

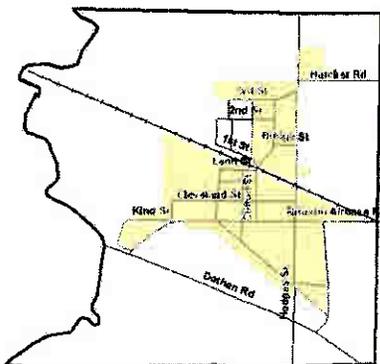
# City of Brinson

## Vision Statement

*We, the citizens of Brinson, envision a beautiful well-maintained, safe community with planned development, quality affordable housing, and improved technological services that benefit and attract residents of all ages.*

## Character Areas

### Stable Traditional Neighborhood



These neighborhoods vary from older historical homes with large porches and gardens to architectural styles and designs popular in 1960's era housing. The homes are on large lots with a great degree of separation between them. The exteriors of these homes appear to be in good condition, and the yards are well maintained. The area appears to be stable but its aesthetic could be threatened by out-of-town home owners who are failing to maintain their property and refuse to sell it or maintained it.

### Vision for the Character Area:

*The improvement of existing residential housing stock is a priority in Brinson. Maintenance and improvement of the appearance and condition of neighborhoods, and concentrating on infill development to take advantage of existing infrastructure will be encouraged.*



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**Patterns of Development**

- Pedestrian crossings, or rough pavement materials
- New residential development that matches the mix of housing types and styles of existing neighborhoods
- Infill development
- Using available infrastructure

**Specific Land Uses**

- Residential
- Traditional Neighborhood Development
- Parks/Open Space

**Quality Community Objectives**

- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhoods
- Sense of Place

**Implementation Measures**

- Ensure that new adjacent and infill construction is architecturally compatible to existing structures
- Consider allowing accessory housing units for rental opportunities and as a way to generate income
- Promote traditional neighborhood development and a mix of housing types
- Enforcement of applicable ordinances and zoning regulations
- Enlist community action groups and citizen participation
- Demolition of dilapidated houses/structures
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts
- Promote community involvement; Neighborhood Watch Program, etc.
- Preserving and rehabilitating what remains of the original housing stock
- Encourage and expand the Code Enforcement Program between Decatur County and the Cities of Attapulgus, Brinson and Climax.
- Keep zoning ordinance up to date to reflect latest planning principles



## Declining Traditional Neighborhood



This area includes older housing stock that is beginning to show signs of exterior deterioration. The homes vary in size and include stick built as well as manufactured construction. The homes have large backyards, but were built closer together than homes in the



**Stable Traditional Neighborhoods.** There are currently families that reside in these homes but their condition may become questionable in the near future if their deterioration is not addressed now.

### Vision for the Character Area:

*Improvement of the condition of structures, and concentrating on infill development to take advantage of existing infrastructure will be encouraged.*

### Patterns of Development

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- New residential development that matches the mix of housing types and styles of existing neighborhoods
- Infill development
- Using available infrastructure

### Specific Land Uses

- Residential
- Traditional Neighborhood Development
- Parks/Open Space

### Quality Community Objectives

- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhoods
- Sense of Place

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### **Implementation Measures**

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**Wetland**

On the western border of Brinson, you can find the southern flowing Spring Creek. While much of the land in Brinson that borders this tributary is being used for agricultural purposes, this character area covers the only remaining section of undeveloped land. Covered with native pine trees and vegetation typical to a wetland area, this area is likely to remain undeveloped as there are limited development pressures in this area and current development is taking place elsewhere in the City. This area, however, may be susceptible to contamination from the chemicals used in the adjacent agricultural areas.



**Vision for the Character Area:**

*Brinson wishes to preserve and protect waterways and water resources, especially along Spring Creek, one of the last remaining free flowing creeks in Georgia.*

**Patterns of Development**

- Minimize development
- Preservation of environmentally sensitive areas
- Allow low-impact recreational activities

**Specific Land Uses**

- Forestry
- Agriculture
- Conservation Areas/Parks

**Quality Community Objectives**

- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Sense of Place

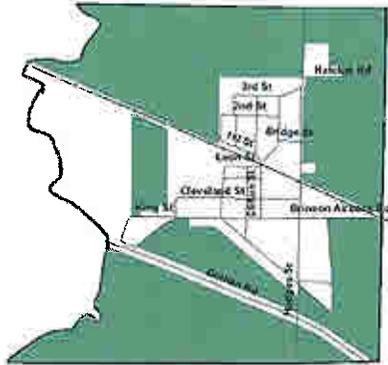
**Implementation Measures**

- Establish measures to permanently protect some of this area
- For areas that may be developed, encourage the use of conservation subdivision design with clustered homes and buildings, allowing the majority of the land to be set aside as passive recreational park space

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## Forested/Agricultural Area



This area is used for growing pecans, cotton, and pine trees. Planted pines and pecans, and farmland and related structures such as barns, silos, farm homes, and center pivot irrigation sprinklers in addition to areas of native and natural vegetation are



conspicuous features in the landscape and give the area a distinctive rural feel. This area accounts for much of the community and speaks to the area's agricultural heritage.

