



# 2008-2028 Comprehensive Plan: Community Agenda

City of Talmo, Georgia



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Prepared By:





**TLE OF CONTENTS**

**INTRODUCTION .....2**

**COMMUNITY VISION .....3**

    GENERAL VISION STATEMENT FOR THE CITY OF TALMO, GEORGIA ..... 3

**FUTURE DEVELOPMENT POLICIES AND MAP.....3**

**FUTURE DEVELOPMENT POLICIES AND MAP.....4**

    HISTORIC DOWNTOWN ..... 6

    HIGHWAY CORRIDOR ..... 7

    RURAL RESIDENTIAL..... 8

    AGRICULTURE AREA ..... 9

    COMMUNITY ACCESS POINTS ..... 10

    FUTURE LAND USE AND ZONING CATEGORIES..... 10

**CHARACTER AREA QUALITY COMMUNITY OBJECTIVES .....14**

**COMMUNITY ISSUES AND OPPORTUNITIES .....17**

**IMPLEMENTATION PROGRAM.....19**

    SHORT TERM WORK PROGRAM..... 19

    POLICIES..... 22

**APPENDIX I: DEFINITIONS OF CHARACTER AREA IMPLEMENTATION MEASURES....26**

**APPENDIX II: LIST OF ACCOMPLISHMENTS .....29**

**List of Figures**

**Figure 1: Future Policies Map .....5**

**Table 1: Future Land Use Map and Descriptions ..... 12**

**Figure 2: Future Land Use Map ..... 13**

**Table 2: Quality Community Objectives and Character Areas ..... 16**

**Table 3: Highest Priority Issues and Opportunities..... 17**

**Table 4: Short Term Work Program..... 20**



## Introduction

In September of 2007 the City of Talmo adopted its *Partial Update to the Comprehensive Plan*. The purpose of the *Partial Update to the Comprehensive Plan* was to help Talmo address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The *City of Talmo 2008-2028 Comprehensive Plan Update* is an update to the *Partial Update to the Comprehensive Plan* and the *Comprehensive Plan for Jackson County and the Cities of Arcade, Braselton, Commerce, Hoschton, Jefferson, Nicholson, Pendergrass, and Talmo* (adopted March 1998).

The Georgia Department of Community Affairs (DCA) administers Rules for Local Comprehensive Planning for all Qualified Local Governments in Georgia. The purpose of this program is to provide guidance for long range planning that will accomplish the following goals as outlined by the DCA:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide for decision making for use by the local government officials and other community leaders.

The updated guidelines require the completion of three major elements, the Community Assessment, Community Participation Plan, and Community Agenda as part of the Comprehensive Plan. The Community Assessment summarizes the local government's evaluation of its development patterns, issues and opportunities, and level of compliance with the DCA's Quality Community Objectives. The Community Participation Plan is a proposal for a community involvement program that will offer a wide range of opportunities to local citizens interested in participation in the Comprehensive Plan development. Lastly, the Community Agenda must include an update of the material in the Assessment based on public input, a vision, a short and long term work program, and a list of policies for decision making.

The Community Assessment has been approved by DCA along with the Community Participation Plan and the Technical Addendum. The Technical Addendum contains a more detailed analysis of population, housing, natural and cultural resources, community facilities, economic development, intergovernmental coordination, and transportation. The Community Agenda is the most important part of the plan. It includes the community's vision for the future, key issues and opportunities the community chooses to address during the planning period, and the implementation program.



## Community Vision

The Community Vision is intended to paint a picture of what the community desires to become. It provides a complete description of the development patterns to be encouraged in the jurisdiction. The Vision for the City of Talmo was developed as a part of the Community Participation Program.

### General Vision Statement for the City of Talmo, Georgia

Talmo is a small town with strong community spirit that takes pride in its history. Downtown Talmo will be the social and cultural heart of the community, featuring cultural and historic attractions, churches, restaurants, quaint shops, and recreational opportunities to serve residents and neighboring communities. Buildings old and new will honor the heritage of the community by avoiding “anywhere USA” franchise-style development. Neighborhoods will exude a small town charm where people feel safe and secure, away from the stresses of big city life.





## **Future Development Policies and Map**

The Future Policies Map on the following page delineates the boundaries of the City's Character Areas and covers the entire community. The Character Areas shown in the Future Policies Map are based on the Character Area Map from the Community Assessment. The Future Policies Map was refined using community and staff input. The Areas Requiring Special Attention in the Community Assessment were also considered when fine-tuning the Future Development Map.<sup>1</sup> There are five distinct Character Areas in Talmo:

- Historic Downtown;
- Highway Corridor;
- Rural Residential;
- Agriculture Area; and
- Community Access Point.

