

2014

# CITY OF TALMO COMPREHENSIVE PLAN UPDATE

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# Plan Overview

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## Plan Overview

The City of Talmo has completed the 2014 Update of its Comprehensive Plan. This plan is intended to serve as a guide for local elected officials as they make decisions about the future of the City. The Plan document is made up of three separate elements:

- **Community Goals:** the City's Vision, Goals, Policies and descriptions of the City's Character Areas.
- **Community Needs and Opportunities:** an assessment of existing conditions.
- **Community Work Program:** a guide for implementation for the next five years.

With the help and guidance of the City's elected officials, staff, and community members who all served on an advisory committee, the Northeast Georgia Regional Commission assisted in the development of the Plan.

The Comprehensive Plan provides a fact-based resource for local elected officials and community members to track the implementation of publicly vetted policies prescribed to address the needs and opportunities, and move the city closer to achieving both the goals and vision described in the plan. The issues the plan seeks to address will change over time.

## The Process

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014. The DCA rules state that the Comprehensive Plan consists of the following three distinct components:

### Needs and Opportunities

*Where are we?* The tool used to answer this question is the Community Needs and Opportunities analysis. The planning team will collect and

analyze data and maps to understand land use, population, economic development conditions, housing, natural and cultural resources, community facilities, transportation facilities, intergovernmental coordination, and other areas that deserve special attention in a community. This research will allow your community to identify the issues that it needs to address and the opportunities on which it can capitalize.

### Community Goals

*Where do we want to be?* Through design workshops and public meetings, your community will develop a shared vision—the Community Goals report—and create character areas: focused areas of planning, each with special conditions, qualities, and needs. These character areas will define parts of the community to be enhanced or preserved, and they will guide your zoning and land subdivision policies in the future. The major tool that consolidates the community's vision is the Future Development Map. Along with the character areas, it will show a greenspace master plan, transportation strategies, infrastructure boundaries and zones, physical development patterns, and strategic partnering opportunities for community programs.

### Community Work Program

*How will we get there?* The final piece of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving your community's goals and implementing its plans. The Work Program will include a short term work plan, identifying priority projects, potential collaborations, and funding strategies.

## **NEGRC's Role**

The City's staff and the NEGRC's Planning and Local Government Services Division made up the membership of the Project Management Team. The Project Management Team proposed recommendations for the Comprehensive Plan based on community input. The City Council and Mayor hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

## **Citizen Advisory Committee**

A Citizen Advisory Committee also helped to guide the Comprehensive Plan by serving as the project's primary sounding board for initial concepts and providing representation from various communities. They were tasked with reviewing consultant documentation and providing feedback, guidance, and recommendations based on the community's input and the City's vision. The Committee also reviewed synthesized community input and proposed recommendations that will make up the final plan.

## **Review Process**

According to the DCA's new rules for comprehensive planning, effective March 1, 2014, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all three elements are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, the City Council must adopt the approved plan. Adoption must occur at least 60 days, but no more than one year, after submittal to the NEGRC for review.

# Community Vision, Goals, & Policies

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## Vision Statement

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 Comprehensive Plan articulates a vision for the City's future and in doing so frames the City's priorities, principles, and values. The single thread that runs through each aspect of Talmo's identity is that it is and wishes to remain a small town with a strong community spirit. It is and wishes to remain City that takes pride in its history and seeks to preserve and promote a small town charm where people feel safe and secure away from the stresses of big city life. This identity is formed around the social and cultural heart of downtown as well as in the agricultural heritage of the city.

***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.***

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## Community Goals and Policies

The following list of goals and policies are designed to be a framework for guiding the growth and development in the City of Talmo. The goals are general statements that describe what the City wishes to achieve over the next five to ten years. The related policies are specific strategies that describe how the City will work to accomplish their stated goals. The goals and policies were developed by reviewing Talmo's 2008 Comprehensive Plan to determine if the list of goals and associated policies identified within it were still relevant, or needed to be revised or updated. Additional development policies for each identified Character Area are identified, and discussed further in the Land Use Element.



