

Decatur County

Vision Statement

Our vision for Decatur County and its smaller municipalities is to develop and preserve the necessary infrastructure, resources and human capital that will promote managed growth while maintaining the culture of Decatur County.

Character Areas

Flint River /Lake Seminole/Spring Creek Conservation and Greenspace



The Flint River /Lake Seminole/Spring Creek Conservation and Greenspace character area consists of a strip of land along both sides of the Flint River and Spring Creek that extends down into Lake Seminole. The lush brush, forest growth, and adjacent wetlands and wooded areas characterize this area.

Vision for Character Area:

This area is one of scenic beauty where passive and active recreation will be encouraged; the sensitive natural environment will be protected through existing regulations and additional or strengthened regulations, and where visual impacts of new development will be minimized.

Patterns of Development

- Facilities for bicycles

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- Landscaped buffers
- Preservation of environmentally sensitive areas
- Signage restrictions
- Landscaping of any new parking

Specific Land Uses

- Public parks, Trails and Greenbelts
- Campgrounds
- Agricultural and Forestry
- Residential
- Undeveloped and Vacant

Quality Community Objectives

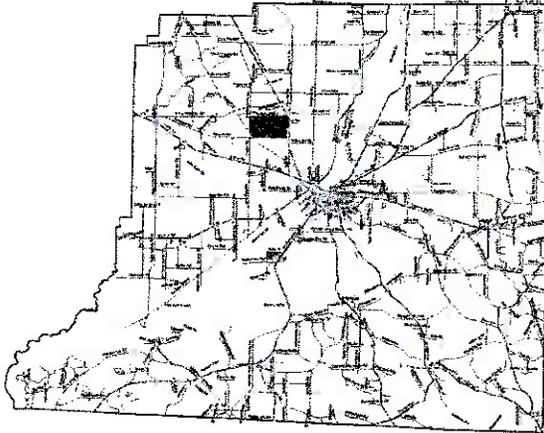
- Growth Preparedness
- Environmental Protection
- Open Space Preservation
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Housing Choices
- Regional Solutions
- Regional Cooperation

Implementation Measures

- 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
- Encourage conservation easements
- Adopt the appropriate Part V Environmental Ordinances
- Require Landscaping and Buffer Requirements
- Require Riparian Buffers
- Prepare comprehensive recreation/open space master plan.
- Reserve adequate land for future park and/or recreation needs.
- Promote areas as passive use tourism and recreation destinations.
- Resist water allocation decisions at State or Federal level which may significantly affect river flow.



Industrial Air Park



The Industrial Air Park Area is located five miles northwest of the Bainbridge city limits on U.S. Highway 27, and includes about 2,000 acres with 700 acres

available for development. It is owned by Decatur County and provides ample electrical, water, sewer and natural gas. There is also rail service, corporate air transportation, and access to highway transportation: I-10 (within 40 minutes), U.S. 84 (within 4 miles), and U.S. 27 (immediately accessible from the industrial park).

Vision for Character Area:

Decatur County will support existing industries in, and attract new industry to, the Industrial Air Park.

Patterns of Development

- Infill development
- Reuse of existing vacant or underutilized structures
- Use of common sewerage

Specific Land Uses

- Industrial
- Commercial
- Warehousing
- Parks and Recreation (golf course)
- Transportation/communication/utilities
- Public and Institutional

Quality Community Objectives

- Growth Preparedness
- Environmental Protection
- Open Space Preservation
- Sense of Place
- Transportation Alternatives

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- Regional Identity
- Appropriate Businesses
- Infill
- Employment Options
- Educational Opportunities

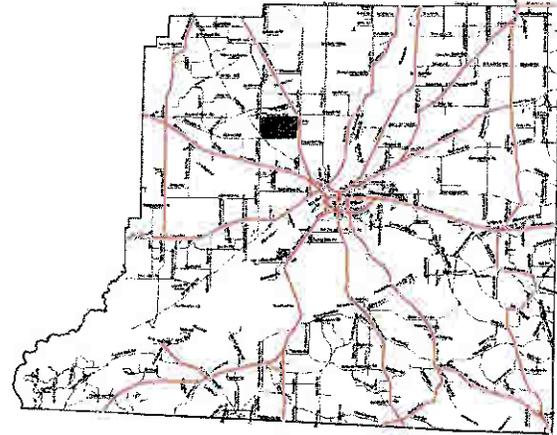
Implementation Measures

- Coordinate with the Chamber of Commerce, Development Authority, private investors and local stakeholders to identify businesses and industries appropriate to the region
- Examine Regional, State and National Industry performance to identify industries most likely to be growing in the regional economy
- Pursue grant or other financial opportunities for the purpose of business expansion
- Coordinate and support Chamber of Commerce, Development Authority, and regional marketing programs to identify appropriate businesses and industries.
- Identify and pursue industries that contribute to County economy through taxes, local employment, and/or associated industry support.
- Continue to maintain close working relationships with State and regional development organizations.
- Encourage Airpark occupants to conduct operations that incorporate controls over excessive Greenhouse gas emissions.
- Carefully consider costs versus benefits in making decisions on proposed economic development.
- Insure capability to fully service all types of general and corporate aviation.
- Examine airport's capability to support commercial aviation over the long term.



Rural Highway Commercial Corridor

The Rural Highway Commercial Corridor is found along State and U.S. highways throughout the county. The businesses within it cater to automobile and truck traffic both in the services offered and the design of the lots. Between the large tracts of undeveloped land the businesses that characterize this corridor include small local gas stations and convenience stores, with large parking lots adjacent to the road and significant building setbacks.



