and organizations for community gatherings and functions.
- ☞ There is a need to enhance partnerships between community residents and the town.

COMMUNITY GOALS AND STRATEGIES

The purpose of the Community Goals and Strategies section is to set future priorities, guide and direct the Town of Roopville's decision-making process for the future of their community.

VISION STATEMENT

The Town of Roopville shall be a place where the qualities of rural small town life still exist and shall continue into the future.



LIST OF COMMUNITY GOALS AND STRATEGIES

Economic Development

Goal: Encourage small businesses to locate in downtown and other commercial sites.

Strategy: Promote un-used commercial spaces for the expansion of businesses.

Strategy: Partner with utilities and service providers to maintain and expand, as needed, broadband connectivity.

Housing

Goal: Safe, adequate, and affordable housing should be available for all citizens.

Strategy: We will continue to eliminate substandard or dilapidated housing in our community.

Strategy: We will continue to promote quality housing construction and housing infill among existing lots.

Transportation

Goal: Support and participate in any countywide transportation planning that can serve residents and enhance area economic development.

Strategy: The design and construction of new or rebuilt streets, sidewalks and trails can help create efficiency and connectivity in the community.

Strategy: Alternative transportation options, like bicycle and pedestrian systems, including trails and sidewalks, can work in our community and provide physical, social, and economic benefits for local residents.

Strategy: Seek traffic calming measures along Old Highway 27 to reduce speeding and increase safety.

Strategy: Support and participate in the future update of the 2014 Joint Carroll County Transportation Plan.

Natural and Cultural Resources

Goal: Conservation and management of sensitive natural resources can enhance the green spaces that are characteristics of our rural environment.

Strategy: The protection and conservation of our community's natural resources (trees, terrain, water, and open space) and historic homes, buildings, and sites will play an important role when making decisions about future growth and development.

Strategy: Low impact development that preserves natural topography, existing vegetation, springs, and existing stream courses is a preference in our community.

Strategy: Protection of water supply watersheds, ground water recharge areas, and wetlands are recognized as our responsibility.

Community Facilities and Services

Goal: Provide sufficient facilities to administer governance, maintain public safety, enhance quality of life, and be responsive to local development.

Strategy: Remain responsive and flexible to potential changes needed in the water and septic services available to the area.

Strategy: Continue to work with the County for fire, police, solid waste, and emergency services and facilities are priorities for maintaining public safety and health.

Strategy: Invest in recreation and park facilities and services to maintain our quality of life.

Strategy: Support the Little Free Library.

Strategy: Support the idea of a community garden in the community.

Strategy: Continue to maintain and upgrade water supply infrastructure.

Land Use

Goal: Maintaining the rural, historic community atmosphere is an important quality of life issue for local residents.

Strategy: Decisions on new development will contribute to, not take away from, our community's rural, scenic character and historic sense of place.

Strategy: Enhance features that make Roopville walkable and improve pedestrian access to the core of the community surrounding the post office, town hall, school, and churches.

Strategy: Low density residential development is supportive of our rural environment, and new land uses must support protection of the environment and the preservation or creation of open space, buffers, and trails.

Governance

Goal: Cooperation with other local governments, local agencies, and the State influence and contribute to our success.

Strategy: Update and implement the Comprehensive Plan as a guide for local decision-making.

Strategy: Coordinate with Carroll County School Board for mutual use of the school as a community facility.

Strategy: We are receptive to collaboration with other local governments on matters of mutual interest.

Strategy: We are committed to the intent and occasional review and update of the Service Delivery Strategy.

Strategy: Available grants are important to our success and can make our budget more efficient.

Strategy: Continue to support the Carroll County leash law.

Strategy: Seek a new location for an additional free food pantry.

BROADBAND

The State of Georgia has made the expansion and access to broadband internet a priority. The state launched the Georgia Broadband Deployment Initiative (GBDI) to promote broadband services and mapping. The state has now made it a required part of the comprehensive plan.

Broadband expansion has increased dramatically in rural Georgia, including Carroll County. This is due largely in part to new laws passed as part of the Georgia GBDI program allowing Electric Membership Corporations to partner with local providers to expand service.