- 1. We will encourage development that respects and complements the rural and agricultural nature of Talmo's character.**
  - a. Talmo should use its existing tools to ensure that any growth that will impact the city respect the historic character and rural aesthetic that exists.
- 2. We will work to eliminate substandard or dilapidated housing in our community.**
  - a. Identify houses that would be good candidates for rehabilitation with grant money, and pursue funding.
- 3. We will actively seek opportunities to expand open space and recreational opportunities within the city.**
  - a. Look for opportunities to partner with other governments, or private entities to increase parkland or other recreation space within city.
- 4. We will support programs that retain, expand, and create businesses that are appropriate for Talmo's economy.**
  - a. Identify incentives that could be used to assist businesses locate within downtown.
  - b. Work to improve infrastructure to support the development of the local economy.



## Character Areas

A character area is defined by the Georgia Department of Community Affairs as “a defined geographic area that has unique or special characteristics to be preserved or enhanced, or has potential to evolve in to a unique area with more intentional guidance of future development through adequate planning and implementation, or requires special attention due to unique development issues.”

The map along with a defining narrative for each character area organizes the future development concept that the City wishes to achieve in the long term. The character area concept allows decisions about proposed development to be considered in a broader context.



### *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.

### *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.

### *Rural Residential*

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

### *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.

### *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.

# Needs & Opportunities

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## POPULATION

An increasing median age among the City's population will create new planning priorities regarding housing options, recreation opportunities, and social service needs.

The potential of a loss of population may also contribute to an evolving set of planning priorities.

## LAND USE AND DEVELOPMENT PATTERNS

New developments should complement the historic character of the City.

The City's zoning and development regulations could provide incentives to encourage appropriate reinvestment in downtown.

Appropriate design and signage standards can support the City's efforts to preserve its character.

## ECONOMIC DEVELOPMENT

The City should recruit businesses in order to provide a balance of housing, employment opportunities, retail, and services.

The city should work in conjunction with other economic development agencies in Jackson County to promote the local economy.

The City should invest in infrastructure to support growth in downtown.

Talmo should establish and maintain key entry points into the City as "Gateways" to enhance community identity and provide way finding for visitors.

## HOUSING

The City should encourage the redevelopment of substandard and dilapidated housing in declining neighborhoods.

Special needs for seniors, smaller households, low-income and moderate-income households are expected to increase throughout the

next two decades. The City should be aware of the changing population and ensure that the needs of the elderly are properly planned for.

## NATURAL AND CULTURAL RESOURCES

The City should discourage development within environmentally sensitive areas, such as floodplains, wetlands, steep slopes, and wildlife habitat areas.

The City should protect water resources and water quality through enforcement of stormwater, erosion, stream bank, and septic tank ordinances.

## COMMUNITY FACILITIES

The City should explore all options for expanding the park and recreation options within and in close proximity to the City.

## INTERGOVERNMENTAL COORDINATION

Future land uses and the provision and timing of infrastructure development in the sphere of influence around the City should be coordinated between the City and the County.

The City should maintain service delivery agreements with the County as long as the value provided by the County meets with the desires of the City's residents.

# Land Use

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## Land Use

The Land Use Chapter includes a review of existing land uses in the City of Talmo, a discussion of future development policies, and a Future Land Use Map. The revised Georgia DCA planning standards now provide for flexibility in land use planning methods. Previously, a “character area” methodology was required for land use planning that included generalized land use categories with implementation policies associated with each category. Character area-based land use planning has provided for more mixed use district categories as well as a simplified method of engaging with the public on land use decisions. However, the inclusion of mixed use within all business districts or “activity centers” may potentially diminish local governments’ ability to regulate specific land uses. For the Talmo 2014 Comprehensive Plan Update, a Long Range Development Concept has been created in order to provide a general vision of future growth policies. In addition, a traditional Future Land Use Map has been included to serve as the guiding legal document for regulation of land use change in the City.

### Analysis of Existing Development Patterns

The purpose of this analysis is to gain a clear understanding of the geographic setting within which Talmo is growing and to explore further those issues and opportunities that relate directly to the physical environment. The following analysis looks at the existing development patterns in Talmo.

### Existing Land Use

Talmo has changed very little in total composition since its incorporation in 1920. The limited amount of change has preserved the small-town character and fostered the preservation of the historic landmarks downtown. Some new single family homes have been constructed as infill within the city which has accounted for a small increase in population. There is very little commercial land use within Talmo.