- Landscaping of parking areas

Specific Land Uses

- Commercial
- Residential
- Public and Institutional
- Transportation/communication/utilities
- Parks and Recreation
- Office
- Industrial
- Open Space
- Agricultural and Forestry
- Mixed Use

Vision for Character Area:

Decatur County will strive to minimize the visual impact of new development by encouraging vegetative buffers along roadways, uniform signage requirements, and additional requirements for new parking lots.

Patterns of Development

- Facilities for bicycles
- Landscaped buffers



Quality Community Objectives

- Growth Preparedness
- Transportation Alternatives
- Appropriate Businesses
- Regional Solutions

Implementation Measures

- Adoption of appropriate land use regulations
- Require that the most intensive land uses be located closest to the highways.
- Require rear parking for commercial properties
- Require landscaped buffers
- Require landscaping of parking areas
- Signage restrictions



Crossroad Communities

Typically centered on the intersection of two roads or highways, these character areas correspond to small commercial nodes and/or clusters of homes within the county's rural areas. These communities are characterized by services that are locally owned and operated and unique to their area. The crossroad communities in Decatur County are: Faceville, Fowlstown, Recovery, Vada and McRaeville.



Vision for Character Area:

Decatur County will encourage entrepreneurial activity in these areas, especially restaurants and services that will benefit county residents and travelers, will support and improve essential services such as fire protection and emergency medical aid, and will improve telecommunication service (to include cable television and internet connectivity) while preserving the distinctiveness of these areas.

Patterns of Development

- Neighborhood commercial centers
- Infill development
- Improvement of sidewalk and street appearance
- New developments with a mix of uses
- Landscaping of new parking
- Reuse of existing vacant or underutilized structures
- Well designed development

Specific Land Uses

- Commercial
- Residential
- Public and Institutional
- Transportation/communication/utilities
- Parks and Recreation
- Agricultural and Forestry
- Mixed Use

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Quality Community Objectives

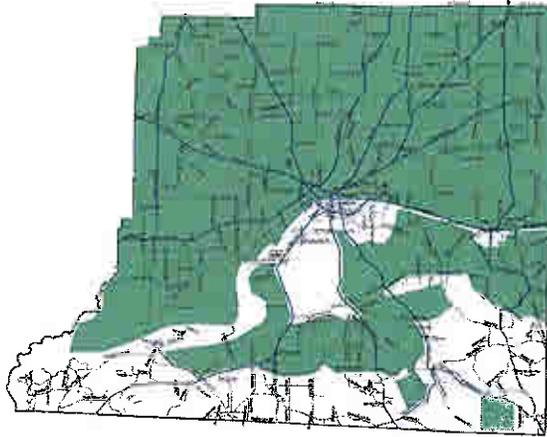
- Growth Preparedness
- Environmental Protection
- Appropriate Businesses
- Infill
- Traditional Neighborhoods

Implementation Measures

- Adoption of appropriate Land Use Regulations
- Encourage Infill Development
- Encourage a clustered (nodal) mix of uses
- Develop standards for selective demolition as a means of stabilizing neighborhoods.



Prime Agricultural



The Prime Agricultural character area includes the flat land in the northern portion of the county primarily west of the Flint River. Additionally, the character area includes land east of the Flint River north of Highway 84, an area south of Highway 84 and southeast of

Bainbridge, and an area between Attapulcus, Fowlstown, Faceville and Recovery. Much of the area is irrigated, very well suited for agricultural purposes, and should remain primarily an agricultural area through the planning period.

Vision for Character Area:

Decatur County recognizes the importance of established farms in these areas, recognizes the sensitivity of the aquifers due to porous soils and karst potholes, will encourage and support continued agricultural production and will preserve and protect both surface and ground water resources by adopting and enforcing the appropriate ordinances.



Patterns of Development

- Very large minimum lot sizes
- Preservation of environmentally sensitive areas

Specific Land Uses

- Agricultural and Forestry
- Parks and Recreation
- Greenspace Preservation

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- Mixed Use

Quality Community Objectives

- Environmental Protection
- Open Space Preservation
- Regional Identity
- Appropriate Businesses
- Housing Choices
- Regional Cooperation

Implementation Measures

- Conservation Easements
- Adoption of Land Use Regulations
- Agricultural Buffers
- Requiring very large lot sizes
- Adoption of Part V Ordinances
- Aggressively enforce regulations pertaining to wells and septic tanks.
- Adopt regulations that protect prime agricultural land and limit undesirable development.



Rural Residential Development

The Rural Residential Development character area is composed primarily of two heavily forested sections: the central portion of the county, south of Bainbridge; and the southern portion of the county which lies between GA 97, the Grady County line and the Florida State line.

Vision for Character Area:

Decatur County will ensure that the rural wooded character of this area is maintained, that greenspace is preserved, passive recreational facilities are developed, and that the aesthetics of new development are carefully considered.