The Town of Roopville, as seen on the map on the following page, is considered well served with broadband. The area immediately surrounding the Town of Roopville currently lacks coverage but will soon change with the Carroll EMC and SyncGlobal Telecom/Crossbeam partnership. This project will deploy broadband into much of the EMC territory in west Georgia.

Type of Internet Subscriptions – Town of Roopville

Type	Total	% of Total
Total households	105	100.0%
Total with an internet subscription	90	86%
Dial-up	0	0%
Broadband (cable, fiber, DSL)	84	80%
Satellite	24	23%
Internet Access without a subscription	15	14%

Source: US Census Bureau, 2021: ACS 5-Year Estimates Subject Tables- PRESENCE AND TYPES OF INTERNET SUBSCRIPTIONS IN HOUSEHOLD

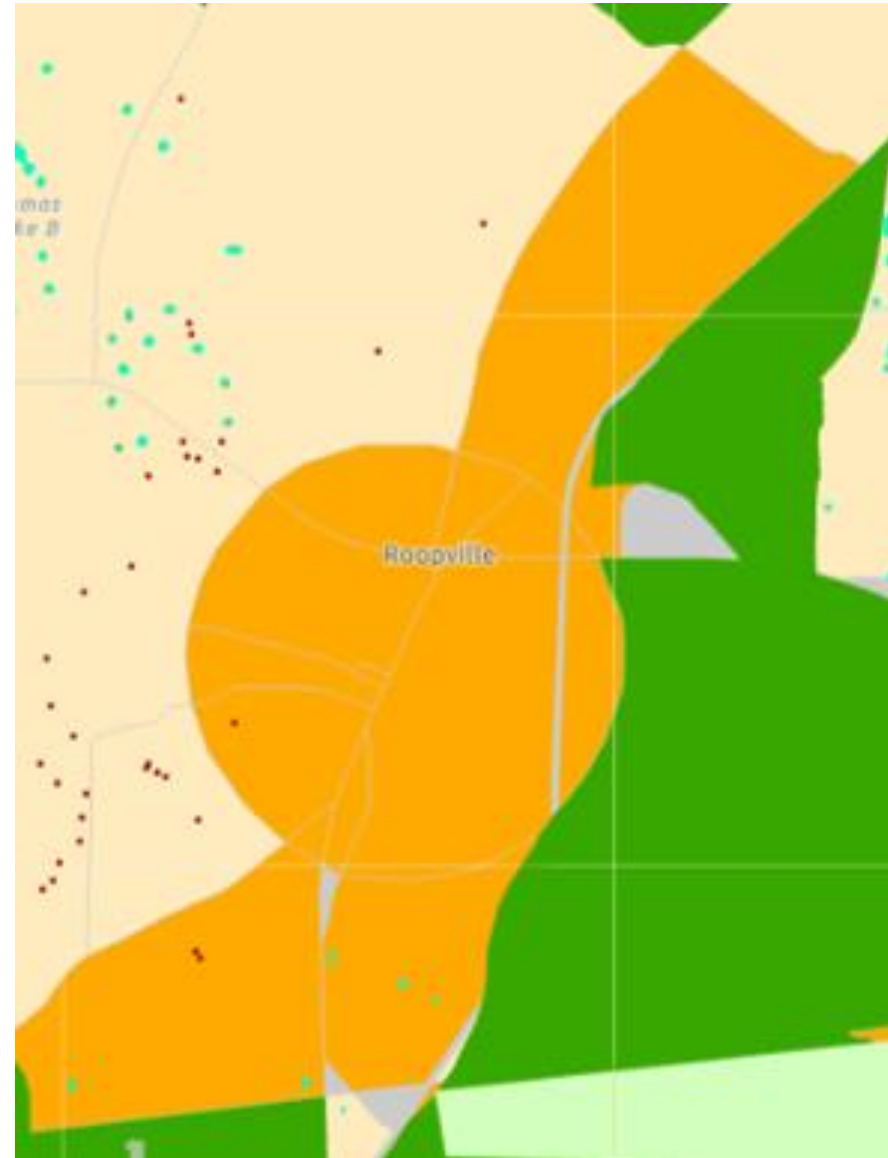
The majority of residents, eighty percent or more, have some sort of internet subscription including broadband.

Broadband Goal: Partner with providers and utilities on the enhancement of existing service and the expansion of unserved locations within the town.



