

City of Climax

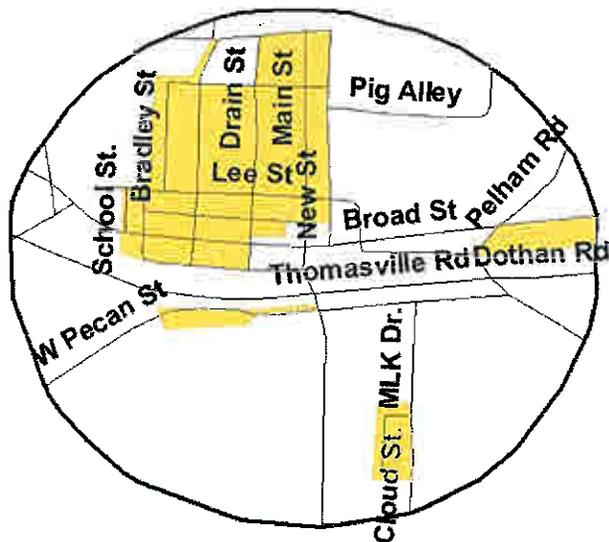
Vision Statement

Our vision for the city of Climax is that by the year 2027 we will attract new businesses by providing improved infrastructure and additional cultural facilities to benefit citizens of all ages.

Character Areas

Rural Residential Area

The housing in this area includes all of the residential settlements within this community. The homes vary; with larger historical and medium sized stick built homes dominating the northern portion of the city, and manufactured housing dominating the southern portion. Regardless of construction type, the exterior of the majority of the homes and their yards are well maintained. While there are homes that are either dilapidated, abandoned or have yards with extensive clutter, they are few in number. Their locations are scattered and do not represent the state of housing in the community as a whole. Even though these homes represent a minute portion of the housing stock in Climax, these homes are going to need further attention in the very near future as some homes have become eyesores and could potentially affect adjacent land values.



Vision: *A thriving residential area with well maintained yards, increased sidewalk connectivity and adequate drainage facilities to foster a safe and welcoming environment for all within the community.*

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Recommended Development Patterns



- *New residential development consisting of mostly single family homes of two stories or less with small well-maintained front yards and larger backyards that provide parking for family vehicles.*
- *New residential development that matches the housing types, densities, styles and character of existing homes.*

- *Manufactured homes with site orientation and setback that blend in with surrounding homes. Design elements include:*

- *Masonry or skirted foundations*
- *Vinyl or fiber cement siding*
- *Covered porches*
- *Pitched roof*



- *Streetscape design that accommodates easy drainage of surface runoff and provides a pedestrian friendly environment.*
- *Light fixtures that enhance neighborhood character while increasing night time visibility.*

Specific Land Use(s):

- Residential

Quality Community Objectives

- Traditional Neighborhood

Implementation

- **Manufactured Home Compatibility Standards** that ensure architectural compatibility of manufactured homes with adjacent single family homes and compliance with applicable federal and manufacturer's requirements.
- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with

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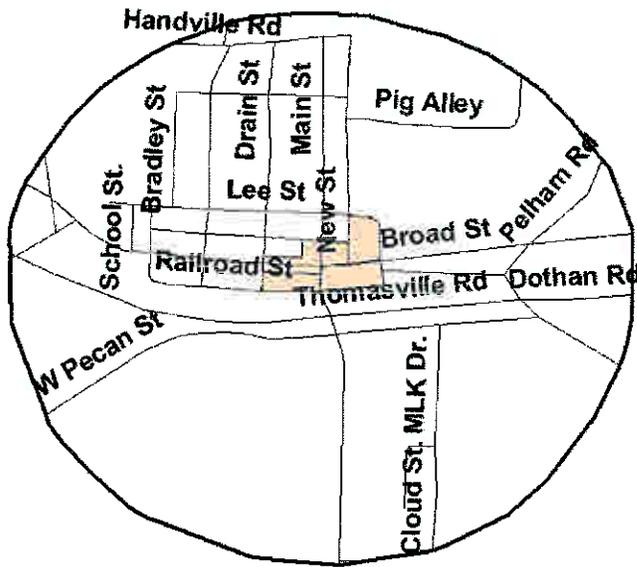
the community's character and existing structures, is built to a high standard and is aesthetically pleasing.

- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Infill Development Program** that provides a strategy for encouraging infill development within this area.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Subdivision Regulations** that regulate the extent to which a single piece of land can be divided into other pieces.
- **Residential Infill Development Regulations** that ensure new residential infill development is compatible with its neighborhood.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.



Rural Village

Bordering U.S. Highway 84, this area is the remains of what was once the community and commercial hub of Climax and includes a small variety of commercial, institutional and civic uses. Consisting of a few local commercial endeavors including a gas station and hardware store, this area also includes the post office and Parker Park, which is a community park used for a variety of community and civic events. This area does contain some homes. Some of the buildings that face Main St. and are directly adjacent to Highway 84 could be used in the future to encourage small roadside commercial development.



Vision: Improving this area as a commercial hub with stable commercial activities that provide services that meet the needs of those within the community while simultaneously helping it to become more self sufficient.

Recommended Development Patterns

- Development within the village that is clustered within the center in order to maintain a clearly defined edge.
- New development that accommodates the commercial and service needs of residents.
- New development that enhances street appearance.
- Storefront commercial activities with parking in the rear of the structure to maintain the areas character and walkability.
- Development takes place on vacant sites or in vacant storefronts within the village where infrastructure is already in place.



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- *Residential development that offers a mix of housing types (single-family homes, live/work units, over-the-shop and apartments) and prices in the same neighborhood.*

Specific Land Use(s):

- Commercial
- Residential
- Park / Recreation

Quality Community Objectives

- Sense of Place
- Heritage Preservation
- Employment Options

Implementation

- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Infill Development Program** that provides a strategy for encouraging infill development within this area.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Enterprise Zones** with offer incentives to private businesses to reinvest and rehabilitate underdeveloped or declining areas.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

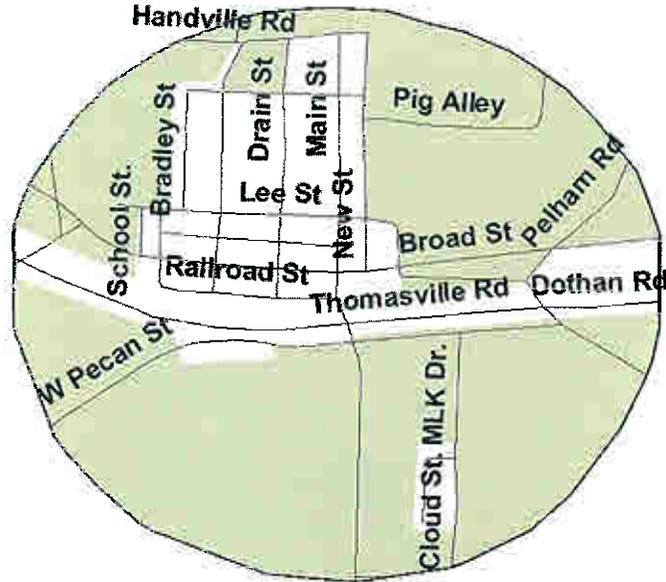


Undeveloped Land

As the name of this area indicates, this area represents the portion of the community that still remains untouched by development. The area is predominantly open field with a few pockets of pine trees scattered within it. It may experience increased development pressure in the near future from migrating Floridians.

Vision: *A*

residential area that maintains its current agricultural character in both housing design and density.



Recommended Development Patterns

- Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.
- Street layouts that match older parts of the community and connect to the existing street network at many points.
- Single family homes with larger frontages and set far back from the road.



- Manufactured homes that are on a foundation with landscaping that will allow the structure to blend in with surrounding homes.

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Specific Land Use(s)