Patterns of Development

- Neighborhood commercial
- Village centers
- Infill development
- Clustered development that preserves open space
- Facilities for bicycles
- Signage restrictions
- Mixed use residential development
- Landscaping of new parking lots
- Preservation of environmentally sensitive areas
- Well designed development

Specific Land Uses

- Single Family Housing
- Multiple Family Housing
- Conservation Subdivisions
- Nodal development at major intersections
- Passive Recreation
- Greenspace Preservation
- Public and Institutional
- Agricultural and Forestry

Quality Community Objectives

- Growth Preparedness
- Environmental Protection
- Open Space Preservation
- Traditional Neighborhoods
- Transportation Alternatives
- Appropriate Businesses
- Housing Choices
- Regional Cooperation



Implementation Measures

- Adoption of Land Use Regulations
- Encourage Conservation Easements
- Limit density and intensity of land uses in areas identified as significant groundwater recharge areas.
- Use soil suitability to determine minimum lot sizes in new subdivisions



Future Annexation Areas

The areas immediately adjacent to and surrounding the municipalities will be designated as future annexation areas character areas.

Vision for Character Area:

These areas are subject to development that needs to be considered carefully and deliberately so that growth and expansion of infrastructure is connected, compatible, and cohesive with the existing infrastructure and built environment of the existing municipalities.

Patterns of Development

- Infill development
- Improvement of sidewalk and street appearance
- Redevelopment of older strip commercial centers
- Well designed development
- Appropriate Businesses
- Transportation Alternatives
- Mixed use residential development

Specific Land Uses

- Single Family Housing
- Multiple Family Housing
- Public and Institutional
- Transportation/communication/utilities
- Undeveloped and Vacant
- Commercial
- Agricultural
- Parks/Open Space
- Mixed Use

Quality Community Objectives

- Growth Preparedness
- Environmental Protection
- Open Space Preservation
- Sense of Place
- Transportation Alternatives
- Regional Cooperation
- Appropriate Businesses
- Infill

Implementation Measures

- Coordinate with city planning departments in order to continue continuity of land use objectives established by the County.

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- Establish regulations and ordinances that should be transferable and acceptable to the potential annexing authority while adhering to County visions for these areas.
- Leap frog annexation, or using roads and easements for contiguity, is discouraged and municipalities are encouraged to use adequate property touch for contiguity and to follow State and County regulations.



Industrial

The Industrial Character Area includes the area of heavy industry along Spring Creek Road that abuts western Bainbridge, the Attapulgitic mining region south of Attapulgitic, and the Decatur County Solid Waste Facility near Attapulgitic.

Vision for Character Area:

Decatur County recognizes the need for areas to conduct, attract and accommodate industrial activity for the purpose of job creation and a balanced tax base, and recognizes that those areas should be well served by existing infrastructure, and buffered between incompatible surrounding land uses.

Patterns of Development

- Infill development
- Landscaped buffers

Specific Land Uses

- Industrial
- Commercial
- Public and Institutional
- Transportation/communication/utilities
- Manufacturing
- Warehousing

Quality Community Objectives

- Growth Preparedness
- Environmental Protection
- Regional Cooperation
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Infill
- Employment Options
- Educational Opportunities

Implementation Measures

- Coordinate with the Chamber of Commerce, private investors and local stakeholders to identify businesses and industries appropriate to the region
- Examine Regional, State and National Industry performance to identify industries most likely to be growing in the regional economy
- Pursue grant or other financial opportunities for the purpose of business expansion

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- Coordinate and support Chamber of Commerce, Development Authority, and regional marketing programs to identify appropriate businesses and industries.
- Identify and pursue industries that contribute to County economy through taxes, local employment, and/or associated industry support.
- Continue to maintain close working relationships with State and regional development or organizations.



Issues & Opportunities

1. Economic Development

Issues

- 1.1 High rates of illiteracy need to be addressed in cooperation with Decatur County Board of Education.

Opportunities

- 1.2 The industrial site could be expanded
- 1.3 The Flint River should be taken advantage of

2. Housing

Issues & Opportunities

- 2.1 There are concentrated areas of housing that are in very poor shape
- 2.2 There are blighted areas along the Florida line that need attention

3. Natural and Cultural Resources

Issues & Opportunities

- 3.1 Forestry should be protected
- 3.2 Agriculture should be protected
- 3.3 Lack of comprehensive land use planning is creating problems in parts of the county
- 3.4 The lack of county-wide garbage collection results in littering problems around the county

4. Land Use

Issues and Opportunities

- 4.1 Forestry should be protected
- 4.2 Agriculture should be protected
- 4.3 Litter is a problem in the county
- 4.4 Northern Decatur County should remain agricultural land
- 4.5 Lack of comprehensive land use planning is creating problems in parts of the county
- 4.6 The lack of county-wide garbage collection results in littering problems around the county

5. Community Facilities and Services

Issues

- 5.1 We need more recreational facilities
- 5.2 We need additional EMS stations
- 5.3 We need additional fire stations
- 5.4 The book mobile is underutilized
- 5.5 The library should be expanded
- 5.6 The smaller incorporated areas should serve as hubs for infrastructure improvements
- 5.7 Additional regional recycling centers are needed
- 5.8 We need additional passive recreational activities

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Opportunities

5.9 The solid waste facility is a tremendous asset that could be promoted

5.10 Protect, promote and develop facilities along the Flint River and other creeks for fishing and other water related activities by the public.

6. Intergovernmental Co-ordination

Issues & Opportunities

6.1 The small cities should serve as the sites for additional EMS and fire stations

6.2 Encourage the Public Library to cooperate with small cities and citizens in crossroad communities, to expand library services to areas outside Bainbridge.



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

Overall Goal:

To enhance economic development in Attapulgus, Brinson, Climax and Decatur County with primary emphasis on existing businesses and industries, recruitment of new industry, and continued development of a diversified commercial and industrial mix.

Objective 1: Promote retention and expansion of existing business and industry.