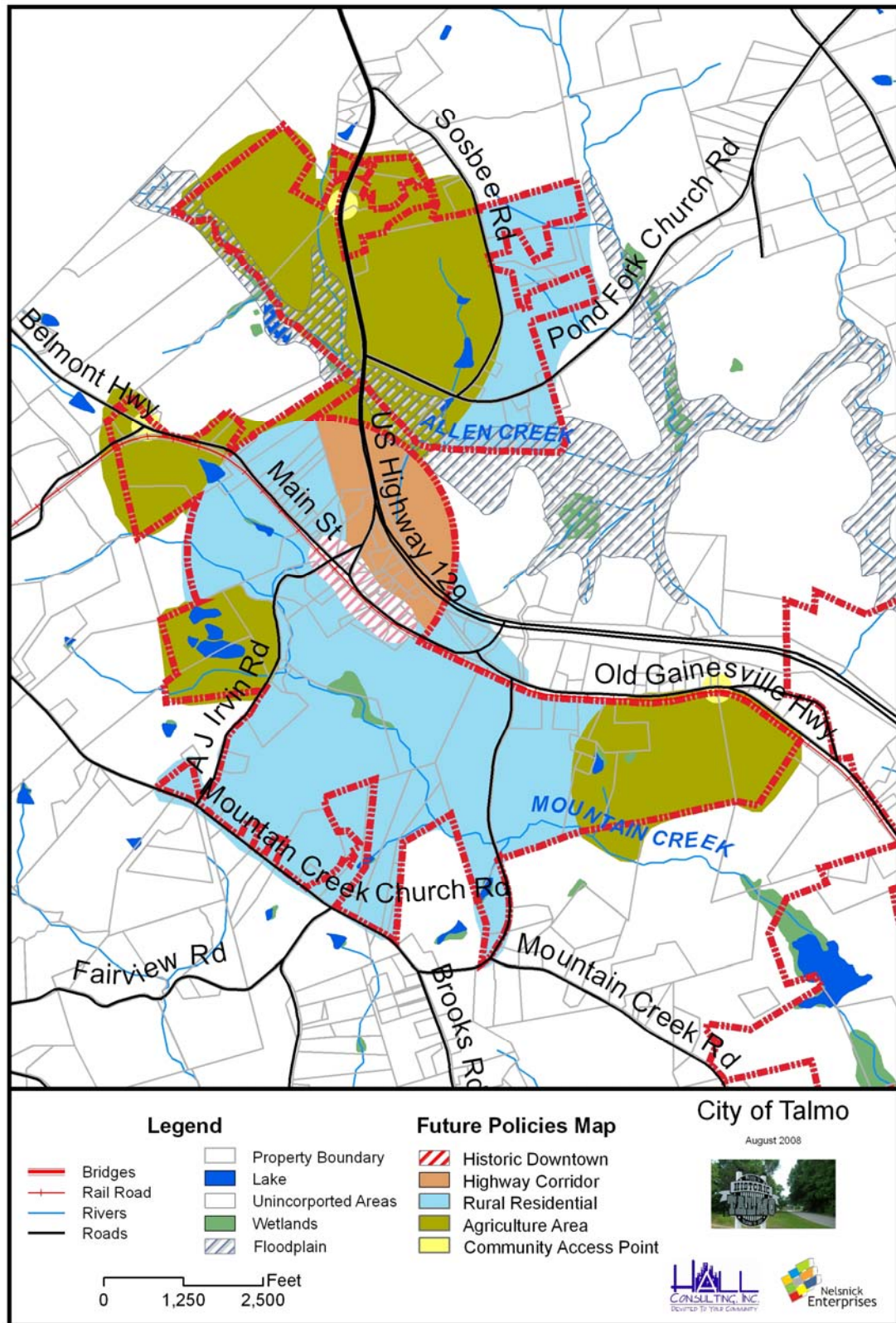
Each Character Area is described in detail in the table that follows the Future Policies Map. The descriptions include location of the specified area, the patterns of development to be encouraged, identification of implementation measures, and specific land uses/zoning categories to be allowed. Appendix I defines the implementation measures that are listed in each Character Area's defining narratives. Links to additional resources are also included in Appendix I. A brief discussion of Future Land Use follows the Character Area Descriptions.

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<sup>1</sup> Please refer to the Areas Requiring Special Attention Map in the Community Assessment for more information on these areas.



**Figure 1: Future Policies Map**





## Historic Downtown

The Historic Downtown consists of the historic rural village on Main Street. It is currently anchored by the post office, City Hall, Talmo Baptist Church, the Talmo Fire Station, and several historic structures. The Historic Downtown will remain the focal point of the community and will feature attractive, pedestrian friendly places where people gather for shopping, dining, socializing, and entertainment.

