

## **Candler County Resource Team Report**

### **Introduction**

Last year, your community applied for a competitive process with the Department of Community Affairs in order to get special help with the preparation of your Comprehensive Plan. The first sections of your Comprehensive plans are due June 20, 2008. On the week of November 13, 2006 a team of planners, architects, city officials, DCA staff and others visited for the a full week to learn about your community with the help of your Mayor's, Council Members, Main Street Manager and others. Then the team used this knowledge to draft a series of recommendations.

### **Structure**

The following are the findings of the team. First you will find a set of recommendations that apply to all parts of the county, both the unincorporated county and the cities themselves, then you will find a narrative for each city, and then one for the unincorporated areas of Candler County.

### **Process**

This report represents a starting point for your community. You may comment on this report for three weeks after posting. After the comment period, a final report will be issued to you and be published on the web. Then, a prioritization meeting will be set up with your community, in order to determine what the stakeholders feel are the most pressing issues at hand.

After each introductory narrative section you will find the recommendations laid out in bullet format, inserted into a chart. Pay careful attention to these charts as they have very detailed information. This chart may be used to create your short term work program (STWP). The STWP is a necessary component of the Comprehensive Plan required under the Georgia Planning Act. The STWP is an invaluable tool that allows a community at a glance to see where it is headed in the future. The STWP should include major steps to be undertaken to implement recommendations, time frames to implement each recommendation, the party responsible for implementing the recommendations and the estimated cost and funding source if applicable. At

the end of this document you will find a fact sheet on small area planning which may help you understand and implement the given character areas and STWP recommendations.

## **Overall Development Strategy**

The team identified the following distinct character areas within Candler County and each of its cities. For each of these character areas you will find specific steps that can be taken below. A vision to help guide you is also provided.

### **Candler County and County Wide areas:**

Character Area: Conservation Areas

Location: Forest, wetlands, streams, rivers, wildlife habitat in Candler County

Vision: To preserve sensitive natural resources and protect wetlands from development

Character Area: Candler County Parks and Recreation

Location: Countywide

Vision: To reduce the role and impact of automobile throughout the community by creating open space, parks, and sidewalks to encourage pedestrian circulation.

Character Area: Agriculture/Heritage

Location: Unincorporated Candler County

Vision: Protect the rural character of the county, farm/forests and enhance the quality of people's lives through outdoor exposure and exercise.

Character Area: Housing- Unincorporated

Location: Candler County (unincorporated)

Vision: Control housing growth so as to maximize use of existing infrastructure and services while protecting rural character and sensitive ecological areas.

Character Area: Interstate Interchange & Gateway to Metter

Location: I-16 Interstate interchanges Exits 98, 104, & 111

Vision: Improve the "gateway" appearance of the interchanges and plan for the most efficient use of land at each interchange.

### **Metter**

Character Area: Downtown Metter

Location: Central business district, between Lee Street, Vertia Street, Kennedy Street, and Leroy Street

Vision: To create a lively, attractive town center where businesses thrive and residents can live, work, shop, and play.

Character Areas: Residential Areas of Metter

Location: Throughout city limits

Vision: Create balance of affordable, workforce housing opportunities, conducive to economic development and neighborhood redevelopment

Character Area: Hwy 46 East Corridor

Location: East end of Depot to Wallace Street

Vision: Create Metter Character Definition Transitioning to Downtown

## Pulaski

Character Area: City of Pulaski, Rural Village

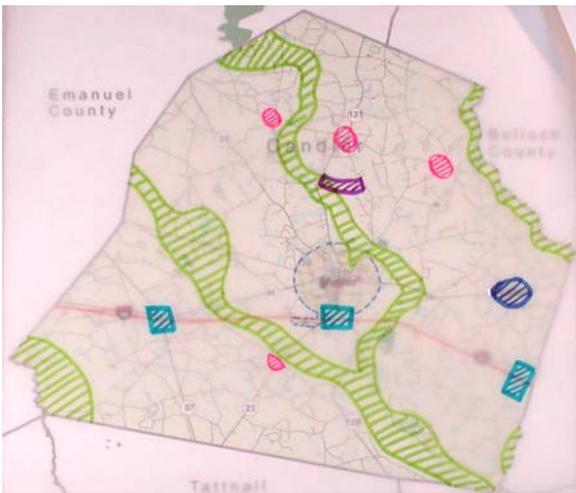
Location: Candler County, just west of Bulloch County, east of Metter on Hwy 46, all contained within city limits.

Vision: Expand and maintain rural village character

## County Wide and Unincorporated Recommendations

There are four main areas that need to be addressed county wide: Marketing, Job Creation, Zoning and Code enforcement, and Coordination of efforts.

Marketing is an overarching theme that will help unify and coordinate efforts in other areas concern, such as industry re-location and identity. A cohesive marketing plan will help Candler County and its cities develop an identity that is easy to pinpoint by both visitors and



**Figure 1-Character area map. Green-Conservation, Pink-Potential Crossroad nodes, Blue- Interchange areas**

prospective business. If a community looks like it is clean, safe, and a nice place to live it is more likely that an industry looking to relocate will consider a site in that community. The saying is that the CEO's wife picks the location to relocate too. This may not be true, but don't just consider your wonderful industrial park or your low taxes, also consider whether your downtown is attractive and your schools are quality. These are the things that will help your community rise to the top of the pile.

A first concrete step in your marketing plan should be to hire a professional web developer to create a website that should cover the county

municipalities, Metter, and Pulaski. This website could include links to programs, minutes, meeting notices and job opportunities as well as links to tourism related sites for your areas.