- 1.1 Support the existing industry program of the Chamber of Commerce and Development Authority.
- 1.2 Whenever possible provide assistance with financing and other incentives for business expansion.
- 1.3 Actively recruit agribusiness and value-added agribusiness to enhance the County's agricultural base.
- 1.4 Identify and pursue businesses and industries that contribute to the County economy through taxes, local employment, and/or associated commercial and industrial support.

Objective 2: Market the County to attract new business and industry.

- 2.1 Maintain an inventory of available industrial sites and buildings.
- 2.2 Maintain and improve industrial parks.
- 2.3 Support Chamber, Development Authority and regional marketing programs.
- 2.4 Participate in the development of an international recruitment strategy.
- 2.5 Continue financial support of economic development programs, including efforts to expand revolving business loan funds.
- 2.6 Continue to maintain close working relationship with statewide development organizations.

Objective 3: Improve the quality of the Decatur County workforce.

- 3.1 Support vocational education programs at the secondary and post-secondary level, particularly those at Bainbridge High School and Bainbridge College.
- 3.2 Increase educational levels in the County by expanding adult literacy and dropout prevention programs.
- 3.3 Encourage mentor programs.
- 3.4 Encourage existing business and industry to provide work experience to young people.
- 3.5 Encourage the development of education programs to meet the needs of the diverse population.

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Natural Resources

Overall Goal: To protect, preserve and manage the natural resources of Decatur County;

Objective 1. Protect the quality and quantity of surface water resources.

- 1.1 Research the feasibility of adopting comprehensive stormwater management ordinances.
- 1.2 Protect and conserve the natural function of wetlands by ensuring compliance with state and federal regulations.
- 1.3 Utilize natural drainage patterns to the extent feasible in designing drainage systems.
- 1.4 Resist water allocation decisions at the state or federal level which might significantly reduce river flows into Decatur County.
- 1.5 Support efforts to require communities upstream from Decatur County to meet sewer discharge requirements.
- 1.6 Regulate development in floodplains and stormwater management areas.

Objective 2. Protect the quality and quantity of groundwater resources.

- 2.1 Limit the density and intensity of land uses in areas identified as significant groundwater recharge areas.
- 2.2 Aggressively enforce regulations pertaining to wells and septic tanks.

Objective 3. Protect air quality in Decatur County.

- 3.1 Require all commercial and industrial development to provide evidence of required emission permits prior to issuing local construction permits and/or business licenses.
- 3.2 Protect and expand the existing tree cover throughout the County.
- 3.3 Consider developing a buffer zone along roadways where necessary.

Objective 4. Conserve, manage and maintain existing native vegetation and wildlife.

- 4.1 Research the feasibility of adopting comprehensive landscape requirements.
- 4.2 Encourage the inclusion of native forestry in development designs.
- 4.3 Protect the natural function and vegetation of the 100 year floodplain.

Objective 5. Reduce soil erosion and sedimentation and limit arbitrary changes of grade and topography.

- 5.1 Research the feasibility of enacting ordinances to control timber harvesting, vegetation clearing and land preparation in areas containing steep slopes.
- 5.2 Enforce soil erosion and sedimentation control ordinances.

Objective 6. Assure the proper balance between man's use of land and protection of the natural environment.



- 6.1 Promote public education programs which deal with balancing environmental protection and resource conservation with economic development needs.
- 6.2 Adopt Appropriate Part V Environmental Ordinances

Facilities and Services

Overall Goal: To provide the best possible public facilities to serve the citizens of the County and its municipalities.

- 7.1 Reserve adequate land for future park and recreation needs.
- 7.2 Require open space in subdivision development.
- 7.3 Seek easements to increase public access to scenic areas.
- 7.4 Encourage development of pedestrian facilities where needed.
- 7.5 Promote land conserving development techniques such as "cluster" housing.
- 7.6 Use this comprehensive plan on an on-going basis as a tool in evaluating public facilities and establishing priorities for improvements.
- 7.7 Adopt a 5-year work program for Attapulgus, Brinson, Climax and Decatur County which schedules public facilities improvement projects.
- 7.8 Consider public facility needs in the context of a twenty-year planning period.

Housing

Overall Goal: To promote the orderly development of safe, affordable residential neighborhoods and the preservation/enhancement of existing residential neighborhoods in Decatur County.

- 8.1 Work to establish a housing condition monitoring system.
- 8.2 Enforce the County's building code ordinance.
- 8.3 Recognize selective demolition as a means of stabilizing neighborhoods.
- 8.4 Utilize CDBG and other programs to rehabilitate substandard housing.
- 8.5 Promote adherence to state and federal laws regarding discrimination in housing.
- 8.6 Consider developing procedures for the use of selective demolition as a means of stabilizing neighborhoods.

Land Use

Overall Goal: To minimize the impact of development on the environment, adopt land use regulations that encourage incorporating the existing vegetation and environmental attributes of the land into the development and make the development a part of the environment rather than an encroachment on the environment.

- 9.1 Adopt land use regulations to specifically protect prime agricultural land and limit undesirable development.
- 9.2 Allow design flexibility in residential development.
- 9.3 Promote "mixed use" development allowing housing to be integrated with higher density land uses in activity centers.
- 9.4 Promote "in-fill" of vacant residential property.



9.5 Encourage public and private developers to provide low and moderate income housing through rent assistance programs, government financed home ownership programs and public housing programs.

Transportation

Overall Goal: We will maintain and improve all aspects of transportation systems in Decatur County;

Objective 1: Improve Decatur County's road network.