## Development Strategies and Implementation Measures

The rural atmosphere will be maintained while accommodating retail and commercial uses within the Historic Downtown. New and old development will have small town, historic character and the downtown will have a clear boundary. Compatible architectural styles that maintain the regional rural character should be encouraged. Wherever possible, the Historic Downtown will connect to local and regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. Historic buildings will be protected from demolition and rehabilitation encouraged with appropriate incentives. Historic properties should be maintained, rehabilitated, and restored. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.

There are many Implementation Measures that Talmo could implement in order to maintain and achieve the desired development pattern for the Historic Downtown. The City has already taken an active role in preserving and protecting the character of this area through tree protection, sign, mixed use, and other ordinances. The following is a list of Implementation Measures that the City has considered in addition to ones already on the books. The additional measures that the City has chosen to implement are included in the Short Term Work Program.



Converting existing homes into shops and community facilities is appropriate.



Example of retail design that is compatible with the small town of Talmo.



- Access Control Measures
- Alternative Street & Pedestrian System Standards
- Conservation Easements
- Creating a Network of Trails and Greenways
- Design Guidelines
- Flexible Parking Standards
- Flexible Street Design Standards
- Historic Preservation Standards
- Landscaping and Buffers
- Sidewalk and Pedestrian Network Design
- Historic Preservation Committee or Commission
- Adaptive Use
- Landscaping and Buffer Requirements
- Mixed Use Zoning

The specific zoning categories to be allowed in this character include TC, AG-R, RR-2, RR-3, PCD, C-1, C-2, and O-I. The primary zoning category should be TC.

### **Highway Corridor**

The Highway Corridor is the currently undeveloped and underdeveloped area along 129 south of the Talmo Trail intersection. Currently there is little development pressure on this area. However, development pressure is expected during the 20 year planning horizon. The long term vision for this corridor includes a combination of well designed commercial, residential, and community facilities at small enough scale and proximity to encourage walking between destinations.

### **Implementation Measures and Development Strategies**

The Hwy 129 Corridor Overlay District covers this character area. The ordinance includes access control and buffers to protect aesthetics. New developments must be required to strictly adhere to existing design guideline such as vegetated buffers, set-backs, access roads, shared driveways, etc. Pedestrian facilities should be provided behind drainage ditches or curb and paved shoulders that can be used by bicycles or as emergency breakdown lanes. Billboards should be an unacceptable use. The most important implementation measure for this area is the Overlay District. It should be strictly enforced.

The specific zoning categories to be allowed in this character include AG, AG-R, RR-2, RR-3, PCD, C-1, C-2, O-I, .





## Rural Residential

Rural Residential areas are rural, largely undeveloped places that are likely to face development pressure for low density residential development.

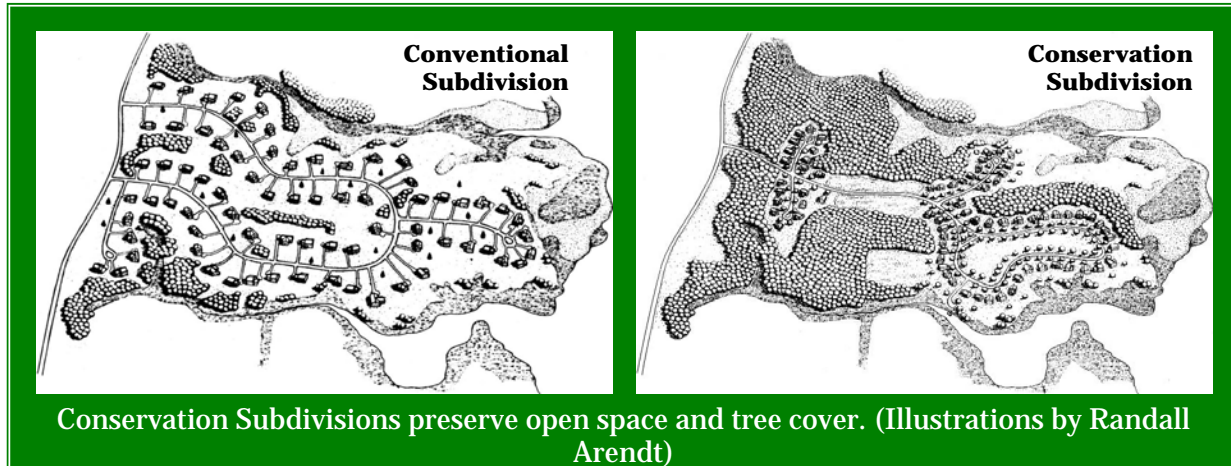
### Implementation Measures and Development Strategies

The goal of this character area is to maintain the rural atmosphere while accommodating new residential development. General development strategies that address this goal are as follows.

- Requiring rural cluster or conservation subdivision design that incorporate significant amounts of open space.
- Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.
- Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center.