The limited amount of growth in Talmo has been beneficial in that both the development pattern and the unique character of the City have been preserved. Table 1-1: Existing Land Uses shows the existing land uses within the current city limits of Talmo as of September 2014. The existing land uses are described and defined below.

Land Use	Acreage	% of Total Acres
<b>Agriculture</b>	<b>1,363.5</b>	<b>84.7 %</b>
<b>Commercial</b>	<b>1.3</b>	<b>0.1 %</b>
<b>Total Residential</b>	<b>209.9</b>	<b>13 %</b>
<b>Single Family Residential</b>	<b>198.3</b>	<b>12.3 %</b>
<b>Mobile Home</b>	<b>11.5</b>	<b>0.7 %</b>
<b>Public Institutional</b>	<b>10.7</b>	<b>0.7 %</b>
<b>Transportation/Communication/Utilities</b>	<b>1.0</b>	<b>0.1 %</b>
<b>Vacant/Undeveloped</b>	<b>23.2</b>	<b>1.4 %</b>
<b>Total</b>	<b>1,609.5</b>	<b>-</b>

## *Land Use*

### ***Agricultural Land Uses***

The predominant land use in Talmo is agriculture. 84.7% of the land in Talmo is in agricultural production. The primary use is livestock production and open pasture. Most agricultural parcels are large active agricultural parcels that have been in families for some time. Much of the agricultural land is protected by Planned Commercial Farm District zoning.

### ***Residential Land Uses***

Residential is the second largest land use in Talmo. Residential land-uses are defined as areas where single family homes and/or mobile homes are the predominant use. Existing residential properties in Talmo are generally single family detached units located on lots larger than one acre. Single-family residential uses are the most prevalent residential land use with 198.3 acres, representing 12% of the total land area. Mobile Home Residential is a much smaller land use category with 11.5 acres, or 0.7%. These two categories comprise a total of 13 % of the total land area in Talmo. The land development pattern of Talmo has changed very little since the City was incorporated as a small, rural town.

### ***Commercial Land Uses***

There are very few commercial land-uses in Talmo. Less than 1% of the land is dedicated to commercial use.

### ***Institutional Land Uses***

Institutional uses consist of public buildings, such as governmental facilities and churches. In Talmo, the local government utilizes the City Hall and Library located on AJ Irvin Road. The City's only church is located next to City Hall. Institutional land uses are indicated as representing 10.7 acres, or about 1% of the total land area of Talmo.

### ***Industrial Land Uses***

There are no industrial land uses in Talmo.

### ***Transportation, Communication, and Utilities***

Only one parcel of land within Talmo falls under this land use category, the cellular phone tower located along Belmont Highway at the northwestern edge of the City. It is shown on the Community Facilities Map as well as the Existing Land Use map

