

City of Baldwin, Georgia

2008-2018 Banks County

Comprehensive Plan Supplement



**Community Assessment, Community Participation Program
& Community Agenda**

A Path to Our Future

Adopted

March 22, 2010

Table of Contents

| <u>Section</u> | <u>Number</u> |
|-------------------------------------|---------------|
| ADOPTION RESOLUTION | I |
| ACKNOWLEDGEMENTS | II |
| COMMUNITY ASSESSMENT | III |
| COMMUNITY PARTICIPATION PLAN | IV |
| COMMUNITY AGENDA | V |

CITY OF BALDWIN

RESOLUTION 0029-185-R

RESOLUTION TO TRANSMIT

WHEREAS, the Baldwin City Council, in cooperation with the Banks County Board of Commissioners, has completed the Community Assessment and Community Participation Program documents and associated maps as part of the Banks County Comprehensive Plan 2008-2018 update process.

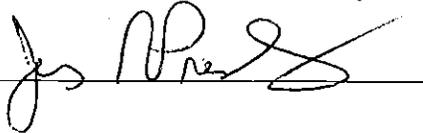
WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on October 8 and November 23, 2009.

BE IT THEREFORE RESOLVED, that the Baldwin City Council does hereby transmit the City of Baldwin's supplemental sections of the Community Assessment and the Community Participation Program portions, with associated maps, of the Banks County Comprehensive Plan 2008-2018 to the Georgia Mountains Regional Commission (formerly Georgia Mountains RDC) and the Georgia Department of Community Affairs for official review.

BY: _____



ATTEST: _____



DATE: _____

Nov. 24, 2009

A RESOLUTION OF THE CITY OF BALDWIN, GEORGIA

**ADOPTION OF THE
COMPREHENSIVE PLAN – 2008-2018**

WHEREAS: The City of Baldwin, Georgia has developed the required full, ten-year update to the City of Baldwin Comprehensive Plan; and

WHEREAS: The City of Baldwin Comprehensive Plan 2008-2018 has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

WHEREAS: The City of Baldwin Comprehensive Plan 2008-2018 has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

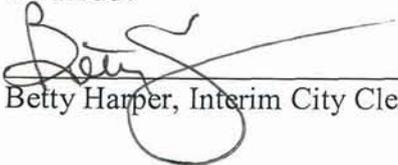
Now, therefore, **IT IS HEREBY RESOLVED** by the City of Baldwin that the updated City of Baldwin Comprehensive Plan 2008-2018 is hereby adopted.

Adopted by the City Council this 22nd day of March, 2010.



Jerry R. Neace, Mayor

ATTEST:



Betty Harper, Interim City Clerk

ACKNOWLEDGEMENTS

The City of Baldwin, Georgia wishes acknowledge those who contributed to the development of this plan. We are truly thankful to the citizens of our community who participated in the process by volunteering to serve on our steering committee, attended public meetings and hearings, submitted comments and offered your support to the City and its staff.

The City would also like to recognize the following individuals for their commitment to the development of this plan. These individuals served on the Steering Committee:

- Victoria Kelley, Committee Chair
- Terry Hayes, Local Business Representative
- Clint Wilder, Local Business Representative
- Joe Elam, Local Business Representative
- Andrea Harper, Citizen Representative
- Linda Caudell, Citizen and Real Estate Industry Representative
- Joey Penick, Citizen and Development Industry Representative
- Beverly Holcomb, City Council Representative
- Mayor Mike Kelley

SPECIAL THANKS

The City wishes to give a special thanks to **MACTEC, Inc.** for their assistance during the initial stages of the development of the Banks County Comprehensive Plan 2008-2018 Update. Without their hard work, dedication and charitable spirit this plan would not have been possible. Their efforts provided the foundation upon which this plan was built. The City of Baldwin and citizens are eternally grateful to the MACTEC Team for the contributions they made to this plan.

CITY OF BALDWIN OFFICIALS

Mayors:

Jerry Neace
Mike Kelley (Former Mayor)
Mark Reed (Former Mayor)

Council Members:

| | |
|-----------------|-----------------|
| Robert Bohannon | Beverly Holcomb |
| Rodney King | Jeff Parrish |

City Staff:

Betty Harper, Finance Director
Jerry Presley, Project Manager

Former Council Members:

Ray Holcomb
Jeff Murray

City of Baldwin, Georgia

*2008-2018 Banks County
Comprehensive Plan Supplement*



Community Assessment

Understanding Our Community Needs

Adopted

March 22, 2010

Table of Contents

| <u>Section</u> | <u>Page #</u> |
|--|---------------|
| TABLE OF CONTENTS | i |
| CHAPTER 1: INTRODUCTION | 1 |
| Purpose | 1 |
| Scope | 2 |
| CHAPTER 2: IDENTIFICATION OF ISSUES & OPPORTUNITIES | 2 |
| Population | 3 |
| Housing | 6 |
| Economic Development | 7 |
| Natural and Cultural Resources | 9 |
| Community Facilities and Services | 9 |
| Transportation | 11 |
| Intergovernmental Coordination | 12 |
| Land Use | 12 |
| CHAPTER 3: ANALYSIS OF EXISTING DEVELOPMENT PATTERNS | 14 |
| Existing Land Use | 14 |
| Areas Requiring Special Attention | 16 |
| Recommended Character Areas | 17 |
| CHAPTER 4: ANALYSIS OF CONSISTENCY WITH QCO's | 19 |
| Regional Identity | 19 |
| Growth Preparedness | 20 |
| Appropriate Business | 21 |
| Educational Opportunities | 21 |
| Employment Opportunities | 22 |
| Heritage Preservation | 22 |
| Open Space Preservation | 22 |
| Environmental Protection | 23 |
| Regional Cooperation | 24 |
| Transportation Alternatives | 24 |
| Regional Solutions | 25 |
| Housing Opportunities | 25 |
| Traditional Neighborhood | 26 |
| Infill Development | 27 |
| Sense of Place | 27 |

Introduction

Introduction to the Updated Community Assessment for the City of Baldwin, Georgia

Purpose

The Community Assessment is the first step in the planning process for the preparation of the City of Baldwin's supplement to the Banks County Comprehensive Plan 2008-2018. Its purpose is to provide the factual and conceptual foundation for the remaining work involved in preparing the Comprehensive Plan update. Production of the Community Assessment involved the collection and analysis of various community data and information. This report represents the final product of that analysis and provides a concise, informative report that will form the basis for developing the Community Agenda. The Community Agenda expresses the community's vision, goals, policies, key issues and opportunities that the community chooses to address, and include an action plan highlighting the necessary tools for implementing the plan.

The City of Baldwin's supplement to the Banks County Comprehensive Plan 2008-2018 updates the Banks County Comprehensive Plan 1992-2015 that was adopted in 1992 by the Banks County Board of Commissioners and the Alto, Baldwin, Homer and Maysville city councils. The 2008 update, like previous plans, will serve as the official Comprehensive Plan for the incorporated area of the City of Baldwin.

The Community Assessment will be submitted to the Georgia Mountains Regional Commission (previously known as the Georgia Mountains RDC) and the Georgia Department of Community Affairs (DCA) for review and approval. The Community Assessment serves the purpose of meeting the intent of the DCA — Standards and Procedures for Local Comprehensive Planning, as established on May 1, 2005. Preparing the documents in accordance with these standards is an essential requirement in maintaining the City's status as a Qualified Local Government.

Scope

The Community Assessment encompasses the incorporated area of the City of Baldwin. While the 2008 plan update will be prepared jointly with Banks County, separate Community Assessments are being prepared for Banks County and the City. The Community Assessment includes the following information, as required by the DCA Standards:

- Listing of issues and opportunities that the community wants to address
- Analysis of existing development patterns
- Analysis of consistency with the Quality Community Objectives (QCO)

The Community Assessment provides an executive summary of community analyses in order to provide an easy reference for stakeholders who will need to refer to the information throughout the planning process. More detailed data and analysis can be found in the attached Analysis of Supporting Data.

Identification of Issues & Opportunities

Identification of issues and opportunities based on an analysis of supporting data and initial stakeholder input

The issues and opportunities described below have been identified from a review of the Analysis of Supporting Data for the Community Assessment, discussions with government staff, review of recently completed plans, review of plans currently under development, and other initiatives. This analysis included an examination of the QCO. This section organizes the issues and opportunities by the major topics defined in the DCA Local Planning Requirements. The assessment topics include the following areas:

- Population
- Housing
- Economic Development
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination
- Land Use

Population

Issues & Opportunities

Population Growth & Diversity Issues – The City of Baldwin’s population grew from 2,425 in 2000 to an estimated 2,967 in 2008. This represents a 19% increase in population for the City during the last 8-years. Over the last ten years, Baldwin has seen a dramatic increase in persons of Hispanic origins including Mexican, Guatemalan, Honduran and Ecuadorians who have migrated to the area seeking employment in the agriculture and construction industries as day laborers or full-time employees. This trend can be seen in the 1990-2000 census comparisons in which Baldwin experienced a 2,312% increase in persons of Hispanic origins. In 1990, they represented only 1.8% of the total population for Baldwin. In 2000, they represented 25.9% of the population. The Georgia Department of Community Affairs

(DCA) projects that the Hispanic population will increase another 99.1% by the year 2030; thus representing 35% of the population. As a comparison, in 2000 only 3.3% of the foreign born residents of the City were Asian. In 1990 it was 2.8% representing a marginal increase of 0.5% over a 10-year period. DCA projects that by 2030 the Asian population will have only increased 1%.