### Vision for the Character Area:

*The citizens of Brinson enjoy the rural, agriculturally-based character of their community and would like to see the agricultural and forestry lands protected to maintain the area's rural atmosphere.*

### Patterns of Development

- Keep large amounts of agriculture and forestry land
- Protect from encroaching development
- Maintain natural areas to protect rural character

### Specific Land Uses

- Agriculture
- Forestry

### Quality Community Objectives

- Open Space Preservation
- Environmental Protection

### Implementation Measures

- Encourage the use of conservation easements and transfer of development rights to protect agricultural and forestry lands
- Maintain natural buffers between agricultural lands and new residential development
- Establish very large lot size requirements to maintain rural character

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## U.S. 84 Major Highway Corridor



Highway 84 bisects the County from east to west, and serves as the artery that provides access to adjacent Seminole County to the west and Grady County to the east. The land on both sides of this corridor is currently undeveloped and remains wooded or in use for agricultural purposes.



### Vision for the Character Area:

*Brinson wishes to maintain the rural character of the Highway 84 Corridor, and to attract business where appropriate, especially restaurants and services that will benefit county residents and travelers.*

### Patterns of Development

- Focus on appearance with appropriate signage, landscaping and other beautification measures
- Allow for commercial development where zoning allows
- Protection of street appearance

### Specific Land Uses

- Agriculture
- Commercial
- Open Space

### Quality Community Objectives

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses

### Implementation Measures

- Farmland Protection
- Enforcement of applicable ordinances and zoning regulations

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## Issues and Opportunities

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

### Economic Development

#### Issues

- Improve and expand access to services such as cable TV and DSL
- There are low educational attainment levels among the general population
- There is narrow economic base

#### Opportunities

- Attract new commercial and residential development
- Encourage eco-tourism and agri-tourism

### Housing

#### Issues

- The older housing stock is dilapidated and in need of repair
- There is not a good mix of housing types
- Additional housing is needed

#### Opportunities

- Increase quantity and quality of housing, especially through private investment in the older housing stock
- Review, and amend if necessary Brinson's zoning ordinance to ensure that it remains up to date
- Encourage and expand the Code Enforcement Program between Decatur County and the Cities of Attapulgus, Brinson and Climax.

### Natural and Cultural Resources

#### Issues

- The city needs an ongoing community clean-up initiative
- There are few protections for drinking water resources

#### Opportunities

- The city could develop a community beautification program in order to improve declining areas of town and maintain stables ones
- Increase support and awareness of Georgia DNR Best Management Practices
- Adopt the appropriate Part V Environmental Ordinances



### Land Use

#### Issues

- Existing land use regulations could be better enforced
- Farm land should be protected

#### Opportunities

- Existing farmland should be protected
- Encourage and expand the Code Enforcement Program between Decatur County and the Cities of Attapulgus, Brinson and Climax.

### Community Facilities

#### Issues & Opportunities

- There is a need for additional recreational facilities
- There is a need for better services such as cable T.V. and DSL
- There is a need for enhanced fire and EMS services



## Development Strategies & Policies

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities

### Economic Development

- We will support programs for retention, and creation of businesses that are a good fit for our community.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new development projects in previously undeveloped areas of our community.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

### Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, or environmentally sensitive areas from encroachment.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in any new development.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.



### Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that any new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space when possible to enhance the quality of life for our citizens.

### Housing

- We will enforce the existing ordinances to ensure cleanliness and orderliness in our neighborhoods.
- We will form a housing committee that will report the status of neighborhood clean up efforts monthly to the City Council.
- We will encourage the development of a city-wide beautification program.
- We will continue to enforce the State's Minimum Building and Construction Codes.
- We will strive to eliminate substandard or dilapidated housing in our community.
- We will promote infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types and densities in each neighborhood.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to home-ownership.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.
- We will amend the zoning ordinance as needed to reflect current best practices.



**Land Use**

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the context, sense of place, and overall setting of the community.
- We will preserve the rural character of our community and provide the opportunity for agricultural activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will amend the zoning ordinance as needed to reflect current best practices.

**Transportation**

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.

**Intergovernmental Coordination**

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.



