

Moultrie-Colquitt County

Quality Growth Resource Team Report
July 24 – 28, 2006

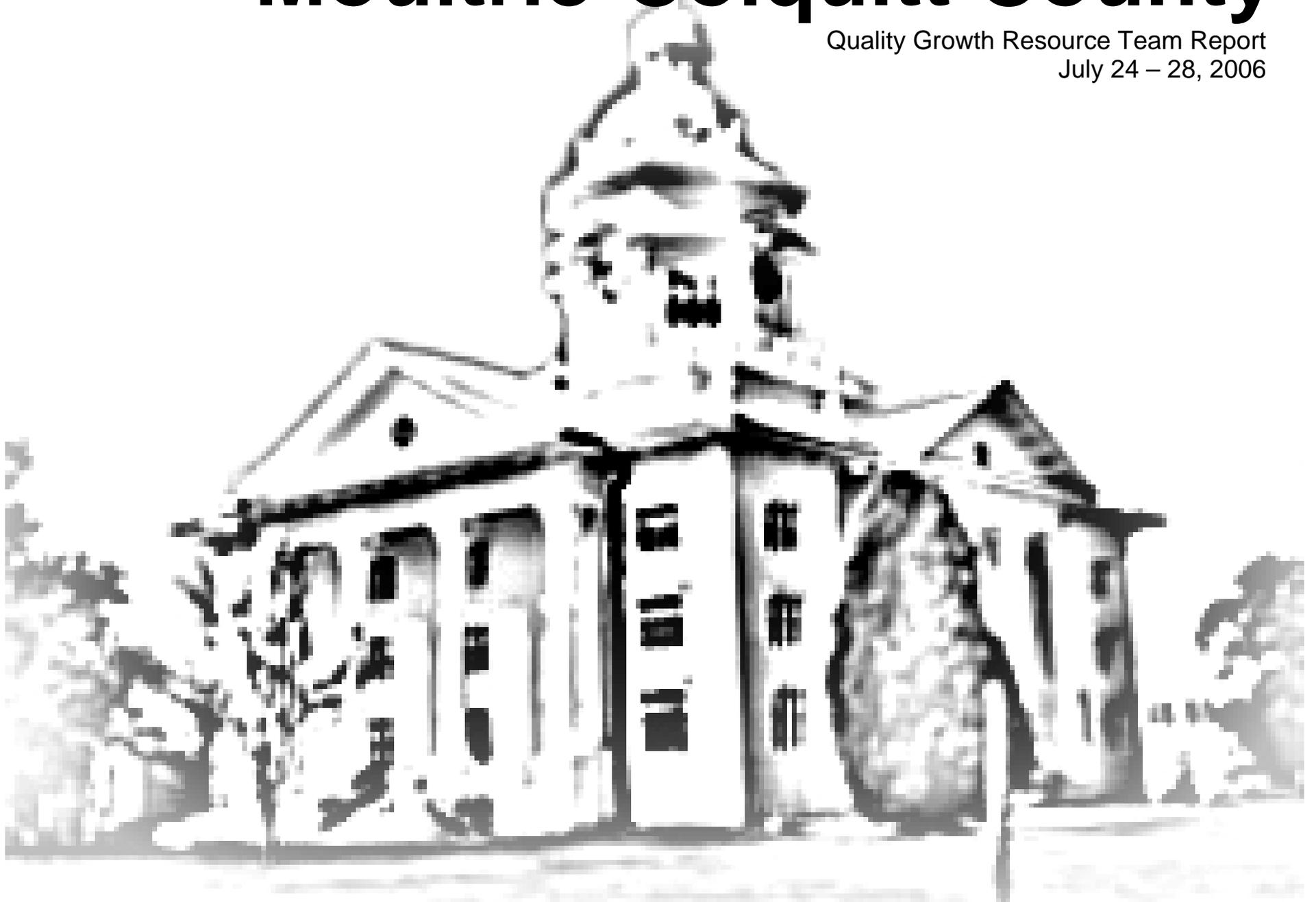


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Moultrie-Colquitt County Quality Growth Resource Team

July 24 – 28, 2006

The Quality Growth Resource Team for Moultrie and Colquitt County was brought together in July 2006 through collaboration with the city and county, the Georgia Department of Community Affairs (DCA), and its quality growth partners including government agencies, universities, non-profits, and business groups working to provide technical assistance on “smart growth” issues to Georgia communities. The resource team focused their study on the entire county.

The multidisciplinary team was made up of specialists in city planning, real estate development, urban design, historic preservation, architecture, resource conservation, and housing. Team members were chosen with the area’s particular concerns in mind initially defined in a meeting with the local officials held weeks in advance of the actual team visit.

The team spent approximately a week in the project area. The visit began with a facilitated meeting involving a broad cross section of community representatives, designed to give the team members a deeper understanding of development issues and needs of the project area. During the week, the team toured the project area by bus, visited area buildings, spoke with local officials, reviewed local ordinances, conducted field surveys, prepared schematic design solutions, and formulated policy recommendations. The visit culminated with a review of the team’s recommendations for the local officials on Friday, July 28th. The team’s recommendations were then passed to DCA staff for formatting into this report.

This document is formatted as follows:

- Chapter 1 provides information about the Moultrie-Colquitt County Quality Growth Resource Team visit and quality growth.
- Chapter 2 and Chapter 3 provide an Overall Development Concept and Implementation Strategies for the community as they relate to all of the traditional elements of quality growth including, but not limited to, proposed character areas, quality community objectives, areas requiring special attention, economic development, housing, natural and cultural resources, and land use.
- Chapter 4 provides illustrations to visually represent many of the implementation strategies.
- The appendix provides the results from the Stakeholders Meeting conducted on Monday night of the visit.

The team would like to thank the city and county staffs, elected officials, and citizens for making us feel so welcome in the area. The ideas and solutions proposed here is only a beginning – intended to stimulate interest in the community so that residents may enjoy living in a vibrant and beautiful area.



Quality Growth Resource Team visits and final reports are coordinated and produced by the Georgia Department of Community Affairs.

The electronic version of this publication (PDF) may be found online at:
http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/resourceTeams/moultrie/Moultrie_report.pdf

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Chapter 1

1.1 What is Quality Growth?

In many ways quality growth means returning to the way we used to build our communities and neighborhoods: places where people could walk to school or the corner drugstore, pursue recreational activities at a nearby park, or just sit on the front porch and get to know their neighbors. The following Quality Community Objectives, adopted by DCA, embody the ideals that quality growth practices are intended to promote.

1.2 Quality Community Objectives

(a) Regional Identity Objective: 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.

(b) 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.

(c) 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.

(d) Educational Opportunities Objective: 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 ambitions.

(e) Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

(f) Heritage Preservation Objective: 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.

(g) 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.

(h) 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.

(i) Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.

(j) Transportation Alternatives Objective: 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.

(k) Regional Solutions Objective: 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.

(l) 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.

(m) Traditional Neighborhood Objective: 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.

(n) 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.

(o) Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this 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.

1.3 Does Quality Growth Matter?

Quality growth can yield a number of benefits for your community:

- Residents will enjoy an improved quality of life, more affordable housing, cleaner water and air, more walkable neighborhoods, and reduced commuting times.
- Developers will experience reduced infrastructure and land costs and more predictability in the development approval process.
- Your local government will benefit from reduced service delivery costs, increased tax revenues, and enhanced economic development potential.

Cost Savings

Studies show that sprawling development costs government in terms of provision of public services like water and sewer, emergency services, and transportation. Research by the Real Estate Research Corp. shows that compact growth can be as much as 70 percent cheaper for governments than in areas with more dispersed growth patterns. Comparing the costs for governments in 10 counties, the University of Kentucky found that police, fire, and school services cost less in those counties where growth was concentrated and highest in those with scattered growth. In South Carolina, a study concluded that planned development could save 12 percent in infrastructure costs that would be spent providing the same infrastructure under sprawling growth projections. The development

community saves costs as well through reduced per-unit costs for power and telephone lines, small streets, and more efficient service delivery.

Protecting the Environment

Implementing quality growth principles like compact development, greenspace protection, better street connectivity, and greater opportunities for using alternative transportation lead to less urban runoff into streams to pollute our waters and less traffic exhaust to pollute our air. A 2000 study by the Natural Resources Defense Council (NRDC) and the Environmental Protection Agency (EPA) of three California neighborhoods suggested that the environmental benefits of quality growth are real and can be measured. A more recent study by NRDC and EPA in Nashville corroborates this study and further suggests that the combination of better transportation accessibility and a modest increase in land-use density can produce measurable benefits even in automobile-oriented suburban communities. These studies are the first to evaluate actual neighborhoods rather than conceptual models. In the Nashville study, a more densely populated neighborhood closer to downtown Nashville out performed a suburban, lower density neighborhood in terms of land consumption, water consumption, air pollutant emissions, greenhouse gas emissions, and storm water runoff.

Economic Development

The quality of life offered by quality growth development is important to residents, and contributes to economic development. Corporations are more mobile than ever, and quality of life is a big location factor for business. A case in point is Hewlett Packard's decision not to construct a second office tower in the Atlanta region because of its traffic congestion and air quality. Research also shows that perceived decline in quality of life leads to lower retention of skilled workers. Recent surveys in Austin, Texas show that the more educated residents are, the more likely they are to perceive decline, and skilled residents who do perceive decline are more likely to leave the area.

Public Health Benefits

Quality growth is an emerging issue in the public health field where significant research is starting to focus on the relationship between sprawl and obesity related diseases like diabetes and heart problems. Such research is underway now at the Centers for Disease Control and at Boston University's School of Public Health and is expected to demonstrate that better development patterns improve health on community residents. Active Living by Design, a joint program of the University of North Carolina at Chapel Hill and the Robert Wood Johnson Foundation is devoted to issues of public health and the built environment, financing both research on the issue, and actual projects testing the impact of community design that fosters daily activity.

1.4 Why Have a Quality Growth Resource Team?

A Quality Growth Resource Team Visit is an important first step toward achieving more desirable development patterns in your community. If your community is showing signs of unplanned development, a Quality Growth Resource Team can help determine why, and what factors are under your control to change. Planning commissions, other local officials, community leaders, citizens, civic organizations, and the media can use the results of this report to guide planning and decision-making that will promote more quality growth in the community.

An Overall Development Concept and Implementation Strategies for the area are developed during a Quality Growth Resource Team visit as they relate to all of the traditional elements of quality growth including, but not limited to, proposed character areas, Quality Community Objectives, areas requiring special attention, economic development, housing, natural and cultural resources, and land use. The Overall Development Concept and Implementation Strategies are developed based on identified issues and opportunities, Stakeholder input, and analysis of existing development patterns by a team of volunteer experts in quality growth related fields such as planning, architecture, housing, environmental protection, etc.

The Overall Development Concept is the end result of the team's consideration of all implementation strategies devised that provide community-wide coverage and will impact the community's strategy to address the implementation strategies individually. The character areas designated on the Character Area Map are interpretations of the team devised character areas based on existing neighborhood characteristics. The Character Area Map delineates the boundaries of the community's major character areas. Interpretation of the map is provided in defining narratives of each character area. The defining narrative included in this report provides a written and graphic description of the team's recommended implementation strategies, which the communities are encouraged to promote in their consideration of future development activities. Each character area includes a vision, implementation strategy, and Quality Community Objectives to be pursued, which will be necessary to achieve the desired development pattern.

1.5 What are Character Areas?

DCA defines character area 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 more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision.

1.6 What Resources Are Available to Implement Quality Growth Resource Team Recommendations?

Who can help?

- DCA offers a variety of assistance with plan implementation, including:
 - Facilitated Priority Setting Meetings to get you started with implementing your plan. In these meetings, local officials are guided through an interactive process of identifying which plan implementation activities should be undertaken first and what's needed to get these underway.
 - Direct, hands-on technical assistance for specific implementation projects.
 - Resource teams to develop detailed plans for particular character areas identified in your plan.
 - Workshops on plan implementation topics such as: alternative development regulations, impact fees, effective site plan review.

Call (404)-679-5279 or visit www.georgiaplanning.com for details about the above assistance resources.

- You may take your plan implementation questions directly to the experts by signing up for DCA-sponsored Advisory Clinics, offered at regular conferences of Georgia Municipal Association, Association County Commissioners of Georgia, and Georgia Planning Association, among others. Call (404)-679-5279 or visit www.georgiaplanning.com for details and schedule of upcoming events.
- Many of DCA's partner organizations offer assistance with planning and quality growth issues. Visit the assistance menu at <http://www.dca.state.ga.us/toolkit/directory.asp> for details.

Getting good ideas

- The Quality Growth Toolkit provides a clearinghouse of information and resources about a broad range of plan implementation tools. It can be accessed thru the Georgia Quality Growth website at www.georgiaqualitygrowth.com.
- Peruse the Quality Growth Resource Team Reports to see recommendations made by our "team of experts" on visits to various communities around the state. These can be accessed by choosing the "Resource Teams" link on our Georgia Quality Growth website at www.georgiaqualitygrowth.com.

- The *State Planning Recommendations* are designed to give you good ideas for all aspects of plan implementation. They include recommended development strategies for character areas; implementation best practices; recommended development patterns to encourage; and suggested policies. They are available at www.georgiaplanning.com.

Guidebooks and other resources

- **DCA offers several guidebooks on plan implementation topics, including:**
 - “Creating Plans for Small Areas in Your Community” focuses on how to plan in more detail for the character areas identified in your comprehensive plan.
 - "Effective Plan Implementation" provides an overview of techniques that can be used to ensure that the plan is accepted and implemented by key decision-makers in the community.
 - "Effective Development Review Process" focuses on designing your local development approval process to be an efficient tool for implementing the plan.

These guidebooks are available at www.georgiaplanning.com or by calling (404) 679-5279.

- The Model Development Code provides a number of viable alternatives to conventional zoning. The code is presented as a relatively simple, modular, set of land use management techniques that can be pieced together to create unique regulations tailored to fit local circumstances. The Model Code may be accessed at www.georgiaplanning.com.

Chapter 2

2.1 Community Issues & Opportunities

The Moultrie-Colquitt County Stakeholder Meeting held on Monday, July 24th was geared towards providing an opportunity for citizen input while generating dialogue, enthusiasm, and excitement for the future of the community. This meeting facilitated the creation of meaningful input because citizens gained a thorough understanding of the issues and opportunities faced by your community. By communicating their concerns and desires to the resource team, citizens helped educate team members on issues germane to the project. The stakeholder meeting was well attended and provided a wealth of information to the team.

