

Decatur County

Joint Comprehensive Plan 2007-2027

Attapulgus • Brinson • Climax

Community Agenda



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Introduction

The Community Agenda is the most important component of the comprehensive plan process as it identifies what the vision for the community is and what steps the local government plans on utilizing to bring that vision to life. Since the Agenda contains the goals, objectives and strategies for community improvement, this document plays a key role in the day-to-day decision making of local and county officials.

To prepare for this document, a Community Assessment was developed that evaluated background, demographic and forecast data to identify important issues within the community. The Community Agenda identifies strategies to address these issues.

The Community Agenda was prepared following the Rules of the Georgia Department of Community Affairs (DCA), Chapter 1110-12-1-.05, Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," effective May 1, 2005. It includes the three basic requirements for a Community Agenda:

- (1) A Community Vision that is comprised of a vision statement, Future Development Map and a defining narrative for each of the character areas on the Future Development Map.
- (2) A list of the Issues and Opportunities that the community intends to address over the next 20 years.
- (3) An implementation program for achieving that vision, the heart of which is a Short-term Work Program that identifies specific actions the community will take over the next five years.

Report Format

The Decatur County Community Agenda has been divided up by community. Each community is discussed under three sections: Character Areas, Issues & Opportunities and Development Strategies & Policies. Each community's section is rounded out by their respective Short Term Work Program for 2008-2012, which itemizes action items each government is going to take to further the ideas and goals outlined within the Community Agenda over the next five years.

The communities that make up Decatur County were divided up into Character areas, which are defined by the Department of Community Affairs as "...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 implementation (such as a



strip commercial corridor that could be revitalized into a more attractive village development pattern); or

- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).”

Through extensive meetings with the Sub-Committee group for each community (made up of interested citizens, local officials and stakeholders) the boundaries for each character area were adjusted and a vision created to detail what the community wanted these areas to be in the future. The look, style and feel of development for the area have been delineated under the “Recommended Development Patterns” sub-heading. The specific land uses that are conducive to the desired development patterns are listed under the “Specific Land Uses” sub-heading.

The Department of Community Affairs has established statewide goals and a number of Quality Community Objectives. These objectives are intended to provide guidance or targets, for local governments to achieve in developing and implementing their comprehensive plan. The objectives that will be pursued in each area by the local governments have been listed under the “Quality Community Objectives” sub-heading. The means by which the local governments plan on achieving the elements of each Quality Community Objective and the vision for the area as a whole are described under the “Implementation” sub-heading. Implementation measures include the development of programs that achieve specific designs, creation of guidelines and standards, and various forms of regulatory enforcement.

Issues that are facing each community, as well as opportunities for improvement or enhancement of future development and services provided, are listed under the Issues & Opportunities section. The issues and opportunities are listed under seven different sub-headings that address every element that could potentially affect the community.

The Development Strategies & Policies section is a listing of policies the local government will work toward implementing. These policies will provide ongoing guidance and direction to local government officials for making decisions that will be consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

The Decatur County Community Agenda is truly a community document drafted by the community for the community. And while its primary use is amongst local government officials and other development-related stakeholders, the goals and aspirations of the agenda cannot be achieved without the co-operation and support of its community. It is up to all the residents of Decatur County to make this a living and breathing document, rather than one that collects dust on a shelf. By working together, they can make this plan a reality.