The Metter/Candler County Regional visitor information system is already a top notch stop on the way to Savannah. Your community can harness this to get people to your community, and just for Another Bloomin Festival! Your visitor center is already ADA compliant, with picnic tables and facilities, and an average of 25,000 visitors stop each year. A good first goal is to try and get 10% to make their way into Metter and surrounding areas.

Work with your Magnolia Midlands regional tourism representative to develop your tourism plan. As part of both marketing and cooperation, your community should also develop signage that helps orient people and creates a sense of place by adding another unifying element along their drive.

All of this can be for naught if zoning and code enforcement is not practiced. Throughout the county it was noted that there were many examples of very poorly maintained residential and commercial property. Enforcing minimum maintenance requirements will help create a visually attractive picture for both visitors and investors in your community.

A large portion of your unincorporated land is sensitive land that needs to be protected. This land can be classified as a conservation area, parks and recreation areas, or agricultural areas. A high percentage of the unincorporated land is agricultural. It is very important to protect the character of this area; in order to do this you need to first sit down and develop a land use plan. Working land is not just useful for production of agricultural products. Currently agritourism is a booming market. BerryGood farms and the Mennonite owned bakery on Hwy 46 East are two examples of places

that visitors might enjoy.

It is imperative that you work to protect the scenic beauty of your county, this land can be used by current and future residents in perpetuity by using sound stewardship practices now.



Figure 2-Example of signage that should county wide

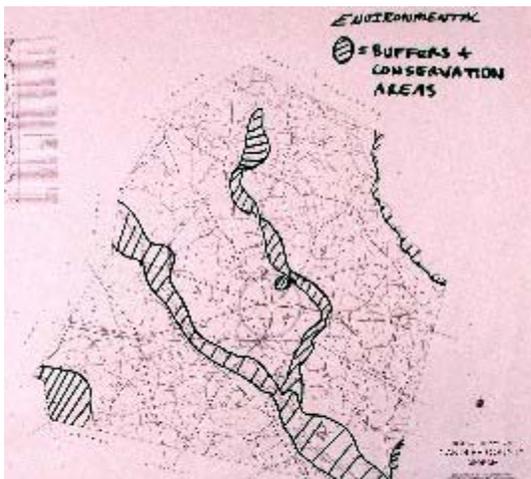


Figure 3-Conservation and Buffer areas

**UNINCORPORATED CANDLER COUNTY**

<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>
Create fire protection plan to cover all areas of county (based on five road miles from each station).				
Implement fire protection plan (station locations) based on population density and future growth projections.				
Prepare 50 year drought study for all dry hydrant locations (for ISO credit).				
Identify future EMS substation locations based on response times; first locations in population centers and high growth areas.				
Create consolidated planning, zoning, and building inspection department. Adopt administrative provisions of standard building code (City/County coordination).				
Create a consolidated planning commission.				

**CONSERVATION AREAS**

<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>
Enforce Regulations: Existing regulations and ordinances need to be enforced consistently and uniformly. This applies to Department of Natural Resources regulations (through the Environmental Protection Division) and Federal laws such as the requirements of the Clean Water Act.				
Adopt Environmental Conservation Overlay Districts: Section 12 from the proposed Candler County ordinance includes Protection Districts for groundwater recharge, wetlands, and major river corridors. Areas to be protected from development need to be carefully defined and				

identified. Once areas are identified, the county needs a strategy for implementation.				
Allow for Conservation Easements: Protect environmentally sensitive lands and productive agriculture/silvaculture lands in perpetuity with easements.				
Protect Isolated Wetlands: Federal restrictions on wetlands development applies only to wetlands that feed navigable waters. A local (county) permitting process needs to be implemented for isolated wetlands.				
Mitigate Landfill Impacts: County landfill is contiguous to 15 Mile Creek. Future expansion of landfill needs to address potential impact on watershed.				
Require 100ft. Buffers on Streams and Rivers: Protect surface waters from contamination and sedimentation by restricting development and other disturbances within 100ft of stream and river banks.				
Update and Maintain Delineation of Wetlands and Flood Zones: Accurate identification of sensitive wetlands and enforcement of regulations depends on current mapping information.				
Protect Existing Silviculture Lands: Encourage owners of silvaculture property to protect using conservation easements.				
Adopt Conservation Subdivision Requirements in the Subdivision Ordinance: Protect sensitive natural areas and provide public open space through low-impact development.				
<b>PARKS AND RECREATION</b>				
<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>
Create a multi-use trail for walkers, bicyclist, rollerbladers, and dog walkers. The trail should also be non-motorized and wheel chair accessible. The proposed trail should connect city of Metter with the Equestrian center and/or the city of Pulaski.				

<p>Create an open space overlay district to add to the current zoning ordinance which will increase parks and open space county wide. The open space overlay district will promote inter-connected greenways and corridors throughout the community, as well as provide contiguous greenspace with adjacent jurisdictions. The established open space will provide a public gathering place and the use of parks and community facilities as a focal point in the neighborhood. Another advantage is attractively landscaped walking trails and/or bike paths within the community and connecting to neighboring communities, businesses, and facilities to reduce reliance on automobiles. Open space should be protected by a conservation easement in favor of the county for conservation uses.</p>				
<p>Provide a density bonus to developers for adding parks and sidewalks to new developments. For example, if a developer exceeds the minimum required opens space, he would be eligible for a bonus which would allow him to increase density for preserving more open space.</p>				
<p>Encourage current landowners to donate land for parks and recreational uses by the county through non-profit organization or authorities.</p>				
<p>Create paths to interest points throughout the county in an effort to connect the community.</p>				
<p>Identify existing right-of-way locations to see where proposed sidewalks can currently be constructed.</p>				
<p>Encourage connectivity between residential zoned districts by adding bike lanes, sidewalks and/or trails.</p>				
<p>Make improvements to Jaycee Park. Add sidewalk access; re-surface tennis and basketball courts to increase activities in the area.</p>				
<p>Revise downtown area layout to incorporate more greenspace.</p>				

