



Spalding County and the Cities of Orchard Hill and Sunny Side, Georgia

2009 Partial Update of Comprehensive Plan





PURPOSE AND SCOPE 2

AREAS REQUIRING SPECIAL ATTENTION 4

AREAS REQUIRING SPECIAL ATTENTION MAP 6

ISSUES AND OPPORTUNITIES 7

IMPLEMENTATION PROGRAM 14

 Policy 14

 Economic Development 15

 Natural and Cultural Resources 16

 Facilities and Services 17

 Housing 18

 Land Use 19

 Intergovernmental Coordination 21

 Short Term Work Program 22

 Long Term and Ongoing Activities 28

APPENDIX I: QUALITY COMMUNITY OBJECTIVES ASSESSMENT 29

APPENDIX II: COMPREHENSIVE TRANSPORTATION PLAN PROJECT LIST 10

APPENDIX III: REPORT OF ACCOMPLISHMENTS 14



PURPOSE AND SCOPE

Purpose. Spalding County conducted a complete update of their Comprehensive Plan in 2004. This document provides a Partial Update to that plan, following the Department of Community Affairs (DCA) regulations. The Partial Update establishes, where appropriate, policy changes given new issues and opportunities that have emerged since the adoption of the 2004 Plan. In 2012 the County will prepare a complete update.

The purpose of a Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide for local governments in the interim period between Comprehensive Plan Updates. Partial Plan Updates provide a guide to everyday decision-making for use by local government officials and other community leaders. When implemented, the resulting plan will help Spalding County and the cities of Orchard Hill and Sunny Side address critical issues and opportunities.

Although not required by DCA, this section includes some of the recent planning efforts that impact future development and necessitate a change in policy programs and short term work planning. The County also presents updated data, which is located in the Issues and Opportunities section.

Context. Growth pressures for areas near and within the Atlanta Region provide opportunities for Spalding but also issues such as loss of rural character and open space, infrastructure challenges, and changing demand in housing. Furthermore, the Partial Update provided an opportunity to address the unique needs of Sunny Side and Orchard Hill, through the input provided by officials to the Task Force.

Planning Efforts. In response to the changing character of the County, Spalding officials have undertaken several planning efforts to mitigate the negative impacts and capitalize on the positive changes since the 2004 Comprehensive Plan. On an annual basis, the County updates its Short Term Work Program in conjunction with its Capital Improvements Plan (CIP) Update. The County also has implemented a SPLOST program to supplement project funding.

- **Subarea and Livable Centers Initiative (LCI) Studies.** The County partnered with the City of Griffin and Minerva to complete the **North Hill Street Master Plan** which includes a portion of the County road that links Griffin to Sun City Peachtree. The County also works with the City in the implementation of this plan, such as in the preparation of the Redevelopment Study (2008). **City of Griffin Town Center LCI Study** also has implications for the County, as the recommendations include transportation improvements that must be



located along the southern border of Spalding, and is identified on the Areas of Special Attention Map.

Planning Staff has also undertaken a series of analytical studies to document the implications of land use development on the following key corridors and area: Fayetteville Road, Macon Road, Bucksnot and Bailey Jester Road, Airport Road, and Highway 92 Corridor Study.

For sound, long range planning, the County prepared Master Plan concepts to guide future development at strategic Village Nodes, including the Rover Village Node and the Jackson Village Node.

- **Infrastructure Plans.**

In 2008 the **Spalding County Comprehensive Transportation Plan** was completed. It involved extensive public participation and a series of projects added to the county's prioritization for safety improvements as well as improved connectivity and pedestrian facilities.

The county also commissioned an update to the **Water Supply Study/Wastewater Management Plan and Solid Waste Management Plan**. The plan identified service areas for water and sewer and proposed improvements for gravity sewer lines, pump stations, and force mains. This is an important component for the county's long range plan since sewer service area will greatly affect development patterns in the county.

The county has also conducted an alternatives study for the area adjacent to **US-19/41, Birdie Road, and Baptist Camp Road** intersections. The targeted plan acts as an example of how the county is proactively identifying areas for future development nodes.

Spalding County's **Parks and Recreation Plan** is an important step forward in identifying opportunities for raising the quality of life for its citizens through public amenities. The plan identifies needs for active and passive recreation items such as trails, ball fields, playgrounds, etc.



AREAS REQUIRING SPECIAL ATTENTION

The Department of Community Affairs has required that communities geographically identify the following seven special conditions and address them when they are apparent in the community:

- Natural or cultural resources;
- Areas where rapid development is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of public facilities and services;
- Redevelopment areas;
- Large abandoned structures or sites;
- Infill development opportunities; and
- Areas of significant disinvestment and/or under-utilized areas.

The Map attached as Figure 1 presents the Areas of Special Attention. By identifying areas that require special attention, Spalding County can begin to tailor policies for the diverse needs of its citizenry. These areas delineate the county's concerns into manageable components prior to the County's full comprehensive plan update in 2012. In turn, these components are embedded with policies and strategies that provide specific direction for the area.

Stakeholder and community meetings were conducted to verify project team findings. One of the following categories was assigned to each of the various Areas Requiring Special Attention[†]:

Likely Land Use Change

This category signifies locations in the county that are likely to experience land use changes in the relative short term. This category highlights a diversity of locations, from the various LCI study locations and Village Node Plans to potential airport and industrial sites. Furthermore, it represents areas where the county promotes new development based on future infrastructure and current trends.

Redevelopment

This category highlights locations identified as potential redevelopment sites. Redevelopment areas differ from the Likely Land Use Change areas because they focus more on revitalization and reinvestment as opposed to new construction and development. Specifically, the map identifies the section of Hwy 92 between Henry Jackson Road and Hwy 19/41 as an ideal

[†] DCA's categories of disinvestment and community facilities did not need updating in this Comprehensive Plan Update. Furthermore, the natural resources category is represented in a variety of ways. Stream buffers, wetlands, and flood plains are shown graphically and the groundwater recharge areas are identified with a category color.



location for the rejuvenation of commercial activity. Another example is the North Hill Street Corridor stretching from Dobbins Mill Road to downtown, which the proposed LCI plan foresees hosting a diversity of residential and commercial uses due to its strong neighborhood character and street pattern.

Infill Opportunities

These areas were identified as locations that exhibit strong design characteristics, but needed infill to provide continuity to the community fabric. For example, the existing Industrial Site is not being utilized to its fullest capacity and should be promoted. The Orchard Hill location also provides opportunities for residential and commercial infill.

Significant Structures/Sites

Spalding County has two particular abandoned structures that present issues but also possibilities. The Dundee Mill and NACOM building stand as a visible indicator of disinvestment. However, these buildings could be creatively rehabilitated to provide an asset for the community.

Education Center (UGA/Griffin Tech)

Both University of Georgia-Griffin and Griffin Technological College are significant stakeholders in the county and its land use. This category identifies the existing campuses and areas of likely expansion and development by Spalding County's higher educational institutions. These areas are significant because the county will need to plan for these institutions' future infrastructure needs.