There are many Implementation Measures that Talmo could implement in order to maintain and achieve the desired development pattern. The City has already taken an active role in preserving and protecting the character of this area through its zoning and tree protection ordinances. The zoning ordinance includes many measures that are included in the State Planning Recommendations such as accessory units and conservation subdivisions. Additional implementation measures that the city has considered are listed below. The city has decided to pursue creating a network of trails and greenways, and has added it to the Short Term Work Program.

- Conservation Easements
- Creating a network of trails & greenways
- Cluster Development
- Large Lot Zoning



The specific zoning categories to be allowed in this character include PCFD, AG, AG-R, RR-2, RR-3, and PCD.

### Agriculture Area

The Agricultural Areas are large parcels of land that are currently zoned Planned Commercial Farm District or Agricultural. It is the desire of residents that these areas remain in agricultural production throughout the 20 year planning horizon.

### Implementation Strategies and Development Strategies

Talmo’s Agriculture Areas are adequately protected through the existing zoning ordinance. The most important thing the City can do to maintain the Agriculture Areas is to enforce the zoning ordinance and not allow rezonings. Additional strategies that maintain rural character are listed below.

- Strictly limit new development.
- Promoting use of conservation easements by land owners
- Residential subdivisions should be severely limited, but if minor exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design. Any new development should be required to use



Ranchland dominates the Agriculture Areas.



compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.

- Widen roadways only when absolutely necessary.
- Carefully design the roadway alterations to minimize visual impact
- Promote these areas as passive-use tourism and recreation destinations.

The specific zoning categories to be allowed in this character include PCFD, AG, AG-R, RR-3, and PCD.

### **Community Access Points**

Community Access Points are the important entrances to Talmo on Main Street and US 129. Talmo is a very small town. Access points are more appropriate than access corridors.

### **Implementation Measures and Development Strategies**

Talmo already has good signage and landscaping at several of its Community Access Points. The city already focused upon appearance with appropriate signage, landscaping and other beautification measures. Appropriate directional/wayfinding signage to community amenities and developments is already installed. The city should continue to maintain its gateway and wayfinding signage.



Other implementation strategies that could help maintain the character of this area are Scenic Corridor Overlay Districts and Sign Controls for Rural Corridors.

The specific zoning categories to be allowed in this character include PCFD, AG, AG-R, RR-2, RR-3, and PCD.

### **Future Land Use and Zoning Categories**

The intent of the future land use analysis is to provide a more detailed look at land use and zoning. The future land use map is a representation of the Comprehensive Plan’s goals and policies and reflects current development patterns and trends, as well as current zoning approvals. The map designations indicate the predominant type of land use in the general areas identified.



The Future Land Use Map was developed to illustrate the most desirable pattern of land use in Talmo. It was developed taking into consideration the land use patterns illustrated on the Existing Land Use and Zoning Maps, areas currently under development, the Future Policies Map, Areas Requiring Special Attention, availability of infrastructure, and needs demonstrated by residential and employment forecasts.

The following table presents the land use categories shown on the Future Land Use Map and indicates the zoning districts that are most commonly compatible with the use designation. It is important to note that mixed uses are allowed in the PCD and TC zoning districts. The Future Land Use Map follows the table.