- Residential

Quality Community Objectives

- Traditional Neighborhood

Implementation

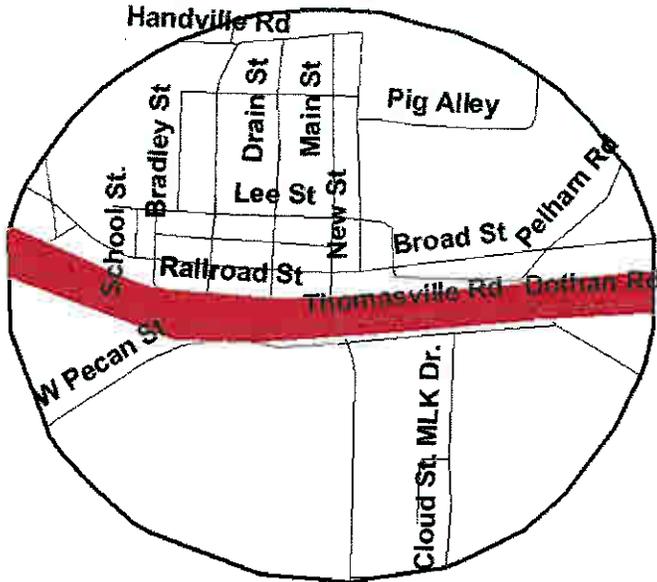
- **Manufactured Home Compatibility Standards** that ensure architectural compatibility of manufactured homes with adjacent single family homes and compliance with applicable federal and manufacturer's requirements.
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- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Subdivision Regulations** that regulate the extent to which a single piece of land can be divided into other pieces.
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U.S. 84 Major Highway Corridor

This corridor is the Southeastern portion of U.S. highway 84 and provides access to the adjacent County (Grady) to the east. It extends all the way through into the Northeast portion of Florida. Similar to the section of this highway that is found in Brinson, the land on both sides of this corridor is currently undeveloped and

remains heavily wooded. It is highly susceptible to roadside strip development as more Floridians move into the southern portions of the county surrounding Climax; increasing the traffic on this road and the services needed for those travelers.



Vision: *A gateway into and out of the*

city that provides the community with a defined presence to passing travelers with increased commercial activities that encourage travelers to enter into the city.

Recommended Development Patterns

- Restrictions on the number, size and type of roadside advertisements and billboards.
- The parking areas of new development should be at the rear of the building and landscaped so as not to detract from the area by placing unnecessary emphasis on the parked car.
- Parking arrangements should be shared whenever possible between adjacent buildings to reduce parking needs.
- Parking lots that incorporate on-site stormwater mitigation or retention features.
- Commercial development at a scale that enhances local businesses and services currently available.
- Commercial development consisting of clustered stand alone buildings that promote walkability.



Specific Land Use(s):

- Commercial

Quality Community Objectives

- Employment Options

Implementation

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- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Landscaping and Buffer Requirements** that require planting areas to provide visual and sound barriers between incompatible adjacent uses.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.
- **Sign Regulations** controlling the aesthetic impact of signage on the community by restricting the location, size and appearance of advertising signs.



Issues & Opportunities

Economic Development

Issues

- There are no financial institutions that conveniently service Climax & the surrounding area other than those found in Bainbridge.
- There is a lack of jobs within the community to retain local youth.

Opportunities

- Vacant downtown stores could be used to attract small businesses to the area.

Housing

Issues & Opportunities

- Housing conditions could be improved in certain areas of the city.

Natural and Cultural Resources

Issues & Opportunities

- The city could benefit from a community clean-up initiative.

Land Use

Issues

- Land use regulations are need.

Opportunities

- Consider annexing one mile outside the city limits to accommodate for future growth and development.
- Consider the creation of a Comprehensive Plan Committee made up of local officials and citizens to help ensure the implementation of the Community Agenda.

Community Facilities

Issues

- The city needs to upgrade its water system capabilities, and improve street and drainage throughout the community.
- There are portions of the city and surrounding county that are underserved by Emergency Medical Services.
- There is a need for additional recreational facilities.

Opportunities

- Investment in city infrastructure is needed to provide sidewalks, improve street lighting, and sign visibility.

Intergovernmental Co-ordination

Issues & Opportunities

- Consider the development of a board to discuss the increasing costs of providing services in the smaller municipalities.

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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

- We will encourage new development to locate in suitable locations in order to protect natural resources or valuable historic resources.
- We will promote the protection and maintenance of trees and green open space in any new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- 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 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 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.
- 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 to enhance the quality of life for our citizens.

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- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.

Housing

- We will enforce the existing ordinances to ensure cleanliness and orderliness in our neighborhoods.
- We will encourage the development of a city-wide beautification program.
- We will enforce the State's Minimum Building and Construction Codes.
- 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.

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 want development whose design, landscaping, lighting, signage and scale add value to our 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 will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We support mixed-use developments that are human-scale and less auto-oriented.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Transportation

- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes as well as local vehicular circulation.
- Our new reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

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- 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.