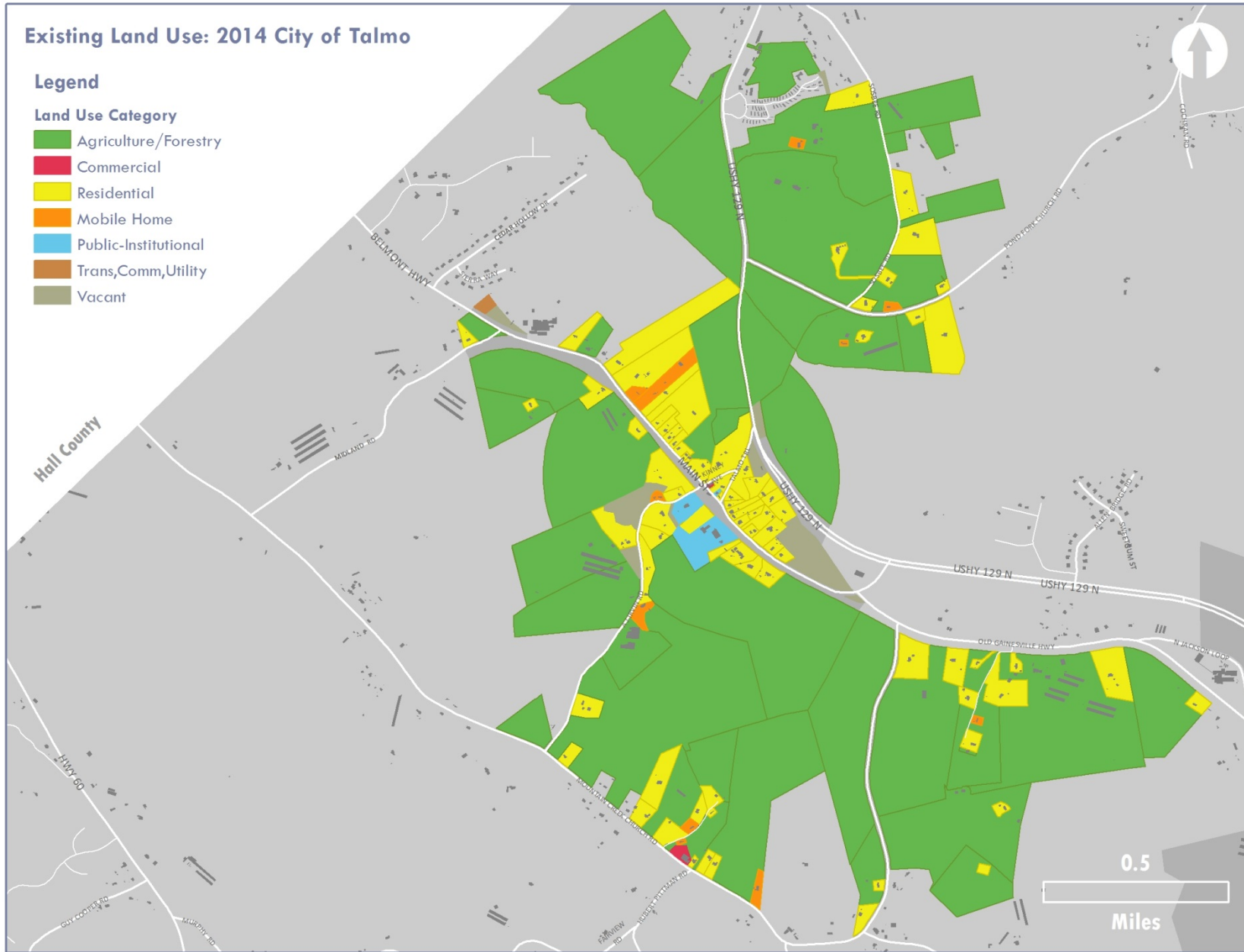
### ***Recreation***

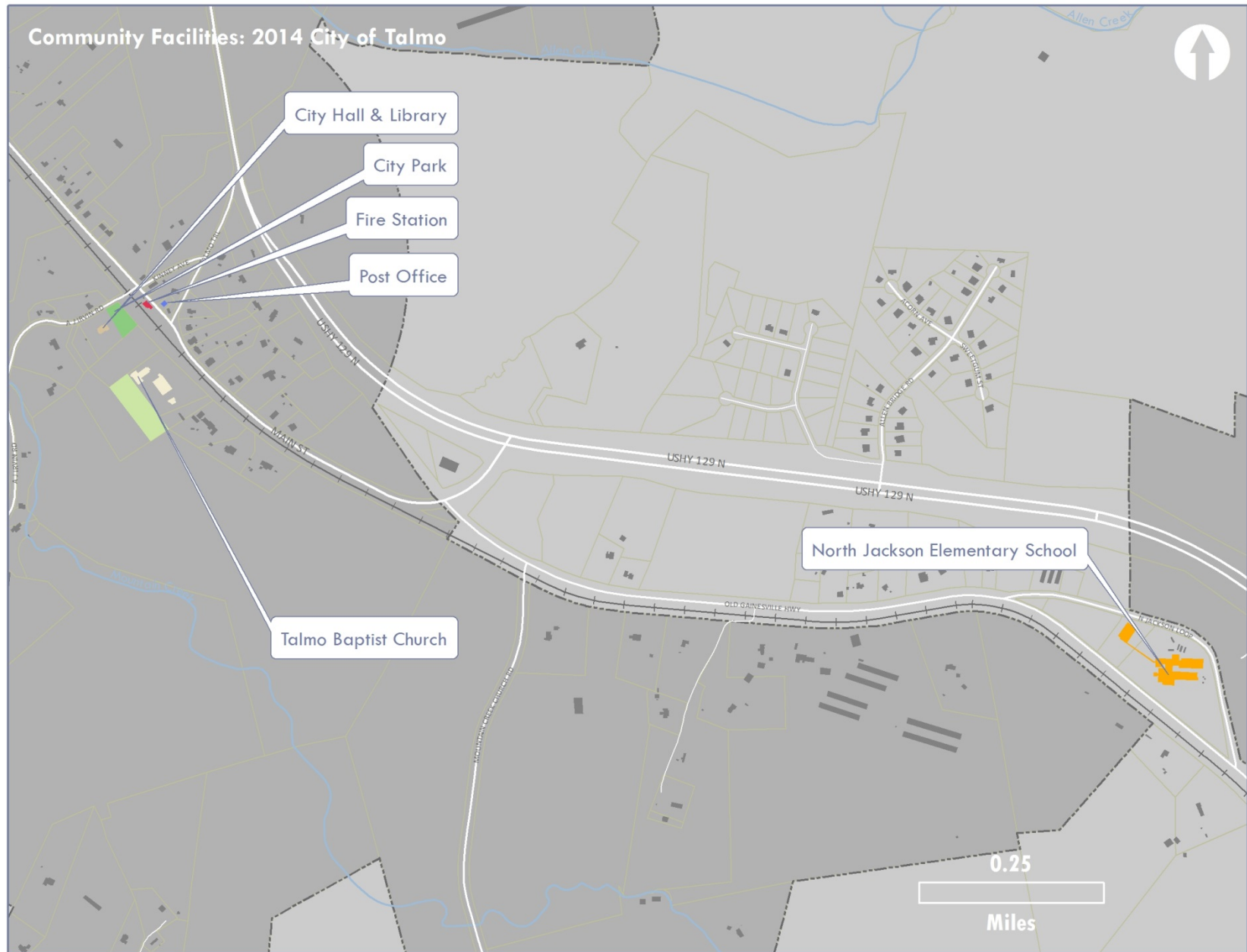
There is one parcel of Recreation Land in Talmo, the playground in front of City Hall. It is classified as Institutional for the purposes of this analysis. It is shown on the Community Facilities Map that follows the Existing Land Use map.

### ***Vacant/Undeveloped***

Vacant/Undeveloped properties in Talmo are tracts of vacant land that are forested or grassed and remain relatively undisturbed. As indicated in Table 1-1: Existing Land Uses, vacant/Undeveloped land consists of 23.2 acres, or 1.4% of the total land area.

All land use data was provided by the Jackson County GIS Department who maintains parcel data for the county and all of its municipalities. It is accurate as of September 30, 2014.