- 10.1 Continue to lobby for the completion of four-laning on U.S. 27 along its entire length through the state.
- 10.2 Continue to pave and resurface secondary roads and to maintain bridges.

Objective 2: Expand the economic impact of barge traffic into Decatur County.

- 10.3 Take all necessary steps to ensure maintenance of minimum required channel depth for barge transportation.
- 10.4 In conjunction with the Georgia Ports Authority, actively market the Bainbridge dock facilities.

Objective 3: Efficiently and safely utilize airport facilities.

- 10.5 Ensure capability to fully service all types of general and corporate aviation.
- 10.6 Utilize proximity to the Tallahassee Airport as an economic development marketing tool.
- 10.7 Seek additional use of air facility by corporate and commercial customers.

Intergovernmental Coordination

- 11.1 We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- 11.2 We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection, transportation and public safety).
- 11.3 We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- 11.4 We will consult other public entities in our area when making decisions that are likely to impact them.
- 11.5 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.



DECATUR COUNTY, GEORGIA

COMPREHENSIVE PLAN

Short Term Work Program
2008-2012

Adopted:



WORK PROGRAM	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
General Planning								
Economic Development								
Support adult literacy programs and dropout prevention programs	X					Decatur County	\$20,000/yr	GF
Support vocational education programs	X					Decatur County	\$0	N/A
Continue to support the Chamber of Commerce and Development Authority	X	X	X	X	X	Decatur County	\$200,000	GF
Develop and maintain an inventory of available industrial sites and buildings	X	X	X	X	X	Decatur County	\$0	N/A
Identify and pursue industries that contribute to the county's tax base	X	X	X	X	X		\$0	N/A
Construct ILS/glide slope for airport	X					Decatur County	\$30,000	DOT/GF/FAN
Maintain and improve industrial parks	X	X	X	X	X	Decatur County	\$400,000/yr	
Establish crossroad communities as "Community Designated Places" (US Census Bureau)	X					Decatur County	\$0	N/A
Natural and Historic Preservation								
Research feasibility of adopting comprehensive stormwater management ordinances				X		Decatur County	\$0	N/A
Regulate development in floodplains and stormwater management areas	X	X	X	X	X	Decatur County	\$1,000	GF
Limit the density and intensity over groundwater recharge areas	X					Decatur County	***	



WORK PROGRAM	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<u>Natural and Historic Preservation (cont'd)</u>								
Protect and expand tree cover in county	X					Decatur County	***	
Consider developing buffer zones along roadways	X					Decatur County	***	
Research feasibility of adopting comprehensive landscape requirements	X					Decatur County	***	
Research the feasibility of enacting ordinances to protect steep slopes	X					Decatur County	***	
Enforce soil erosion and sedimentation control ordinances	X					Decatur County	***	
Adopt the appropriate Part V environmental ordinances	X					Decatur County	***	
<u>Community Facilities and Services</u>								
Consider acquiring adequate land for future park and recreation needs	X					Decatur County	\$0	N/A
Require open space in subdivision development	X					Decatur County	\$0	N/A
Seek easements to increase public access to scenic areas	X					Decatur County		
Consider feasibility of new EMS/Fire substation	X					Decatur County	\$350,000	GF
Coordinate with city planning departments in order to provide continuity of county land use objectives	X	X	X	X	X	Decatur County	\$0	N/A
Establish Animal Control Program	X					Decatur County	\$200,000	



WORK PROGRAM	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Community Facilities (cont'd)								
Pursue funding for broadband connectivity throughout County	X	X	X	X	X	Decatur County	\$0	N/A
Housing								
Work toward establishing a housing monitoring system		X	X			Decatur County	\$50,000	GF
Enforce the county's building code ordinance	X	X	X	X	X	Decatur County	\$45,000	GF/Fees/SPLIST
Consider developing procedures for the use of selective demolition as a means of stabilizing neighborhoods		X	X			Decatur County	\$5,000	GF
Encourage public/private partnerships for the purpose of rehabilitating substandard housing		X				Decatur County	\$10,000	GF
The County plans to develop a committee to study housing problems throughout the unincorporated area of the county, and to prepare a report on conditions and recommend remedies.		X				Decatur County	None	N/A
Land Use								
Adopt land use regulations to specifically protect prime agricultural land	X					Decatur County	***	
Develop Zoning Ordinance	X					Decatur County	***	GF
							*** to be included in a total of \$50,000	