CLIMAX, 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>								
Annex 1 mile radius of County into city limits	X	X	X	X	X	City	\$0	No Cost
Zoning Ordinances	X	X	X	X	X	City/RDC	\$3,500	GF
<u>Economic Development</u>								
Attract a financial institution to the area	X	X	X	X	X	City	\$0	No Cost
<u>Natural and Historic Preservation</u>								
<u>Community Facilities and Services</u>								
Paint Parker Park Gazebo	X	X	X			City	\$1,000	GF/Grants
Paint Parker Park Pavilion	X	X	X			City	\$2,000	GF/Grants
Paint Parker Park Gates	X	X	X			City	\$500	GF/Grants
Repair and Paint Parker Park Bathrooms	X	X	X			City	\$3,500	GF/Grants

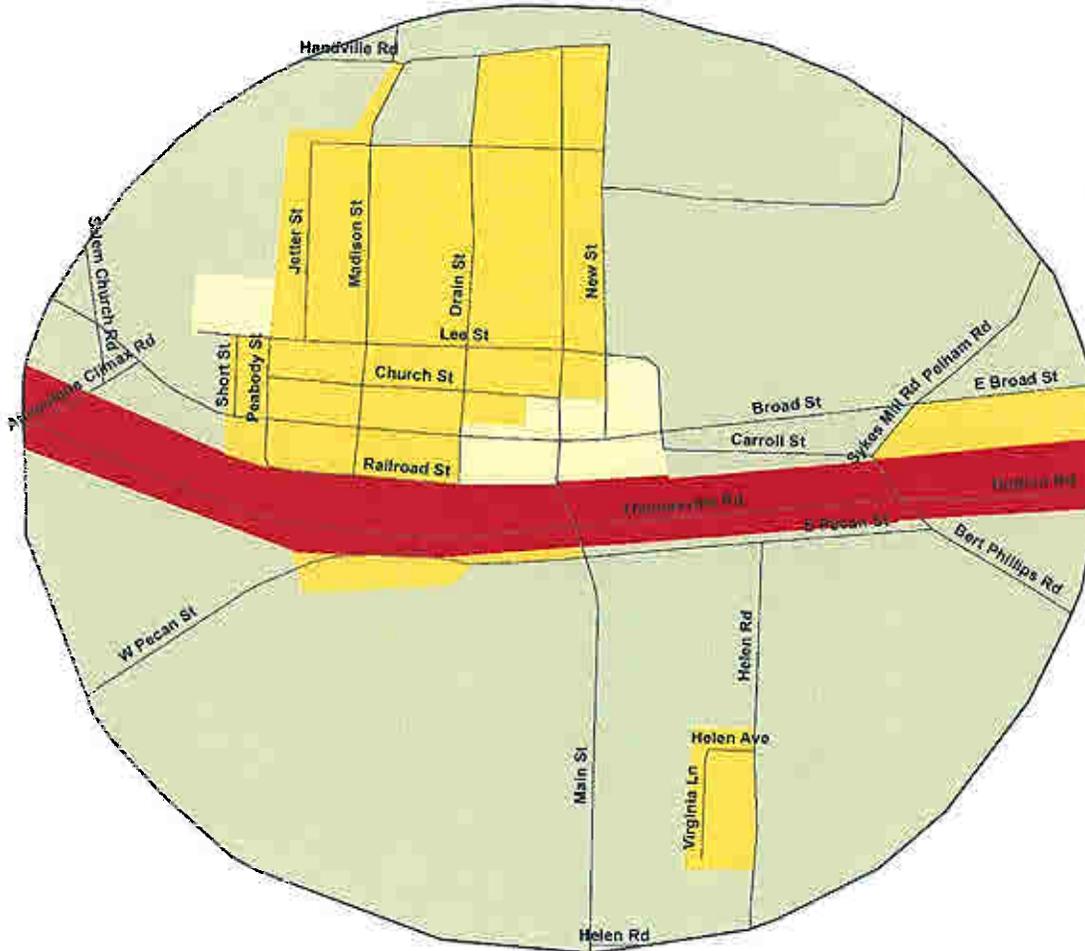


<u>WORK PROGRAM</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Cost Estimate</u>	<u>Funding Source</u>
<u>Community Facilities and Services (cont'd)</u>								
Repave Parker Park Walking Track	X	X	X			City	\$25,000	Grants