The first segment of the meeting was a voting exercise in which community stakeholders voted on a series of quality growth principles that they like or dislike. The second segment, also a voting exercise, allowed community stakeholders to prioritize a series of local issues and opportunities identified by officials and DCA staff prior to the visit. Through interactive computer software, attendees were able to see real-time results of the voting exercises and what was identified as the highest priority to be addressed. The third segment involved a facilitated discussion at each table by Quality Growth Resource Team members who ask a series of questions and input answers on a laptop. The answers were displayed again in real-time for attendees to see. The final segment involved a review of the results of the questions facilitated at each table. Results from the meeting are included in the appendix.

Some of the quality growth issues and opportunities were identified prior to the visit include:

- Creating an Overall Development Plan and map of suggested character areas county-wide by conducting a comprehensive assessment of existing development regulations for consistency in allowing quality growth. This includes zoning ordinances, subdivision regulations, design guidelines, and other strategies for economic development and transportation.

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).

Housing

- Developing a plan to balance the community's affordable and available housing needs, infrastructure, and land use with expected workforce growth (i.e. Sanderson Farms will employ 1,500 at capacity).
- Encouraging revitalization of housing in poor or dilapidated condition and greater mix of housing sizes, types (i.e. modular), and income levels.

Natural & Cultural Resources

- Creating a county-wide plan to preserve and address growth impacts on environmental resources that are attractive to potential development.
- Encouraging preservation of historic structures, resources, and districts.

Land Use

- Developing a plan to minimize impacts of new development and encouraging appropriate commercial and residential infill development on vacant lots and in locations with redevelopment potential (i.e. brownfield and greyfield redevelopment).

Transportation

- Upgrading the viability and appearance of commercial corridors, including creating more attractive gateways to downtown.

Intergovernmental Coordination

- Creating a community vision through encouraging joint planning and education opportunities for the upcoming Comprehensive Planning Update process.
- Improving coordination with regional jurisdictions on having a credible strategy for providing infrastructure and other services, development controls, and economic development.

Chapter 3

3.1 - Overall Development Concept

Vision

Implement measures to further the progress in economic development while providing avenues to improve on existing opportunities and maintain the quality of life that initially lured people to this area.

Develop strategies for the community to embrace growth and still preserve agricultural heritage of the community. This would happen as the community also recognized the value of their green infrastructure.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
1	Appoint a common staff liaison between Community, Development, DDA, Industrial Development Authority and other related areas.				
2	Enforce existing building (demolition) and health ordinances. <ul style="list-style-type: none"> - Separate building and code enforcement into two different disciplines. - Increase fines on per day, per occurrence basis concerning code enforcement to increase code enforcement funds and to encourage clean up. 				
3	Adopt and enforce International Property Maintenance Code and International Existing Building Codes.				

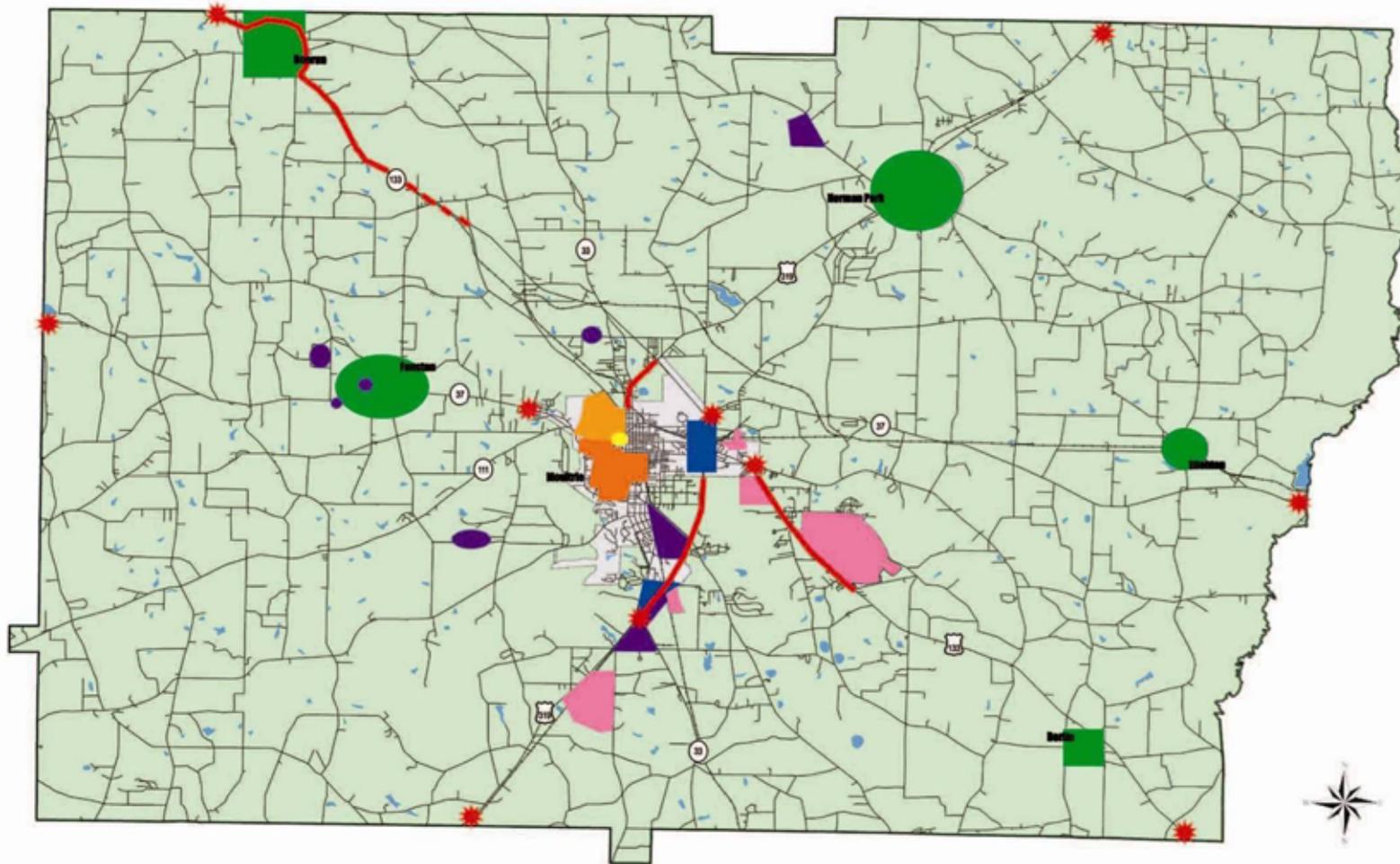
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4	<p>Consolidate ordinances for code enforcement that incorporate local, state, and international codes into one single reference ordinance.</p> <ul style="list-style-type: none"> - Seek intergovernmental agreement between cities and county for combined enforcement. - One document detailing all areas of code enforcement prevents time consuming efforts of searching for documentation in numerous places for officers enforcing codes and for judges who may be ruling on enforcement issues. 				
5	<p>Consider getting a certified police officer as the code enforcement officer. He can be part-time and shared between cities and county.</p> <ul style="list-style-type: none"> - Current situation untenable for community and officer consider assortment of certified law officer, shares across jurisdictions. - Adds status to citations and current process. 				
6	<p>Educate community leaders, media, civic groups, garden clubs, etc., to necessity for effective code enforcement through tours, articles, speaking engagements, etc.</p>				
7	<p>Involve media in exposing potential problems and slum lords.</p> <ul style="list-style-type: none"> - Appoint committee or utilize existing committee to identify problem areas. 				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
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8	<p>Develop a one stop housing resource center.</p> <ul style="list-style-type: none"> - Use of CHDO would bring funds. - Utilize assigned staff from Community Development Department with local industry and/or big boxes to raise funds for neighborhood amenities, housing subsidies, etc. - Research and utilize available HUD (202) Funds, DCA (Down payment assistance, CDBG, CHIP, Mortgage and Gap Funding), USDA (502 Mortgage, 504 Home Repair, Leveraging, 514 & 516 migrant housing, etc.), SWGA Community Action Council, Local Banks, and private (Foundation) entities. - Coordinate with City/County on continued and increased community and neighborhood involvement (Churches, civic groups, associations). - Serve as educational entity for potential homeowners, builders, developers, realtors, and financiers to make partnership central. 				
9	Identify reasonably priced lots where affordable housing can be constructed throughout the area.				
10	Recruit Business/Industry with higher pay scales that provide incomes that attract new housing and keep Moultrie's young adults in Moultrie.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
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11	Recruit Builder-Realtor-Developer-and Bank relationship to build, sell, and finance housing for the workforce.				
12	Provide training for fire, community development, or public works employees to obtain Asbestos Removal License in order to alleviate expense of contract work in housing rehabilitation or demolition.				

The Resource Team identified nine separate character areas within the community and recommends unique implementation strategies for each of these areas. A defining narrative for each character area are detailed in the next section and mapped in Figure 1:

Moultrie - Colquitt County Character Area Map



Legend

Character Areas

- Other Municipalities
- South Moultrie
- Historic Residential Neighborhood
- Northwest Moultrie
- Downtown Moultrie
- Commercial Nodes
- Industrial Parks
- Subdivisions
- Highway Corridors
- Gateways
- Conservation Areas
- Municipal Boundaries
- Water Areas
- Roads
- Railroads

Moultrie - Colquitt
County Quality
Growth Resource Team
July, 2006

Prepared By:
Georgia Department
of Community Affairs

Figure 1 – Character Area Map

Chapter 4

4.1 Downtown Moultrie

The traditional Central Business District surrounding the courthouse (boundaries set by the Main Street Program)

Vision

The convergence of residential, retail, service and entertainment to create an active, vibrant center for the community - the social crossroads of Colquitt County.

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13	Retain the services of a consulting firm to document the feasibility of the ABAC project.				
14	Support the expansion efforts of ABAC on the Square into the Friedlander Building, utilizing the building in which they are currently housed for administration and some classes and the front of the Friedlander Building for a retail bookstore. The rear façade of the Friedlander Building should become the main entrance for students. See Figure 2				
15	Convert the current property behind the Friedlander building into a temporary surface parking lot for ABAC students. The long term plans for this property could become a park to enhance the campus atmosphere of ABAC on the Square. See Figure 3				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
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16	<p>The city has received a \$1 million grant that must be used to develop an intermodal transportation facility. The use of these funds and the location of this facility on the block immediately east of the expanded ABAC on the Square (current Friedlander Building) property can help leverage the critical mass necessary for sustaining additional retail, residential, and entertainment facilities downtown. An additional \$200,000 grant has been received for economic development projects tied to the intermodal facility.</p> <p>See Figure 4</p>				
17	<p>With the student population of ABAC on the Square becoming more traditional, the demand for student housing should increase. The top three floors of the historic Turner Building (location of Three Crazy Bakers) is an example of the type building that could be redeveloped into student housing.</p> <p>See Figure 5</p>				
18	<p>With the development of the intermodal transportation facility and the expansion of ABAC on the Square, the practicality of one-way streets should be reexamined to determine if in fact they do effectively provide access to those facilities.</p> <p>See Figure 6</p>				
19	<p>Encourage the development of the upper levels of buildings on the square into loft apartments targeted at young adults, creating an inviting atmosphere for these individuals to locate in Moultrie.</p> <p>See Figure 7</p>				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
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20	Increase of the use of the current matching façade grant program. Also, encourage the use of façade easements to allow the use of tax dollars and inmate labor as a way for the City/Downtown Development Authority to improve the frontage of the retail stores.				
21	Through the Georgia Department of Economic Development, have an “official” Visitor Information Center established in Moultrie at the Chamber of Commerce.				
22	The citizens of Moultrie should encourage and support Hal Carter in his mixed use development of Colquitt Towers. The uses of this facility as apartments, offices, and a meeting facility for receptions, rehearsal dinners, corporate retreats, etc. will bring new and expanded opportunities to the downtown area.				
23	Improve “way-finding” with better signage on the gateways to the downtown area. Currently the blue signs leading to the Chamber of Commerce are confusing and are not clear as to where the Chamber is located.				
24	Utilize distinctive signage to identify and differentiate the downtown area from the immediate surroundings.				
25	Develop Wi-Fi Internet access that can be used free of charge by anyone in the proximity of the square.				
26	Encourage a weekly email for the Main Street Project informing recipients of upcoming specials for retail shops, restaurants, etc. Also include any special event announcements.				
27	Encourage an expansion of the existing cultural arts program into the downtown area.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
28	The various tobacco and other warehouse facilities provide an opportunity for the community to create an entertainment/retail district. These facilities provide an excellent opportunity for the expansion of the downtown area. See Figure 8				
29	Better enforcement of existing codes relating to abandoned, deteriorating, and neglected buildings.				
30	Re-establish the low interest fixed asset loan program among all participating banks for revitalization efforts in the traditional Central Business District.				

4.2 South Moultrie Historic Residential Neighborhood

Historic District

Vision

To create a distinctive historic district with unique signage and code guidelines that allows for growth but will preserve historic look and feel of district.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
31	Designate National Register and Local Historic Districts <ul style="list-style-type: none"> - Districts should reflect all history of area. - District should have signage defining the borders of the area. See Figure 9				
32	The whole area (roughly bordered by SW 1 st Avenue, SW 11 th Street, SW 6 th Street, 13 th Avenue, Hillcrest Street, SE 10 th Street, and SE 5 th Avenue) can be listed as a historic district at the national level, at the local level neighborhoods should be listed individually to reflect unique character and historic development.				
33	Develop design guidelines for historical district and enforce existing codes. Suggested preservation guidelines are: <ul style="list-style-type: none"> - Rehabilitation - New Construction - Historic Landscapes - Demo by neglect 				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
34	<p>Design guidelines could be administered through a tiered process in stable neighborhoods initially until support can be garnered in other neighborhoods. However, codes should be enforced in the meantime and the idea of sense of place and fostering their history should be encouraged.</p> <p>See Figure 10</p>				
35	<p>Allow for appropriate business development in historic district.</p> <ul style="list-style-type: none"> - Businesses using existing houses or old businesses should have appropriate signage. - Siting of new businesses on empty lots should abide by guidelines to preserve district design - Allow for zoning for conversion of larger homes for Bed and Breakfast and similar passive business uses. - High Traffic businesses should be encouraged to remain on high traffic corridors and on edges of historic neighborhoods. - Develop walking and driving tours of historic district featuring homes of historic, architectural, and cultural significance. <p>See Figure 11</p>				
36	<p>Develop brochure available for visitors at Visitor Information Center.</p>				
37	<p>Promote use of financial incentives to preserve historic homes.</p> <ul style="list-style-type: none"> - Grants - Preservation Tax Incentives 				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
38	Develop plans to refurbish, upgrade, and maintain green space and playgrounds. <ul style="list-style-type: none"> - Replace old shrubs and overgrown hedges - Make exercise area for neighborhoods - Tot Lots See Figure 12				
39	Follow recommendations for North West Moultrie Neighborhood to stabilize challenged neighborhoods within the south Moultrie neighborhood districts.				
40	Add way-finding signs to the Cultural Center.				