<b>AGRICULTURAL HERITAGE</b>				
	<b>Implementat ion Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
<b>Implementation Strategy</b>	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>
<p>Enhance the profitability of our farming community through agricultural tourism by promoting agricultural and farming heritage of Candler County.</p>				
<p>Establish a right to farm ordinance to protect the rural land use activities within the county.</p>				

Continue the development of a county land use plan with a diverse stakeholder committee.				
Consider large lots in Agricultural zoning district, 50 acre min.				
Find location and funding source for Farmer's Market facility. Contact Dublin City Manager for plans and cost, identify and contact local farmers that will bring their produce to the Market. Contact young farmers association.				
Meet with Chuck Clark, Development Authority Director about GA Tech study that has been completed for Candler County on the feasibility of a Farmers Market. Contact UGS extension service for assistance.				
Find location and funding source for Livestock exhibition facility. Contact John McKissick 706.542.9080/www.agecon.uga.edu.				
Contact Berry Good Farm about becoming and attraction for "Tourism" stop. Meeting facility will seat 150 people.				
Contact young farmers about assisting with Candler County farmers that will agree to participate in a "Tour of Candler Farms" Possible Resources: Mennonite grocery, Guido Gardens, Department of Econ. Development Tourism Division, Tourism Regional Reps, UGA extension Service.				
Finance from SPLOST funds, City of Metter to assume responsibility for the Farmer's Market, Candler County responsible for Livestock exhibition facility.				
Apply to East Georgia College's Georgia Rural Economic Development Center for a grant to develop a Marketing plan for these projects.				
Encourage next generation to appreciate their agricultural culture in the county by involving them in the multi-purpose Farmer's Market and Livestock Exhibition Center facilities for numerous and different community events.				
Establish several farming related events per year.				

**UNICORPORATED RESIDENTIAL**

<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>
Protect Agricultural Integrity through super-large minimum lot sizes with exception for direct family lineage.				

Tie developable zoning areas to future land use plan based on proximity to infrastructure, services, intersections, etc.				
Develop property maintenance code applicable to non-agricultural zones by incorporating applicable international code and local ordinance sections. Designate certified law officer to enforce-potential joint service				
Limit mobile home park growth by zoning designation applicable only to existing parks.				
Control new single-wide trailers through zoning definition of "dwelling."				
Fill building inspection position- possible joint service with Metter- can combine soil erosion and sedimentation.				
Implement wetlands, stream buffer, ground water recharge, etc. protection ordinance.				
<b>INTERSTATE INTERCHANGE AND GATEWAYS</b>				
<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>
Exit 98- Adopt and implement interchange overlay district ordinance to address potential growth that will occur as Exit 104 & Exit 111 reach development capacity as well as potential development from new rest area near Exit 98.				
Exit 111- Adopt and implement interchange overlay district ordinance to address potential growth that will occur as Exit 98 & Exit 104 reach development capacity.				
Exit 111- Consider establishing a joint task force or a joint development authority with neighboring counties (Bulloch & Evans) to master plan and direct light industrial and commercial development in appropriate areas with a focus on quality growth.				
Exit 104-Develop and implement an interchange master plan from east side of Paradise Lake, south to city limits south of I-16, north to Stripling Street, and west to Hwy 129 (Leroy Street).				
Exit 104- Adopt and implement an interchange overlay district to guide quality growth. This ordinance should include design guidelines for signs, landscaping, buildings, etc. These guidelines would also address design and development issues related to the "Clifton Parkway."				

Exit 104- Adopt and implement a corridor management plan and a corridor overlay ordinance for Hwy 129/Leroy Street corridor to help address residences looking at back of commercial structures.				
Exit 104- Promote safe connectivity elements from West and East sides of Hwy 121 to promote walkability between hotels, restaurants, paradise lake and visitors center. Establish pedestrian crosswalks at intersections with appropriate signage and landscaped buffers at each roadside and in the medians.				
Exit 104- Consider alternative route of Lytell Street to give truck traffic access into Industrial Park. Bond financing or One Georgia funds may be options to acquire necessary property and right-of-way to widen the road and create appropriate traffic signals at intersection of Lytell Street and Hwt 121.				
Exit 104- Create implement an overall airport master plan and expansion project to extend runway to 5,000 feet. Future expansion to 7,500 feet may be an option if property can be acquired. Airport master plan should include design guidelines that ensure airport development builds on attractive gateway appearance of Exit 104.				

## Metter

Downtown Metter is well on its way to embodying the vision laid out for it by the team: To be a lively, attractive town center where businesses thrive and residents can live, work, shop, and play. To fully realize this vision, first DCA recommends that your community review



**Figure 4-Allied building**

previous recommendations by DCA, the University of Georgia and others. A cursory look at these previous reports shows that many of the recommendations within are still germane and should be implemented.

A good starting point for action steps would be to consider the image of your Downtown from a visitor's standpoint. The first things a visitor would notice are 1.) your tree lined medians, 2.) your historic buildings and 3.) your ample open space and parking. These are the things you want to protect and encourage. Consider extending your tree lined medians into new residential developments and possibly onto existing roads. Create a tree ordinance to protect the trees you have and encourage the additions of new trees. Consider a local historic district designation. You already have one National Register district and are applying for two more. However, this designation provides no protection for these historic buildings. The Historic Preservation Division of the Department of Natural Resources can help you come up with these design guidelines. Your city was historically planned with a series of squares that run through downtown. Two of the squares are currently used for parking. Metter has abundant street parking, even during Another Bloomin Festival, and therefore it is recommended that you reclaim the squares as open greenspace. These visual aspects will provide pleasing continuity and sense of place to your downtown, zoning measures will help keep that aesthetic in place and encourage varied and dynamic uses and populations of your downtown.