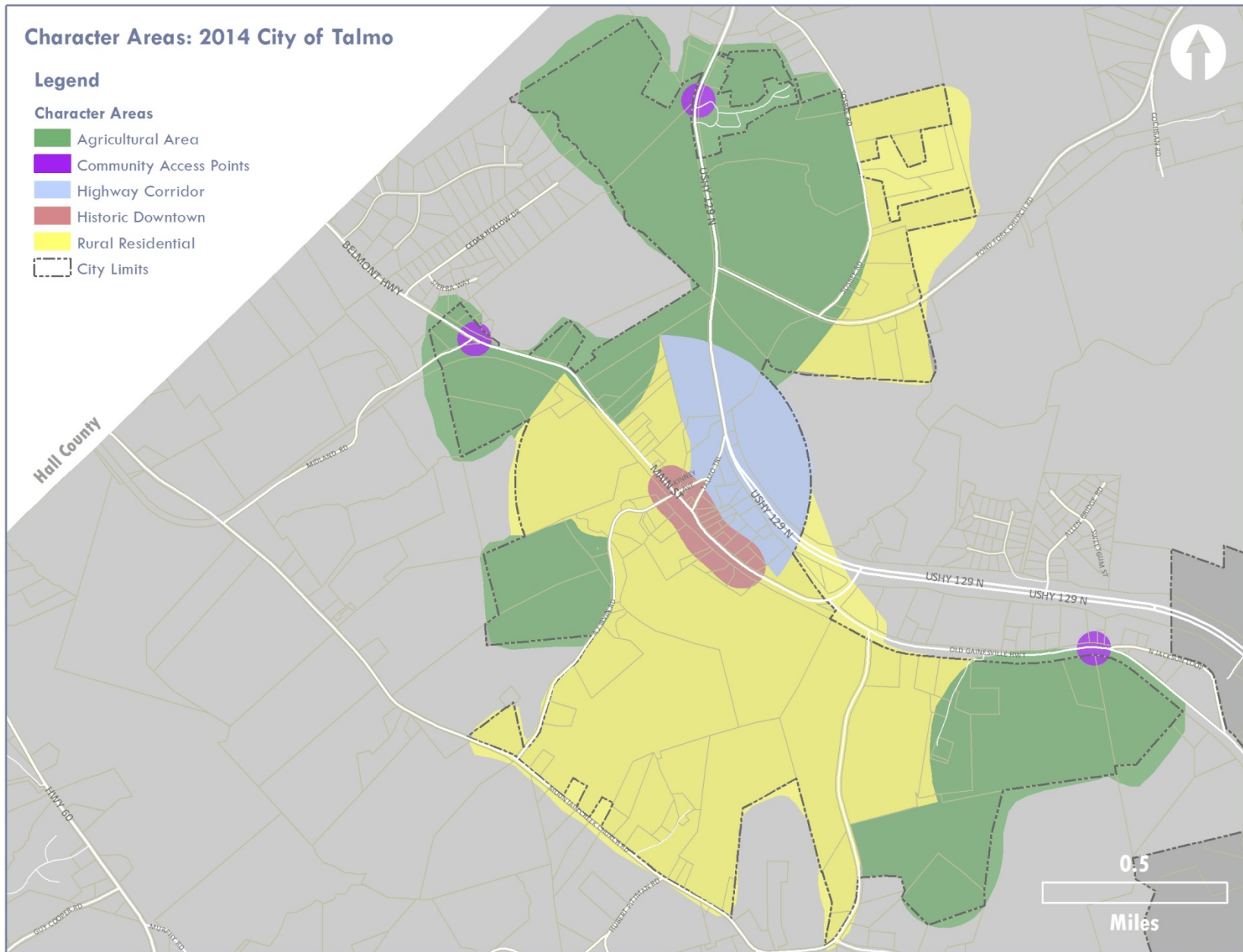


### Character Areas Map and Defining Narrative

The Character Areas Map on the following page delineates the boundaries of the City’s Character Areas and covers the entire community. The Character Areas shown are based on the Character Area Map developed during the 2008 Comprehensive Plan update effort. Due to the slow pace of growth and satisfaction with the policies and implementation measures that were outlined in the 2008 Plan the character areas remain the same.

Each of the five Character Areas are summarized in the adjacent table as well as described in detail in the sections that follow 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.

Character Area	Uses	Compatible Zoning
<b>Historic Downtown</b>	Focal point of community with commercial activity	TC, AG-R, RR-2, RR-3, PCD, C-1, C-2, and O-1
<b>Highway Corridor</b>	Corridor for commercial, residential, and community facilities	AG, AG-R, RR-2, RR-3, PCD, C-1, C-2
<b>Rural Residential</b>	Rural, undeveloped places and some residential	PCFD, AG, AG-R, RR-2, RR-3, and PCD
<b>Agriculture Area</b>	Agricultural production	PCFD, AG, AG-R, RR-3, and PCD
<b>Community Access Point</b>	Important entrance to town	PCFD, AG, AG-R, RR-2, RR-3, and PCD



## 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 Patterns and Implementation Measures*

The rural atmosphere will be maintained while accommodating retail and commercial uses within the Historic Downtown. New and re-development will have small town, historic character and the downtown will have a clear boundary. Compatible architectural styles that maintain the rural character should be encouraged. Wherever possible, the Historic Downtown will connect to local greenspace. 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 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.

- Access Control Measures
- Conservation Easements
- Design Guidelines
- Flexible Parking Standards
- Flexible Street Design Standards
- Historic Preservation Standards
- Landscaping and Buffers
- 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.



