

Colquitt County

2028

Community Agenda

and the cities of

Berlin

Doerun

Ellenton

Funston

Moultrie

Norman Park



We will be a vital, dynamic and growing community that honors and maintains its heritage through increased collaboration and economic opportunities in order to provide a superior quality of life that makes us the envy of Southwest Georgia.

Southwest Georgia Regional

Development Center

June 30, 2008



Colquitt County

We will be a vital, dynamic and growing community that honors and maintains its heritage through increased collaboration and economic opportunities in order to provide a superior quality of life that makes us the envy of Southwest Georgia.

Character Areas

Crossroad Communities

Remnants of earlier Colquitt County communities are scattered across the County's landscape and make up this character area. The County has 14 unincorporated communities within its boundaries and includes: Autreyville, Bay, Barbers, Center Hill, Cool Springs, Crosland, Hartsfield, Minnesota, Murphy, New Elm, Pineboro, Schley, Sigsbee and Ticknor. All but two communities (Barbers and Cool Springs) are located along County highways that connect the city of Moultrie to other communities inside and outside of the region. The few homes that can be found in these areas are typically located far apart from one another on large agricultural lots. The communities have few paved roads and the majority of the dirt roads leading to area farms. Sidewalks are non-existent, confining pedestrian access to the gravel edge of area roads. Commercial activities are limited and may not extend beyond a local post office or convenience store.

Vision: Planned residential communities where new development could be focused that offers the appeal of country living but provides community services and commercial activities within walking distance.

Development Patterns

- Residential developments that incorporate "Corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
 - Site built single-family housing that incorporates traditional colonial design elements including columns, shutters, large front porches and any other additional elements reminiscent of Southern plantation style homes.
 - Manufactured housing on masonry foundations with pitched roofs permanent front porches and landscaped so as to blend in with other housing types commonly found within the neighborhood.
- Additions of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhoods.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmental significance and toward areas that have already been settled.
- Infill development on vacant or under-utilizing sites.



- *Homes, shops, small business and institutions grouped together in villages or mixed use centers that serve adjacent neighborhoods.*
- *Centers are very pedestrian friendly, and include pleasant community gathering spaces.*

Specific Land Uses

- *Agricultural Uses*
- *Single-family residential*
- *Neighborhood Commercial*
- *Community Facilities (i.e. fire departments, voting precincts, community centers, etc.)*

Quality Community Objectives

- Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Housing Opportunities Objective:** 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.
- Traditional Neighborhood.** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- Growth Preparedness Objective:** 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, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- Open Space Preservation Objective:** 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 greenbelts/wildlife corridors.

Implementation Tool Box



Infill Development Plan

A comprehensive strategy for encouraging infill development in areas of the community that already have access to community facilities and services and away from Greenfield development. This plan will also regulate development to assure the quality of life in established neighborhoods is not adversely affected. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Agricultural Area

This area represents most of the County's land and is actively farmed for cotton, peanuts, corn, tobacco and various other types of produce. Homes in this area typically belong to the farmer and/ or owner of the land. Smaller manufactured homes can also be found in these areas which often provide housing for field workers. Some of these homes are in poor aesthetic condition and could be improved quite simply through maintenance routines. A network of dirt roads provides vehicular connection between the agricultural areas and other areas in the County. Portions of this area are becoming increasingly threatened, as scattered new development continues to encroach further and further onto prime agricultural land.

Vision: Pristine agricultural land that has avoided unnecessary intrusion by non-farm related activities and continues to be a source of pride and an economic driver within the community.



Development Patterns

- *Very large lot sizes (2+ acres) are encouraged to limit development density and protect farmland and rural character.*
- *Clustering development to preserve open space within the development.*
- *Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.*

Specific Land Uses

- *Farming*
- *Agricultural processing plants*
- *Other related Agri-businesses*

Quality Community Objectives

- Appropriate Businesses Objective:** 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.
- Open Space Preservation Objective:** 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 greenbelts/wildlife corridors.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from 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.

Implementation Tool Box



Conservation Easements

Involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.

Suburban Area Developing

This area has seen much residential development pressure over recent years and will likely continue during the plan horizon. The appeal of this area to developers and buyers may be the country-like atmosphere, while still being in close proximity to the amenities associated with city life. This area was not previously serviced by City of Moultrie utilities until development began. The potential for annexation into the City of Moultrie in the near future exists if current annexation practices continue. Much residential development has been approved for the area but only a small amount has begun construction. The finished homes located here are large detached single-family houses on large lots, situated on a curvi-linear street pattern with no connectivity to neighboring subdivisions. Pedestrian access is low, as there are no sidewalk provisions as of yet.