**Figure 5-Inviting downtown park**

You should change your zoning laws to allow by-right mixed use development and allow more density. Your zoning as it stands right now would not allow the current and historic density or your downtown commercial area. Your zoning should allow developers to build multi-use buildings on smaller lots and not require those developers to provide off street parking as noted above; you have ample parking that should be shared by all business. Vacant lots and buildings

**Figure 6-Your agricultural heritage and historic structures can be a huge draw for tourists**



should be rehabbed or have appropriate infill development.

Perhaps the city could provide tax incentives for property owners for HVAC, façade improvements, interior restoration, etc.

Working class people in Metter are having a crisis in housing.

There is a dearth of affordable housing options for middle class citizens such as firemen, teachers, nurses, etc. You can use the

Georgia Initiative for Community Housing to break down regulatory barriers, re-evaluate zoning code with respect to lot sizes, change definition of dwelling etc. to help encourage

development of new affordable housing choices. Consider allowing more mixed-use development in-town to let more people live within the city. This could potentially be most beneficial to the elderly population. Your senior apartments have a perpetual waiting list and it would be a boon to everyone to have your seniors living downtown within walking distance to all the amenities. Another pressing problem with housing is the proliferation of singlewide trailers. Enforcing a minimum property maintenance code could help clear some of the blight as well as create a new definition for dwelling that would exclude singlewides.

The commercial corridor leading out Hwy 46 east is currently a relatively blank canvas. Consider adding trees and shrubs along the road and inserting a tree lined median, to keep the idea of “Metter” flowing outside of downtown. Creating a community commercial zone in this area and the area around the public housing and school would provide the opportunity for small shop owners to serve your community that does not currently rely on auto transportation.

# City of Metter, Georgia

## Recommended Future Character Areas Map



### Legend

— Streets

••• Greenway Trail Connections

### Metter

#### Character Areas

••• Agriculture

■ Business District

■ Gateway & Special Corridors

■ Industrial

■ Manufactured Housing

■ Neighborhood Redevelopment

■ Public--Parks & Schools

■ Public--Transportation & Utilities

■ Traditional Neighborhood



<b>DOWNTOWN METTER</b>				
<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>
Implement previous study or charrette recommendations: Where appropriate, implement recent recommendations for economic development and streetscape/open space improvements as provided by the Department of Community Affairs and UGA.				
Allow by-right mixed use development / Adopt a new zoning ordinance: Existing development downtown would be illegal by the current zoning ordinances. Need to allow developers to build multi-use buildings on smaller lots with no off-street parking requirements.				
Adopt a local historic district designation ordinance: Protect existing historical buildings and maintain integrity of downtown by regulating the appearance, setback, building height and massing, etc. of existing and proposed structures. Hire a state or private consultant to create design guidelines specific to downtown Metter.				
Designate National Register Historical District: Enact this district concurrent with the local district and with similar boundaries. National District is for tax incentives and prestige; local district is for actual legal protection from demolition as well as legal restrictions on design and compatibility.				
Infill vacant lots and rehab vacant buildings: Revitalize downtown with increased commercial and residential activity and identify vacant lots for infill and vacant buildings for rehabilitation (example: North Broad Street across from public park). Need to encourage appropriate infill in context with existing buildings. Give new uses to abandoned/vacant storefronts through rehabilitation of interiors and exteriors				
Complete streetscape improvements: Secure funding and identify streets and sidewalks in need of next phase of improvements.				

Adopt tree ordinance: Protect existing trees and require new trees to be planted as part of new development. Downtown has many old trees and environmentally important shade trees that need to be preserved.				
Allow tax incentives for property owners who rehab their buildings: Property tax reduction for building owners who update HVAC, improve façade, restore interiors, etc.				
Create entrances for Downtown: Downtown “gateways” in all directions and boundaries establish a sense of place and create identity for downtown.				
Encourage shared parking: Downtown currently has a surplus of parking spaces which could be better utilized as parks or open space in several locations, especially the two blocks of parking lots between South Broad and North Broad streets. During festivals other commercially-owned surface lots could meet parking demands by allowing shared parking.				
Increase match for façade improvements: Encourage quality rehabilitation by incentivise-ing façade improvements.				
Apply for “Certified local government” status: The National Park Service helps local governments strengthen their preservation efforts through a certification program that would make Metter eligible to receive state Historic Preservation Fund Grants to pay for Local District Ordinance and technical assistance from the State Preservation Office.				
Enforce property maintenance codes to make downtown buildings more attractive and useable.				
Adopt signage ordinance to restrict billboards, oversized signs, banners and certain kinds of lighted signs: Require signage on buildings and awnings to be minimal and in character with surrounding businesses and/or residences.				
Encourage connectivity to I-16 through wayfinding: Attract visitors using well-designed signage that links downtown entrances/gateways with those for the city at I-16.				
Create a tax allocation business improvement district, to pay for infrastructure/facilities to improve downtown.				

<b>METTER RESIDENTIAL</b>				
<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	Identify possible technical and	Choose One:	Choose One:	Who will implement Recommendations?