Talmo's General Store is shown on the right and an example of retail design compatible with the small town character shown below.



## Land Use

### 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. The long term vision for this corridor includes a combination of well-designed commercial, residential, and community facilities.

#### *Development Patterns and Implementation Measures*

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 guidelines such as vegetated buffers, set-backs, access roads, shared driveways, etc. 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, C-1, C-2 and PCD.



The location of the Highway Corridor Character Area is shown in the image above, and the boundaries are shown in the image to the right.



Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

## Rural Residential

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

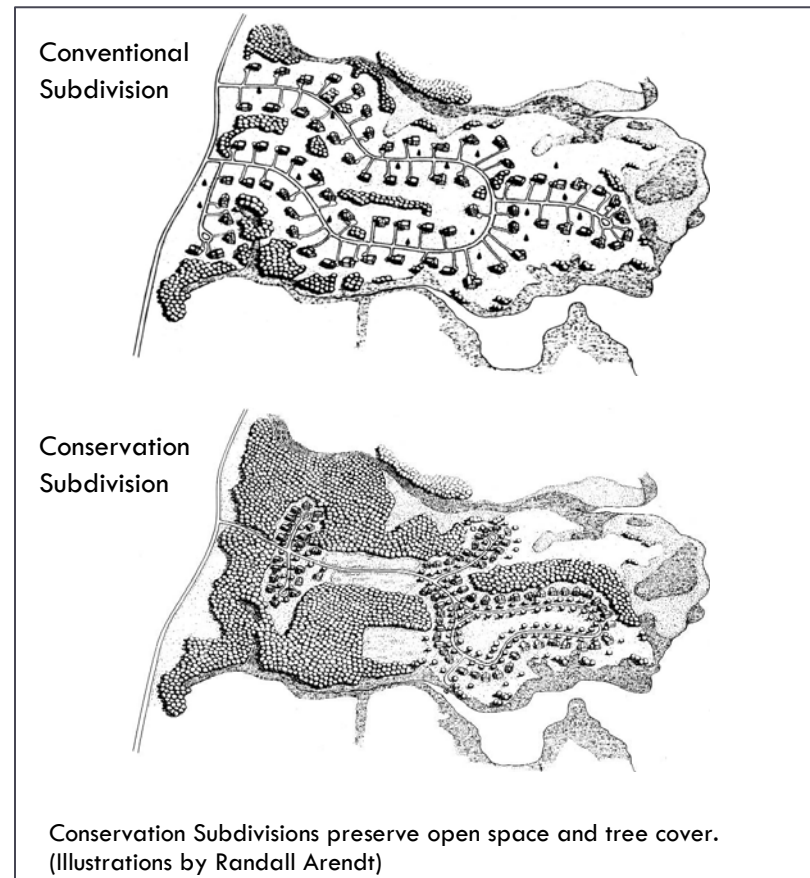
### *Development Patterns and Implementation Measures*

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 incorporates significant amounts of open space.
- Encourage compatible architecture styles that maintain the rural character, and should not include “franchise” or “corporate” architecture.
- Rural character can be maintained through design that reinforces the landscape and utilizes the clustering of buildings within the center, maximizing open space.

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.

- Conservation Easements
- 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.

## Agricultural 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.

### *Development Patterns and Implementation Measures*

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 re-zonings. 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 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.



Ranchland dominates the Agricultural Areas

## 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.

### *Development Patterns and Implementation Measures*

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/way-finding signage to community amenities and developments is already installed. The city should continue to maintain its gateway and way-finding 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.



# Community Work Program

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**Community Work Program**

The City of Talmo 2014 Comprehensive Plan Update provides revisions to the core elements of the 2008 Comprehensive Plan. The Community Work Program includes a listing of specific actions that the City plans to take in order to achieve the vision outlined in the plan. The Community Work Program includes a Report of Accomplishments on previous planning projects and a Short Term Work Program (STWP) with a list of projects that can be accomplished over the next five years.

The revised Short Term Work Program (STWP) is focused on planning initiatives and city-sponsored work items. The STWP has been edited substantially to exclude ongoing policies. General city policies are instead located within the Community Goals and Policies chapter of this plan. In addition, area specific development policies are included within the Future Land Use Narrative portion of this document.