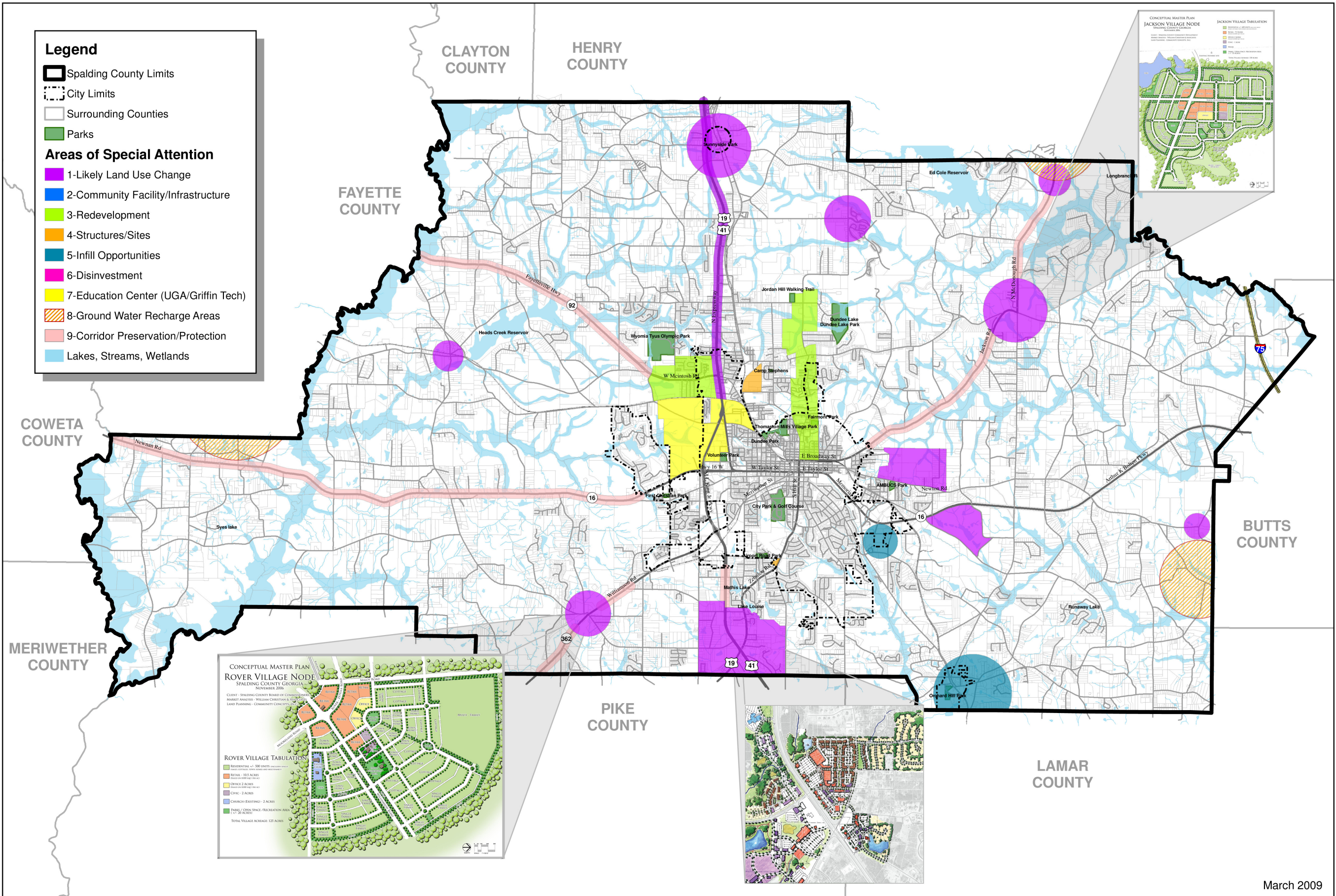
Ground Water Recharge Area

As precipitation infiltrates through the soil, there are some areas where water will continue below the root zone of surface vegetation where it cannot be removed by evaporation. These locations of groundwater recharge must be accounted for in development policies.

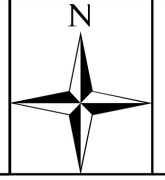
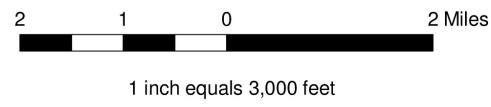
Corridor Preservation/ Protection Area

This category highlights the transportation corridors that Spalding County believes to be in need of special attention. As the main gateways bringing people into the county, Spalding seeks strategies that will preserve the rural character, protect against adverse development, and utilize appropriate access management tools in the future.

- Legend**
- Spalding County Limits
 - City Limits
 - Surrounding Counties
 - Parks
- Areas of Special Attention**
- 1-Likely Land Use Change
 - 2-Community Facility/Infrastructure
 - 3-Redevelopment
 - 4-Structures/Sites
 - 5-Infill Opportunities
 - 6-Disinvestment
 - 7-Education Center (UGA/Griffin Tech)
 - 8-Ground Water Recharge Areas
 - 9-Corridor Preservation/Protection
 - Lakes, Streams, Wetlands



March 2009



Spalding County Areas Requiring Special Attention





ISSUES AND OPPORTUNITIES

The following eight topics were reviewed to prepare an updated list of Issues and Opportunities for the County to keep in consideration prior to its complete update:

Population and Demographics
Housing
Community Facilities
Intergovernmental Coordination

Economic Development
Natural and Cultural Resources
Land Use and Development
Transportation

Some of the items are carried-over from the respective “planning element” assessment and analysis in the 2004 Comprehensive Plan and added here with updated data or to renew emphasis on an issue of policy importance.

Furthermore, the county conducted an assessment to address the Quality Community Objectives (QCOs) requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, “Local Planning Requirements”. The issues presented through this exercise further informed the development of policy for the County. The completed Local Assessment Tool can be found in [Appendix I](#) of this report.

The following items were identified as lacking in the Quality Community Objectives. In response, the County has begun to consider establishing policy primarily to focus on items related to Development Regulations:

- tree preservation
- historic preservation
- clear guidelines for developers
- streetscape and sidewalk standards
- improving sidewalk network

By combining research of the eight focus areas required by DCA with the results of the Quality Community Objectives, Spalding County has generated the following list of issues and opportunities.



1. Population and Demographics:

- 1.a Issue: Spalding County age characteristics differ from those of the state. In particular, the state has a higher share of residents in their 20's, and the county has a higher share of residents over 60. The county's growth of housing products directed toward senior populations has contributed to this trend.
- 1.b Issue: Comparing the unincorporated county to Griffin, it is clear that the county is the choice of middle-aged residents, especially those without children. The unincorporated county has a 43% share of residents between the ages of 30 and 59.
- 1.c The County is diversifying racially:

Racial Composition (from Figure II-16 Comprehensive Plan)

2000 Population					
	Total	White	Black	Asian	Hispanic
Georgia	8,186,453	5,412,371	2,393,425	199,812	435,227
Spalding County	58,417	39,249	18,341	498	947
Unincorporated	34,594	27,871	6,641	265	422
Griffin	23,451	11,018	11,697	233	520
Percent Change 1990 to 2000					
	Total	White	Black	Asian	Hispanic
Georgia	26%	18%	37%	171%	329%
Spalding County	7%	3%	16%	157%	256%

Sources: 2004 Comprehensive Plan (U.S. Bureau of the Census and Jordan, Jones and Goulding, Inc.)

- 1.d Issue: In 2000, Spalding County performed at a lower level than the state in five out of seven educational indicators. Of particular concern should be the rise in dropout rate, which at 8.9% is over twice as high as the state's and increased by 37% between 1999 and 2000.
- 1.e Issue: Between 1990 and 2000 Spalding County's average household income grew by 24% and per capita income grew by 28%. These are lower than the state averages, but the county has made significant gains on these state figures. The 2000 county mean household income was \$58,051, and the county mean per capita income was \$21,676.
- 1.f Spalding County's future population is anticipated to reach somewhere between 75,900 and 103,000 by 2025.

# of New MF Units per 100 new Residents	Density (Persons per acre) 2008	Total Pop. 2000	Total Pop. 2008	Net change 2000-2008	Multi-family Units 2000	Multi-family Units 2008	Net change 2000-2008	Single Family Units 2000	Single Family Units 2008	Net change 2000-2008
6.4	0.52	58,417	65,300	6,883	2,864	3,304	440	17,710	20,984	3,274

Source: ARC Regional Snapshot January 2009



2. Economic Development

- 2.a Opportunity: The County has undertaken several planning efforts to promote economic development and redevelopment. The LCI studies position the County to be eligible for streetscape and other transportation improvements funds which promote investment.
- 2.b Issue: The housing boom and bust has hit the County, with a few vacant new developments under foreclosure.
- 2.c Opportunity: A set of recent developments demonstrate high standards in quality design and will help the County by demonstrating quality development which can be used as a model in the future for when the economy begins to recover.
- 2.d Issue: The County enjoys a mix of industry types, but has seen recent changes and closings. **2007 data** from the Georgia Department of Labor indicate:

Industry	Employment	Percent
Transportation & Warehousing	225	1%
Wholesale Trade	970	3%
Estate	778	3%
Manufacturing	3,809	13%
Government - Federal, State & Local	4,572	17%
Construction	1,047	4%
Services	13,404	48%
Retail	2,912	11%
Total	27,717	100%

- 2.e Issue: Per **2008 preliminary estimates** produced by the state Department of Labor, unemployment is affecting the County:

Labor Drawing Area	Labor Force	Employed	Unemployed	Rate
Spalding County	29,464	26,700	2,764	9.4%

- 2.f Issue: Trends between 1990 and 2000 showed an increase in the percent of working residents who travel outside the County to their places of employment in 2000 (from 37% to 45%).
- 2.g Issue: A shift since the 2004 Comprehensive Plan occurred within the employment share by industry – Manufacturing sector dropped from 20% to 13% and moved from second to being the third largest provider of employment. Meanwhile, the Retail Trade sector dropped from 18% to 11%. Services now dominate as employment provider, greater than Government, Retail and Manufacturing combined.