Vision: An area of low density single-family development with links to the city by way of decentralized services that still maintains a suburban feel and fosters a neighborhood atmosphere.

Development Patterns

- *Urban growth or service boundaries that discourage/prohibits development outside border.*
- *Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.*
- *Clustering development to preserve open space within the development.*
- *New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.*
- *Site built single-family housing that incorporates traditional*



colonial design elements including columns, shutters, large front porches and any other additional elements reminiscent of Southern plantation style homes.



- *Residential development that offers a mix of housing types (single family homes, town homes, live/work units and apartments) densities and prices in the same neighborhood.*
- *Distribution of affordably-price homes throughout locality/region.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.*

Specific Land Uses

- *Single-family residential*
- *Light Commercial*
- *Community Facilities (i.e. Community Centers, schools, libraries etc.)*
- *Recreational Facilities*

Quality Community Objectives

- **Growth Preparedness Objective:** 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, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

- **Traditional Neighborhood.** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Open Space Preservation Objective:** 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 greenbelts/wildlife corridors.
- **Housing Opportunities Objective:** 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 Tool Box



Conservation Subdivision Ordinance

Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site.

Maximum Block Length, Width and/or Perimeter

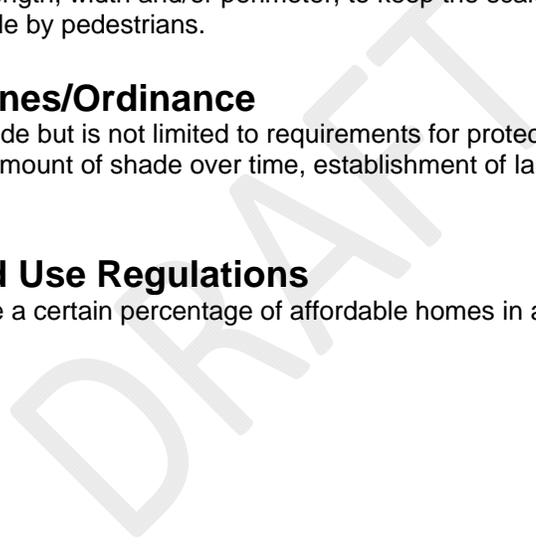
Maximum distances for block length, width and/or perimeter, to keep the scale of development small and allow for short distances that are walkable by pedestrians.

Landscaping Guidelines/Ordinance

Such an ordinance should include but is not limited to requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.

Adopt Inclusive Land Use Regulations

Requiring developers to include a certain percentage of affordable homes in a market-rate home development.



Gateway Corridors

These corridors include Highway 37; which crosses the County west to east from Camilla in Mitchell County to Adel in Cook County; Highway 319, which runs north to south from Tifton in Tift County to Thomasville in Thomas County and Highway 133 that connects from Albany in Dougherty County to Valdosta in Lowndes County. Highway 319 is most likely to experience future development pressure as it has recently seen substantial commercial growth along the stretch of highway that cross sects the eastern edge of Moultrie. The stretch of 319 between Moultrie and Tifton may also experience development pressures as Tifton is the #1 location for employment of Colquitt County residents outside of the County and therefore sees a large amount of through traffic. Highway 133 is slated to be rerouted and increased from two lanes to four lanes to increase access to I-75. For that reason, this road expansion may attract new roadside commercial interests.

Vision: An esthetically pleasing network of rural highways that aid in efficient travel across the County while serving as welcome ambassadors to visitors that travel along them.

Development Patterns

- *Landscaped raised medians separating traffic lanes.*
- *Additions of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.*
- *Redevelopment of older strip commercial centers in lieu of new construction further down the strip.*
- *Restrictions on the number and size of signs and billboards.*

Specific Land Uses

- *Transportation*
- *Light commercial*

Quality Community Objectives

- Open Space Preservation Objective:** 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 greenbelts/wildlife corridors.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from 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.



Implementation Tool Box

Coordinated Development Review

Since these corridors run in and out of City and County boundaries and development along them have the potential to impact all residents, coordinating development review between all involved parties and stakeholders to streamline process and decrease overall review time.

Infill Development Plan

A comprehensive strategy for encouraging commercial infill development in areas of the community that already have access to community facilities and services and away from Greenfield development.

Sign Regulations

Controlling the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Colquitt County Future Development Map