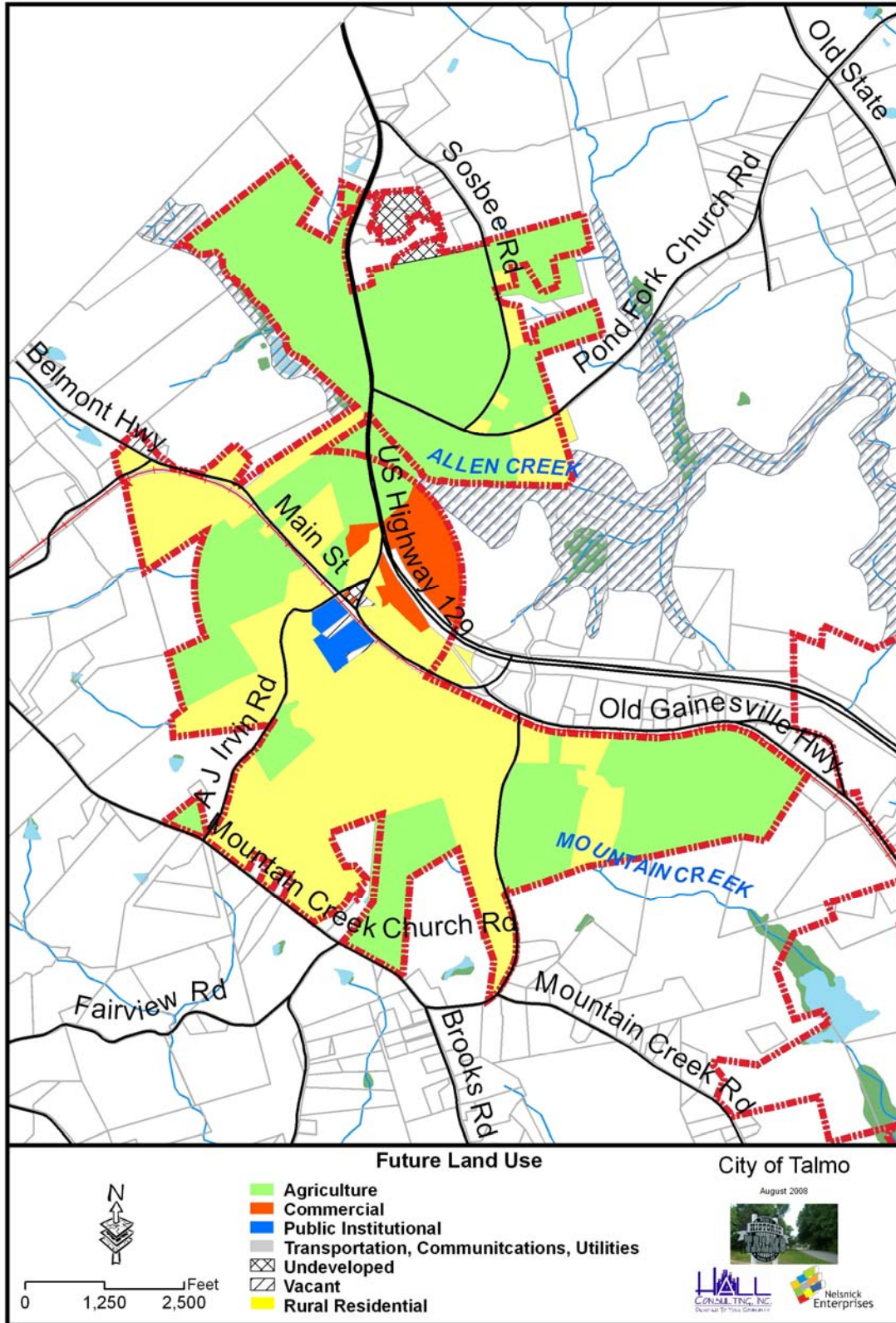


**Table 1: Future Land Use Map and Descriptions**

<b>Land Use Category</b>	<b>Uses Included</b>	<b>Compatible Zoning Districts</b>
Rural Residential	Personal agriculture uses such as farms and gardens, and single family detached lots that are .5 acre or greater in size.	AG-R RR-2 RR-3 PCD
Agriculture	Profit-oriented agricultural uses such a crop production, general farming, and the raising of livestock. Also applies to unused land that is not forested.	AG-R AG PCFD RR-1
Commercial	Shopping centers and individual business properties offering products, entertainment, transient lodging, or services to the general public.	C-1 C-2 O-I PCD TC
Public Institutional	State, federal, or local government uses such as fire stations, libraries, post offices, and schools; and institutions such as cemeteries and hospitals.	TC Special Use
Transportation, Communication, Utilities	Electric substations, radio/TV/cable broadcasting stations and towers, telephone switching stations, and similar uses	LI



Figure 2: Future Land Use Map





## Character Area Quality Community Objectives

DCA has established statewide goals and a number of Quality Community Objectives that further elaborate the state goals. These goals and objectives provide targets for local governments in developing and implementing their comprehensive plans. The Quality Community Objectives are described below. Table 2 shows which objectives are addressed in each Character Area on the Future Policies Map.

### Quality Community Objectives:

**Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

**Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

**Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Heritage Preservation Objective:** 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.

**Open Space Preservation Objective:** 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.

**Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.



**Transportation Alternatives Objective:** 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.

**Housing Opportunities Objective:** Quality housing and 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.

**Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**Infill Development Objective:** 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.

**Sense of Place Objective:** 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.





**Table 2: Quality Community Objectives and Character Areas**

Character Area					Quality Community Objective
Historic Downtown	Highway Commercial	Rural Residential	Agriculture Area	Community Access Point	
✓	✓		✓	✓	Regional Identity Objective
	✓	✓			Growth Preparedness Objective
✓	✓		✓		Appropriate Businesses Objective
✓	✓				Employment Options Objective
✓		✓	✓		Heritage Preservation Objective
		✓	✓		Open Space Preservation Objective
		✓	✓		Environmental Protection Objective
✓					Transportation Alternatives Objective
		✓			Housing Opportunities Objective
✓		✓			Traditional Neighborhood Objective
✓	✓				Infill Development Objective
✓					Sense of Place Objective



## Community Issues and Opportunities

The agreed upon, final list of issues and opportunities that the community intends to address are shown below. They are based on the Issues and Opportunities in the Community Assessment and have been refined and prioritized through the Community Participation Process. Each Issue and Opportunity is addressed in the implementation program presented in the following Section.