4.3 Northwest Moultrie

The older historic area located in the Northwest Quadrant of Moultrie (See Figure 13)

Vision

Utilize redevelopment partnerships to recreate an inviting historic neighborhood providing character and amenities conducive to neighborhood living. (See Figure 14)

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
41	Consider getting a certified police officer as the code enforcement officer. He can be part-time and shared between city and county.				
42	Consolidate ordinances for code enforcement that incorporate local, state, and international codes into one single reference ordinance. Seek joint effort with county for combined enforcement. One document detailing all areas of code enforcement prevents time consuming efforts of searching for documentation in numerous places for officers enforcing codes and for judges who may be ruling on enforcement issues				
43	Involve media in exposing potential problems and slum lords. Appoint committee or utilize existing committee to identify problem areas.				
44	Education of the community in what code enforcement is and how it can benefit everyone.				
45	Provide training for fire, community development or public works employees to obtain Asbestos Removal License in order to alleviate expense of contract work in housing rehabilitation or demolition.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
46	Separate building and code enforcement into two different disciplines				
47	Organize a tour of the area for elected officials, religious leaders, media, and Garden Club Members.				
48	Increase fines on per day per occurrence basis concerning code enforcement to increase code enforcement funds and to encourage clean up.				
49	Adopt international property maintenance code and International Existing Building Codes.				
50	Appoint a common staff liaison between Community, Development, DDA, Industrial Development Authority and other related areas.				
51	Investigate potential partnership between employers, residents, corporate foundations for funding in housing development. (Revolving Loan Fund)				
52	Complete the Housing Assessment for Northwest Moultrie – consider the inclusion of a historic preservation portion of the survey to determine historic significance if any.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
53	<p>Develop a one stop housing resource center.</p> <ul style="list-style-type: none"> - Use of CHDO would bring funds. - Utilize assigned staff from Community Development Department with local industry and/or big boxes to raise funds for neighborhood amenities, housing subsidies, etc. - Research and utilize available HUD (202) Funds, DCA (Down payment assistance, CDBG, CHIP, Mortgage and Gap Funding), USDA (502 Mortgage, 504 Home Repair, Leveraging, 514 & 516 migrant housing, etc.), SWGA Community Action Council, Local Banks, and private (Foundation) entities. - Coordinate with City/County on continued and increased community and neighborhood involvement (Churches, civic groups, associations). 				
54	<p>Serve as educational entity for potential homeowners, builders, developers, realtors, and financiers to make partnership central; community and neighborhood involvement (Churches, civic groups, associations). Serve as educational entity for potential homeowners, builders, developers, realtors, financiers to make partnership central.</p>				
55	<p>Concentrated law enforcement effort to curtail inappropriate activity in known problem areas. Very intense initially, tapering as activity moves out.</p>				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
56	<p>Amend or develop plan to encompass entire Northwest neighborhood.</p> <ul style="list-style-type: none"> - Plan should encompass amnesty, use of incentives, voluntary buy outs, strict contracts to renters, eminent domain as allowed, nuisance and unsafe building abatement, forfeiture of right of redemption, in rem foreclosure, and any available remedies under the Law. - Plan should include clear vision for future neighborhood, and coordinate with CHDO/Housing Center to attract buyers and builders. - PR plans should be included to inform community, elected officials, etc. Should include tours for media, elected officials, church officers, garden clubs, etc. - Plan should include guidelines respecting historic character if community and overall strategy for creating character through landscaping, pocket parks, resurfacing, pedestrian access, and possible neighborhoods commercial nodes. See Figure 15 - Plan should support current CDBG initiative. Acceptable home plans should be secured and made available to builders, property owners etc... and a protocol for judging acceptability of external plans instituted, PUD, HUD 202, and other options should be considered for preservation of salvageable shotgun houses. Plan should investigate local historic district designation. 				
57	Negotiation with County to waive tipping fees for dump (if not at capacity) for the disposal of waste from demolition.				
58	Educate community leaders, media, civic groups, garden clubs, etc., to necessity for effective code enforcement through tours, articles, speaking engagements, etc.				

4.4 Highway Corridors & Gateways

Veterans Parkway

Developed and undeveloped land on both sides of the Veterans Parkway corridor from south of the Magnolia Sports Complex to Highway 33, including the highway itself

Vision

To create a safe, visually pleasing and economically viable highway corridor.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
59	Create a development plan for the entire length of this portion of the Parkway.				
60	Design and implement an Access Management Plan that identifies where and how vehicles can access the corridor, keeping in mind that the intent of the bypass is mobility and congestion should be limited.				
61	Pursue “smart growth” strategies along the corridor. Concentrate commercial and mixed use nodes. Mandate consistency, as appropriate, for streetscaping, buffers, setbacks, etc. See Figure 16				
62	Maintain a natural vegetation buffer, at least 50 feet in width, along the corridor. All new development should be set back behind this buffer, with access roads, shared driveways, or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highway.				
63	Incorporate “quality growth” standards in city and county zoning ordinances/development regulations, including the addition of mixed use districts to allow joint residential and commercial developments.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
64	Enact architectural and site design guidelines to create a sense of Moultrie's identity in new development. These guidelines can ensure that Moultrie's unique pride and character are preserved.				
65	Undertake joint City-County Planning Commission plat reviews for properties within the designated corridor to facilitate consistency in land development along the corridor.				
66	Maintain landscaped medians to provide aesthetics and vehicular safety.				
67	Enact and enforce appropriate sign ordinances.				

Northern Gateway to City of Moultrie

Business Route 319 from Anderson Drive through south of West By-pass (Hwy. 111)

Vision

To create a northern entranceway to the city that will give a sense of identity and pride to the community and create a good first impression to visitors and business prospects.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
68	Create a Northern Gateway Action Team to plan for the future development of this gateway area. Members of the team can include local government officials, development authority members, chamber of commerce representatives, private landowners, potential developers, and private citizens.				
69	Create an overall comprehensive development plan for the area which includes the Swift Plant, the Rich Oil site, the fertilizer plant, and adjacent properties, as appropriate. See Figure 17				
70	In preparing this plan, consider the recommendations presented for the Swift Site redevelopment in the previous "Moultrie Quality Growth Resource Team Recommendations," presented in 2002.				
71	The fact that this area is a highly visible gateway into the city should be a primary factor in development decisions. In addition, strong consideration should be given to preserving the historic character of the area. See Figure 17				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
72	Encourage uses other than industrial for this gateway area in order to enhance the attractiveness and value of this area for commercial, institutional, and other uses which will contribute to the economic vitality and positive aesthetics of the area. See Figure 17				
73	Develop and implement a landscaping plan leading into and through the Northern Gateway area. See Figure 17				
74	Expedite the building of a wall at the junkyard site south of Anderson Drive. The wall can be used as a canvas for a community mural.				

City and County Gateways

Locations at entrances to the city from: (1) Business Route 319 (north), (2) Highway 37 (east)/4th Ave., (3) Highway 133 (east), (4) Business Route 319 (south), and (5) Highway 37 (west) and entrances to the county on Highways 133, 37 and 319 from all directions

Vision

To create entranceways to the city and county that will give a sense of identity and pride to the community and create a good first impression to visitors and business prospects.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
75	Make signage (specifically, welcome signs) a priority of community leaders.				
76	Take measures to distinguish the entrances of Moultrie and Colquitt County by focusing on corridor appearance, using signage, landscaping, and taking other beautification measures.				
77	Consider establishing an official Moultrie/Colquitt County Welcome Center. A welcome center designation may be eligible for state tourism funding. The Rich Oil site could serve as a prime welcome center location.				

4.5 Industrial Parks

County-wide (See Figure 18)

Vision

To create a planned Economic Development strategy taking into account existing resources and focusing efforts and capital in a manner consistent with community aims.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
78	<p>Devise Economic Development Master Plan to guide Economic Development Authority/Chamber of Commerce efforts. Plan to include:</p> <ul style="list-style-type: none"> - Existing industry & potential for expansion or location of corollary industries; - Survey of existing buildings, Brownfields, etc. with an eye to potential use and acquisition or deletion from strategy; - Survey of owned sites and infrastructure availability; - Survey of existing resources such as transportation, work force, education, natural resources, housing, etc. and analysis of job opportunities naturally accruing to these resources; - Analyze results to determine existence of areas appropriate to clusters of job types and gaps in existing resources relative to creating a balanced economy. Job types should then be targeted that complement existing industry, match current or planned resources, and restore economic balance. Utilize available tools such as Georgia Tech's Local Economic Impact Analysis (LOCI), Federal Reserve's Fiscal Impact Tool, etc. and local research. 				
79	<p>Once Master Plan is in place, develop pro-active marketing plan in partnership with Oglethorpe/MEAG/Georgia Power, GA Department of Economic Development, and targeted site location, business, and industry associations.</p>				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
80	Divest of properties, programs, etc. that no longer support master plan and reinvest effort and capital in properties and initiatives that do.				
81	Develop staff liaison relationships between EDA, Community Development, DDA, Chamber, etc. to foster shared knowledge resulting in complimentary rather than unilateral efforts.				

4.6 Commercial Nodes

Node 1: Current commercial area centered at the intersection of US 319 bypass and Highways 37/133. This area extends from Magnolia Lane to the south, Hwy 133 and 5th Ave, SE to the east, Hwy 37 (4th Ave) past the apartments to the north, and 5th Ave, SE at Talmage Dr. to the west

Node 2: Centered at Colquitt County Regional Medical Center. Bounded by intersection of Business 319 and 26th Ave, SE to Veteran's Pkwy at the north, making a triangle at US 319 Business and Bypass, ending ½ mile south where current water and sewer service ends

Vision

To create commercial areas serving adjacent neighborhoods that are sustainable, less susceptible to decay, attractive, easy to use and serve the needs of the community. These nodes increase in density and intensity as you reach the center.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
82	<p>Create overlay district for the NE Bypass Commercial Node. Suggested elements include:</p> <ul style="list-style-type: none"> - Density and intensity higher near major intersections, decreasing as uses become more residential. - Connectivity between commercial nodes and neighborhoods to allow for increased foot and bike travel. Examples include bike lanes, sidewalks, and paths. - Retail Strip/Big Box design regulations including parking maximums, bringing building fronts up to the street with parking in the rear of building fronts, tree screening, building materials and maintenance agreements for empty stores. <p>See Figures 19 & 20</p>				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
83	<p>Create overlay district for the Hospital Professional/Commercial Node. Suggested elements include:</p> <ul style="list-style-type: none"> - Professional density oriented around the hospital. - Encourage more professional services uses around the medical offices such as lunch shops, dry cleaners, and copy shop. - Commercial establishments along 319 Bypass with landscape and sign ordinance to control visual blight. Especially screening dilapidated structures and increase code enforcement. - Sidewalks are needed along 319 Bypass, 26th Ave from the 319 business route to the 319 bypass, and around the hospital complex on 32 Ave to the greenway, and on 31st Avenue from Business 319 to the 319 Bypass. - Increase activity on the greenway by integrating the hospital through an employee wellness program, work with an entrepreneur to open a bike/skate rental, small repairs, tune-ups, refreshments. Hospital could provide pedometers as a promotional item. 				
84	<p>Take opportunity to create mixed-use development around the hospital such as live-work units close by, a wide range of housing types and prices to house doctors, nurses, EMTs, techs. Hotel units for families visiting patients, and people coming in for testing. Include connections between new and old construction. Planning and development of design standards a must to create and maintain a sense of place.</p> <p>See Figure 21</p>				

4.7 Subdivisions

Developments throughout the city and county that have been or may be developed into residential subdivisions (See Figures 22 - 24)

Vision

Create and maintain viable, attractive, living communities for all income levels.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
85	Develop an incentive program(s) for developers to build or rehab housing for lower- to middle- income residents, including a technical assistance component for fostering the needed partnerships and education to help implement available subsidy programs.				
86	Implement an impact fee structure for new subdivisions to help pay for added stress on water and sewer infrastructure, roads, recreational facilities, etc.				
87	Craft an overall annexation strategy to plan for existing and future growth by creating concrete boundaries (rings) around the City of Moultrie. This would include a strong public input and education process during the planning stages.				
88	Incorporate into current city and county subdivision regulations a landscape ordinance that requires planting and/or preservation of trees within each lot and along subdivision streets.				
89	Create a comprehensive tree ordinance for residential subdivisions that requires preservation of existing trees on forested land and planting of new trees on previously unforested land.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
90	Create a more restrictive ordinance that requires buffers between distinct land use areas. Specifically, add to the current regulations that residential developers use buffers when abutting to commercial and other more intense land uses.				
91	Restrict development of mobile home parks to zoning districts specifically for mobile homes.				
92	Control the placement of manufactured housing within the City of Moultrie by creating a separate zoning category for manufactured housing.				
93	Require developers to provide sidewalks in new subdivisions to encourage pedestrian connectivity to existing and proposed city and county amenities to promote a healthy lifestyle.				

4.8 Other Municipalities

Doerun

Vision

Sustain as a compact rural community, with strong AG based commercial businesses and well-kept residential areas, with new residential development that is compatible to existing, plus sustainable AG based and local service oriented businesses. GOAL: Protect and enhance current status as a small rural, agriculturally based, community with great collection of historic structures, both residential and commercial.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
94	Provide incentives for small service businesses, such as barber shops, book store, to locate downtown, possibly also a restaurant or sandwich shop. These could be in form of tax abatement/reduction, or Small Business Development Center (SBDC) assistance in small business development, funding assistance from Small Business Administration (SBA), or local banks. See Figure 25				
95	Encourage new residential development on vacant lots or close in to take advantage of city sewer and water service.				
96	Protect surrounding agriculture lands from residential development as described above.				
97	Apply for National Register recognition of historic residential area. Consider instituting design guidelines or other guidance for protection of historic resources. Town has wealth of outstanding historic properties.				
98	Remove fence from around city playground and replace with hedge. See Figure 26				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
99	Work with County Development Authority to market vacant Doerun Sportswear building for new industry that will be compatible with surrounding residential area.				
100	Provide sidewalks where possible to encourage pedestrian activity. Town is very walkable due to compact development pattern and high number of trees giving shade to walkers.				
101	Protect trees in neighborhoods through tree ordinance.				
102	Join with County (and other small municipalities) in adopting International Property Maintenance Code and helping fund additional code enforcement officer.				
103	Clean up vacant properties, including vacant mini-mart/gas station at entry from Moultrie on Hwy 133. See Figure 27				
104	Work with property owners to maintain Ag business buildings, especially the ones with sheet metal siding which has come loose or has fallen completely off.				