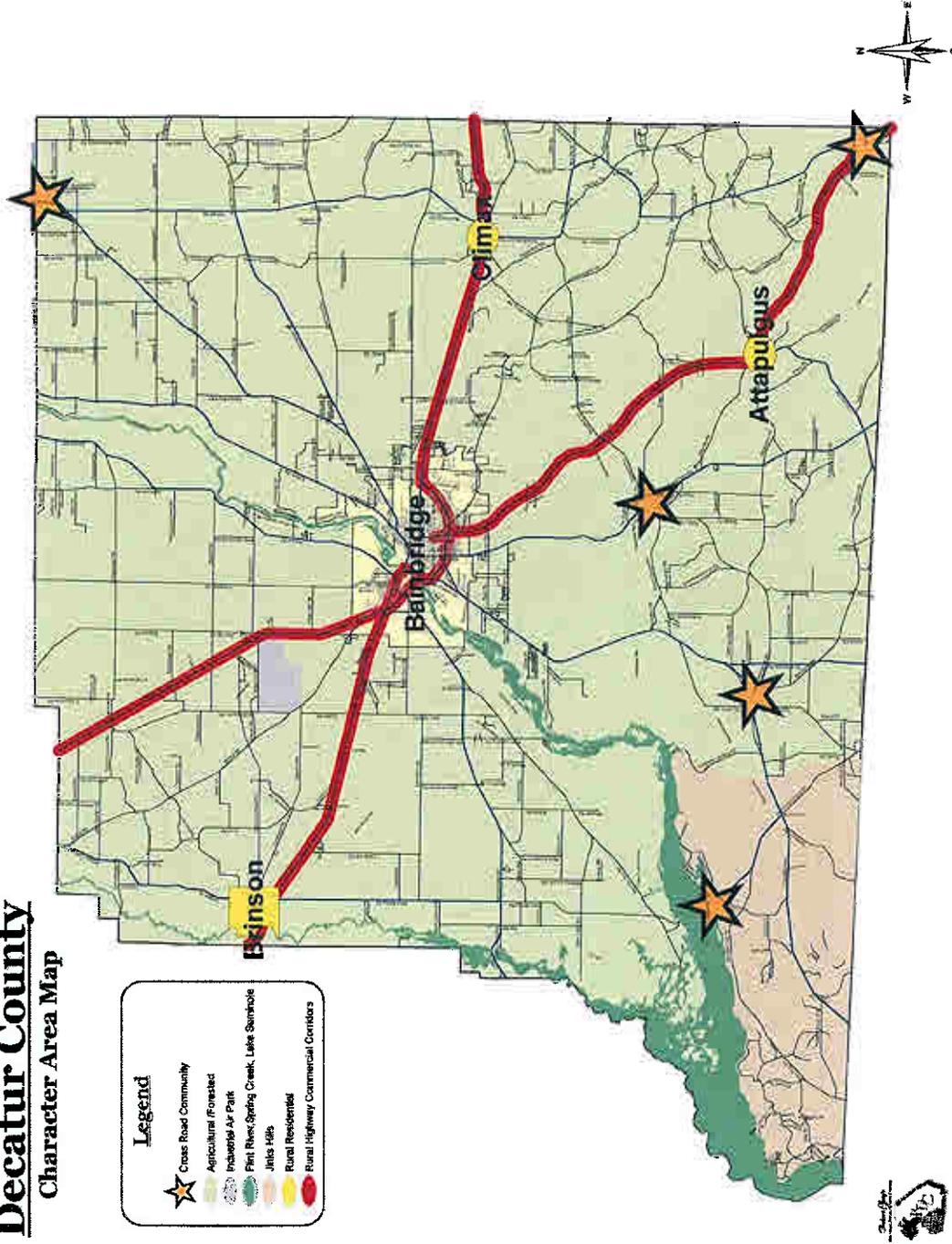
WORK PROGRAM	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Other Considerations								
Promote tourism & industry along US 27 along its entire length	X	X	X	X	X	Decatur County	\$0	N/A
Continue to pave and resurface secondary roads	X	X	X	X	X	Decatur County	\$1,500,000/yr	SPLOST
Continue to maintain bridges	X	X	X	X	X	Decatur County	\$25,000	GF
Ensure capability to service all types of general and corporate aviation	X	X	X	X	X	Decatur County	\$100,000/yr	GF