DCA GBDI BROADBAND MAP

The map below shows served, unserved census tracts along with unserved sites. It was last updated in 2023.



CHARACTER AREAS AND FUTURE LAND USE

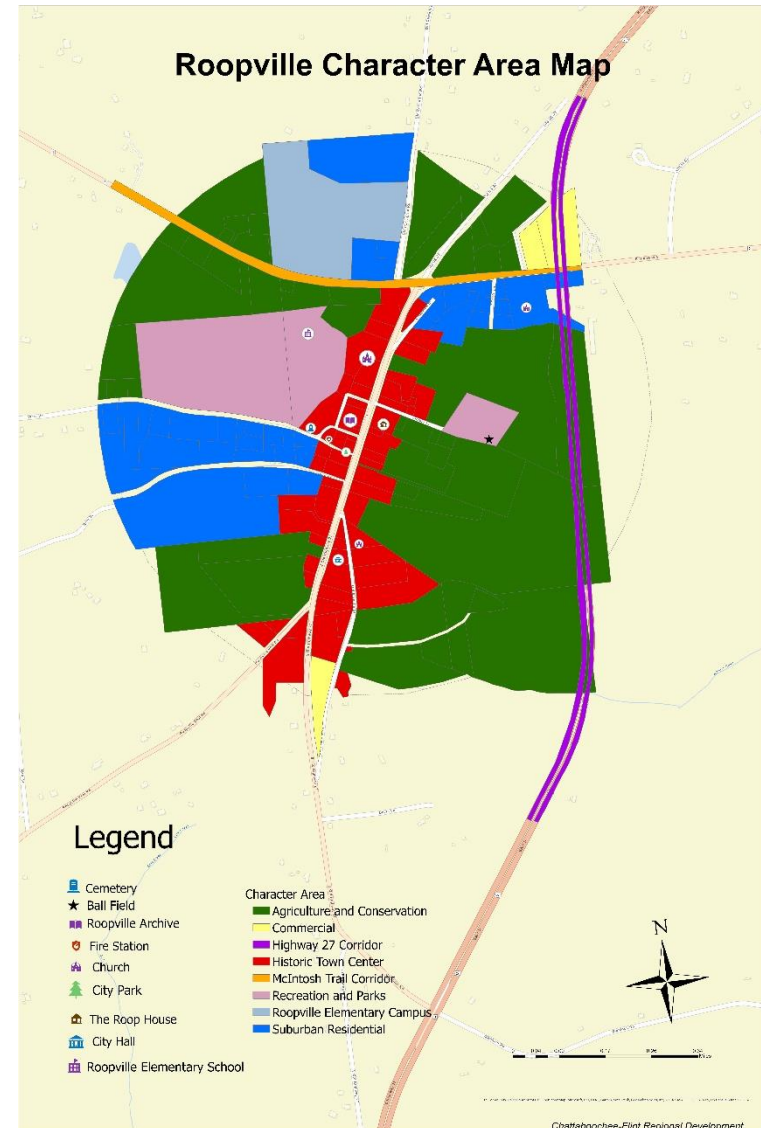
Character areas are geographic sub-areas of a community that contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues.

The following list identifies character areas found within the Town of Roopville. Each character area listed contains a description and desired development patterns, and a list of implementation measures. Photos are also included, which give an actual snap shot into each distinct character area.

A larger version of the Character Area/Future Land Use Map can be found in the appendix.

Character Areas

- Historic Town Center
- Commercial
- Suburban Residential
- Agriculture & Conservation
- Recreation & Parks
- McIntosh Trail Corridor
- Highway 27 Corridor
- Roopville Elementary School Campus



HISTORIC TOWN CENTER

Descriptive Narrative

The Historic Town Center Character Area is the heart and soul of Roopville. Old US Highway 27 is the main corridor through this section. The Historic Town Center is a concentration of historic residences, commercial buildings, churches and park/gathering space. This area contains the historic town landmarks which give Roopville its identity. Such landmarks include The Roop House, home of Roopville founder, John K. Roop. The Roopville Archive building which was previously a bank and a post office.



Roopville’s historic commercial corridor is located within this Historic Town Center Character Area. A handful of these historic commercial buildings still exist and are in use and some offer opportunity for adaptive re-use.