	<b>funding assistance</b>	Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	High Moderate Low	
Break down regulatory barriers to affordable housing, re-evaluate zoning code with respect to lot sizes, dwelling definitions, etc. to stop proliferation of single-wides and incentivize infill of affordable housing construction. Refuse to lose creativity and partnerships.				
Establish financing incentives through CHIP, CDBG, USDA, DCA, and local banks to expand potential home-owner market.				
Establish a redevelopment plan wherein city commits in-kind resources, police power, etc to make in-fill lots attractive, to builders, explore sale of unused alleys to raise funds. Target empty properties.				
Educate public and potential partners to opportunities through media, public speaking, housing fairs, etc.				
Limit mobile home park growth by zoning designation applicable only to existing parks				
Explore opportunity for mixed use to include housing in downtown district.				
Develop historic preservation ordinance and commissions to protect, promote and partner in redevelopment of historic neighborhoods.				
Add "Tree-Lined median" signature as requirement at entrance of new subdivisions.				
<b>HIGHWAY 46 EAST CORRIDOR</b>				
<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>
Plant median area between highway and railroad with trees and shrubs introducing traveler to Metter's signature "Tree Lined Median" community.				
Develop property maintenance code incorporating applicable portions of international and local code ordinance. Designate a certified police officer with code enforcement authority (city marshal?)-deal with junkyard on the southside				
Develop community commercial overlay district applicable to transitional commercial				

corridors leading to downtown. Should cover transitional setbacks, appropriate construction, and appearance standards.				
Explore possibility of historic mural on Green Grocery building. City cost could improve marketability and draw attention to downtown historic district entry. Look at potential purchase for county-wide records retention facility per short term work program.				

# Pulaski



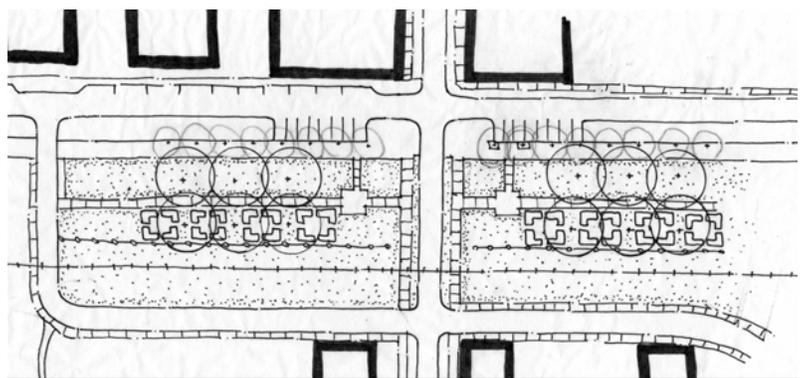
**Figure 7-Adding some grass makes a big impact**

Pulaski lies east of Metter on Hwy 46. Commuters travel this road and through Pulaski on the way to Statesboro at an ever increasing rate. Currently there is no traffic calming device on HWY 46 and two stop signs that are routinely ignored in the commercial district. This is creating a situation that is both unsafe and not conducive to capturing commercial business. It is important to try and mitigate some of the speed issues. Cars zooming right through downtown discourage pedestrian traffic, which can be a detriment when commercial properties move in. Adding more greenspace where possible as wells as connecting sidewalks well help add to the visual beauty of Pulaski.

The current zoning in Pulaski currently needs to some special attention. As it stands, the tiny commercial district enables uses such as RV sales and drive- ins legally. The

community has expressed that these uses are not acceptable to them, yet does not realize that they might have no legal standing to prevent them as the law stands.

A four acre parcel fronted on all four sides by roads was recently purchased and the land owner’s intention for the land is unknown. It is imperative that appropriate density is encouraged on this parcel. This parcel and some of the parcels currently zoned as Agricultural within the city limits are great examples of land where the density can be raised to encourage smart growth rather than sprawled growth.



**Figure 8-Landscape for Railroad Street**

Implementation Strategy	Implementation Assistance	Timeframe	Cost Level	Responsible Party
	Identify possible technical and funding assistance	Choose One: Immediate (0-2 yrs) Med-Term	Choose One: High Moderate Low	Who will implement Recommendations?

		(3-5 yrs) Long-Term (6-10 yrs)		
Extend sidewalks from commercial district on County Road 55/Railroad street to Hwy 46.				
Extend sidewalk on Main street to connect Depot to Commercial Areas.				
Create a pedestrian and bike path connecting Green Street to Downtown area.				
Renovate existing housing to maintain community character.				
Create minimum property maintenance ordinance to address safety and aesthetic issues.				
Create design guidelines that regulate density and mass issues for new constructions.				
Create commercial district at the intersection of Maine and Railroad by redeveloping old post office and small commercial building across from Depot and another a at Hwy 46 and Maine and across 46.				
Develop signage standards that complement character of Pulaski.				
Develop drainage plan in consultation with consultant.				
Enhance town center with greenspace, traffic calming, sidewalks and re-use of existing buildings (see sketch plan).				
Renovate Depot and re-locate town activities there to free up commercial space.				
Revisiting zoning plan to ensure compatible residential development occurs in 4 acre parcel that was recently purchased.				
Create water fee structure for approaching development.				
<b>PULASKI RESIDENTIAL</b>				
<b>Implementation Strategy</b>	<b>Implementation Assistance</b>	<b>Timeframe</b>	<b>Cost Level</b>	<b>Responsible Party</b>
	<b>Identify possible technical and funding assistance</b>	<b>Choose One:</b> Immediate (0-2 yrs) Med-Term (3-5 yrs) Long-Term (6-10 yrs)	<b>Choose One:</b> High Moderate Low	<b>Who will implement Recommendations?</b>

Develop compatibility ordinance for new construction with design review by committee prior to permitting (close version of historic preservation commission).				
Adopt permitting and building inspection codes- contact with Metter.				
Adopt property maintenance STOs- contract with city/county for enforcement				
Redefine "dwelling" in zoning code to stop new single wide trailers.				

## **Candler County Issues & Opportunities**

### **Overall Development Concept**

- Creating an Overall Development Plan and map of suggested character areas county-wide by conducting a comprehensive assessment of existing development regulations to eliminate barriers to quality growth types of development, including zoning, subdivision regulations, design guidelines, signage controls or other strategies for avoiding unattractive development patterns.