- 2.h Issue: Wages in Spalding County are lower than the state's for every sector.
- 2.i Opportunity: Spalding County has an active Development Authority and Chamber of Commerce, which have succeeded in attracting several high profile companies to the county in the past.
- 2.j Opportunity: There are numerous local and regional opportunities for continuing education of Spalding County workers and residents. In particular, both UGA-Griffin and Griffin Tech can act as a significant resource.

3. Housing

- 3.a Opportunity: In 2000, 2,200 (9%) Spalding County households devoted more than 30% of household income to housing. About 500 households devoted more than 50% of their income to housing. Compared with the Atlanta region, Spalding County's housing is very affordable.
- 3.b Opportunity: Since the last Comp Plan, new development projects have introduced more housing choice to the County. Heron Bay, the large, mixed-income subdivision straddling the county line offers a demonstration of how high design standards can be viable for a project containing housing units with a variety of price-points.
- 3.c Issue/Opportunity: Concentrating a limited area of higher densities around the identified nodes will attract new commercial amenities; however high design standards and regulatory controls will be needed to gain community support and make these projects integrate with the character the County seeks.
- 3.d Issue: In the 2004 Comp Plan, a small number of areas within the unincorporated county were identified as areas of distress and in need of assistance. While small, these areas include the older manufactured home parks, East Griffin, and portions of North Griffin.
- 3.e Issue/Opportunity: 2004 – 2008 (first quarter) housing trends reported in the North Hill Street Master Plan document the following for the County:
 - Single family prices point for new homes price jumped from \$138,507 to \$217,838
 - Townhome/condo prices similarly increased from \$88,190 to \$205,997

4. Natural and Cultural Resources

- 4.a Issue: According to the 2004 Comp Plan, several of Spalding County's creeks and rivers are degraded, including the sources of the county's drinking water: the Flint River and Heads Creek Reservoir. Current regulations protecting these resources are inadequate.



- 4.b Issue/Opportunity: Present growth patterns and trends in travel will invariably lead to a continued decline in air quality as identified in the 2004 Comprehensive Plan. The county has begun to identify ways to change these patterns and trends by encouraging the clustering of development, the strongest examples of which are the numerous LCI studies the county has undertaken. This is an opportunity to act while growth is still relatively slow and the air quality problem relatively minor. The County can consider alternative transportation roads such as commuter rail linked to county circulation system.
- 4.c Issue: The County also needs to continue enforcing regulations protecting wetlands, floodplains, and groundwater recharge areas (identified as one of the Areas Requiring Special Attention).
- 4.d Issue: The unincorporated county's abundant historic resources remain without any protection.
- 4.e Issue: Currently, the county has no tree protection and replacement ordinance which is a regulation supported by the Quality Community Objectives.

5. Community Facilities

The following are considered Community Facilities:

- Public Safety
- Public Water Supply and Treatment
- Sewer and Wastewater
- Solid Waste Management
- Health Care Services
- Parks and Recreational Facilities
- General Government Facilities
- Education
- Libraries and Cultural Facilities



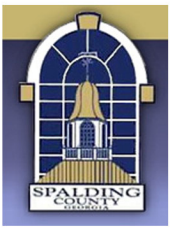
- 5.a Opportunity: The County has an active, successful Impact Fee program; as such an annual Short Term Work Program update coincides with the Capital Improvements Planning.
- 5.b Issue: In the 2004 Comprehensive Plan, residents voiced interest in more passive recreation opportunities.
- 5.c Opportunity: The County has recently completed new parks and recreation facilities which will provide needed amenities and can act as a catalyst for attracting younger residents and employment centers.

6. Land Use and Development

- 6.a Issues identified in 2004 Comp Plan:
 - Blighted areas (see redevelopment areas on Map)
 - Limited sewer constrains development opportunities
 - Water supplies were strained
 - Loss of ‘rural character’ was a concern of some residents
- 6.b Opportunity: In 2004, Agricultural land comprised 30% of the land area; combined with Forest lands (23%), the majority of the unincorporated land area remains relatively undeveloped.
- 6.c Opportunity: When viewed as open space, the above fact presents one of the most attractive elements of the County: the scenic countryside and rural feel.
- 6.d Opportunity: Residential uses comprised 32% of the unincorporated county’s acreage.
- 6.e Issue: Only about 2% were commercial and industrial which represents a very small portion to depend upon for a tax base.
- 6.f Opportunity: The County now employs several new planning tools, including streetscape standards, requirements for use-able open space (with active amenity features), and has invested in drawing Master Plans for strategic, Village Nodes.
- 6.g Opportunity: The results of the Tri-County LCI will provide concrete zoning ordinance and design control recommendations.

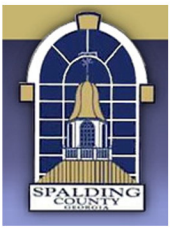
7. Intergovernmental Coordination

- 7.a Opportunity: Spalding County currently has good working relationships with its surrounding county governments. One area where additional coordination may be needed is in the area of watershed protection.
- 7.b Opportunity: The Griffin-Spalding Development Authority serves as a joint city/county industrial development authority, whose mission is to attract industry and create employment opportunities in Spalding County.



8. Transportation

- 8.a Opportunity: County completed a 2008 Comprehensive Transportation Plan (CTP); the CTP provides an action strategy with prioritized projects to manage existing conditions and prepare for future growth.
- 8.b Opportunity: Large tracts of undeveloped property mean that the County can prepare for better connectivity and a smarter development pattern than the surrounding region, using the adopted policies in the CTP.
- 8.c Issues according to 2008 CTP data are:
- Spalding County crash rates high; well above average rate of fatalities and injuries (concentrated on two roads: Hwy 16/Taylor Street and US 19/41)
 - Sight distance accounts for many of the safety and operational issues in the County
 - Need to prepare for connectivity
 - Need to improve regional mobility, access and connectivity
 - Need greater bike and pedestrian options and safety
 - High truck traffic and conflicts with local commercial traffic; the 155 truck route through Griffin stands out as an issue, but tough to resolve given controversy regarding re-routing options
 - Spalding County Airport location
 - Priority issues for CTP participants are establishing commuter rail and improving transit options within Spalding County



IMPLEMENTATION PROGRAM

Policy

Spalding County is sufficiently served by the policy directives delineated through its 2004 Comprehensive Plan. Still, it is important for the county to adjust and reevaluate priorities given current conditions. Below are some additional policies created to update the county's strategic plan, referenced by the issues and/or opportunities identified earlier.

Population and Demographics

Spalding County is experiencing several significant shifts in its population and demographics. The county intends to take action to embrace the trends it supports and prevent the deepening of cycles it identifies as problematic.

[Addressing Issues 1.a, 1.b, 1.c, 1.f, and 6.e]

Spalding County must prepare for an aging, growing, and diversifying population. The county has identified a desire to promote a healthier balance of age demographics in its citizenry. Achieving this will require a three pronged strategy, where different policy areas, such as Economic Development, Community Facilities, and Education, are utilized simultaneously to produce unique results.

Spalding County will promote the following inter-related strategies to attract and retain younger families:

- PD. A** Offer amenities that promote the area's quality of life (Community Facilities).
- PD. B** Encourage employment centers through attractive development and developer incentives (Economic Development).
- PD. C** Produce trained labor through educational resources which will incentivize employers to locate in Spalding County (Demographics and Economic Development).