Berlin

Vision

Sustain as a compact rural community. GOAL: Protect and enhance current status as a small rural, agriculturally based, community with great collection of historic structures, both residential and commercial.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
105	Clean up downtown vacant buildings and secure for safety reasons, plus improves overall appearance of community.				
106	Cut grass/weeds in vacant public properties.				
107	Hold community clean-up day to encourage private owners to mow/clean up vacant lots and privately owned property.				
108	Consider working with private developer(s) to build multi-family/duplexes on vacant properties downtown are along SR 133. See Figure 28				

Norman Park

Vision

Sustain as a compact rural community, with strong Baptist heritage, educational facility, AG based businesses, and well-kept residential areas, with new residential development that is compatible to existing, plus sustainable AG based and local service oriented businesses. GOAL: Protect and enhance current status as a small rural community with historic structures, of religious, residential, and commercial character.

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
109	Work with Brewton Parker College on development of campus facility as reuse of NP Baptist Assembly to ensure compatibility with adjacent residential areas.				
110	Assist new businesses to open in downtown and support existing businesses with programs from Small Business Development Center (SBDC), Southwest Georgia Regional Development Center, Small Business Administration (SBA), and others.				
111	Provide incentives for small service businesses, such as barber shops, book store, to locate downtown, possibly also a restaurant or sandwich shop. These could be in form of tax abatement/reduction, or SBDC assistance in small business development, funding assistance from SBA or local banks. See Figure 29				
112	Provide compatible signs to direct visitors to downtown businesses.				
113	Hold community clean-up day for public and private areas-mowing, trash pick-up, etc.				
114	Hold amnesty day for disposal of white goods and junk cars.				
115	Disallow junk yards for both automobiles and farm implements and machinery inside the city limits.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
116	Enhance entries along US 319, north and south to improve impression of community to travelers.				
117	Apply for National Register recognition for historic resources such as Baptist Assembly buildings, 2 large houses on south side along US 319 (Norman family houses?), and other historic residential and commercial buildings.				

4.9 Conservation Areas

County-wide

- Greenspace/greenway
 - trail system plan
 - parks/arboretum
- Okapilco and Ochlockonee River corridors
 - Wetland and floodplain protection
 - stormwater management
 - Water quality protection
- Rural Areas
 - right to farm
 - protect natural resources

Vision

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

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
118	Establish a right to farm ordinance to protect the rural land use activities within the county.				
119	Continue the development of a county land use plan with a diverse stakeholder committee.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
120	Develop a county level greenspace plan that includes all of the municipalities in the county. Once critical areas for protection are identified contact the Georgia Land Conservation Program staff for assistance in identifying resources for land protection including, funding for agricultural conservation easements. See Figure 30				
121	Protect natural areas – creeks, rivers, wetlands, Doerun Pitcher Plant Bog, link to stormwater plan				
122	The City of Moultrie will need to develop a complete greenspace plan to link the existing bike/walking trail to new rails-to-trails to intermodal center create a loop and link in parks and greenspace to population growth, Hospital, and YMCA. See Figures 30 &31				
123	Create arboretum/park on newly vacant city land on Main Street. We recommend that the community tree board submit a grant proposal to the Georgia Urban and Community Forestry Grant program to cost-share the project. See Figures 32 & 33				
124	Consider enhancing existing parks with tot lots and other play ground equipment.				
125	Enforce existing tree ordinance and include the ordinance in the subdivision ordinance.				
126	Train (scholarship from International Society of Arboriculture) staff member of city as an arborist and consider county adoption in commercial areas and subdivisions.				

	IMPLEMENTATION STRATEGY	IMPLEMENTATION ASSISTANCE	IMPLEMENTATION TIMEFRAME	COST LEVEL	RESPONSIBLE PARTY
		IDENTIFY POSSIBLE TECHNICAL AND FUNDING ASSISTANCE (e.g., toolkits, organizations, grants etc.)	CHOOSE ONE: Immediate (0-2 yrs) Mid-term (3-5 years) Long Term (6-10 yrs)	CHOOSE ONE: High Moderate Low	WHO WILL IMPLEMENT RECOMMENDATION? (e.g., City, County, state, local organizations etc.)
127	Develop a wetland mitigation bank that can be funded by the Georgia Department of Transportation now and in the future as part of the mitigation for the Route 133 widening. Use this to protect critical river corridors.				
128	Use constructed wetlands to mitigate the water quality problems from the junk yard area on the Okapilco River.				

Chapter 5



Figure 2 – Concept for expansion efforts of ABAC on the Square into the Friedlander Building



Figure 3 – Concept for a park to enhance the campus atmosphere of ABAC on the Square



Figure 4 – Concept for expanded ABAC on the Square properties to help leverage critical mass necessary for sustaining additional retail, residential, and entertainment facilities downtown



Figure 5 – The top three floors of the historic Turner Building is an example of the type building that could be redeveloped into student housing



Figure 6 – The practicality of one-way streets should be reexamined to determine if in fact they do effectively provide access to the ABAC facilities



Figure 7 – Encourage the development of the upper levels of buildings on the square into loft apartments targeted at young adults



Figure 8 – Concept for the use of various tobacco and other warehouse facilities for the community to create an entertainment/retail district



Figure 9 – Preserve historic look and feel of the South Moultrie Historic Residential Neighborhoods

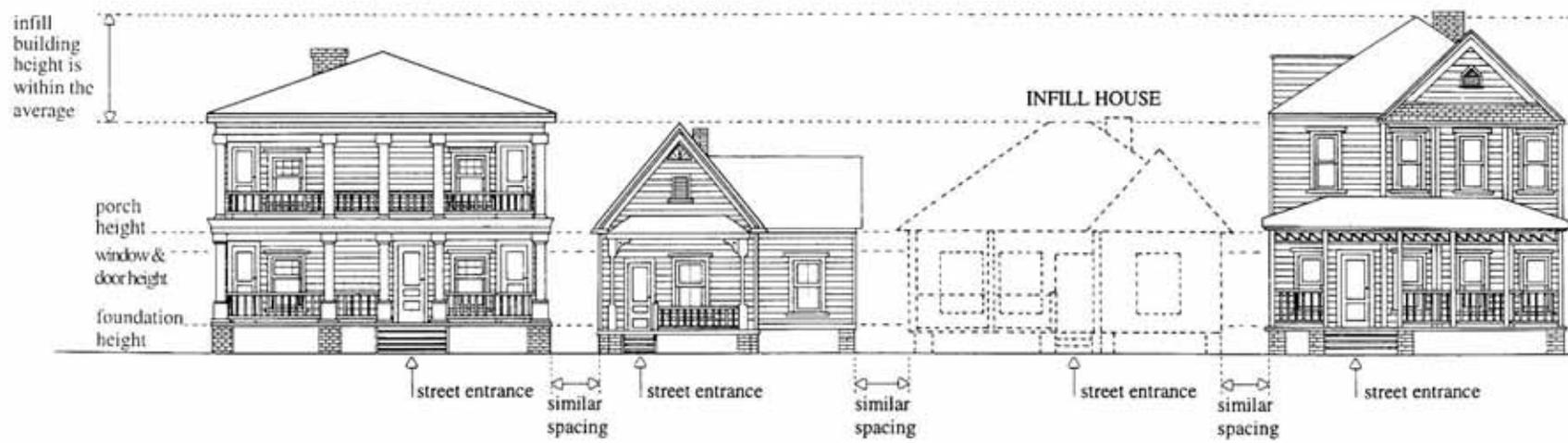


Figure 10 – Example of design guidelines to be used for infill housing in the South Moultrie Historic Residential Neighborhoods



Figure 11 – Allow for appropriate business development in historic district



Figure 12 – Concept for the addition of Tot Lots in the South Moultrie Historic Residential Neighborhoods