Development Patterns

The purpose of this character area is to use the characteristics of the historic core of Roopville as the basis for retaining the Town’s identity in the future. The rural and small town character that is retained in the Historic Town Center is what makes the Town of Roopville unique and special.

Implementation Strategies:

- Protect historic properties from demolition and encourage rehabilitation with appropriate incentives
- Encourage the “adaptive re-use” of historic buildings.
- New development should be of scale and architectural design to resemble the historic fabric of the area.
- Encourage well designed signage.
- Continue the use of beautification projects for streetscape improvements.
- Encourage parking in the rear of commercial and other public use facilities.
- Upgrade the appearance with façade improvements, new architectural elements, or awnings.
- Utilize the Town park for more events i.e. concerts and other gatherings.

COMMERCIAL

Descriptive Narrative

As mentioned in the Historic Town Center Character Area narrative, the Town of Roopville contains small scale commercial activity. Areas dedicated within this Commercial Character Area are located on the eastern and south edges of the town limits. One area, at the intersection of State Route 5 and State Route 27 contains a Dollar General and the other being an underutilized commercial structure along Old Highway 27.

Development Patterns

These areas will remain dedicated to small scale business uses, including retail sales and other commercial activity. Commercial uses are largely single structure type development.

Implementation Strategies

- Promote aesthetically appealing design standards.
- Encourage landscaping requirements.
- Enforce and update sign ordinances.
- Promote and partner with property owners for the re-use of vacant structures.



SUBURBAN RESIDENTIAL

Descriptive Narrative

The Suburban Residential Character Areas are located in the current peripheral Roopville and adjacent to the Historic Town Center. The homes in this area were built between 1940 through the early 2000s. Architectural styles, materials used, character and size vary in this area. A handful of new homes are scattered throughout. Differing levels of maintenance and appearance characterize homes. Homes are located near the street but lack sidewalks. Single-family dwellings are the primary use. No subdivision neighborhood developments currently exist.

Development Patterns

Quality design and scale are important and should be encouraged. This character area will include quality housing while offering a range of housing size and cost. Extending the existing sidewalk network into these areas of Roopville would be a great asset and increase connectivity throughout the town.

Implementation Strategies:

- Encourage home-ownership and maintenance of existing properties.
- Utilize vacant property for infill development which use architecturally compatible and well-designed housing.
- Establish strong pedestrian and connections by continuing the existing sidewalk network.
- Encourage tree preservation.





AGRICULTURAL AND CONSERVATION

Descriptive Narrative

Agricultural and Conservation Character Areas within the Town of Roopville are characterized by undeveloped land which includes forested areas, pastures, wetlands, and rolling hills. It is a particularly scenic area and surrounds the Town. In the Town of Roopville, these areas are adjacent to Suburban Residential and highway corridors.

Development Patterns

The purpose of this character area is to preserve the Town of Roopville greenspace by focusing on conservation and farmland preservation. This area helps to buffer and distinguish the Historic Town Center and neighborhoods from the surrounding countryside.

Implementation Strategies

- Promote the use of conservation easements.
- Encourage the use of conservation subdivision design if future development occurs.
- Collaborate with Carroll County for farmland preservation
- Utilize Land trusts.
- Promote Agri-tourism (Erby Morgan invention)
- Protect scenic views

RECREATION AND PARKS

Descriptive Narrative

Within the Town of Roopville is land dedicated to greenspace and parks. These areas contain amenities such as playgrounds, ball fields, trails and greenspace.

Development Patterns

The purpose of this character area is to show distinct recreational use areas within the Town and to ensure passive and active recreation is made available to local residents.

Implementation Strategies

- Maintain land for recreational use
- Limit new development
- Maintain and enhance recreational amenities within the parks
- Increase access to parks and recreational areas such as sidewalk connections



MCINTOSH TRAIL CORRIDOR

Descriptive Narrative

The McIntosh Trail Corridor Character Area in the Town of Roopville is located along GA Hwy 5. This highway is scenic throughout Carroll County and follows the historic 150+ mile McIntosh trail. The McIntosh trail is the trading route traveled by Chief William McIntosh from the Indian Springs hotel in Butts County, which he built, to his home at McIntosh Reserve in Carroll County and his land holdings along the Tallapoosa River in Alabama.