**Table 3: Highest Priority Issues and Opportunities**

Rank	Issues and Opportunities
1	<b>a-Historic and Natural Resources</b> - The City's Historical and Natural resources may be threatened by rapid development. Talmo should actively protect them.
	<b>b-Regional Growth Pressure</b> - As properties within Talmo and its borders develop, the City's character, infrastructure, and ability to provide services will be affected. Talmo should pursue strategies to maintain the City's existing character.
2	<b>a-Air Quality</b> - Rapid growth is likely to exacerbate air quality problems. Talmo should strive to reduce its impact on air quality.
	<b>b-Capital Improvements Planning</b> - Talmo should carefully plan to meet the service demands of population growth.
	<b>c-Disappearing Farmland</b> - Talmo should protect the rural and agricultural environment that may be threatened by future growth.
3	<b>a-Historic and Natural Resources</b> - The City's Historical and Natural resources should serve as the foundation for an economic development strategy.
	<b>b-Community Spaces</b> - Talmo needs an attractive public space designed for community gatherings, social interaction, arts activities, and performances.
	<b>c-Parks and Recreation Facilities</b> - Residents need more recreation opportunities in the City.
4	<b>a-Mix of Housing Sizes, Types, and Income Levels</b> - As the population grows, it is important to maintain a variety of housing types within the city limits.
	<b>b-New Development</b> - Growth pressure along highway 129 may encourage development that is incompatible with Talmo's rural environment. Talmo should have strict development standards to prevent this.
5	<b>a-Aging Population</b> - Older residents have unique housing, service, and transportation needs. Talmo should accommodate those needs



Rank	Issues and Opportunities
	<p><b>b-Economic Development Program</b> - Talmo should have an economic development strategy.</p> <p><b>c-Deteriorating Housing</b> - There are scattered housing units throughout Talmo that are deteriorating and should be rehabilitated or replaced.</p> <p><b>d-Senior Housing</b> - As the population of seniors grows, it is important to provide housing for them in Talmo.</p> <p><b>e-Pedestrian Network</b> - Talmo should have sidewalks and/or trails.</p>
6	<p><b>a-Limited Local Economy</b> - Talmo is heavily dependant on Jackson and surrounding Counties for employment and services. Talmo should offer more jobs and services.</p> <p><b>b-Non-Automobile Alternatives</b> - Encouraging multi-modal facilities such as bicycle, walking, and equestrian trails in Talmo is important.</p>
*Rankings are based on visioning workshop results.	



## **Implementation Program**

As required by DCA, this Implementation Program includes a Short Term Work Program and Policies.

### **Short Term Work Program**

The Short Term Work Program identifies specific implementation actions the City intends to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

Each item in the Short Term Work Program includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The Short Term Work Program for Talmo is presented on the following page. The Previous Short Term Work Program was completed as part of the Partial Update to the Comprehensive Plan that was adopted in September, 2007. The List of Accomplishments for the 2007 Short Term Work Program is included in the Appendix of this Comprehensive Plan.



**Table 4: Short Term Work Program**

Project Description	2008	2009	2010	2011	2012	2013	Estimated Total Cost	Funding Source	Responsible Party	Issue & Opportunity Addressed
<b>Natural and Historic Resources</b>										
Form Historic Preservation Committee	✓	✓					\$100	Local	City	1a, 3a
Investigate additional strategies to preserve farmland.	✓	✓					\$1,000	Local*	Quad Cities Planning Commission	1b, 2b
Promote the placement of historic buildings in historic downtown.	✓	✓	✓	✓	✓	✓	\$100	Local	City	1b
<b>Economic Development</b>										
Participate in creating a strategy for county-wide public involvement in economic development matters	✓	✓	✓	✓	✓	✓	\$250	Local	City, Chamber of Commerce	
<b>Community Facilities</b>										
Investigate possibility of creating a Capital Improvements Program					✓	✓	\$10,000	Local	City	2b, 6b
Communicate with local landowners about the possibility of donating land for community gathering place.		✓			☐	☐	\$10,000	Local	City	1b, 3b, 3c



Project Description	2008	2009	2010	2011	2012	2013	Estimated Total Cost	Funding Source	Responsible Party	Issue & Opportunity Addressed
Investigate opportunities for financing sidewalks on Main Street.	✓	✓	✓	✓	☐	☐	\$0	Local/SPL OST	City	2a, 5e
<b>Transportation</b>										
Create a Trail System Master Plan	☐	☐	☐	☐	✓	✓	\$25,000	Local/SPL OST	City	1b, 2a, 3a, 3c, 5e, 6b
<b>Planning and Land Use</b>										
Consistently Enforce Existing Ordinances	✓	✓	✓	✓	✓	✓	\$0	n/a	Quad Cities Planning Commission	1b, 2a, 4a, 4b



## **Policies**

The following policies are designed to help City officials and staff in the decision-making process. They are based on the Georgia Department of Community Affairs' State Planning Recommendations, input from officials, stakeholders, and public input. The policies will help the city to adjust to regional growth pressure and apply to areas within the existing city limits and areas to be annexed in the future. The Issues and Opportunities addressed by each policy is shown in parenthesis.