Install Fence in Children's Park			X	X	X	City	\$20,000	SPLOST
Retrofit Children's Park for Equipment Installation			X	X	X	City	\$50,000	SPLOST/Grants
Purchase New Equipment for Children's Park			X	X	X	City	\$25,000	SPLOST/Grants
Install water pipes city wide	X	X	X	X	X	City	500,000	CDBG/SPLOST
Install city wide surface water drainage system	X	X	X	X	X	City	500,000	CDBG/SPLOST
<u>Housing</u>								
<u>Land Use</u>								
Resurface Broad Street	X	X				City	\$0	LARP
<u>Other Considerations</u>								



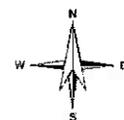
Climax

Future Development Map



Legend

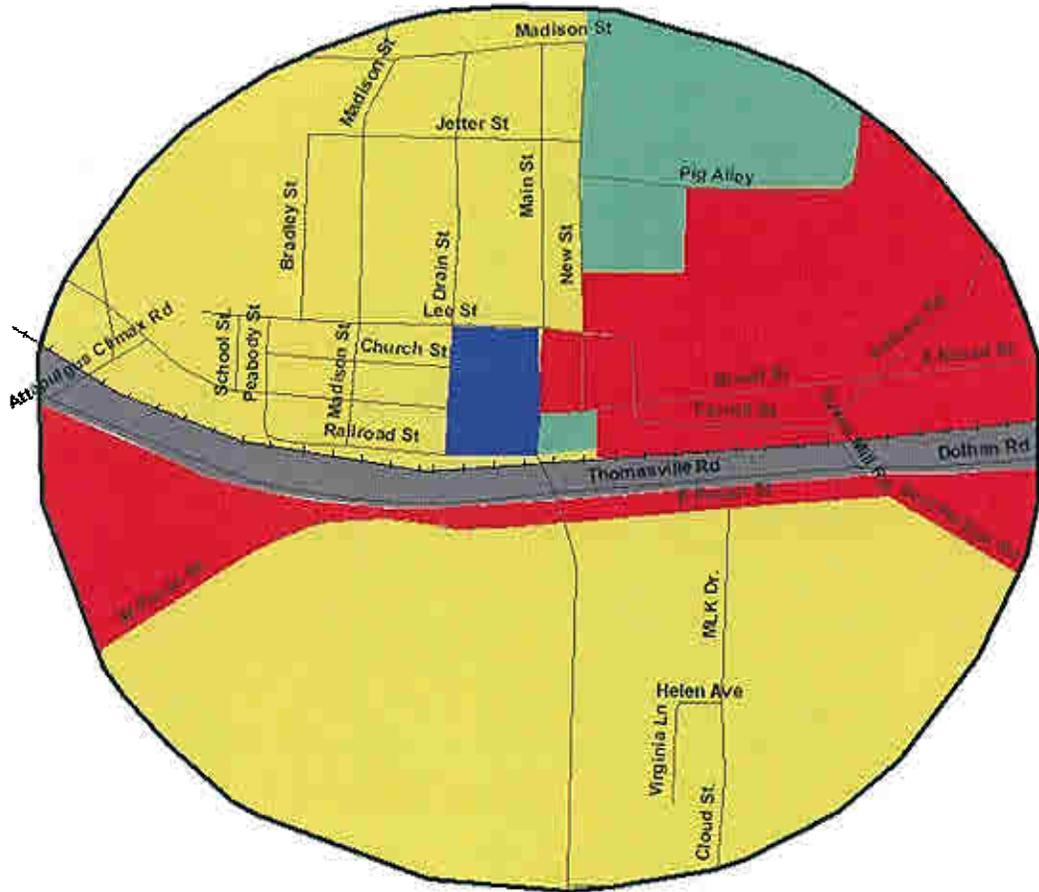
- Rural Residential
- Rural Village
- Undeveloped
- U.S. 84 Hwy Corridor



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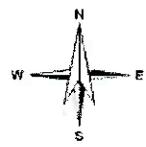
Climax

Future Land Use Map



Legend

- Residential
- Commercial
- U.S. Hwy. 84
- Recreational
- Mixed Use



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