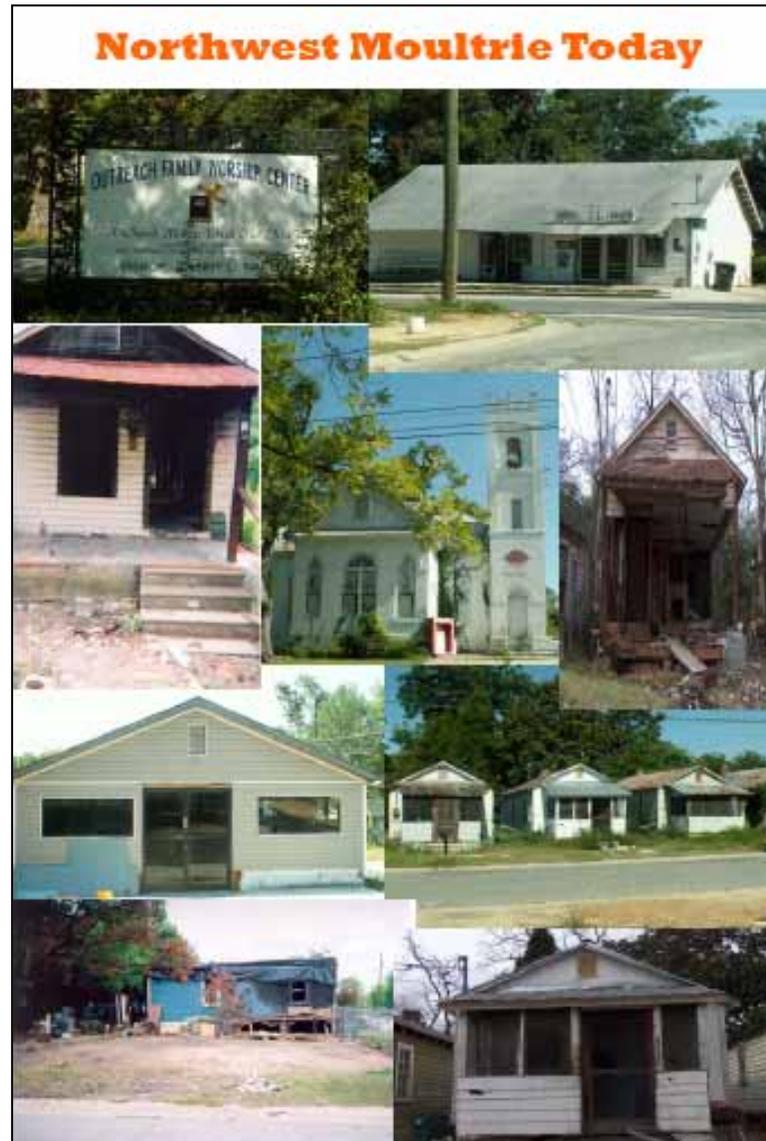


Figure 13 – Redevelopment opportunities in Northwest Moultrie

Northwest Moultrie Concept



Figure 14 – Concept for Northwest Moultrie redevelopment

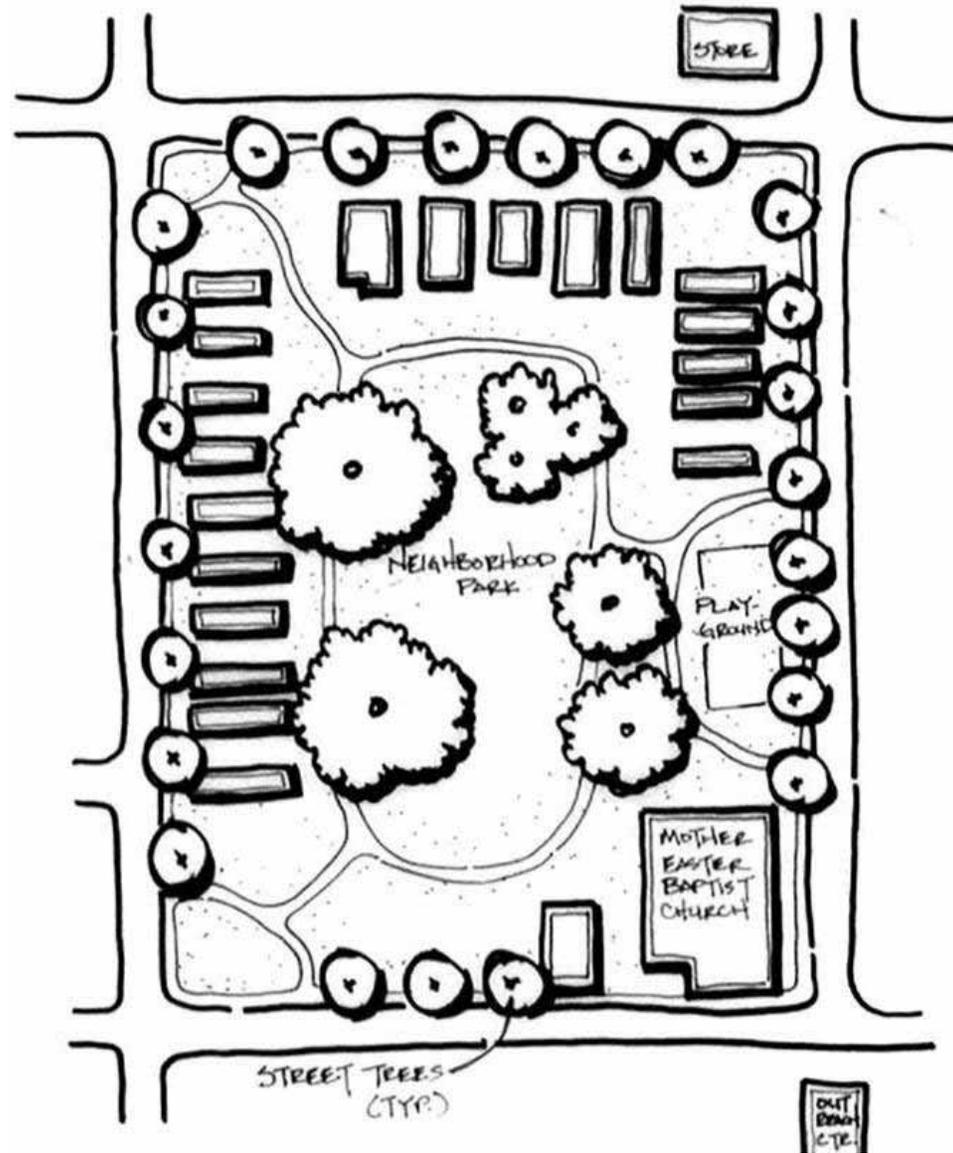


Figure 15 – Concept for Northwest Moultrie block

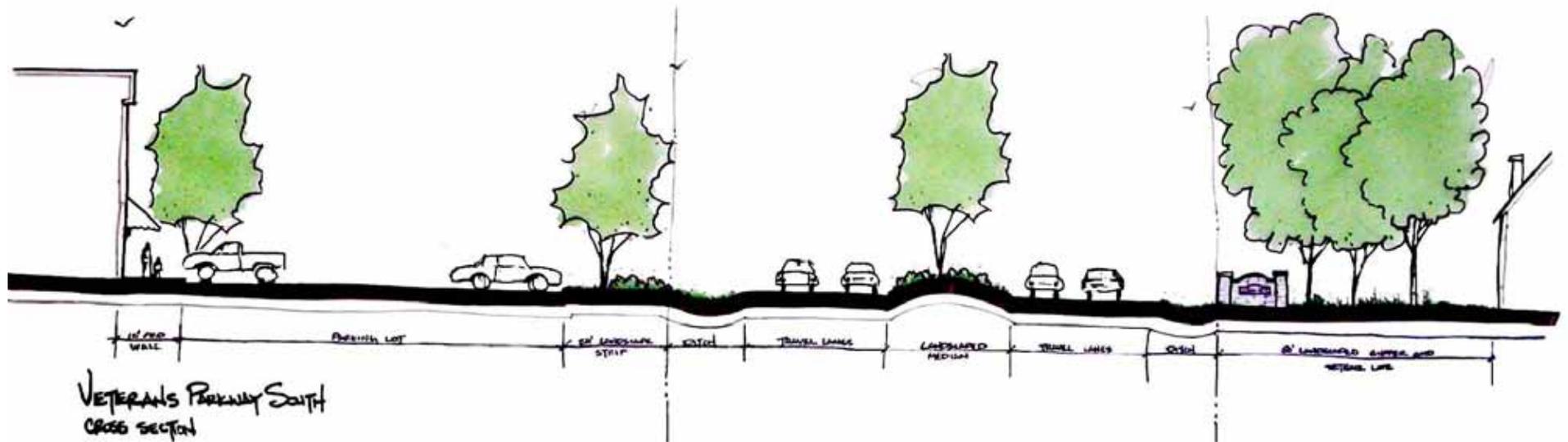


Figure 16 – Concept for incorporating “smart growth” strategies along Veteran’s Parkway

Figure 17 – Concept for an overall comprehensive development plan for Moultrie’s Northern gateway which includes the Swift Plant, the Rich Oil site, the fertilizer plant, and adjacent properties.

CLEAN UP FAR CORNER
 POTENTIAL PARK SPACE WITH TALL
 TREE BUFFER FROM FUTURE SINGLE FAMILY
 HOUSING SUBDIVISIONS WHICH WILL BE
 FILLING IN MOULTRIE (WITHIN THE BYPASS "BELT")
 IN DECADES TO COME (RATHER THAN "SPOTTY"
 INFILL OUT IN FARMS.

SAVE "RICH OIL" ; LIGHT NEON!
 USE PROPERTY ; INSTALL CONTEMPORARY
 TENTS FOR COLLECTOR OAK ENTHUSIASTS -
 EXTEND FROM EXISTING PUMP ISLANDS
 "ALL IS PARKING FOR A NEW WELCOME
 CENTER AND /OR COFFEE SHOP
 FULLER'S IS A GREAT NEW BUSINESS
 FOR THIS NEW GATEWAY "DISTRICT"

GROUND PARKING ; WAYFINDING SIGNS



FUTURE NEW CROSSWALKS
 POSSIBLE LIGHTS WILL BE NEEDED
 FOR TRAFFIC IN FUTURE?

NEW - LOW MOUNTED "WELCOME" SIGN OF
 INDIVIDUAL LARGE SHINING LETTERS ON A
 LOW FIELDSTONE WALL THIS "HUGS" THE SHAPE
 OF THE CURVE YET DRIVERS CAN STILL HAVE
 VISIBILITY THROUGH SIGN. FRONT LIGHT UP FROM GROUND
 SPOTS @ NIGHT.

NOTE: LOWER SIGNAGE
 NO HIGHER THAN FIRST LEVEL
 - GROUND MOUNTED SIGNS WHERE
 POSSIBLE

ALL NEW CONSTRUCTION ALONG BU. 319
WILL BE UP TO SIDEWALK OR HAVE
OUTSIDE PATIO SPACES.

("STACKED" STRIP MALLS)

REHABILITATE ; REUSE EXISTING SHEDS
; WAREHOUSE BUILDINGS FOR RESTAURANT, LIVE
MUSIC OR ENTERTAINMENT

POSSIBLY BEGIN STREET LAMPS ALL THE
WAY INTO TOWN

NEW CONSTRUCTION - UP FRONT ALONG
SIDEWALK AT CORNER - REAR LOADED PARKING

GROUND LEVEL RETAIL, UPPER OFFICE OR
RESIDENTIAL -- A GOOD, DENSE COMPLIMENT
TO PLANS FOR REDEVELOPING SWIFT



PARCELS FOR CHAIN HIGH END
RESTAURANTS OR LOCAL BUSINESS
* BUILD TO SIDEWALK - REAR PARKING,
W/ REAR ENTRANCES.

EVEN, NEW PLANTED STREET
TREES - ARE BACK FAR ENOUGH
TO NOT OBSTRUCT DRIVERS FROM
SEEING.