Economic Development

Spalding County desires a balanced economic base so that it achieves a high quality of life in a fiscally responsible manner, focused on the retention and expansion of job opportunities.

[Addressing Issues/Opportunities 2.a, 2.c, 2.d, 2.f, and 2.g]

The County recognizes the loss of available employment opportunities. However, the county has an opportunity to promote economic hubs with the help of the Chamber of Commerce.

As mentioned above in PD B, attracting a younger population will require providing job opportunities and conversely, new employers will be attracted by a trained labor force. By encouraging the development of employment centers, the County can catalyze needed growth in job opportunities.

In addition to the Goals and Objectives identified in the 2004 Comprehensive Plan, these are some additional strategies for encouraging employment center development:

- ED. A** Promote the recommendations from the LCI plans.
- ED. B** Pursue the available streetscape and transportation improvement funds made possible by the LCI studies.
- ED. C** Encourage adaptive reuse for older commercial buildings.
- ED. D** Identify and pursue opportunities to incentivize development through tools such as the waiver of fees, expedited approval, shared infrastructure costs, or tax abatements.

[Addressing Issues 2.e, 2.j, and 2.h]

In an effort to attract employers, the county should actively encourage training for its labor force. One of the County's strongest assets is its educational institutions. The County intends to facilitate their expansion. Furthermore, the County seeks to encourage a sense of livability in the area to attract future students.

Incentivizing employers to locate in Spalding County by producing a trained labor force through educational resources will require the following strategies:

- ED. E** Identify and support the infrastructure needs of UGA-Griffin and Griffin Tech.
- ED. F** Coordinate the siting of amenities and pedestrian improvements with the master plans of both UGA-Griffin and Griffin Tech.
- ED. G** Provide programmatic support for business incubators to help entrepreneurs establish financially viable companies.



Natural and Cultural Resources

People are greatly attracted to locations that have a high quality of life. Young families seek out locations that offer a healthy living environment and young professionals identify with locations that offer a strong aesthetic appeal and a variety of amenities. Spalding County will cultivate its rural character advantages and natural surroundings by identifying opportunities for preservation and protection.

[Addressing Issues 4.a, 4.b, and 4.c]

Environmentally sustainable practices will serve to cultivate the existing natural beauty of the county while simultaneously promoting an economically competitive culture through efficient and innovative use of resources.

Some of the Policies listed under Economic Development, such as promoting the recommendations from the LCI plans and pursuing the available streetscape and transportation improvement funds made possible by the LCI studies, illustrate how many of the strategies Spalding County will pursue are complimentary. The policies mentioned above encourage compact growth for economic development reasons but they also reduce vehicular demand and support health and well-being by enhancing air quality and pedestrian walkability.

The following policies act to promote both natural resources and quality of life objectives to promote an appealing environment for residents and possible future residents.

- NCR. A** Pursue long term open space opportunities such as Quarry Park.
- NCR. B** Promote connectivity through the implementation of planned trail connections such as the Moreland Road Trail, the Zebulon Road Trail and the Moose Lodge Road Trail.
- NCR. C** Pursue zoning amendments to regulate tree protection.
- NCR. D** Encourage high quality, sustainable development that promotes better air quality and open space through incentives.

[Addressing Issues 4.d and 4.e]

There are other opportunities for promoting quality growth through the county's diversity of cultural resources. These resources can enhance the county's historical depth and help define its aesthetic appeal, both of which are important for creating a sense of "place" to offer future residents.

The following are policies that help define the county's historical amenities.



- NCR. E** Consider historic preservation options that balance growth and protect cultural resources.

Facilities and Services

To further encourage the development of amenities to offer its citizens, the County seeks to create a mix of recreation, housing and community service options to provide a high level of public safety services.

[Addressing Opportunity 5.a]

Attracting employment centers will require active support from the County with regard to infrastructure. Spalding County has acknowledged the influence of water and sewer infrastructure in guiding development and will manage these resources for a comprehensive approach to growth. The following are policies for guiding development with infrastructure.

- FS. A** Utilize sewer and water as a means of identifying appropriate places for development, and preserving rural character in remaining areas.
- FS. B** Focus water and sewer expansion only in areas delineated as “likely land use change” on the Areas of Special Attention Map.
- FS. C** The addition of water and sewer, however, outside of areas designated for greater density of development does not in and of itself authorize greater density of development in addition to that shown on the County’s Future Land Use Map

[Addressing Issues/Opportunities 5.b and 5.c]

Amenities are only successful when utilized. The following policy encourages full utilization by locating amenities in practical and useful locations.

- FS. D** Ensure coordination of the recent Parks and Recreation Master Plan with county’s development nodes.
- FS. E** Ensure adequate resources to enforce subdivision regulations regarding open space and amenities.



Housing

Spalding County is seeing a number of changes occur in its housing market. The County must find ways to capitalize on its relative affordability while simultaneously raising the quality of design.

[Addressing Opportunities 3.b and 3.c]

Promoting quality of life will require enhancing the standards of acceptable development for residential projects. The following policies promote strategies for producing vibrant and aesthetically pleasing developments.

- H. A** Institutionalize the high standards of design and development called for in the LCI studies.
- H. B** Encourage higher density housing at defined development nodes with design controls.
- H. C** Allowance of density of development within development nodes protects areas outside of the node from density and development

[Addressing Issues/Opportunities 3.a, 3.e, and 2.b]

Spalding is fortunate to have a strong share of relatively affordable housing stock. However, housing prices are experiencing an increase and raising the number of mortgage delinquencies and increasing vacancies. Moreover, some residential uses are under-cared for and reduce the attractiveness of the surrounding neighborhood.

The following policies seek to address these issues.

- H. D** Identify opportunities for assistance programs or educational resources for mortgage holders.
- H. E** Identify opportunities or funding options for façade improvements or beautification.



Land Use

While growth is coming to Spalding County, it comes at a manageable pace. This has provided Spalding with the opportunity to strategically plan for growth. Spalding will proactively follow its plans for growth.

[Addressing Issues/Opportunities 6.a, 6.b, 6.c, and 6.d]

Spalding County's abundant open space strongly offers a wealth of aesthetic appeal and passive recreation opportunities. The following policies seek to capitalize on this advantage.

- LU. A** Encourage development in defined areas to protect surrounding areas from sprawl and commercial encroachment and increase the tax base
- LU. B** Develop and implement regulations that protect the "viewshed" for the "Corridor Preservation/Protection" areas.
- LU. C** Investigate and develop recommendations to implement transfer of development rights to further encourage development in defined areas and to protect surrounding areas from sprawl and commercial development.

[Addressing Issues/Opportunities 6.a, 6.b, 6.e, and 6.f]

Promoting development nodes and centers of activity are important for two reasons. First, these locations create defined destinations for consumers. Secondly, by acting as a "pull factor" for consumer activity, they generate the need for employees and support services. Hence, quality of life objectives are reinforced through the following additional land use policies.

- LU. D** Encourage the implementation of LCI and other defined area development nodes.
- LU. E** Establish strong standards and guidelines for development.
- LU. F** Develop strong guidelines for the landscaping of parking lots and the maintenance of parking lot plantings.
- LU. G** To keep development focused in the defined nodes, the county should actively discourage continuous retail & commercial development along US 19-41.
- LU. H** Develop and promote the use of incentives to encourage redevelopment of blighted areas (e.g. density bonuses and improvements waivers).



Transportation

Handling transportation concerns is a critically important issue for any county experiencing growth and change. The following items help Spalding County craft a defined transportation strategy.

[Addressing Issues/Opportunities 8.a and 8.c]

A big consideration for employers is mobility and access. In support of policies to attract new families and employers, Spalding should encourage access in appropriate locations. Furthermore, the county should seek strategies to eliminate problematic areas in its transportation network.