### **Environmental Protection & Open Space**

- Creating a county-wide plan to preserve and address growth impacts on environmental resources that are attractive to potential development.

### **Land Use**

- Avoiding a "bedroom community" development trend by balancing residential growth with new economic development.

### **Appropriate Economic Development**

- Recruiting & retaining appropriate businesses and industries to maximize economic benefits through local business development, creation of a marketing strategy for the community's agricultural assets, and use of redevelopment tools (i.e. Community Improvement Districts, Tax Allocation Districts, and the Urban Redevelopment Act).
- Creating a plan to maximize economic benefits of new development – provide new jobs and workplaces (for residents), as well as workforce housing.

### **Housing Choices**

- Developing a plan to balance the community's affordable and available housing needs, infrastructure, and land use with the abundance of high-end housing currently under construction.

### **Intergovernmental Coordination**

- Improving coordination with jurisdictions on having a credible strategy for providing infrastructure and other services to guide development in the area.

### **Sense of Place**

- Encouraging revitalization of downtown areas making them pedestrian-friendly activity centers with better linkage between the nearby freeway interchanges to draw visitors into downtown areas.
- Encouraging preservation of historic structures and resources.
- Upgrading the viability and appearance of commercial corridors, including creating more attractive gateways.

## Small Area Planning

### What is Small Area Planning?

What the resource team did throughout their visit is considered small area planning. Cities and counties are made up of smaller areas that have their own set of defining characteristics. A small area plan is any plan that addresses the issues of a portion of the government's jurisdiction. DCA's Local Planning Requirements call for identification of many such small areas, or character areas, in each community and for description of a vision for future development of each of these character areas. Character areas are defined as specific geographic areas that meet the following criteria:

- Have unique or special characteristics;
- Have potential to evolve into a unique area when provided specific and intentional guidance; or
- Require special attention due to unique development issues.

More detailed planning work is likely needed to refine the general vision and plan for these character areas. This planning will go beyond identifying the character of the area and what you want the place to be like in the future. The planning will be focused and more detailed, likely considering desired development patterns on a parcel-by-parcel basis.

This more detailed planning results in a "small area plan" -- a master plan with specific design standards and guidelines to direct the future growth and development of the area. It should consider appropriate uses, development patterns, street patterns, that apply to the area and describe the type of development – its style and physical characteristics – that should be preserved or achieved. A successful small area plan will serve as a guide for land use, zoning, public improvements, set-aside of open space and identify opportunities for revitalization. The result should be a comprehensive guide for transforming an area into the realization of the plan's vision. The advantage of a small area plan is its ability to engage issues and people on a close-up, personal scale. The result can be a richly detailed plan that addresses the area's unique issues with tailored solutions.

### How to Plan for Small Areas

Your planning should build upon the general vision for the area contained in the Community Agenda portion of the local comprehensive plan. The "Defining Narrative" portion of the Community Agenda is a good place to start, since it defines the intended future for the area that was agreed upon during the local comprehensive planning process.

To complete the small area plan, you will likely need additional data and more detailed information about the area, such as:

- ♦ The condition of buildings in the area – are they vacant or dilapidated, and should they be restored, renovated, rehabilitated, or demolished? Opportunities, such as abandoned commercial buildings that can be adapted to provide housing, or public buildings and spaces that can be reused to benefit the area.
- ♦ Economic conditions within the area, considering employment, labor force, and the opportunities for jobs creation. Where economic development is an issue, this information is essential.

- ◆ Infrastructure within the area, considering streets – both condition, design, and function, as well as whether additional streets are needed; pedestrian and bicycle facilities; utilities – including the age, condition, and adequacy of water, sewer, and drainage services; public safety – police, fire, and emergency services; and communications.
- ◆ Natural and cultural resources – types of resources that may need protection, threats to the resources, and the impacts of growth in the area on the resources.
- ◆ Additional demographic information to help identify special needs or market potential of the area.

Citizens play a key role in developing small area plans. Key to every plan is a thoughtful public involvement strategy includes a wide range of mechanisms for people to share their ideas, questions and concerns. Use fun, interactive participation techniques, such as design charrettes, community image surveys, cognitive mapping, a [Quality Growth Resource Team](#) visit or photo journals to involve citizens in the planning process. See OPQG Resources (link) below for information on these and other participation and visioning techniques.)

Through these interactive processes, you will define the outcomes the citizens want to achieve:

- specific types or mixes of uses,
- architectural design,
- desirable public improvements,
- protection of special areas (cultural, historic, environmental), or
- desired types of businesses or job-generators to attract to the area.

The results are best depicted on a map or series of maps, with supporting text and illustrations that clearly and specifically define the desired future development patterns for all portions of the character area on a parcel-by-parcel basis.

### **Resources and Additional Information**

There are many resources to assist you in small area planning. There are also numerous fine examples of the results of a planning process for small areas. This selected list should help you get started.

### **OPQG Resources**

- ◆ [The Best Practices Toolkit](#) has tools for corridor studies, overlay district, transit oriented development, small area plans, and specific plans that will help you in developing small area plans in your community.
- ◆ [Discovering and Planning Your Community Character](#)
- ◆ [Character Areas: Techniques and Guidance](#)
- ◆ [State Planning Recommendations: Recommended Character Areas](#)
- ◆ [Planning for Community Involvement](#)
- ◆ [State Planning Recommendations: Community Participation Techniques](#)

### **Good Examples of Small Area Planning**

- ◆ Forsyth County, NC, has created a comprehensive plan built upon plans for the small areas that make up the county. Forsyth County and Winston-Salem have a

joint city-county planning department. You can find the [Legacy Development Guide](#) at [www.cityofws.org](http://www.cityofws.org). Select the “[planning](#)” department”, where you will find a list of [publications](#).