Moultrie-Colquitt County Quality Growth Resource Team
INDUSTRIAL PARKS

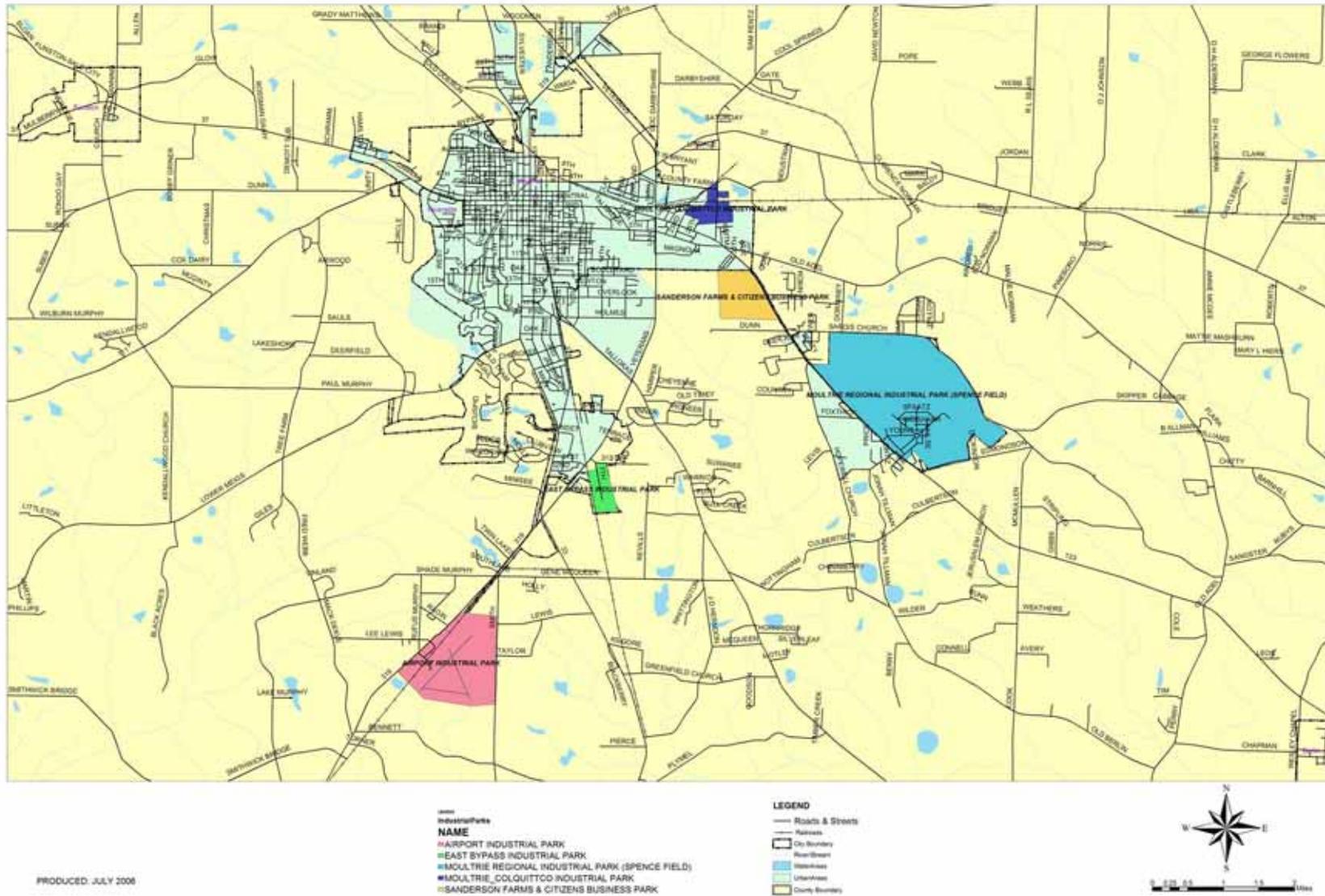


Figure 18 – Colquitt County’s Industrial Parks

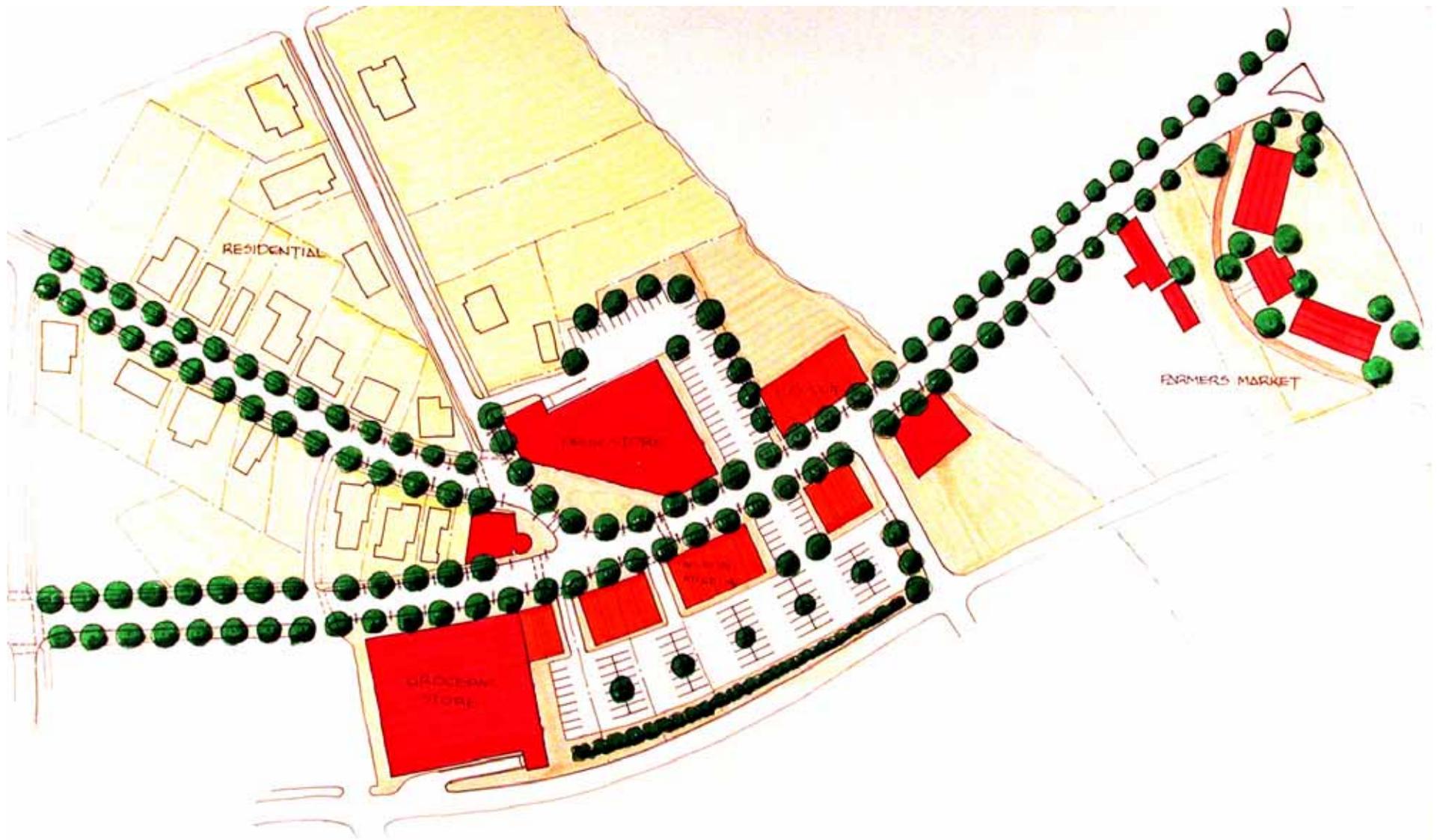


Figure 19 – Concept for commercial nodes in the community



Figure 20 – Example of bike lanes, landscaped medians, and pedestrian paths



Figure 21 – Concept for a mixed-use commercial node



Figure 22 – Typical subdivision in Colquitt County



Figure 23 – Progression of subdivision development in Colquitt County

Moultrie-Colquitt County Quality Growth Resource Team

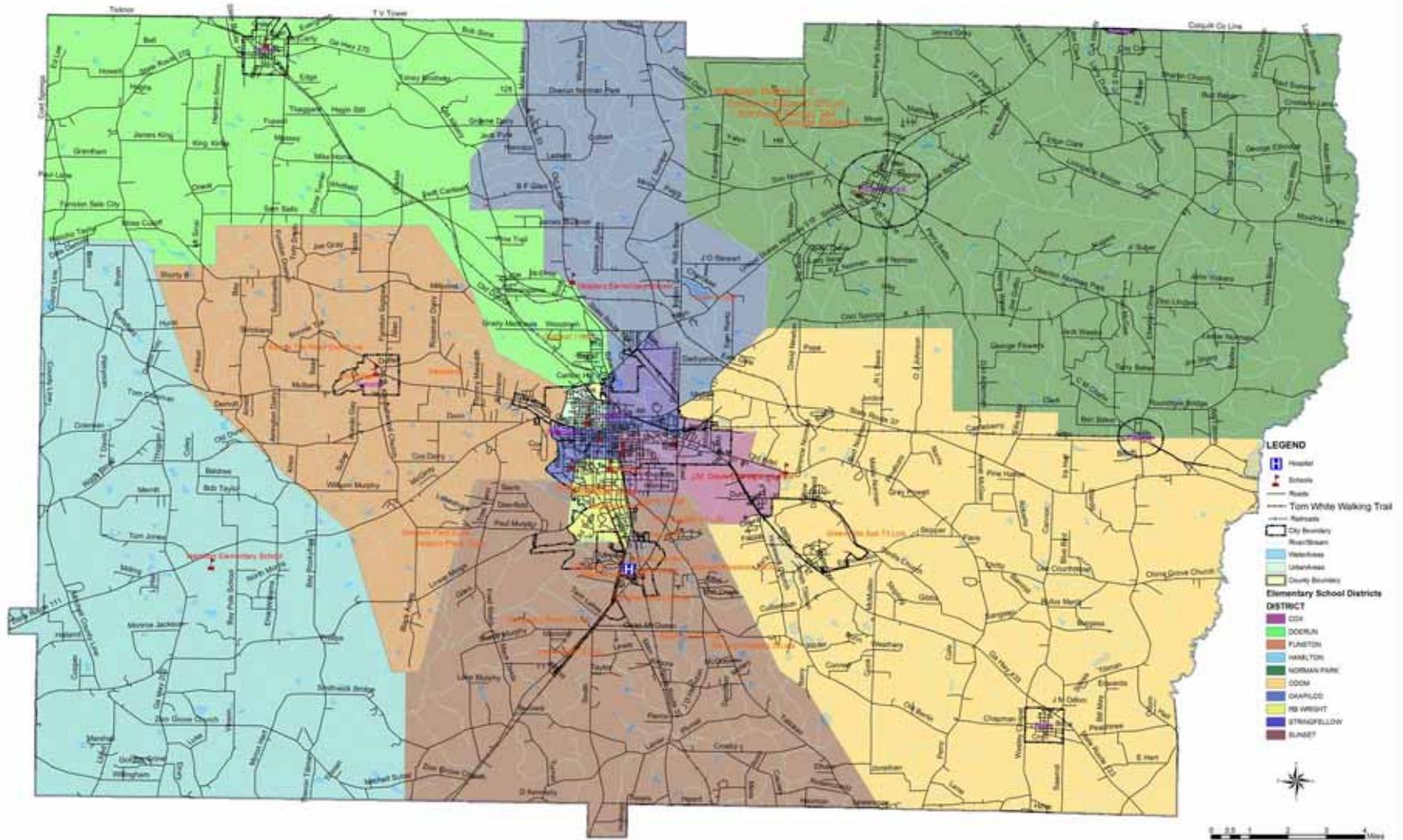


Figure 24 – Subdivisions in Colquitt County



Figure 25 – Concept for small business development in downtown Doerun



Figure 26 – Concept for redevelopment of playground in Doerun



Figure 27 – Concept for redevelopment of gas station in Doerun

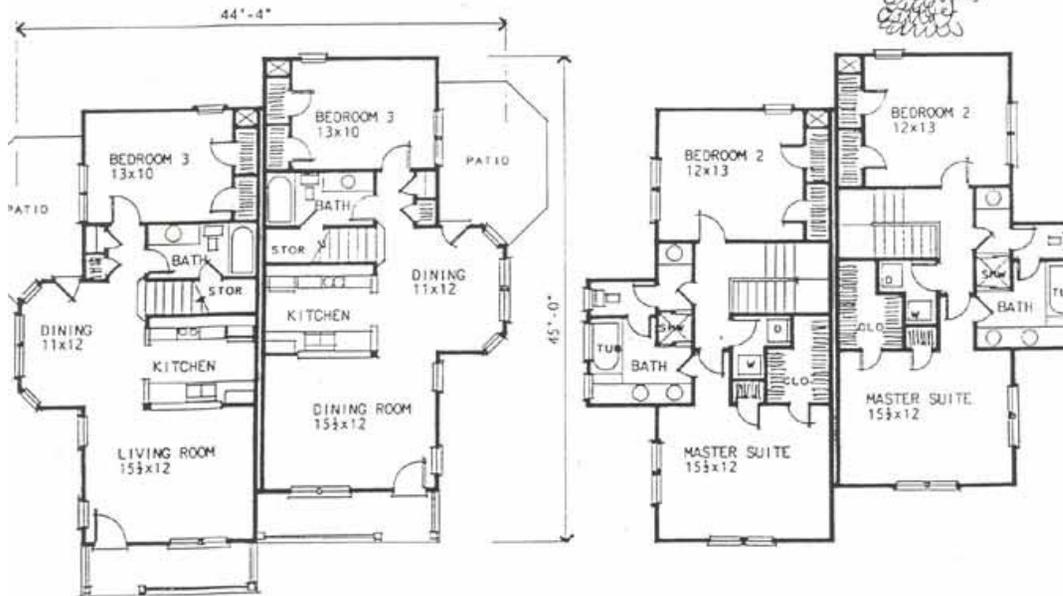


Figure 28 – Concept for r multi-family/duplexes in Berlin



Figure 29 – Concept for small business development in downtown Norman Park

Expanded Bike/Walk Trail System



Figure 30 – Plan for expanded bike and walking trail system

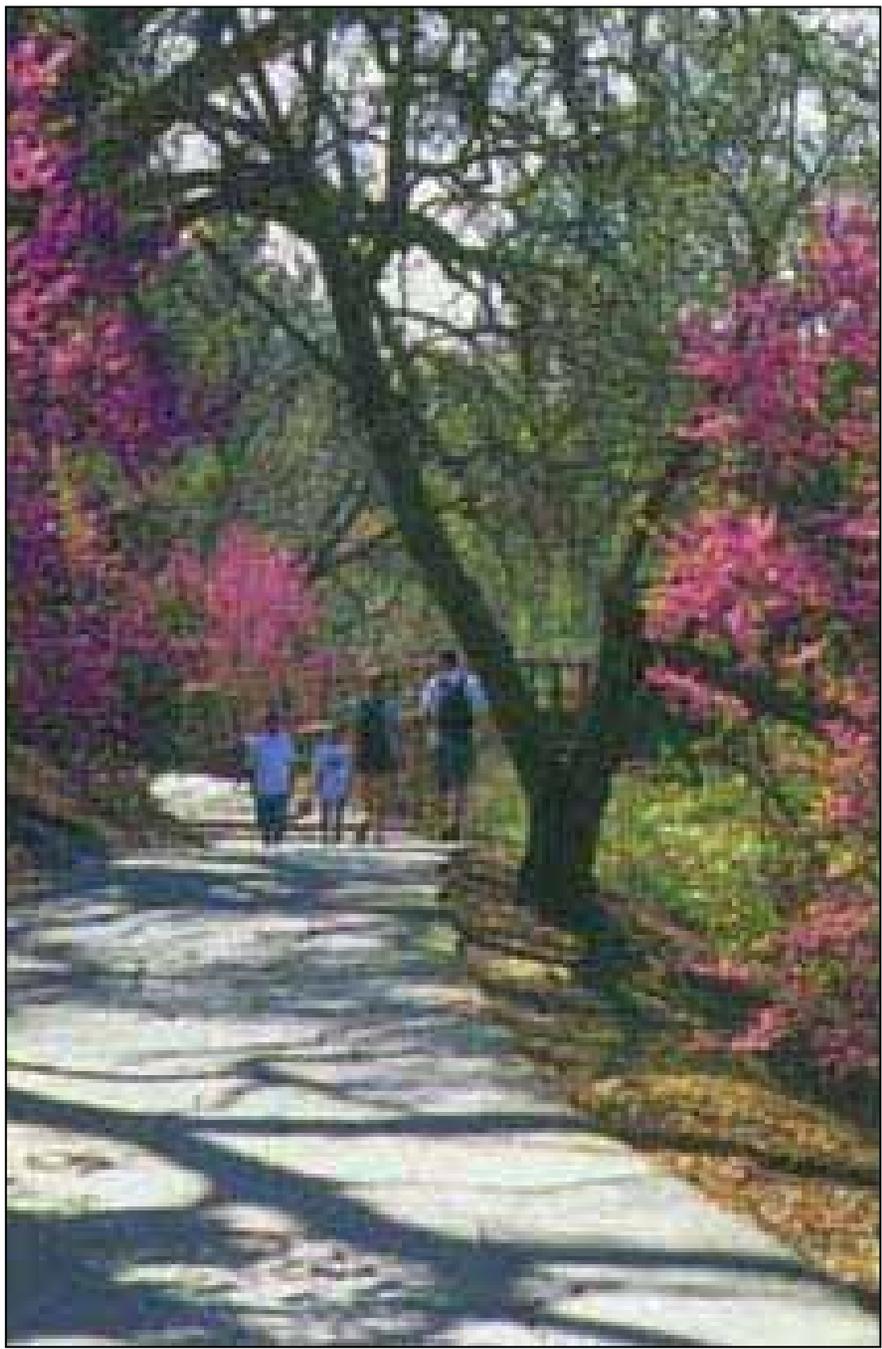


Figure 31 – Example of walking trail

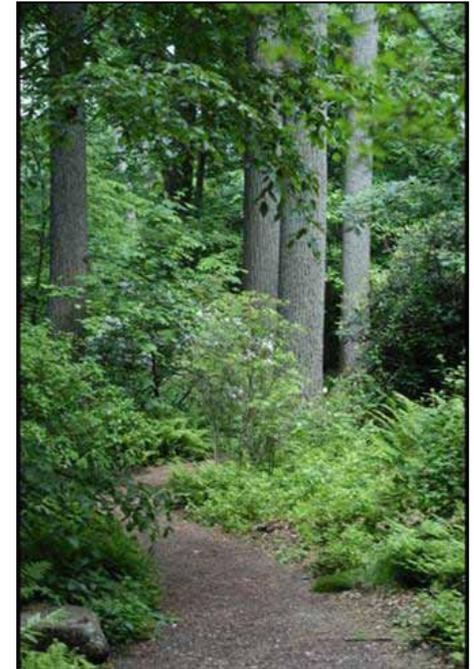


Figure 32 – Examples of arboretums/parks



Figure 33 – Concept for an arboretum

Appendix

DCA Quality Growth Resource Team: Moultrie and Colquitt County Stakeholders' Meeting

Monday, July 24, 2006

Exercise 1

Please indicate your reaction to each of the following “quality growth” concepts (A-R) by ranking with the following scale:

1. If you do not like this concept: *it should definitely not be implemented.*
2. If you are indifferent about the concept: *it is not particularly important whether it is implemented or not.*
3. If you are somewhat supportive of the concept: *it would be nice to implement, but is not urgently needed.*
4. If you are very supportive of the concept: *it should be implemented as soon as possible.*

Concept	Mean
M. Older strip commercial areas should be fixed up to match the development patterns of the community.	3.4
L. Sidewalks and bike trails should be provided throughout the community.	3.4
Q. Street trees should be planted throughout the community.	3.3
P. The community should have attractive town center(s), serving adjacent neighborhoods.	3.3
K. Traffic calming measures should be employed.	3.3
G. Environmentally sensitive areas should be set aside from development and used as parks.	3.2
N. Schools should be located within neighborhoods, making it possible for children to walk to school.	3.1
I. Higher intensity uses should be concentrated along major roadways.	3
H. Each neighborhood should have a healthy mix of uses within easy walking distance of residences.	3

E. Vacant sites closer to the community center should be used for new development.	3
A. A community should have a clear boundary, where town stops and countryside begins.	2.7
R. A mix of housing sizes and types should be included in each neighborhood.	2.6
J. All commercial structures should be located near the street front, with parking provided in the rear.	2.4
F. Garage apartments or similar housing should be encouraged to bring affordable housing into neighborhoods.	2.4
B. A community should remain relatively compact.	2.4
O. New industry or other major employers should be located close to town.	2.3
C. Houses should be located near the street, with porches that encourage interaction with neighbors.	2.2
D. New subdivisions should match older, closer-in neighborhoods of the community.	2

Exercise 2

The following local issues were identified through discussions with local officials in advance of the Resource Team visit. Which of the following issues do you feel are most urgent (need to be addressed first)?

Please rank these from 1 -10 using each number only once.

Most urgent = 1

Least urgent = 10

Issue	Mean
i. Encouraging preservation of historic structures, resources, and districts.	6.9
j. Upgrading the viability and appearance of commercial corridors, including creating more attractive gateways to downtown.	6.6

h. Creating a county-wide plan to preserve and address growth impacts on environmental resources that are attractive to potential development.	5.7
c. Improving coordination with regional jurisdictions on having a credible strategy for providing infrastructure and other services, development controls, and economic development.	5.5
g. Encouraging revitalization of housing in poor or dilapidated condition and greater mix of housing sizes, types (i.e. modular), and income levels.	5.4
d. Developing a plan to minimize impacts of new development and encouraging appropriate commercial and residential infill development on vacant lots and in locations with redevelopment potential (i.e. brownfield and greyfield redevelopment).	5.2
f. Developing a plan to balance the community's affordable and available housing needs, infrastructure, and land use with expected workforce growth (i.e. Sanderson Farms will employ 1,500 at capacity).	5.1
b. Creating a community vision through encouraging joint planning and education opportunities for the upcoming Comprehensive Planning Update process.	4.2
e. 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).	3.8
a. Creating an Overall Development Plan and map of suggested character areas county-wide by conducting a comprehensive assessment of existing development regulations for consistency in allowing quality growth.	2.8

Exercise 3

1. On what other development issues would you like the Resource Team to focus attention?

- Keep the in-ground trash cans
- Get rid of the junkyard
- That junkyard is ugly
- Affordable housing upgrades in NW Moultrie
- Need bus service from here to Albany, Tifton, Gray
- Increased growth yields increased crime requiring additional resources
- More bike trails
- Get rid of junkyard
- Improve the welcome to Moultrie sign and put signs starting at county line all the way into the city; make them attractive
- Nuisance ordinance with teeth- city and county, especially county
- Lack of affordable housing for workforce
- Develop working family cluster (services)
- Need broader employment opportunities
- More rec. facilities
- Improve entrance into city
- School drop out rate should be addressed in order to decrease.
- Education- drop out rate and numbers of college prep students
- Family friendly parks, suitable for all ages - not just group recreation
- School drop out rate
- The county needs zoning that would work for everyone: livable, enforceable and fair
- Subdivision development impacting number of children in school
- Need something to keep young people occupied when not in school. You see a lot of young people walking the streets.
- Clean the area around the junkyard
- Education for parents
- Speed up four-laning of 133 from Albany to Valdosta
- Guidelines to preserve existing agricultural land from development.
- Traffic problem at Rowland Drive and 4th Ave. NE
- Need more good restaurants and entertainment
- Demographic evaluations; true population
- Bring more retail stores to town--clothing (shoes!!)
- Over 43% of citizens 25 and older have NOT completed high school- less than 12% have any ed beyond HS
- Encourage loft living downtown
- How do we encourage affordable housing for workforce wage earners
- Junkyard