- T. A** Identify opportunities to improve access to Interstates 75, 85, and the Atlanta Metro region to make the county more attractive to possible employers, especially manufacturing and logistics-oriented employers.
- T. B** Implement the recommendations of Spalding's Comprehensive Transportation Plan

[Addressing Issue/Opportunity 8.b and 8.c]

One of the Population and Demographics policies is to attract population growth through amenities. This will require the support of strategic infrastructure decisions. In particular, passive recreation, walkability, and pedestrian oriented design all require that vehicular transportation projects expand the scope of defined priorities. The following policies promote a more amenitized transportation system.

- T. C** Promote connectivity through the identification of large undeveloped properties and provide guidelines.
- T. D** Promote roadway/corridor safety by identifying issues that need to be addressed and creating standards.
- T. E** Identify priority projects for improving sidewalk connectivity.



Intergovernmental Coordination

Spalding County will maximize opportunities to take advantage of all government resources available at the local, state and federal level and to engage neighboring cities and counties so that the county can position itself in a beneficial way regarding new development projects, government initiatives, and existing programs focusing especially on the avenues towards job creation.

[Addressing Opportunities 7.a and 7.b]

Spalding will identify opportunities for job creation through the following policy.

- IC. A** Establish incentives to entice new industries for job development through a joint partnership between Spalding County and the Griffin-Spalding Development Authority.



ANNUAL STWP UPDATE: 2009 - 2013



Type	Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Status	Cost Estimate	Funding Source
Community Facilities	Community service centers - Co-locate public facilities such as schools, parks, libraries, and human service centers to make these services more convenient and build stronger community identity in neighborhoods.			√	√			County Manager's Office		NA	NA
Community Facilities - Capital Improvements	Capital Improvements Plan - Strengthen the process by which Capital Improvements are justified and prioritized and coordinate their timing and location with the Comprehensive Plan.		√	√				County Manager's Office		In house	County Budget
Community Facilities - Capital Improvements	Consistency of land use planning and capital investment decisions - As part of the comprehensive plan update process, coordinate revisions to the Capital Improvements Element with the Future Land Use Plan Map and the provisions of the Land Use Element.	√	√	√	√	√		Spalding County Community Development Dept., Cities SunnySide and Orchard Hill		In house	County Budget
Community Facilities - Fire	Station #7			√				Spalding County Fire Department		\$1,000,000	Impact Fees, County Budget and Private
Community Facilities - Greenway	Create a Greenway Master Plan as part of a new Recreation Master Plan. The Greenway Master Plan should include recommendations on linking the open space in conservation subdivisions together.		√	√				Spalding County Parks & Recreation Department		\$40,000	County Budget
Community Facilities - Greenway	Incorporate Tri County LCI Trail System into Park and Rec Master Plan; prioritize projects for implementation				√	√		Spalding County Parks & Recreation Department		In house	County Budget/Grant
Community Facilities - Transportation	Seek Safe Walk to School program funds for Moreland Trail Road			√	√			Spalding County Parks & Recreation Department and Public Works		In house	County Budget/Grant

Type	Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Status	Cost Estimate	Funding Source
Community Facilities - Land Use	Design standards for public facilities - require public buildings to meet higher quality standards for site planning and architecture.		√	√				Spalding County Community Development Department		\$0.00	County Budget
Community Facilities - Recreation	Construct Facilities at Dundee Lake Park	pre-2008	√	√	√ cie says 2010	√		Board of Commissioners; Parks and Recreation Department	In-progress	1097500 (cie 1,426,750)	75% impact fees, 25% general fund
Community Facilities - Recreation	New Gymnasium		√	√	√ cie says 2010-2011			Parks and Recreation Department		\$1,300,000	Impact Fees, General Fund (cie 100% ImFEES)
Community Facilities - Recreation	Improvements to Volunteer Park		√	√	√ cie says 2010-2011			Parks and Recreation Department		\$130,000	Impact Fees, General Fund (cie 100% ImFEES)
Community Facilities - Recreation	Thomaston Mill Village Playground	Finished						Parks and Recreation Department		\$130,000	Impact Fees
Community Facilities - Schools	Coordination with Public Schools - Explore ways to improve community services by cooperative efforts between school and county government, such as joint use of recreation facilities.	On-going						County Manager's Office, Board of Education		NA	NA
Community Facilities - Greenways	Develop a countywide Greenways Master Plan		√	√				County Manager's Office		\$0.00	County Budget
Econ Dev	Expand the industrial park on Green Valley Road.		√					Griffin-Spalding Development Authority		\$25,000,000	Undetermined
Econ Dev	Develop new industrial park near I-75			√	√	√	√	Griffin-Spalding Development Authority		\$5,000,000	Undetermined
Econ Dev	Undertake a study to evaluate the establishment of an agro-science incubator in conjunction with UGA Griffin Campus.			√				Chamber of Commerce, Development Authority		In house	Undetermined

Type	Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Status	Cost Estimate	Funding Source
Econ Dev	Form an Economic Development Council	On-going						Spalding County Chamber of Commerce		\$0	NA
Econ Dev/ Land Use	Establish Community Improvement Districts in commercial centers throughout the county.	√	√	√	√			Spalding County Chamber of Commerce		NA	Private
Intergovt	Cooperative city-county agreements - Identify more opportunities for joint service and funding agreements between Spalding County and the Cities that will spread the cost and improve the efficiencies of public facilities and services such as garbage collection, parks and recreation, libraries, emergency services, and other facilities and services that are now funded and provided separately.	On-going						County Manager's Office., Cities of Griffin, SunnySide, and Orchard Hill		NA	NA
Intergovt- Community Facilities	Create a Fire Protection Level of Service Master Plan with the City of Griffin			√	√			County/City Fire Departments	Pending	\$150,000	City/County Budget
Intergovt - Community Facilities	Work with the City of Griffin and the Water and Sewer Authority on updating the Water Supply Study and the Wastewater Management Master Plan to be consistent with the new Land Use Plan.	Complete						City of Griffin, Water and Sewer Authority, Spalding County Public Works Dept. and the County Manager's Office	Completed 2005	NA	NA
Land Use	Establish a process for review of the Comprehensive Plan on an annual basis.	On-going						Spalding County Community Development Department		NA	NA
Land Use	Amend Future Land Use map to implement North Hill Street recommendations for County		√	√				Spalding County Community Development Department		In house	County Budget

Type	Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Status	Cost Estimate	Funding Source
Land Use	Create and enforce a property maintenance code	√		√				Spalding County Community Development Department		In house	County Budget
Land Use	Create rural character overlay zoning districts for the following corridors: Teamon Road, County Line Road, McDonough Road, Jackson Road, and Highway 16 between Griffin and Coweta County.	√	√					Spalding County Community Development Department		\$0.00	County Budget
Land Use	Prepare a study and adopt specific measures to conserve agricultural land, the rural economy, and rural character.	√	√					Spalding County Community Development Department		In house	County Budget
Land Use	Overlay zoning districts - Prepare special area studies: 1/ IDENTIFY AREAS 2/ CONDUCT STUDY 3/ PREPARE ZONING/MASTER PLAN			√	√	√	√	Spalding County Community Development Department	Completed 2 Village Node Concepts and 1 LCI, North Hill Overlay, Hwy 92 overlay intersection analysis	In house	County Budget
Land Use	Draft Overlay zoning district for Tri-County Site and adopt Connectivity framework for boundary area.		√	√				Spalding County Community Development Department		\$40,000	County Budget/LCI Supp.
Land Use	City/County Coordination - Review and correct incompatible land use patterns and zoning on properties along city-county boundary.	√	√					Spalding County Community Development Dept., Cities of Griffin, SunnySide and Orchard Hill		NA	NA
Land Use	Adopt East McIntosh Road Node (North Hill Master Plan) concept plan in Zoning Ordinance for site program, grid pattern, and amenities expected for the study area			√				Spalding County Community Development		In house	County Budget