- ◆ Greenville, SC, has a successful neighborhood planning program. Access to the neighborhood plans online is available at [www.greatergreenville.com](http://www.greatergreenville.com). Select the “[neighborhoods](#)” menu and select “[community development](#).” Here you will find links to neighborhood plans and other resources.
- ◆ Hampton, VA, prepares a comprehensive plan for the entire city, for each sector – called planning areas- and also for small areas and neighborhoods. Some of these plans are modest in scope, yet still provide the detailed strategies for a small area to achieve the goals for its future within the community. Hampton is bounded by Chesapeake Bay, Langley Air Force Base, two cities, and the unincorporated county. Information is available at [www.hampton.gov](http://www.hampton.gov). Select the “City Departments” menu and select “[Planning Department](#).” Select “Plans/Documents/Ordinances for links to the comprehensive plan, sector plans, neighborhood plans, and small area plans.
- ◆ [Preserving Community Character in Hunterdon County, A Community Design Handbook](#), prepared by the Hunterdon County Planning Board, Flemington, NJ. Available online at [www.co.hunterdon.nj.us](http://www.co.hunterdon.nj.us). Select the “Planning Board” from the list of agencies, the select “Planning Board Publications,” to get a list of publications that includes the community design handbook.
- ◆ Huntersville, NC, has prepared some small area plans for portions of the community requiring more detailed attention. Of particular interest is the [Downtown Master Plan](#), which contains information on public participation methods that may be helpful. You can locate the comprehensive plan and the small area plans at [www.huntersville.org](http://www.huntersville.org). Select the “Departments” menu and select “Planning.” At the [Planning Department](#) web page, select “[Studies](#)” for links to the various plans.
- ◆ The Knoxville/Knox County Metropolitan Planning Commission in Knoxville, Tennessee, has a long history of sector planning and neighborhood planning to bring definition to the small areas throughout the city and county. For more information go to the web site at [www.knoxmpc.org](http://www.knoxmpc.org). Select “[plans and studies](#)” menu for a list of available resources. There are sector plans, neighborhood plans, and small area plans, some available for purchase and some for downloading.
- ◆ Louisville/Jefferson County, KY, created a far-reaching comprehensive plan to guide development based on protecting and enhancing the unique character of the neighborhoods throughout the county. At the time of preparation it was an innovative was to make planning and development decisions based on “form districts.” More jurisdictions are planning based on character and form, but Jefferson County is a leader in the approach. Information on the Cornerstone 2020 plan is available at [www.loukymetro.org](http://www.loukymetro.org). Select “departments” and “[planning and design](#)” for the web page for the planning department.
- ◆ Raleigh, NC, has a comprehensive planning process that includes several types of small area plans – plans for business districts, corridors, neighborhoods, regional centers, and watersheds. For access to the various plans, the city’s web site is [www.raleighnc.gov](http://www.raleighnc.gov). Select the “departments” menu, and select “[planning](#).” Here you will find links to the various services and publications. Select “[comprehensive planning](#)” for links to the comprehensive plan. Follow the links to the various districts for lists of the small area plans in each district. Select “[strategic planning](#)” for links to redevelopment plans, another type of small area plans.

- ◆ Denver, CO has set up a standardized process, format and planning tools to ensure that all small area plans fit within the context of the broader goals of the city's plan. See Denver's [Small Area Planning](#) guide for more information.

### **Books and Reports**

- ◆ A report entitled [Placemaking, Tools for Community Action](#) is identified as a starter kit for people to use in identifying tools and determining the applicability of those tools to their local needs. This document can be found online at [www.placematters.com](http://www.placematters.com). At the web page, select "Colaboratory;" then "[Resource Library](#)," to find a list of interesting and helpful resources, including this report. Select "[Tools for Community Design and Decision Making](#)" for the report.
- ◆ The National Trust for Historic Preservation has published [Rebuilding Community: A Best Practices Toolkit for Historic Preservation and Redevelopment](#). This document describes a variety of tools and places where the tools have been used successfully. If you have a small area focused on redevelopment and/or historic preservation, this guide will be helpful to you. Available online at [www.nationaltrust.org](http://www.nationaltrust.org). Select the "[Community](#)" menu and select "[Housing](#)," then "[General Resources](#)" where you will find this document.
- ◆ Small areas that are focused on conservation and environmental resources may be protected through techniques such as "conservation design." An excellent resource is the book, [Conservation Design for Subdivisions](#), by Randall G. Arendt, 1996, published by Island Press, Washington, D.C.
- ◆ The Planning Commissioners Journal has a Special Collection, called [Taking a Closer Look: New Development, Traditional Patterns](#). While the PCJ is targeted to citizen planners, this collection provides an excellent overview of new urbanism techniques and is useful to both the novice and seasoned planner. Contact the editors at [www.plannersweb.com](http://www.plannersweb.com).
- ◆ The American Planning Association publishes a monthly report entitled [Zoning Practice](#). Each month highlights an innovative tool for planning and zoning. Issue 8 in August 2004 is devoted to "Transit-oriented Development." Subscribe to the series at [www.planning.org](http://www.planning.org).

### **Other Web Sites**

- ◆ The web site for the American Planning Association has a link for neighborhood planning. Here you will find links to dozens of neighborhood-related resources. Choose the links that look interesting and helpful for your situation. [www.planning.org](http://www.planning.org). Select the "research" menu, and then select "projects" to find "[Neighborhood Collaborative Planning](#)."