- Schools have trouble planning without true population count
- Better and more restaurants
- Work with faith based nonprofit CHDO
- Too many teen pregnancies
- Economic development directed to "career employment" rather than just hourly wage work.
- Combine city/county planning services for zoning, building inspection, and planning
- Emphasis on demographics in reference to business development
- Hwy 37 needs inspection at bridge crossing river at Mother Easter church; it needs to be widened and replaced
- Would like to see more development south of the hospital past Wal-Mart
- Pre-teen place for kids to go, outdoor movie theatre on the week-end
- Need public transportation
- Healthy arts facility
- How do we lure more desirable industries/businesses
- Shuffle board, etc.
- Housing for all income levels--workforce
- Law enforcement for a growing population
- Neighborhood center services
- Work with zoning committee for county to help it get running
- Raising the level of education of the work force.
- Agree with leaving in ground trash cans in City of Moultrie
- NW need more street lights, (wider) sidewalks, roads need to be repaired
- Need 4-laning between Valdosta and Albany- developmental highways
- Need neighborhood infrastructure: paving, water mains, more fire hydrants
- More accessible healthcare to neighborhoods
- Grants/funding/etc to address needs of Hispanic community
- Need at least two high schools instead of one large school
- More stringent location recs for businesses
- Junkyard...where is EPD?
- Water usage and pollution
- Plan for future retirement population growth in county/cities
- Clean up main corridors; first impressions important
- Unique shopping malls that provide shopping that stands out
- Social draw for middle class minority people
- 319 major corridor for I-75 to Tallahassee needs to be cleaned up
- Attract and retain young people and higher educated workforce/higher paying jobs
- Vacancies downtown; don't want strip centers
- Beautification of the corridors- how to correct grandfathered problems

- Need more restaurants in NW area - all growth is in SE - spread economic development
- Recreational usage of water and waterways
- Upgrade the garbage containers in the city of Moultrie; they are broken more than not; hurt employees back when pulling trash out; leak in ground; etc.
- Downtown parking
- NW - need daycare
- Protect older trees from destruction during development - better tree ordinances
- Swift site and junkyard screening
- Need to attract people downtown
- Junkyard...get something done!!
- Protection of waterways
- Addressing the crime issue in the higher crime areas of the community.
- Something needs to be done with the vacant strip malls. Need more businesses locating in those malls. People have to come too far into town if you live on the south side
- Keep the shopping choices closer to home including eating establishments
- Bowling alley,
- Help to expand Moultrie ABAC campus- increased funding from BOR
- Traffic coming in from 37 on W. Central where 111 hits 37 is a logjam every morning
- Affordable housings
- Nice houses next to mobile home parks
- Focus on code enforcement in areas of high housing deterioration.
- More restaurants and grocery stores
- A place to hang out
- Smaller industry with higher paying jobs
- Need more parks spread throughout the community
- NW - activities centers for elderly and youth
- Enforcement of building codes in county
- Parking issues vs. perception of ABACs impact (negative)
- New industries need to landscape better, i.e. Wal-Mart is a pavement ocean. Needs trees, green space
- Protecting neighborhood culture while allowing development to happen
- Elected officials need to listen to the Fire Departments in making their decisions
- Developing new agricultural business taking it from start to end
- Unincorporated areas that are abandoned need to be developed
- North Moultrie brownfield needs developing
- Provide alternative housing for the areas of dilapidated housing.
- Waste water upgrade and expansion of systems
- Queen City needs redeveloping

- Appearance of commercial corridors, N. Main Street & 1st Ave
- County needs property maintenance code enforcement officer and add'l personnel
- W/S at capacity and can't take on much more development w/in City's system
- Better housing opportunities
- Improve homeownership for low to moderate income folks v. rental
- Vacancies in abandoned strip centers
- Need jobs for educated people, so children can come back to work
- South of airport should be developed as industrial park
- Clean up the corridors coming into the City, poor commercial and industrial development.
- Stronger housing code enforcement.
- Need zoning.
- From downtown out W. Central to W. Blvd where rendering plant was needs to be redeveloped -- sidewalks, more lights, landscape
- NW section of the City for redevelopment.
- Fill in areas before or as you develop new areas.
- Redevelop existing strip centers before creating new strip centers.
- Non-regulated manufactured housing
- Better water quality
- County-wide beautification program.
- Need new library
- Make Moultrie a hub for the region
- Clean up the old rendering plant
- High crime is a problem

2. Where would you like to see new development and redevelopment occur?

- City County boundary
- Foodmax strip on 1st Avenue & 10th
- Swift Plant
- Infill in NW Moultrie
- Old warehouse areas
- NW
- North and west corridors into town--bus 319 and hwy 37
- Outer areas of downtown
- Downtown square
- 2nd Ave
- West side of Moultrie
- Little Mexico and Circle Road
- Dilapidated bldgs in 2nd Ave

- Redevelopment of brownfield district in Northwest Moultrie
- Hwy 37 between Moultrie and Adel
- Unfavorable areas in county
- More commercial development along US 319 South to Thomasville
- The Swift Plan redevelopment
- Do something with the tobacco houses
- West Central Avenue
- Closed strip malls/large empty retail spaces
- Swift main street
- Entry Corridors
- West Central Avenue - organized redevelopment - needs to be cleaned up
- Burger Blvd
- Locate new infrastructure closer to highways
- Along the bypass
- Old Swift plant location- need jobs there
- NW Moultrie
- Hillsborough Rd
- Sylvester Drive area redevelopment
- Crestwood Garden
- Keep development on planned 4-lane from Albany to Valdosta - Hwy 133
- Spence Field
- Hillcrest
- Between Moultrie and Norman Park
- Forest Hill
- NW area needs redevelopment. Tear down shotgun houses and start over. This needs to occur in all incorporated areas with such dilapidated housing
- Redevelopment in area of old industrial park
- Brownfield development...old grocery stores
- NW Moultrie
- Inside City Limits in brownfield and blighted areas
- Industrial park should be south of airport
- Anticipate development along 319 north and south, then 133
- New development - commercial development (strip mall) - Veterans Parkway (near the school)
- Queen City
- Industry in an industrial park
- Will have trouble supporting development and e-development until can educate and graduate kids
- Downtown Moultrie needs consistency in the facade and charm back

- Site of old peanut processing plant abandoned in City
- Little Mexico
- Across from Spence Field
- Need more parking in downtown Moultrie
- Hwy 133 South in the vicinity of Citizens Business Park
- Fix the bad impression on the truck route off 37west near the hospital
- West Central Ave
- Residential areas with under-populated schools; need residential development to balance population in 10 elementary schools
- Entry to Moultrie from the north,
- Roses shopping center
- Improved municipal airport
- All parts of town need to be redeveloped
- New development along the bypass east
- Get rid of junkyard on Main Street
- Traffic light synchronization needs to occur in Moultrie
- Redevelop old strip centers before developing new strip center.
- Fill in areas as new development comes.
- New retail development around corridors and bypass
- The one-way street system in downtown Moultrie is confusing; 319 used to be a high traffic area but no longer so could afford to be converted to two way
- Strong standards for other people's home value protection
- A parking deck downtown would be good
- All of the new subdivisions seem to be going to the same areas.
- Vacant strip malls need to be redeveloped
- Better balance of development among the schools in the county.
- Move redevelopment into existing buildings
- Need more recreational activities in NW
- North entrance to the city
- Albany Sylvester entrance to the city
- Valdosta entry to the city
- Camilla entrance to the city
- Improve landscape and scene around approaches on major highways
- Tifton entrance to the city
- Thomasville is best entry but it could be spruced up a bit too
- Area where Rich Oil was
- Where the rendering plant was
- Southwest neighborhood

- Northeast neighborhoods
- Northeast neighborhoods
- Retain downtown governmental/banking district
- Community came together to get Miller plant here--creative on how they went after that plant and won it
- Another plant like Miller Brewery with better paying jobs
- Attract Fortune 500 company with better paying jobs

3. What development-related things have happened in the past that you do or do not wish to see repeated?

- Unattractive 1st Ave. SE development; lacks character
- No more junkyards in urban service area
- Lack of visioning/ development plan
- Allowing businesses to abandon strip malls
- No more junkyards
- Corridor entrances into town left abandoned
- Do not concentrate service agencies in one part of town
- Would like to see downtown development
- Wal-Mart should be a football stadium - better placement of commercial establishments
- No more one way streets
- More health care related businesses
- Unplanned development--not being proactive
- Allowing housing to become substandard in NW
- More thought on placement of chicken houses
- Spot development
- A plan related to street paving
- In the northwest, southwest and southeast there are a lot of dilapidated houses rented out very cheap
- Unexpected influx of Mexican (immigrant) community
- Don't cut down as many trees
- Explosion of manufactured homes 10-25 years old w/no regulation, septic tanks
- Home Depot and Lowe's are too close to each other - competitive placement may jeopardize jobs
- Need infrastructure in new neighborhoods/subdivisions before building starts (Tallokas Road, Harper Road)
- Avoid new developments from looking like Wal-Mart
- Lack of enforcement of what codes they have in County
- Need additional high school in the county-current high school is too crowded
- Don't take existing business for granted
- Encourage more parental support for school children

- Proliferation of junk yards and used car lots due to lack of controls
- The bypass caused the bldgs downtown to fail
- Packer Park and Magnolia sports are too close - why do you need both? Transportation is a problem for NW residents
- Need measures to control locations of mobile homes and conditions of trailers
- Do not remove trees and vegetation for residential development
- Need a niche
- Do not return to above ground garbage cans
- Need fair and enforceable zoning laws, specifically for mobile homes
- Commercial strips - Sunset Plaza - once become vacant, stay that way. Very depressing.
- Do not allow any business that gives off any bad odor
- Put in the utilities, then the growth will come in later
- Swift plant; things like that don't need to happen again; company leaves town and abandons building
- Don't keep giving permission to folks to build commercial strips until existing ones are revitalized
- Do not attract mobile home manufacturing again
- Go to a 10-11-12 High School
- Do not want to repeat the rat road
- No more junkyards.
- Need smaller learning communities
- Do not repeat Hamburger Alley (1st Ave SE) wall to wall fast food
- Wiring should not be above ground, but below
- Get magnet schools
- Go back to junior high school; 6 & 7 together, 8 & 9, then 10,11,12 forget middle school concept increases drop out
- Keep the 1way streets downtown
- Hope building too close to side walk - not in line with other development
- Signage is too big - it should be removed (CVS)
- Need to offer incentives to developers to redevelop existing commercial strips; e.g. Foodmax center, Belk shopping center - Sunset Plaza
- No more strip centers.
- Chicken houses and processing plants
- We don't want to conform to the design of "big box" retailers like O'Reillies Auto Parts
- No new trailers or trailer parks
- Find industry accountable of messes that they make
- Like renovation of downtown center of Moultrie
- Another Wal-Mart
- Police and city council do not enforce laws and allow non-official bars to operate late at night
- Maintain sights when coming into town
- Do not allow junkyard on major routes into Moultrie
- Do away with one-way streets downtown.

- Land speculation with no public input can determine how the community looks for everyone
- Allowing strip malls to be constructed when there doesn't seem to be interest in rental of the space - Too many empty spaces
- Asphalt so big, plant trees in the islands
- Don't like historic preservation committee because preventing building demolition of worthless properties - Moultrie Recycling
- All development authorities need to stay on the same page like today, not like in the past
- More things like the bike trail.
- Waiting until waste water is in an emergency situation before fixing the problem
- When money gets tight it's every group for itself
- Signage is too large
- Better lighting and security on bike trail at night.
- Lack of attention to the abuse of the water supply
- Newcomers sometimes "shut down" by the existing power structure
- Continue to preserve the downtown.
- Extend the downtown area.
- Keep new commercial development close to town.
- Developer to take on the cost of the new development instead of the community
- Expand the ABAC on the square.
- Don't remove the trees from downtown again
- Don't like that the first sign you see when going into Moultrie is "do not enter"
- Expand ABAC but not on the square.
- Blighted areas that were allowed to happen, largely due to lack of codes
- Like that school board redeveloped existing schools and kept them in the neighborhoods instead of doing greenfield development

4. Are there other places you've seen that would be a good model for Moultrie and/or Colquitt County (please specify Moultrie and/or Colquitt County) with regard to specific examples of development (streetscape features, landscape material, architecture, neighborhood layout and design, etc.)?