Report of Accomplishments

Project Description	Responsible Party	Status				Explanation for Postponed or Not Accomplished Project
		Date Completed	Currently Underway	Postponed	Not Accomplished	
<b>Natural &amp; Historic Resources</b>						
Form Historic Preservation Committee	City				✓	Revisions to the City’s Land Development Ordinances in 2013 & 2014 have accomplished the desired outcomes of these activities.
Investigate additional strategies to preserve farmland.	Jefferson-Talmo Planning Commission				✓	
Promote the placement of historic buildings in historic downtown.	City				✓	
<b>Economic Development</b>						
Participate in creating a strategy for county-wide public involvement in economic development matters	City, Chamber of Commerce		✓			Ongoing activity in coordination with all jurisdictions in Jackson Co. This is a long-term goal.
<b>Community Facilities</b>						
Investigate possibility of creating a Capital Improvements Program	City				✓	Not necessary. SPLOST process provides programming for Capital projects
Communicate with local landowners about the possibility of donating land for community gathering place.	City				✓	No longer needed.
Investigate opportunities for financing sidewalks on Main Street.	City				✓	Issues around Right of Way acquisition have stalled this project.
<b>Transportation</b>						
Create a Trail System Master Plan	City				✓	Unable to secure funding, deemed unnecessary.
<b>Planning &amp; Land Use</b>						
Consistently Enforce Existing Ordinances	Jefferson-Talmo Planning Commission		✓			This is a long-term goal.

**Updated Short Term Work Program**

Project Description	2014	2015	2016	2017	2018	Estimated Total Cost	Funding Source	Responsible Party
Conduct housing inventory throughout City to assess conditions.		✓	✓			\$10,000	Local, NEGRC	City, NEGRC
Apply for grant and other funding to remedy dilapidated or deteriorated homes.			✓	✓		TBD	Local, State, Grant	City, NEGRC
Develop a multi-use trail near City Park.			✓			\$30,000	Local, State, Grant	City
Work in partnership with Jackson County to redevelop former Agri-cycle property for passive recreation use.			✓	✓	✓	TBD	Local, County	City
Develop incentive package to recruit and retain appropriate business in downtown.	✓	✓	✓	✓	✓	TBD	Local, State	City, NEGRC
Develop necessary infrastructure, such as sanitary sewer, in downtown to support economic growth.			✓	✓		TBD	Local, County, NEGRC, Grant	City, NEGRC

# Appendix

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## Descriptions of Character Area Implementation Measures

Implementation Measure	Description
<b>Access Control Measures</b>	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.
<b>Adaptive Reuse</b>	Adaptive reuse 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 reuse can be especially valuable for popular historic buildings, but it is also an important tool for regenerating deteriorating areas.
<b>Alternative Street and Pedestrian System Standards</b>	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.
<b>Cluster Development</b>	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.
<b>Conservation Easements</b>	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.
<b>Conservation Subdivisions</b>	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.
<b>Design Guidelines</b>	Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.
<b>Flexible Parking Standards</b>	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.
<b>Flexible Street Design Standards</b>	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.

Implementation Measure	Description
<b>Historic Preservation Standards</b>	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.
<b>Landscaping and Buffer Requirements</b>	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.
<b>Large Lot Zoning</b>	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.
<b>Mixed Use Zoning</b>	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.
<b>Overlay Districts</b>	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.
<b>Scenic Corridor Overlay District</b>	Protects scenic views by requiring land uses to complement rather than detract from scenic experience.

## RESOLUTION

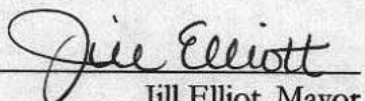
**WHEREAS**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

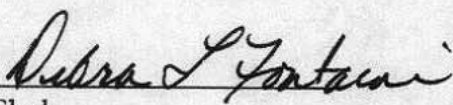
**WHEREAS**, the 2014 Comprehensive Plan Update for the City of Talmo, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Talmo that the 2014 Comprehensive Plan Update for the City of Talmo, Georgia dated 2014, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 2nd day of December, 2014

City of Talmo

  
\_\_\_\_\_  
Jill Elliott, Mayor

  
\_\_\_\_\_  
Clerk