## Candler County Quality Growth Resource Team

### **Matt Bishop**

Public Service Assistant  
Fanning Institute  
University of Georgia  
1240 South Lumpkin Street  
Athens, GA 30602  
706-542-1108  
mlbishop@uga.edu

### **Jan Coyne**

Public Service Assistant  
Fanning Institute  
University of Georgia  
1240 South Lumpkin Street  
Athens, GA 30602  
706-542-6193  
jcoyne@uga.edu

### **Kyle Bondurant**

Student  
Construction Management and Civil  
Engineering Technology  
Georgia Southern University  
219 Shannon Ct.  
Senoia, GA 30276  
770-599-9664  
daniel.bondurant@gmail.com

### **Dave Cranford**

Downtown Regional Representative  
Office of Downtown Development  
Georgia Department of Community Affairs  
PO Box 16353  
Dublin, GA 31040  
478-275-9039  
dcranfor@dca.state.ga.us

### **Rebecca Born**

Associate Planner  
Office of Planning and Quality Growth  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, GA 30329  
404-679-4859  
rborn@dca.state.ga.us

### **Jim Crowdis**

Region 9 Representative  
Office of Regional Services  
Georgia Department of Community Affairs  
PO Box 13221  
Dublin, GA 31040  
478-272-8299  
jcrowdis@dca.state.ga.us

### **Julie Brown**

Associate Planner  
Office of Planning and Quality Growth  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, GA 30329  
404-679-0614  
jbrown@dca.state.ga.us

### **Carmine Fischetti**

Community Design Specialist  
Office of Downtown Development  
Georgia Department of Community Affairs  
225 West Broad Street  
Athens, GA 30601  
706-425-2926  
cfischet@dca.state.ga.us

### **Glenn Coyne**

President  
Coyne Planning Associates  
2230 Smoke Stone Circle  
Marietta, GA 30062  
770-992-0307  
gcoyne@comcast.net

### **Jennifer Fordham**

Economic Development Representative  
Office of Community Development  
Georgia Department of Community Affairs  
PO Box 666, Statesboro, GA 30459  
912-865-4212  
jfordham@dca.state.ga.us

**Jim Frederick**

Director  
Office of Planning and Quality Growth  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, GA 30329  
404-679-3105  
jfrederi@dca.state.ga.us

**Ryan S. Madson**

Urban Planner/Designer  
Lott + Barber Architects  
110 East President Street, Suite 300  
Savannah, GA 31401  
912-234-5230  
rmadson@lottbarber.com

**Steve Gavigan**

Associate Planner  
Office of Planning and Quality Growth  
Georgia Department of Community Affairs  
PO Box 61326  
Savannah, GA 31420  
912-921-8924  
sgavigan@dca.state.ga.us

**Chrissy Marlowe**

Manager, Education Services  
Office of Planning & Quality Growth  
Georgia Department of Community Affairs  
225 West Broad St.  
Athens, GA 30601  
706-425-3077  
cmarlowe@dca.state.ga.us

**Darren George**

Land Planner / Designer  
Bilson & Associates  
40 Powder Springs Street  
Marietta, GA 30064  
770-419-0006  
darren@bilsonassociates.com

**William Rutherford**

Network Systems Administrator I  
Office of Information Systems  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, GA 30329-2231  
404-679-4902  
wrutherf@dca.state.ga.us

**Darren Harper**

Economic Development Director  
City of Kingsland  
PO Box 250  
Kingsland, GA 31548  
912-729-7530  
dharper@kingslandgeorgia.com

**Trinetta Skinner**

Community Development Director  
City of Waynesboro  
628 Myrick Street  
Waynesboro, GA 30830  
706-554-8000  
tskinner@waynesboroga.com

**Cam Jordan**

Community Development Director  
City of Fitzgerald  
116 North Johnston Street  
Fitzgerald, GA 31750  
229-426-5060  
camjordan@mchsi.com

**Andrea Stein**

Downtown Development Director  
City of Waynesboro  
628 Myrick Street  
Waynesboro, GA 30830  
706-554-8000  
astein@waynesboroga.com

**John Karrh**

Associate Planner  
Office of Planning and Quality Growth  
Georgia Department of Community Affairs  
PO Box 1104  
Statesboro, GA 30459  
912-489-3483  
jkarrh@dca.state.ga.us

**Bradd Stuart**

Planner  
Office of Planning and Quality Growth  
Georgia Department of Community Affairs  
1660 South Lumpkin Street, #2  
Athens, GA 30606  
706-552-1676  
bstuart@dca.state.ga.us

912-353-8293

[ewhite@dca.state.ga.us](mailto:ewhite@dca.state.ga.us)

**Leslie Stumpff**

Associate Planner  
Office of Planning and Quality Growth  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, GA 30329  
404-679-3114  
[lstumpff@dca.state.ga.us](mailto:lstumpff@dca.state.ga.us)

**Evan Thibeault**

Manager  
Main Street Design Assistance Program  
The Georgia Trust  
225 West Broad Street  
Athens, GA 30601  
706-425-2926  
[ethibeault@georgiatruster.org](mailto:ethibeault@georgiatruster.org)

**Alyce Thornhill**

Director of Economic Development  
City of St Marys  
400 Osborne Street  
St. Marys, GA 31558  
912-882-8111  
[alyce.thornhill@tds.net](mailto:alyce.thornhill@tds.net)

**Ann Treadwell**

Consultant  
PO Box 36  
Dalton, GA 30722  
706-516-9955  
[Sigh1@alltel.net](mailto:Sigh1@alltel.net)

**Daniel Westcot**

Community Forester  
Georgia Forestry Commission  
836 West Hwy 80  
Pooler, GA 31322  
912-330-0918  
[dwestcot@gfc.state.ga.us](mailto:dwestcot@gfc.state.ga.us)

**Ebony White**

Region 12 Representative  
Office of Regional Services  
Georgia Department of Community Affairs  
PO Box 5640  
Savannah, GA 31414