### **Economic Development**

- ✓ We will target new investment on highway 129 to encourage private sector redevelopment and accommodate future growth. (5b, 6a)
- ✓ We will encourage the development of the Historic Town Center as a vibrant center for culture, festivals, and recreation. (3b)
- ✓ Our community will accommodate new development while enhancing existing local assets. (1b)
- ✓ We will work closely with Jackson County in the planning of developments near Talmo so as to protect the area within the current City limits and to provide nearby employment and shopping opportunities. (5b)

### **Natural and Cultural Resource**

- ✓ The protection and conservation of our community's resources will play an important role in the decision-making process. (1a)
- ✓ We will incorporate the connection, maintenance, and enhancement of greenspace in all new development. (1a, 2a)
- ✓ Land and transportation networks will be developed and managed to ensure the quality of our air and water. (2a)
- ✓ We will reduce the impact of development on the natural topography and existing vegetation through limiting land disturbance activities and clear cutting.



- ✓ We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, ranchland, and valuable historic resources.

### **Facilities and Services**

- ✓ We will invest in parks, trails, and open space to encourage private reinvestment in our community. (3a, 3b)
- ✓ We will limit the amount of development within our community to areas that can be reasonably served by public infrastructure.
- ✓ Our community will use planned infrastructure to support areas identified as suitable for development.
- ✓ Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs. (2b)
- ✓ We will coordinate public facilities and services with land use planning to reduce development pressure on agricultural lands and preserve farmland.
- ✓ We will ensure that new development does not cause a decline in locally adopted level of service and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.

### **Housing**

- ✓ We will encourage the rehabilitation or replacement of deteriorating housing units. (5c)
- ✓ We will stimulate infill housing development in existing neighborhoods. (5c)
- ✓ We will promote walkable, safe neighborhoods. (5c, 5d, 5e, 6b)
- ✓ We will encourage a variety of housing to accommodate the changing demographics of our community, especially as our population ages. (6a, 6d)
- ✓ We will encourage common open space, walking paths, and bicycle lanes that are easily accessible. (3b, 5a, 5e, 6b)





- ✓ We will encourage parks and community facilities to be located as focal points in neighborhoods.

### Land Use

- ✓ Greenspace and farmland will be integral facets of our community's land use. (2c)
- ✓ We will support opportunities for residential and non-residential in-fill development that positively impacts the character of existing neighborhoods. (1b)
- ✓ We will encourage the use of landscaping, lighting, signage, underground utilities, and building design to add value to our community.
- ✓ Our gateways and corridors will create a "sense of place" for our community.
- ✓ Green space will be a major component within our neighborhoods, along our streets, parking lots and within commercial developments.
- ✓ We will preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community. (1b, 2c)
- ✓ We will encourage developments that provide a mix of shopping, housing and jobs.
- ✓ We will reduce the adverse visual impact of the automobile in both commercial and residential areas of our community.
- ✓ Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.

### Transportation

- ✓ We will encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community.
- ✓ We will address the location, vehicular/pedestrian/open space design, landscaping, and furnishing of residential and non-residential streets as one of



the community's most important components contributing to the character, structure, and development pattern of the community.

- ✓ We will ensure that vehicular traffic will not harm the residential nature of our neighborhoods.
- ✓ Our new and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship, and urban design.
- ✓ We will encourage walking, biking, and other sustainable transportation choices. (5e, 2a)

### **Intergovernmental Coordination**

- ✓ We will share services and information with other public entities within the jurisdiction.
- ✓ We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- ✓ We will pursue joint processes for collaborative planning and decision-making.



## Appendix I: Definitions of Character Area Implementation Measures

Implementation Measure	Description	Additional Resources
Access Control Measures	Access control measures seek to provide reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector, often a strip mall environment. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases (medians, limits on curb cuts) they also make movement easier and safer for pedestrians and bicyclists .	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=175">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=175</a>
Adaptive Use	Adaptive use is the conversion of a disused building, usually abandoned and/or historic, into a functional building with a new use. This is often a better practice than demolishing buildings in order to build brand-new ones, but sometimes it needs to be encouraged by tax breaks, code changes, or other regulatory means. Adaptive use can be especially valuable for popular historic buildings, but it is also an important tool for regenerating deteriorating areas.	
Alternative Street and Pedestrian System Standards	Provides for alternative street specifications that will reduce construction costs to developers, including minimized right-of-way widths, pavement widths, turnaround dimensions, intersection curb radii, addition of bicycle lanes, etc.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=96">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=96</a>
Cluster Development	Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=58">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=58</a>
Conservation Easements	An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=35">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=35</a>