Decatur County Character Area Map

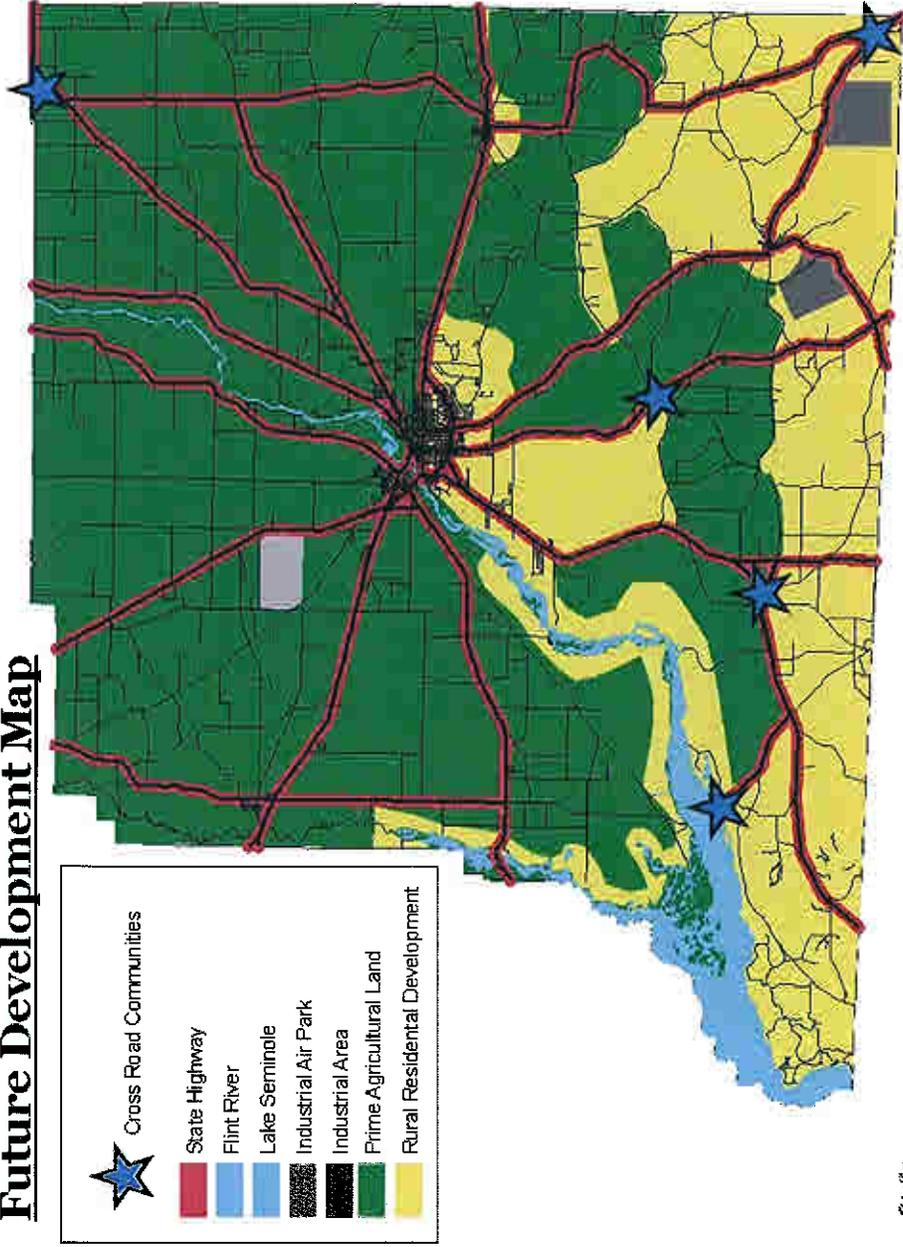
Legend

- ☆ Cross Road Community
- Green background Agricultural Forestland
- Blue background Industrial Air Park
- Blue wavy lines Flat River, Spring Creek, Lake Samboale
- Yellow background Jinks Hills
- Orange background Rural Residential
- Red background Rural Highway Commercial Corridors



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Decatur County Future Development Map



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GLOSSARY OF TERMS

APPROPRIATE BUSINESSES QCO: 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.

BEST MANAGEMENT PRACTICES (BMPs): Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins and sediment.

BUFFER: An area of land designed or managed for the purpose of separating and insulating two or more land areas whose uses conflict or are incompatible (trees separating homes from an expressway).

CHARACTER AREA: means a specific geographic area within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and
- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

CLUSTER DEVELOPMENT: An alternative development technique under zoning and subdivision regulations. A cluster subdivision is basically one in which a number of residential lots are grouped or clustered, leaving some land undivided for common use. Generally the same number of lots or dwelling units permitted under conventional subdivision procedures are clustered on smaller-than-usual lots. The land remaining from lot reduction is left undivided and is available as common area or open space.

COMMUNITY AGENDA: means the portion of the comprehensive plan that provides guidance for future decision-making about the community, prepared with adequate input from stakeholders and the general public. It includes: (1) a community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns; (2) a list of issues and opportunities identified by the community for further action, and (3) an implementation program that will help the community realize its vision for the future and address the identified issues and opportunities.

COMMUNITY ASSESSMENT: means the portion of the comprehensive plan that is an objective and professional assessment of data and information about the community prepared without extensive direct public participation. It includes: (1) a list of potential issues and opportunities the community may wish to take action to address, (2) evaluation of community policies, activities, and development patterns for consistency with the Quality Community Objectives, (3) analysis of existing development patterns, including a map of recommended character areas for consideration in developing an overall vision for future development of the community; and (4) data and information to



substantiate these evaluations and the potential issues and opportunities. The product of the Community Assessment must be a concise and informative report to inform decision-making by stakeholders during development of the Community Agenda portion of the plan.

CONSERVATION EASEMENT: Restricts the manner in which the land may be developed in an effort to preserve natural resources for future use.

COMMUNITY VISION: means the part of the Community Agenda that is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction. It includes: (1) an optional general vision statement of the overall goals and desired future the community seeks to achieve; (2) a future development map delineating boundaries of major character areas throughout the community; and (3) a defining narrative that provides a specific vision and implementation strategy for each character area.

COMPREHENSIVE PLAN: means a 20-year plan by a county or municipality covering such county or municipality and including three components: a Community Assessment, a Community Participation Program, and a Community Agenda. The comprehensive plan must be prepared pursuant to the local planning requirements for preparation of comprehensive plans and for implementation of comprehensive plans, established by the Department in accordance with O.C.G.A. 50-8-7.1(b) and 50-8-7.2.

CORRIDOR: a. An uninterrupted path or channel of developed or undeveloped land paralleling the route of a street or highway. b. The land within one-quarter mile of both sides of designated high-volume transportation facilities, such as arterial roads. If the designated transportation facility is a limited access highway, the corridor extends one-quarter mile from the interchanges.

DCA: The Georgia Department of Community Affairs.

DENSITY: The number of dwelling units or persons per acre of land, usually expressed in units per gross acre.

DEVELOPMENT: Any activity that materially affects the condition or use of dry land, land under water, or any structure.

DEVELOPMENT PATTERNS: Community development patterns--the configuration, scale and intensity of buildings, streets, parking, open space, and public facilities--determine how the community looks and functions.

DWELLING UNIT: A room or group of rooms, occupied or intended for occupancy as separate living quarters.

EASEMENT: A contractual agreement to gain temporary or permanent use of, and/or access through, a property, usually for public facilities and access ways.



EDUCATIONAL OPPORTUNITIES: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial advances.