Type	Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Status	Cost Estimate	Funding Source
Land Use - Cultural Resources	Study the possibility of providing incentives to the owners of historic structures for renovation.	On-going						Spalding County Community Development Department		In house	County Budget
Land Use - Cultural Resources	Adopt an Historic Preservation Ordinance.		√	√				Spalding County Community Development Department		\$5,000	County Budget
Land Use - Open Space	Amend subdivision regulations to improve the conservation subdivision option to include incentives and guidelines for developers. Coordinate with Greenway Master Plan.		√	√				Spalding County Community Development Department		\$0	County Budget
Land Use - Transportation	I-75/Jenkinsburg Road Interchange Area Study - Prepare a specific land use, zoning and infrastructure plan for the regional center at the proposed I-75/Jenkinsburg Road interchange area.			√	√	√	√ - 2014	Spalding County Community Development Dept.		In house	County Budget
Land Use -Open Space	Develop and adopt a TDR (Transferable Development Rights) program	√	√					Spalding County Community Development Department		\$150,000	County Budget
Natural Resources	Adopt wider minimum stream buffer requirements (75 or 100 feet).	√	√					Spalding County Community Development Department		\$0.00	County Budget
Natural Resources - Water	Conduct a watershed management study in conjunction with GA DNR to identify needed ordinances, education efforts, enforcement improvements, and stormwater management.		√	√				Spalding County Environmental Resources Coordinator		\$100,000	County Budget
Natural Resources - Water	Conduct a feasibility study for the creation of a stormwater utility.	√	√					County Manager's Office and Spalding County Public Works Dept.		\$50,000	County Budget

Type	Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Status	Cost Estimate	Funding Source
Natural Resources - Water	Create a stormwater utility		√	√				County Manager's Office and Spalding County Public Works Dept.		\$200,000	County Budget
Natural Resources/ Community Facilities	As part of the Recreation Master Plan, look at ways to permanently preserve wetlands, floodplains and groundwater recharge areas.			√	√			Spalding County Parks & Recreation Department		\$50,000.00	County Budget
Transportation	Access management - adopt design standards that require interparcel access, employ landscaped medians and that limit driveway curb cuts in order to improve traffic safety and efficiency on major thoroughfares.		√	√				Spalding County Community Development Dept.		\$0.00	County Budget
Transportation	Griffin By-Pass Study - Study the feasibility and need for a truck by-pass around Griffin		√	√				Spalding County and City of Griffin		\$200,000	County Budget
Transportation	Improve local roads, as per GDOT six-year construction program.	√	√	√	√	√		Spalding County Public Works Department		\$1,187,500	Federal, State, and Local
Transportation	Support the local rails with trails efforts to construct a trail trolley network that would tie in with a larger regional system. Working with GDOT to do, Roosevelt Southern Rail Corridor.			√	√	√		Spalding County Board of Commissioners and private interests		Grant Partially Funded	GDOT, County Budget
Transportation	Extension of Moreland Road to Zebulon (LCI Project)		√	√	√	√	√	Spalding County Public Works Department			
Transportation	Pedestrian/bicycle lanes on North Hill Street)				√	√		Spalding County Public Works Department		\$2,883,000	GDOT, County Budget
Transportation	Urban Circulator Connectivity Study (connectivity between activity centers)		√	√				Spalding County		\$150,000.00	5307 Funds
Transportation	See 5 Year Implementation Plan (add as appendix) from CTP - OR AS AN ACTION ITEM PRIORITIZE THEM (SELECT THE STUDIES AND OPERATIONAL THAT PW WILL REALLY PURSUE							Variable, see attachment			



Long Term and Ongoing Activities

Spalding County has laid the foundation for managing growth and development in the coming years. Not only has the county produced a number of development studies but it continues to follow through with the regulations that ensure their implementation. These plans will demand continual attention and evaluation over a long term time horizon.

The recommendations from the Livable Centers Initiative studies undertaken by the county provide a number of long-term goals in improving transportation networks, trail networks, streetscape improvements, and design regulations for buildings.

These recommendations will require significant investment and resources. The county continues to work toward full implementation of the plans, as shown through its current and previous short term work programs.



APPENDIX I: QUALITY COMMUNITY OBJECTIVES ASSESSMENT

**Quality Community Objective
Spalding County Assessment: 2009**

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patters should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	X		
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		Some schools are, others require transportation of students

Infill Development Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.	X		
3. Our community is actively working to promote greyfield redevelopment.	X		
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		Village Nodes are part of the 2004 Comprehensive Plan
5. Our community allows small lot development (5000 SF or less) for some uses.	X		

Sense of Place Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		There are areas of the County that are nondescript
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		Historic areas are delineated, but not protected
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. If applicable, our community has a plan to protect designated farmland.	X		

Transportation Alternatives Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.	X		On demand only
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	Sidewalks are often isolated
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	X		
6. We have a plan for bicycle routes through our community.	X		
7. We allow commercial and retail development to share parking areas wherever possible.		X	

Regional Identity Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
Statement	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal).		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		

5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		

<i>Resource Conservation</i>			
Heritage Preservation The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	X		

Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
Statement	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		

Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Statement	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		

3. We have a Capital Improvements Program that supports current and future growth.	X		
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		

Appropriate Businesses The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit businesses that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	X		

Employment Options A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We allow multifamily housing to be developed in our community.	X		
9. We support community development corporations building housing for lower-income households.		X	We have not been approached by development corporations seeking to build lower- income homes
10. We have housing programs that focus on households with special needs.		X	
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

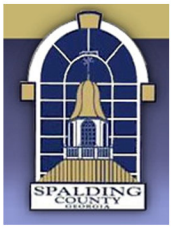
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments

1. Our community provides work-force training options for our citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

<i>Governmental Relations</i>			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	X		
3. We have a public-awareness element in our comprehensive planning process.	X		
4. We have clearly understandable guidelines for new development.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.	X		
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	X		More work is required on our Development related codes
7. We have a budget for annual training for planning commission members and staff, and we use it.		X	We had training for officials budgeted in the past but had to eliminate this recently due to budget constraints. In-house training has continued.

8. Our elected officials understand the land-development process in our community.	X		
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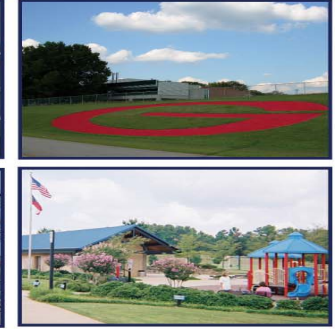
Regional Cooperation Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes.	X		Our plan includes Cities of Orchard Hill and Sunny Side
2. We are satisfied with our Service Delivery Strategies.	X		
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).	X		



APPENDIX II: COMPREHENSIVE TRANSPORTATION PLAN PROJECT LIST



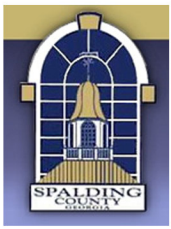
SPALDING COUNTY COMPREHENSIVE TRANSPORTATION PLAN PROJECT LIST



5 Year Implementation Plan

ID	Description	Type Of Improvement	Eng. Year	Eng. Costs	Const. Year	Constr. Costs	Total Project Costs	Responsible Party	20% Match
C-001	I-75 @ Jenkinsburg Road Interchange	New Interchange	2009		2011		\$200,000	GDOT County	\$40,000
C-002	Cowan Road Extension	New Roadway Connection	2009		2011		\$4,536,000	County	\$907,200
C-003	Northside Drive/Tuskegee Ave to Kennedy Road Connector	New Roadway Connection	2009		2011		\$8,748,000	County	\$1,749,600
T-001	Prepare design and implementation plan for Eastside Transit Circulator	Transit	2009		2011		\$400,000	County	\$80,000
T-002	Prepare design and implementation plan for Westside Transit Circulator	Transit	2009		2011		\$200,000	County	\$40,000
T-003	Roosevelt Railroad Multiuse Trail & Trolley	Transit	2009		2011		*	County	*
AR-268A GDOT 770320	Commuter Rail Service	Transit	2009		2011		*	GDOT County	*
AR-268B GDOT 770321	Commuter Rail Service	Transit	2009		2011		\$9,660,000	GDOT County	\$1,932,000
AR-268F T001364	Commuter Rail Service	Transit	2009		2011		\$6,875,000	GDOT County	\$1,375,000
S-003	Downtown Grade-Separated Crossing Location Study	Study	2009		2011		\$400,000	County	\$80,000
S-004	Multi-Use Facility Feasibility Study of Two Abandoned Railway Corridors	Study	2009		2011		\$350,000	County	\$70,000
S-006	GDOT Park & Ride Lot Relocation Study	Study	2009		2011		\$150,000	County	\$30,000
S-007	Transit Feasibility Study	Study	2009		2011		\$100,000	County	\$20,000
O-005	North Hill St. at McIntosh Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-006	Birdie Rd. at Moore Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-008	Jackson Rd. at North Walkers Mill Road	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-009	Jenkinsburg Rd. @ Jackson Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-012	Teamon Rd. at School Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000