Implementation Measure	Description	Additional Resources
Conservation Subdivisions	Residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. A Conservation Subdivision Ordinance authorizes the development of new conservation subdivisions on sites proposed by a developer, provided the development plans meet certain criteria specified in the ordinance.	
Design Guidelines	Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.	
Flexible Parking Standards	Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=17">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=17</a>
Flexible Street Design Standards	Revising street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking.	
Historic Preservation Standards	Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=118">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=118</a>
Landscaping and Buffer Requirements	Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=106">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=106</a>
Large Lot Zoning	Establishes zoning districts with very large minimum lot size requirements (at least 10 acres, preferably 20 acres) in order to strictly limit development density in areas where preservation of rural character, agriculture and/or greenspace is desired.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=38">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=38</a>



Implementation Measure	Description	Additional Resources
Mixed Use Zoning	In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=40">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=40</a>
Overlay Districts	A mapped area where special regulations on development are applied. An overlay is typically superimposed over conventional zoning districts, but may also be used as stand-alone regulations to manage development in desired areas of the community.	
Scenic Corridor Overlay District	Protects scenic views by requiring land uses to complement rather than detract from scenic experience.	<a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=113">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=113</a>
Sign Control for Rural Corridors		<a href="http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/resourceTeams/camdencounty/Sign%20Control%20on%20Rural%20Corridors.pdf">http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/resourceTeams/camdencounty/Sign%20Control%20on%20Rural%20Corridors.pdf</a>



## Appendix II: List of Accomplishments

Project Description	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity
<b>Natural and Historic Resources</b>				
Form Historic Preservation Committee	City	2008	Postponed	postponed due to lack of coordination
Investigate additional strategies to preserve farmland.	Quad Cities Planning Commission	2008-2009	Underway	
Update and revise policies and strategies concerning natural and historic resources as an important part of the full Comprehensive Plan Update.	Quad Cities Planning Commission	2007-2009	Complete	
Promote the placement of historic buildings in historic downtown.	City	2007-2012	Underway	
<b>Economic Development</b>				
Update and revise policies and strategies concerning economic development as part of the full Comprehensive Plan Update.	Quad Cities Planning Commission	2007-2009	Complete	
Participate in creating a strategy for county-wide public involvement in economic development matters	City, Chamber of Commerce	2007-2012	Underway	
<b>Housing</b>				
Evaluate housing needs based on revised population projections and public involvement.	Quad Cities Planning Commission	2007-2009	Complete	
Investigate possibility of inviting DCA Housing experts to visit and evaluate housing opportunities in Talmo.	City	2009	Not Complete	Decided to not pursue this as a result of public participation results of Comprehensive Plan effort. (lack of interest)



Project Description	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity
<b>Community Facilities</b>				
Evaluate Community Facilities needs based on revised population projections and public involvement.	Quad Cities Planning Commission	2007-2009	Complete	
Investigate feasibility of creating a Police Department.	City	2008	Complete	Can't afford a police department within the planning period.
Use Comprehensive Planning Process to collect ideas on appropriate location and type of public gathering place for Talmo.	Quad Cities Planning Commission	2008	Complete	
Investigate opportunities for financing sidewalks on Main Street.		2008-2009	Underway	
<b>Land Use and GIS</b>				
Fully Update Comprehensive Plan	Quad Cities Planning Commission	2008-2009	Complete	

## City of Talmo, Inc.

**RESOLUTION #** 090208

### **RESOLUTION TO TRANSMIT**

**WHEREAS**, the City of Talmo City Council has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on September 2, 2008.

**BE IT THEREFORE RESOLVED**, that the Talmo City Council does hereby transmit the Community Agenda portion of the 20-year Comprehensive Plan Update to the Northeast Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 2nd day of September, 2008

BY:   
\_\_\_\_\_

ATTEST:   
\_\_\_\_\_



## RESOLUTION

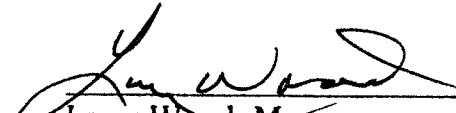
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

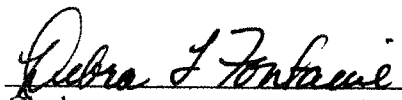
WHEREAS, the Community Agenda for the City of Talmo's Comprehensive Plan, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Talmo that the Community Agenda for the City of Talmo, Georgia dated September 2008, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 3<sup>rd</sup> day of February, 2009.

City of Talmo

  
\_\_\_\_\_  
Larry Wood, Mayor

  
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Clerk