EMPLOYMENT OPTION QCO: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

ENVIRONMENTAL PROTECTION QCO: Air quality and environmentally sensitive areas should be protected from the 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.

FLOODPLAIN: A relatively flat or lowland area adjoining a river, stream, or watercourse, which is subject to periodic, partial or complete inundation.

GREEN SPACE: An area of land associated with, and located on the same parcel of land as, a building for which it serves to provide light and air, or scenic, recreational, or similar purposes.

GROWTH PREPAREDNESS QCO: 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.

HERITAGE PRESERVATION QCO: 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.

HISTORIC DISTRICT: A group of historic resources comprised of two or more properties that are significant as a cohesive unit and contribute to the historical, architectural, archeological, or cultural values within the Maryland-Washington Regional District and that has been so classified in the county's Historic Sites and Districts Plan.

HOUSING OPPORTUNITIES QCO: 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.

IMPLEMENTATION MEASURES: The critical step necessary to make planning tangible. Implementation measures are inventories, programs and regulations that are best management practices to address the community's issues and opportunities and help achieve the goals of the community vision.

INFILL DEVELOPMENT: Development that takes place on vacant or underutilized parcels within an area that is already characterized by urban development and has access to urban services.



INFRASTRUCTURE: The built facilities, generally publicly funded, that are required in order to serve a community's developmental and operational needs. The infrastructure includes such things as roads and water and sewer systems.

ISSUES AND OPPORTUNITIES: issues and opportunities are intended to prompt thinking of what the community needs to address in the comprehensive plan. They should prompt thought about areas in which your community is not as effective as you would like, or has not advanced or progressed as anticipated.

LAND USE: The types of buildings and activities existing in an area or on a specific site. Land use is to be distinguished from zoning, the latter being the regulation of existing and future land uses.

NEIGHBORHOOD: The smallest unit of community structure.

NODE: A location along a corridor at a major intersection or major transit stop (bus or rail) that consists of a concentration of high-intensity, mixed-use residential and commercial development. Nodes should be interspersed with stretches of lower intensity land uses or open space.

OPEN SPACE: (land use, not zoning): Areas of land not covered by structures, driveways, or parking lots. Open space may include homeowners association common areas, parks, lakes, streams and ponds, etc.

OPEN SPACE PRESERVATION QCO: 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 greenbelt/wildlife corridors.

PLAN UPDATE: means a more or less complete re-write of the comprehensive plan, which shall occur approximately every ten years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by the Department.

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.

PUBLIC FACILITY: A facility such as a road, school or sewage treatment plant financed by public revenues and available for use by the public.

QUALITY COMMUNITY OBJECTIVES: 'Quality Community Objectives' elaborate on the state-wide goals through consideration of local and regional growth and development issues.

RECREATION—ACTIVE: Includes activities such as swimming, skating, hiking, biking, fitness trails, frisbee or conventional golf, baseball, basketball, etc.



RECREATION—PASSIVE: Reading, sitting on a park bench, viewing scenery, picnicking and/or visiting with friends.

REGIONAL COOPERATION QCO: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources.

REGIONAL IDENTITY QCO: 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.

REGIONAL SOLUTIONS QCO: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

SENSE OF PLACE QCO: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where it 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.

SERVICE DELIVERY STRATEGY: means the intergovernmental arrangement among city governments, the county government, and other affected entities within the same county for delivery of community services, developed in accordance with the Service Delivery Strategy law. A local government’s existing Strategy must be updated concurrent with the comprehensive plan update. To ensure consistency between the comprehensive plan and the agreed upon Strategy: (1) the services to be provided by the local government, as identified in the comprehensive plan, cannot exceed those identified in the agreed upon strategy and (2) the service areas identified for individual services that will be provided by the local government must be consistent between the plan and Strategy.

SETBACK: The distance between a building or structure (not including ground-level parking lots or other paved surfaces) from property lines or from other buildings.

SHORT TERM WORK PROGRAM: means that portion of the Implementation Program that lists the specific actions to be undertaken annually by the local government over the upcoming five years to implement the comprehensive plan.

SPECIFIC LAND USES: The zoning categories to be allowed in the character area.

STAKEHOLDER: A stakeholder is an individual, group, or institution who has a “stake” or interest in the future of their community. It is important to identify and involve stakeholders (supporters and opponents alike) at the outset of the planning process. Those who are invited to participate or are involved from the beginning are more likely to support implementation of the plan, and less likely to undermine the planning process at



a later time.

STREET: A public or dedicated right-of-way

STREETScape: The environment of the public right-of-way as defined by adjacent private and public buildings, character of the pavement and street furniture, and use of the right-of-way.

STRUCTURE: Anything constructed or built, including parking lots and fencing.

SUBDIVISION: The division by plat or deed of a piece of property into two or more lots, plots, sites, tracts, parcels, or other land divisions in accordance with Subtitle 24 of the Prince George's County Code.

SUBDIVISION REGULATIONS: Laws or regulations for the division of any land, lot or parcel into two or more lots, including the provision of streets and other public facilities.

TRADITIONAL NEIGHBORHOOD QCO: 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.

TRANSFER OF DEVELOPMENT RIGHTS (TDR): A growth management tool used to protect designated rural and environmentally sensitive areas by allowing development rights to be transferred to properties in other parts of the county.

TRANSPORTATION ALTERNATIVE QCO: 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.

WATERSHED: An area of land with a common drainage point.

ZONING: The classification of land by types of uses permitted and prohibited in a district and by densities and intensities permitted and prohibited, including regulations regarding building location on lots.