Development Patterns

The route could serve the Town as a gateway corridor with the incorporation of the roundabout.

Implementation Strategies

- Protect scenic views and qualities.
- Focus on appearance with appropriate signage, landscaping and other beautification measures.
- Consider interpretive signage which designates and depicts the story of the McIntosh Trail.
- Utilize tourism opportunities and promote significance of the route.
- Consider the installation of a historic marker.



HIGHWAY 27 CORRIDOR

Descriptive Narrative

The Highway 27 Corridor is located on the extreme eastern side of the town limits of Roopville. The corridor serves as the main access to the Town of Roopville from points north and south. Only a small portion of the Town limits include the U.S. 27 bypass.

Development Patterns

This area is characterized by undeveloped agricultural land which parallels the highway. Scenic views are offered on both sides of the thoroughfare. It is important to keep this major gateway into Roopville scenic and aesthetically pleasing.

Implementation Strategies

- Protect and maintain scenic views.
- Coordinate with Carroll County and the Georgia Department of Transportation.
- No billboards.
- Keep roadways clear of trash and debris and work with Keep Carroll Beautiful.
- Maintain a natural vegetation buffer along the corridor.
- All new development should be set-back behind the buffer, with access roads, shared driveways or inter-parcel road connections to limit curb cuts and traffic.





ROOPVILLE ELEMENTARY CAMPUS

Descriptive Narrative

Roopville Elementary School is a major landmark and institution within the Town of Roopville. The school is located just outside the Historic Town Center area.

Development Patterns

The purpose of this character area is to maintain compatible land uses around the school for future expansion and to maintain proper access and circulation with a focus on increased access and safety for pedestrians.

Implementation Strategies

- Continue school and town partnerships and initiatives.
- Promote sidewalk connectivity.
- Partner with the Georgia Safe Routes to School program.
- Plan surrounding land use in conjunction with long-term school facility goals.

COMMUNITY WORK PROGRAM

2018-2023 REPORT OF ACCOMPLISHMENTS

Town of Roopville - Report of Accomplishments 2018-2023		
Project or Activity	Status	Explanation
Install raised pedestrian crosswalk at Victory Lane/Old Hwy 27	Postponed	Ongoing considerations for traffic calming and speed reduction measures. No specific projects identified at this time. Ongoing strategy.
Install raised pedestrian crosswalk at Roopville-Veal Rd/Old Hwy 27	Postponed	Same as above.
Establish a yard of the month award	Cancelled	No longer a priority.
Resurface Clearview Drive	Complete	
Install sidewalks on through streets and some dead end streets; i.e. Reid Street and Old Carrollton Road	Postponed	Many of these streets are not wide enough for sidewalks. Other priority streets identified in new work program.
Continue negotiations for round-about safety and aesthetic improvements	Underway	Improvements have been made. Additional safety measures and aesthetic improvements could be made. Beautification new focus in next work program.

2023/2024-2028 COMMUNITY WORK PROGRAM

Town of Roopville - Community Work Program 2023-2028 - New				
Activity	Years	Responsible Party	Cost	Funding Sources
Continue negotiations for round-about beautification improvements	2024-2028	Town, GDOT	\$10,000	Local, Grants, GDOT
Update zoning ordinance and place on Municode	2024-2026	Town	\$5,000	Staff time
Water line repair and replacement along key streets listed in Phase 1 of the engineering study	2024-2028	Town	\$675,000	Local, Grants, Loans
Develop plan for new passive park behind the cemetery	2024	Town	\$5,000	Local, Grants, Loans
New playground at Roop House	2024-2026	Town	\$30,000	Local, Grants, LWCF
Town Hall Park development including pavilion and playground	2024-2028	Town	\$50,000	Local, Grants, LWCF
Town Hall bathroom improvements	2024	Town	\$5,000	Local
Lovvorn Drive resurfacing	2024-2026	Town	\$10,000	Local, Grants
Install sidewalks along Victory Drive to the recreation fields and along West Avenue	2024-2028	Town	\$30,000	Local

Appendix

- Meeting Sign-In Sheets
- Survey Results
- Key Facts/Local Demographic Data
- Enlarged Character Area /Future Land Use Map