**BRINSON, GEORGIA**

**COMPREHENSIVE PLAN**

**Short Term Work Program  
2008-2012**

Adopted: \_\_\_\_\_



<u>WORK PROGRAM</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Cost Estimate</u>	<u>Funding Source</u>
<u>General Planning</u>								
<u>Economic Development</u>								
Work with Chamber of Commerce and Decatur County to promote Development of U.S. Hwy. 84	X	X	X	X	X	City/Chamber	N/A	General Funds
Implement Georgia Municipal Association's Georgia Cities Week each year and plan projects for the event in Brinson - participate in this project	X	X	X	X	X	City	None	N/A
<u>Natural &amp; Cultural Resources</u>								
Review, and amend if necessary, the zoning ordinance to ensure that it encourages green space preservation						City	None	N/A
<u>Community Facilities and Services</u>								
Conduct survey to determine what type of recreational facilities are needed and amend STWP to outline projects and costs	X	X	X	X	X	City	\$1,000	General Funds
Investigate financial aid for low-income energy assistance programs and identify residents qualifying for such aid	X					City	N/A	N/A

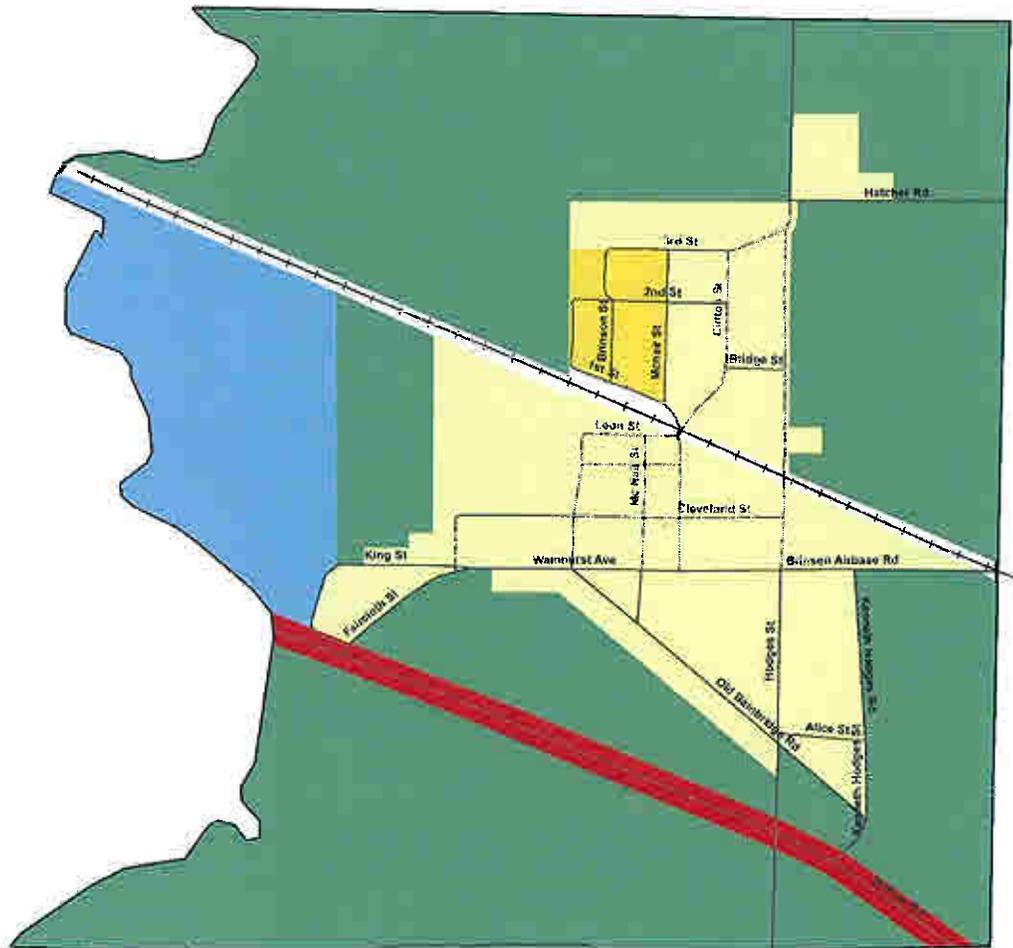


<u>WORK PROGRAM</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Cost Estimate</u>	<u>Funding Source</u>
<b><u>Housing</u></b>								
Enforce Existing ordinances and codes								
Form a Housing Committee that will report monthly to the City Council								
Encourage the development of a city-wide beautification program								
Review, and amend if necessary, the zoning ordinance to ensure that it remains up to date						City	None	N/A
<b><u>Land Use</u></b>								
Review, and amend if necessary, the zoning ordinance to ensure that it remains up to date						City	None	N/A



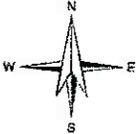
# Brinson

## Character Area Map



**Legend**

- Stable Traditional Neighborhood
- Declining Traditional Neighborhood
- Wetland
- Agricultural/Forested
- U.S. 84 Major Hwy Corridor



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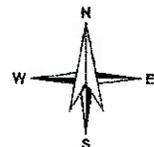
# Brinson

## Future Development Map



### Legend

- Stable Traditional Neighborhood
- Declining Traditional Neighborhood
- Wetland
- Agricultural/Forested
- U.S. 84 Major Hwy Corridor



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