O-015	Solomon Rd./High Falls Rd./Slaton Ave./Searcy Rd.	Intersection Improvement	2009		2011		\$2,200,000	County	\$440,000
O-022	Swint Rd. @ Rehoboth Church Road	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-023	SR 92 @ Vineyard Road	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-026	County Line Rd. at Macon Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-030	Old Atlanta Hwy. at McIntosh Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-034	High Falls Rd. at South Walkers Mill Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-036	Baptist Camp Rd. at Old Atlanta Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-038	Varsity Rd./Griffin Technical College	Intersection Improvement	2009		2011		\$2,600,000	County	\$520,000
O-040	E. Mc Intosh Rd. @ N. 2nd St. Ext	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-041	Bucksnot Rd. at Bailey Jester Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-048	Teamon Rd. at Jordan Hill Rd.	Intersection Improvement	2009		2011		\$1,900,000	County	\$380,000
O-050	SR 16 @ Shoal Creek Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
O-051	Ellis Rd. at Vaughn Rd.	Intersection Improvement	2009		2011		\$1,900,000	County	\$380,000
O-057	Henry Jackson Rd./N. Pine Hill Rd. Realignment	Intersection Improvement	2009		2011		\$1,900,000	County	\$380,000
O-059	Swint Rd./Chappel Mill Rd. at Barnesville Rd.	Intersection Improvement	2009		2011		\$1,900,000	County	\$380,000
O-060	S. Hill St. at Ethridge Mill Rd.	Intersection Improvement	2009		2011		\$1,600,000	County	\$320,000
SP-071	North Hill St. at Cabin Creek	Bridge Upgrade	2009		2011		\$562,000	County	\$112,400
SP-018	County Line Rd. at Potato Creek	Bridge Upgrade	2009		2011		\$562,000	County	\$112,400
P-005	Jenkinsburg Rd. at Towaliga River Trib.	Bridge Upgrade	2009		2011		\$2,200,000	County	\$440,000
SP-028	Wildwood Rd. at Bear Creek	Bridge Upgrade	2009		2011		\$278,000	County	\$55,600
B-003	Vineyard Rd.	Bike/Pedestrian Facility	2009		2011		\$2,883,000	County	\$576,600
B-006	Cowan Road	Bike/Pedestrian Facility	2009		2011		\$350,000	County	\$70,000
B-007	Moreland Rd.	Bike/Pedestrian Facility	2009		2011		\$700,000	County	\$140,000
B-010	Hill St.	Bike/Pedestrian Facility	2009		2011		\$2,883,000	County	\$576,600
B-016	Carver Rd.	Bike/Pedestrian Facility	2009		2011		\$2,883,000	County	\$576,600
B-017	Westmoreland Rd.	Bike/Pedestrian Facility	2009		2011		\$350,000	County	\$70,000
B-023	Pine Hill Rd.	Bike/Pedestrian Facility	2009		2011		\$800,000	County	\$160,000
	TOTAL						\$82,470,000		\$16,494,000



APPENDIX III: REPORT OF ACCOMPLISHMENTS



REPORT OF ACCOMPLISHMENTS



Type	Project or Activity	Status	Explanation
Community Facilities	Community service centers - Co-locate public facilities such as schools, parks, libraries, and human service centers to make these services more convenient and build stronger community identity in neighborhoods.	Scheduled to begin in 2010 (2008 STWP)	
Community Facilities - Capital Improvements	Capital Improvements Plan - Strengthen the process by which Capital Improvements are justified and prioritized and coordinate their timing and location with the Comprehensive Plan.	Scheduled to begin in 2009 (2008 STWP)	
Community Facilities - Capital Improvements	Consistency of land use planning and capital investment decisions - As part of the comprehensive plan update process, coordinate revisions to the Capital Improvements Element with the Future Land Use Plan Map and the provisions of the Land Use Element.	Scheduled to run from 2009-2012 Scheduled to run from 2008-2012 (2008 STWP)	On-going
Community Facilities - Greenway	Create a Greenway Master Plan as part of a new Recreation Master Plan. The Greenway Master Plan should include recommendations on linking the open space in conservation subdivisions together.	Scheduled to begin in 2009	
Community Facilities-Recreation Master Plan	As part of the Recreation Master Plan, look at ways to permanently preserve wetlands, floodplains and groundwater recharge areas	Scheduled 2009-2010 (2008-STWP)	
Community Facilities - Land Use	Design standards for public facilities - require public buildings to meet higher quality standards for site planning and architecture.	Scheduled 2010-2011 (2008 STWP)	

Type	Project or Activity	Status	Explanation
Community Facilities - Recreation	Construct Facilities in Dundee Lake Park	Project Underway	CIE says 2010
Community Facilities - Recreation	New Gymnasium	Scheduled 2010-2011 (2008 STWP)	
Community Facilities - Recreation	Improvements to Volunteer Park	Scheduled 2010-2011 (2008 STWP)	
Community Facilities - Schools	Coordination with Public Schools - Explore ways to improve community services by cooperative efforts between school and county government, such as joint use of recreation facilities.	Ongoing	
Community Facilities-Greenways	Develop a countywide Greenways Master Plan	Scheduled 2009-2010 (2008-STWP)	
Econ Dev	Expand the industrial park on Green Valley Road.	Scheduled 2009-2013 (2008 STWP)	
Econ Dev	Develop new industrial park near I-75	Scheduled 2010-2014 (2008 STWP)	
Econ Dev	Undertake a study to evaluate the establishment of an agro-science incubator in conjunction with UGA Griffin Campus.	Now Scheduled 2010 Originally Scheduled to begin in 2008	Research and resources needed

Type	Project or Activity	Status	Explanation
Econ Dev	Form an Economic Development Council	On-going	This effort is still on-going
Econ Dev/ Land Use	Establish Community Improvement Districts in commercial centers throughout the county.	Scheduled for 2009-2011	This effort needs private interests to be viable. The county is still pursuing this.
Intergovt	Cooperative city-county agreements - Identify more opportunities for joint service and funding agreements between Spalding County and the Cities that will spread the cost and improve the efficiencies of public facilities and services such as garbage collection, parks and recreation, libraries, emergency services, and other facilities and services that are now funded and provided separately.	On-going	
Land Use	Establish a process for review of the Comprehensive Plan on an annual basis.	On-going	
Land Use	Create and enforce a property maintenance code	Now scheduled for 2010	Working on related codes
Land Use	Create rural character overlay zoning districts for the following corridors: Teamon Road, County Line Road, McDonough Road, Jackson Road, and Highway 16 between Griffin and Coweta County.	Now Scheduled 2009-2010 Originally scheduled to begin in 2008	City Investigating Models

Type	Project or Activity	Status	Explanation
Land Use	Prepare a study and adopt specific measures to conserve agricultural land, the rural economy, and rural character.	Underway begin in 2008 Originally scheduled to	Underway
Land Use	City/County Coordination - Review and correct incompatible land use patterns and zoning on properties along city-county boundary.	Scheduled to begin in 2009 begin in 2008 Originally scheduled to	
Land Use	Overlay zoning districts-Prepare special area studies with specific zoning plan and design standards for important rural areas, historic preservation areas, congested strip commercial areas, affordable housing opportunity areas, and other unique situations	On-going	Completed 2 Village Node Concepts, 1 LCI, North Hill Street Overlay, Highway92 Overlay and intersection analysis
Land Use - Cultural Resources	Study the possibility of providing incentives to the owners of historic structures for renovation.	On-going	This effort is still on-going.
Land Use - Cultural Resources	Adopt an Historic Preservation Ordinance.	Scheduled 2009-2010 (2008 STWP)	
Land Use - Open Space	Amend subdivision regulations to improve the conservation subdivision option to include incentives and guidelines for developers. Coordinate with Greenway Master Plan.	Scheduled to begin in 2009	
Land Use - Transportation	I-75/Jenkinsburg Road Interchange Area Study Prepare a specific land use, zoning and infrastructure plan for the regional center at the proposed I-75/Jenkinsburg Road interchange area.	Scheduled 2010-2014 (2008-STWP)	