- State of Maine sign ordinance: size & appearance restrictions
- Cue from downtowns with unique character to develop one here
- Signage Improvements
- Thomasville--streetscape and landscape of downtown; color scheme of buildings
- More street lights and streetscapes - Savannah
- Pedestrian Friendly Downtown
- Maryville, Tennessee--quaint character
- Oxford, Mississippi
- River walk that connects to the downtown
- Peachtree City- planned development, underground utilities
- Celebration-planning

- Linking Bike trail to airport
- Downtown Thomasville: rehabbed shops, shopping,
- Albany - after redevelopment live work play
- Thomasville: character, cleanliness
- Places with good signage systems
- Valdosta - growth looks nice and planned
- Savannah- historic district- redevelopment of housing
- Madison, GA: historical district, street trees, landscaping, nice downtown
- Madison, Watkinsville- rustic, updated motif
- Newnan- old houses
- McKinney Texas signage
- Covington, GA - Newton County
- Columbus, GA: downtown art, River walk
- Kiawah Island from an environmental perspective, especially tree protection
- Chapel Hill, NC
- Need lighting on the rails to trails here in Moultrie
- Downtown Carrolton--hillside historic bldgs refurbished for new uses
- Peachtree city access roads to business so there isn't access from all points of major artery
- Lookout Mountain, TN
- Norman Park: streetlights, feel safe due to lighting in early morning and at night
- Madison, MS, they have made all the "big box" retailers conform to architectural standards
- Don't let Moultrie become Valdosta
- Sign ordinances that require signage to be lower
- Decatur and Marietta
- Like sign ordinance that puts eye level signs along streets: Destin, Hilton Head, Jacksonville, St. Simon's, and Charlotte, NC. The ones in Charlotte have greenery and it is beautiful
- Tallahassee's bike trails along roads
- Thomasville, GA - similar commercial development
- The Vinings in Marietta
- Valdosta along Jimmy Carter drive - have diversity in housing stock that is attractive
- Hwy 54 in Peachtree city the streetscapes there
- Hilton Head - buffers commercial sites and has small signs
- Charlotte, NC: walking trails
- St. Simon's development that is set off from street
- Northwest side of Dothan, AL - community neighborhoods
- Alternative education for kids at risk of dropping out
- St. Augustine & Peachtree City - architectural standards

- Semi, FL has roundabouts to control feature
- Macon downtown development
- Highlands - hanging baskets
- Thomasville
- Downtown become more vital like Thomasville. Clean streets, few empty storefronts
- Heaven
- Denver - small spaces planted with flowers and trees
- Thomasville's art culture
- Downtown Americus - walkable, good restaurants, antebellum feel, old, restored hotel - we like
- Like Semi, FL separate the square area from the rest of town
- LaGrange Georgia is very nice -- clean and pretty architecture, a lot put into the square
- Lake Oconee: more attractive shopping centers
- Peachtree City - planned community
- Valdosta Downtown
- Thomasville downtown area.
- Calloway - butterfly gardens
- St. Augustine is nice the way they maintain downtown and landscaping and signage and pedestrian type space and green space
- Lagrange; two or three industrial parks clustered around airports
- Thomasville Downtown
- Community gardens on in-fill lots, bring people together
- Kansas City: large meeting spaces, conference centers
- Eastlake, the town center
- Montgomery County Maryland streets layout
- Example of clean community- Thomasville.
- Madison, Georgia - historic homes
- Thomasville has more customer traffic
- Charleston: clean and beautiful

5. What do you want your community to become?

- Attractive to retirees: low crime, etc. Make our folks want to come home
- Better educated: K-12 thru college
- Entrepreneurial friendly community to keep our brightest, educated kids home
- A smart, safe community
- Everyone should have decent place to live
- Community of inclusion for all races and socio-economic backgrounds
- A community that meets ALL needs--education, jobs, daily needs, etc: residents should not have to leave Moultrie to meet the basic needs of life

- Better educated
- Safe and Fun - adding police officers
- Retirement and Health Related Community
- More diversified jobs
- A community with zoning and ordinances to protect quality of life
- Less government program oriented - more community or church related initiatives
- More pedestrian friendly
- A community of multiple transportation options
- An after hours kid friendly community
- A senior friendly community: transport, accommodations, activities
- Everyone have access to quality healthcare
- Use schools, churches and existing facilities as gathering points versus new ones
- More quality diversified businesses that focus on entrepreneurs and small business
- NW needs to be cleaned up
- More appealing to tourists and retirees
- Clean safe crime free kids need clean entertainment
- a place where our children can return from college and have a career other than school teachers
- More workforce housing
- Want children to stay and raise families - now, kids grow up and want to leave
- Theaters without bats in them
- Less crime in county/city
- Want to be a Great American Main street City
- Safe community with planned growth potential to retain our graduates and to attract industry paying above minimum wage
- Want to be Capitol of Georgia
- Want to be number 1 shopping destination in southwest GA
- NOT Atlanta
- Want out county to be a place the kids come back to after they graduate from college
- Would like to be known as a clean community
- Variety of shopping
- Clean, safe, moderate growth, more shared service between county and cities, more opportunities for middle income jobs
- Reverse brain drain
- NW needs to be cleaned up
- Retreat are that maintains ag community but has industry & jobs for kids
- Community that is inviting, pleasing to the eye, bring jobs, increase the means of income and living standards that you have in the community each entry is pleasing
- Moultrie become large enough for youth to find half way decent jobs
- Diversify the economy

- Better restaurants & shopping so we can stay here
- Need tech jobs
- Want to improve and expand restaurants
- Would like to see all the pastors and churches working together in the community. Have seen some work together but to see ALL of them work together would be awesome
- Environmentally friendly for residences and businesses
- Make Moultrie a nice place for retired people to come
- A community that encourages and provides incentives for a higher number of high school graduates
- A nice clean place to live that meets and exceeds the needs of the community
- Economic Mecca - bring good jobs
- A place where young people would choose to return and that would provide them opportunities to encourage return
- a nice place to live
- Quaint look
- Crime rate is horrible. Want to see crime rate reduced
- A city that retains greenspace
- Become safer place to raise family
- Sidewalk appeal and substance when you get past the sidewalk
- Retirement community
- A good place to live with controlled growth and a vibrant city center
- A place to invest in a good home
- Economic opportunity for retirement living- a niche that can be carved
- Young people would have a dream, purpose and vision for their lives. It is the responsibility of older people to help them
- Place of opportunity for lower income citizens
- Retain our agricultural heritage.
- Profitable businesses that provide quality jobs and attract and retain our youth
- Need more retirement communities
- Would like to see good industries come in to give jobs
- People should be able to continue to farm if they choose to.
- Need a place for the teens
- Parental involvement in lower income schools
- Better advertising for community events
- A city with nice - but affordable homes
- Educated, high school graduates
- Don't tax farmers out of business.
- More connection between city and county communities
- See a community where the young people would want to stay
- Downtown Moultrie become more architecturally and commercially warm and fuzzy

- People should attempt to "live and understand " the culture of poverty
- Maintain agricultural dominance in the country
- More realistic with city ordinances and how they affect businesses
- A community of nice people.
- a nice small town feel
- Enforce ordinances in community to provide better atmosphere
- Safe-Crime Free-Drug Free
- Better public facilities (library, events center)
- Stay cultured, keep the art center funded, and people aware of it
- Fine dining, lunches outside
- Keep our environment safe.
- Take away the option of dropping out
- NW community needs development - restaurants,
- Safe...work on crime
- A clearing center for volunteerism where people could contact if they want to volunteer, especially for young people and retired folks coming in
- Keep the younger population in the community
- Capitalize on our location of centrally located in the population of the area.
- Want an atmosphere where education is highly valued throughout the community
- Beautiful environment to draw people
- An affordable place to live.
- Gated community for retirees
- More recreational opportunities for residents - entertainment, bowling, movies, etc. - places to go
- More use of public facilities through more advertising across county
- Equine center for young people to compete and therapeutic riding
- We need pedestrian level signs
- A community with no drop-outs where kids stay in school and majority of kids go to tech school or college
- Billboard regulation
- A community of good jobs where people can afford to maintain a quality lifestyle.
- Safe community for young families and retirees to settle
- Preserve our rural identity
- To build and maintain a real desirable downtown for consumers, more inviting
- More job training and educational mentors and help in NW
- Life time learning - schools become the hub of the community, adults. Have programs to reach them at their level.
- With more affordable housing, trailer parks would almost disappear
- Pretty downtown with all the amenities of shopping and dining
- Stay an agricultural community

- All ethnic communities would work together. A melting pot for all the ethnic groups.
- A community where you get input from every ethnic group. Where are the Hispanics tonight?
- More shopping
- Maintain rural integrity
- A balance of agriculture, business and homes.
- Need adult daycare facility

Exercise 1

Concept	Implement	Number	Percent
A. A community should have a clear boundary, where town stops and countryside begins.	1 Definitely not	14	14.4
	2 Not important	25	25.8
	3 Not urgent	38	39.2
	4 Definitely yes	20	20.6
B. A community should remain relatively compact.	1 Definitely not	22	22.7
	2 Not important	33	34.0
	3 Not urgent	28	28.9
	4 Definitely yes	14	14.4
C. Houses should be located near the street, with porches that encourage interaction with neighbors.	1 Definitely not	33	33.3
	2 Not important	28	28.3
	3 Not urgent	27	27.3
	4 Definitely yes	11	11.1
D. New subdivisions should match older, closer-in neighborhoods of the community.	1 Definitely not	36	37.1
	2 Not important	32	33.0
	3 Not urgent	19	19.6
	4 Definitely yes	10	10.3
E. Vacant sites closer to the community center should be used for new development.	1 Definitely not	8	8.2
	2 Not important	24	24.5
	3 Not urgent	29	29.6
	4 Definitely yes	37	37.8
F. Garage apartments or similar housing should be encouraged to bring affordable housing into neighborhoods.	1 Definitely not	27	27.6
	2 Not important	24	24.5
	3 Not urgent	28	28.6
	4 Definitely yes	19	19.4

Concept	Implement	Number	Percent
G. Environmentally sensitive areas should be set aside from development and used as parks.	1 Definitely not	11	11.3
	2 Not important	11	11.3
	3 Not urgent	21	21.6
	4 Definitely yes	54	55.7
H. Each neighborhood should have a healthy mix of uses within easy walking distance of residences.	1 Definitely not	6	6.2
	2 Not important	22	22.7
	3 Not urgent	37	38.1
	4 Definitely yes	32	33.0
I. Higher intensity uses should be concentrated along major roadways.	1 Definitely not	11	11.2
	2 Not important	16	16.3
	3 Not urgent	32	32.7
	4 Definitely yes	39	39.8
J. All commercial structures should be located near the street front, with parking provided in the rear.	1 Definitely not	19	19.8
	2 Not important	30	31.3
	3 Not urgent	35	36.5
	4 Definitely yes	12	12.5
K. Traffic calming measures should be employed.	1 Definitely not	6	6.1
	2 Not important	15	15.3
	3 Not urgent	23	23.5
	4 Definitely yes	54	55.1
L. Sidewalks and bike trails should be provided throughout the community.	1 Definitely not	4	4.1
	2 Not important	12	12.4
	3 Not urgent	25	25.8
	4 Definitely yes	56	57.7

Concept	Implement	Number	Percent
M. Older strip commercial areas should be fixed up to match the development patterns of the community.	1 Definitely not	3	3.0
	2 Not important	9	9.1
	3 Not urgent	31	31.3
	4 Definitely yes	56	56.6
N. Schools should be located within neighborhoods, making it possible for children to walk to school.	1 Definitely not	8	7.9
	2 Not important	19	18.8
	3 Not urgent	25	24.8
	4 Definitely yes	49	48.5
O. New industry or other major employers should be located close to town.	1 Definitely not	24	24.7
	2 Not important	34	35.1
	3 Not urgent	24	24.7
	4 Definitely yes	15	15.5
P. The community should have attractive town center(s), serving adjacent neighborhoods.	1 Definitely not	3	3.1
	2 Not important	14	14.3
	3 Not urgent	28	28.6
	4 Definitely yes	53	54.1
Q. Street trees should be planted throughout the community.	1 Definitely not	7	7.1
	2 Not important	13	13.3
	3 Not urgent	24	24.5
	4 Definitely yes	54	55.1
R. A mix of housing sizes and types should be included in each neighborhood.	1 Definitely not	18	18.4
	2 Not important	27	27.6
	3 Not urgent	29	29.6
	4 Definitely yes	24	24.5

Exercise 2

Issue	Rank	Number	Percent
a. Creating an Overall Development Plan and map of suggested character areas county-wide by conducting a comprehensive assessment of existing development regulations for consistency in allowing quality growth.	1 Most urgent	47	47.5
	2	19	19.2
	3	8	8.1
	4	6	6.1
	5	6	6.1
	6	2	2.0
	7	2	2.0
	8	2	2.0
	9	2	2.0
	10 Least urgent	5	5.1
b. Creating a community vision through encouraging joint planning and education opportunities for the upcoming Comprehensive Planning Update process.	1 Most urgent	17	17.0
	2	16	16.0
	3	17	17.0
	4	11	11.0
	5	11	11.0
	6	4	4.0
	7	8	8.0
	8	7	7.0
	9	2	2.0
	10 Least urgent	7	7.0
c. Improving coordination with regional jurisdictions on having a credible strategy for providing infrastructure and other services, development controls, and economic development.	1 Most urgent	6	6.1
	2	5	5.1
	3	16	16.2
	4	17	17.2
	5	7	7.1
	6	12	12.1
	7	9	9.1
	8	11	11.1
	9	8	8.1
	10 Least urgent	8	8.1
d. Developing a plan to minimize impacts of new development and encouraging appropriate commercial and residential infill	1 Most urgent	3	3.1
	2	12	12.2
	3	10	10.2

Issue	Rank	Number	Percent
development on vacant lots and in locations with redevelopment potential (i.e. brownfield and greyfield redevelopment).	4	13	13.3
	5	18	18.4
	6	15	15.3
	7	10	10.2
	8	5	5.1
	9	9	9.2
	10 Least urgent	3	3.1
e. 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).	1 Most urgent	24	24.7
	2	10	10.3
	3	13	13.4
	4	8	8.2
	5	17	17.5
	6	13	13.4
	7	8	8.2
	8	2	2.1
	9	2	2.1
	10 Least urgent	0	0.0
f. Developing a plan to balance the community's affordable and available housing needs, infrastructure, and land use with expected workforce growth (i.e. Sanderson Farms will employ 1,500 at capacity).	1 Most urgent	6	6.1
	2	11	11.2
	3	15	15.3
	4	10	10.2
	5	11	11.2
	6	16	16.3
	7	10	10.2
	8	9	9.2
	9	4	4.1
	10 Least urgent	6	6.1
g. Encouraging revitalization of housing in poor or dilapidated condition and greater mix of housing sizes, types (i.e. modular), and income levels.	1 Most urgent	8	8.2
	2	10	10.2
	3	10	10.2
	4	13	13.3
	5	6	6.1
	6	12	12.2
	7	14	14.3
	8	11	11.2

Issue	Rank	Number	Percent
	9	9	9.2
	10 Least urgent	5	5.1
h. Creating a county-wide plan to preserve and address growth impacts on environmental resources that are attractive to potential development.	1 Most urgent	8	8.1
	2	11	11.1
	3	8	8.1
	4	11	11.1
	5	8	8.1
	6	7	7.1
	7	6	6.1
	8	20	20.2
	9	14	14.1
	10 Least urgent	6	6.1
i. Encouraging preservation of historic structures, resources, and districts.	1 Most urgent	11	11.1
	2	3	3.0
	3	5	5.1
	4	3	3.0
	5	9	9.1
	6	5	5.1
	7	10	10.1
	8	12	12.1
	9	15	15.2
	10 Least urgent	26	26.3
j. Upgrading the viability and appearance of commercial corridors, including creating more attractive gateways to downtown.	1 Most urgent	6	6.1
	2	7	7.1
	3	10	10.1
	4	7	7.1
	5	3	3.0
	6	6	6.1
	7	12	12.1
	8	11	11.1
	9	17	17.2
	10 Least urgent	20	20.2