Type	Project or Activity	Status	Explanation
Land Use -Open Space	Develop and adopt a TDR (Transferable Development Rights) program	On-Going Originally Scheduled to begin in 2008 (2008 STWP)	On-going
Natural Resources	Adopt wider minimum stream buffer requirements (75 or 100 feet).	Scheduled in 2009-2011 Originally scheduled 2008-2009	Research on-going
Natural Resources - Water	Conduct a watershed management study in conjunction with GA DNR to identify needed ordinances, education efforts, enforcement improvements, and stormwater management.	Scheduled 2009-2010 (2008 STWP)	
Natural Resources - Water	Conduct a feasibility study for the creation of a stormwater utility.	Now Scheduled 2009-2010 Originally Scheduled 2008-2009 (2008 STWP)	Funding was not allocated/available
Natural Resources - Water	Create a stormwater utility	Scheduled 2010-2011 (2008 STWP)	

Type	Project or Activity	Status	Explanation
Transportation	Support the local rails-to-trails efforts to construct a trail network that would tie in with a larger regional system.	On-going	
Transportation	Access management - adopt design standards that require interparcel access, employ landscaped medians and that limit driveway curb cuts in order to improve traffic safety and efficiency on major thoroughfares.	Scheduled 2009-2010 (2008 STWP)	
Transportation	Griffin By-Pass Study - Study the feasibility and need for a truck by-pass around Griffin	Scheduled 2009-2010 (2008 STWP)	
Transportation	Improve local roads, as per GDOT six-year construction program.	On-going	
Transportation	Extension of Moreland Road to Zebulon (LCI Project)	Scheduled 2011-2012	Depends on local and State Funds

Resolution

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations, along therewith to develop and implement comprehensive long range strategic planning; and

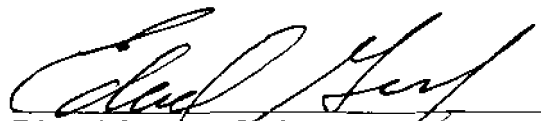
WHEREAS, with the passage of the Georgia Comprehensive Planning Act of 1989, all of Georgia's 159 counties and 529 cities were designated "Qualified Local Governments." Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs; and

WHEREAS, the Spalding County 2025 Comprehensive Plan held the required number of public hearings and has otherwise complied with the requirement; of said Georgia Comprehensive Planning Act of 1989;

WHEREAS, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain updates and revisions to be made to the Comprehensive Plan, in particular a 2009 Partial Update of the Comprehensive Plan," along with a 2009 update of the Capital Improvements Element (CIE) and an Impact Fee report, for presentation to McIntosh Trail Regional Development Center.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of Spalding County does hereby authorize submittal of the 2009 Partial Update of the Spalding County Comprehensive Plan, the 2009 Update of the Capital Improvements Element (CIE) and an Impact Fee Report.

All resolutions in conflict herewith shall be and are hereby, repealed.



Edward Goss, Jr., Chairman
Spalding County Board of Commissioners

(Seal)

Attest:



Teresa A. Watson
County Clerk, Ex-Officio

TRANSMITTAL RESOLUTION


WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared a partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program; and

WHEREAS, the partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established in the Georgia Comprehensive Planning Act of 1989 and a public hearing was held on March 27, 2009 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, GA 30223;

BE IT THEREFORE RESOLVED, that the City Council of the City of Orchard Hill does hereby submit the partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program covering the 5-year period of 2008-2012, to the McIntosh Trail Regional Development Center for regional review, as per requirements of the Georgia Planning Act of 1989.

Adopted this 07th Day of July, 2009.

BY:



Julian Jones, Mayor



Frances Jones, City Clerk

TRANSMITTAL RESOLUTION

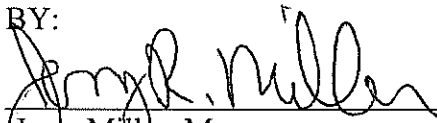
WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared a partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program; and

WHEREAS, the partial update of the Comprehensive Plan as well as the annual update of the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on March 27, 2009 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, GA 30223.

BE IT THEREFORE RESOLVED, that the City Council of the City of Sunny Side does hereby submit the partial update of the Comprehensive Plan as well as annual the update of the Capital Improvements Element and Short Term Work Program covering the five-year period of 2008-2012 to the McIntosh Trail Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

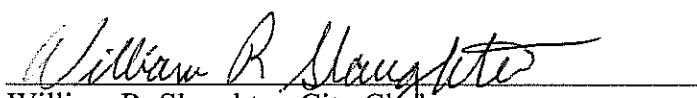
Adopted this 09th day of June 2009.

BY:



Jerry Miller, Mayor

ATTEST:



William R. Slaughter, City Clerk

ADOPTION RESOLUTION

WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared a partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program; and

WHEREAS, the partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established in the Georgia Comprehensive Planning Act of 1989 and a public hearing was held on March 27, 2009 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, GA 30223; and

WHEREAS, The Department of Community Affairs, after review of the draft update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program has found these to be in compliance with the Georgia Comprehensive Planning Act of 1989.

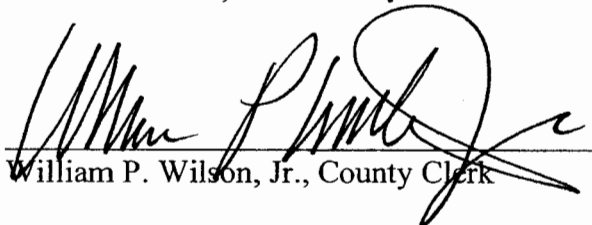
BE IT THEREFORE RESOLVED, that the Board of Commissioners of Spalding County does hereby adopt the partial update to the Comprehensive Plan, covering the 5-year period of 2008-2012, as well as the annual update to the Capital Improvements Element and Short Term Work Program as per requirements of the Georgia Planning Act of 1989.

Adopted this the 3rd day of August 2009.

BY:



Edward Goss, Chairman



William P. Wilson, Jr., County Clerk

ADOPTION RESOLUTION

WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared a partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program; and

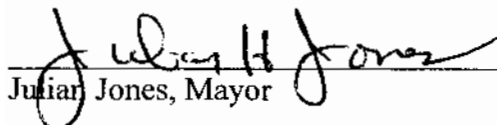
WHEREAS, the partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established in the Georgia Comprehensive Planning Act of 1989 and a public hearing was held on March 27, 2009 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, GA 30223; and

WHEREAS, The Department of Community Affairs, after review of the draft update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program has found these to be in compliance with the Georgia Comprehensive Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the City Council of the City of Orchard Hill does hereby adopt the partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program covering the 5-year period of 2008-2012.

Adopted this 04th Day of August, 2009.

BY:



Julian Jones, Mayor



Frances Jones, City Clerk

ADOPTION RESOLUTION

WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared a partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program; and

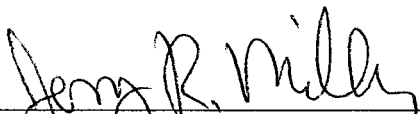
WHEREAS, the partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established in the Georgia Comprehensive Planning Act of 1989 and a public hearing was held on March 27, 2009 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, GA 30223; and

WHEREAS, The Department of Community Affairs, after review of the draft update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program has found these to be in compliance with the Georgia Comprehensive Planning Act of 1989.


BE IT THEREFORE RESOLVED, that the City Council of the City of Sunny Side does hereby adopt the partial update of the Comprehensive Plan as well as an annual update to the Capital Improvements Element and Short Term Work Program covering the 5-year period of 2008-2012.

Adopted this 06th Day of August, 2009.

BY:



Jerry R. Miller, Mayor



William R. Slaughter, City Clerk