North Georgia is home to numerous poultry plants, poultry farms, dairy farms, cattle farms and general agricultural farms and various construction related businesses. A large portion of the employee base for these industries is day laborers and seasonal workers. This attracts a lot of immigrant workers, many of who may be undocumented. This presents a unique challenge to the city because these individuals have a very different social, cultural and educational background than other citizens. Their native language is something other than English and the city is obligated to provide adequate access to services. They also tend to be more skeptical of government services and public safety agencies. To complicate matters, most of this population has very limited education and minimal, if any, English speaking, reading or writing skills.

Population Growth & Diversity Opportunities – As the City’s population becomes more ethnically, culturally and socially diversified, the city must better plan for meeting the future needs of this diverse population and seek-out new opportunities to break the language, cultural and social barriers that currently exists. The city can capitalize on these demographic changes to encourage new business investment opportunities from both national and international sources. This will potentially lead to new jobs and thus positively impact the areas unemployment rates and income opportunities.

Aging Population Issues – The aging population of the city and surrounding areas is of concern. Because of healthier lifestyles and advances in medicine, people are living longer than ever before. According to the Georgia Department of Community Affairs (DCA) projections, Baldwin’s 65+ population (seniors) is projected to increase by 62% between 2005 and 2030. In addition, this segment of our society has a much different view of their “retirement” years than previous generations. They desire a healthier, more active lifestyle than previous generations- so much so, that they have been labeled as the “active-adult” community by many consumer-based organizations who are targeting this group for offering products and services too.

This is particularly important to the City of Baldwin in relations to demands on the housing market to offer new products designed to meet the growing demands of this emerging consumer group. For example, in recent years the Traditional Retirement Community (age-restricted independent care, assisted living, nursing home or group home) has been replaced by the Active Adult Community- which offers age-restricted living that includes independent living in larger homes with “step-down-in-housing” options as one ages into assisted living or long-term nursing care (known as *Aging in Place*), a variety of new “senior friendly” design standards (known as *Easy Living Standards*) and an environment that promotes healthy, active lifestyles with scenic landscaping, activity centers, health & fitness centers, recreational and shopping opportunities and is pedestrian-friendly. This presents a challenge to the City

because current zoning and/or building and development regulations may not be conducive to the needs of these types of mixed-use, master planned developments.

Aging Population Opportunities – According to studies, older American’s (ages 55 and over) have a larger, almost disproportionate, share of disposable income that is readily available for use in the local and national economy- even in difficult financial times. Most of the Baby Boomers, who are just now reaching retirement age, have better prepared themselves financially for their “golden” years. While most young American’s have lived large during the last ten years, the Baby Boomers have typically lived smart, planned well and invested wisely in their futures. Many communities have seen the value in marketing themselves as senior friendly. Because of the abundance of natural resources and close proximity to the Blue Ridge Mountains, North Georgia has become a hotspot for those who are seeking to escape the high prices and overcrowding of traditional retirement communities. Baldwin has a unique opportunity to capitalize on this opportunity because it serves as a gateway the area. Nestled along SR 365 and US 441, the City is a focal point for all those who are passing through on their way to visit Georgia’s mountains. Thus, it makes a natural place for such development to occur.

Many communities in Georgia have been proactive in addressing issues related to our State’s aging population. A number of communities have adopted or have considered adopting new building and development regulations designed to address market changes affecting the 55 and older population (known as Senior Housing Ordinances). They include Cherokee, Cobb, Fulton, Gwinnett and Hall Counties as well as the Cities of Atlanta, Dacula, Gainesville, Snellville and Woodstock. The City of Baldwin should thoroughly investigate its options regarding these types of regulations and, where appropriate, integrate such policies into local development and zoning regulations.

Poverty Issues – The City of Baldwin has a significantly higher number of citizens that are below the federal poverty level. As of 2007, approximately 26.4% of Baldwin’s residents were below the federal poverty level as compared to the statewide average of 13% and the Banks County average of 12.3%. Baldwin’s 2000 mean household income of \$39,249 lagged far behind Georgia’s statewide mean income of \$80,077 and the National mean income of \$56,675.

Income Opportunities – Overall Baldwin residents’ income has increased significantly over the years although it lags behind state and national averages. In 1990 the median household income was \$24,165. It rose to \$39,249 in 2000. In 1990, 23.5% of Baldwin’s households had a medium income of less than \$10,000. In 2000, this number dropped to 13.4%. The per capita income in 1990 was \$9,154; in 2000 it was \$14,059. It is projected to be \$27,819 in 2030. The City of Baldwin can take a proactive role in reducing poverty by working with local and state educators, local business leaders and community leaders to encourage young children to stay in school and encourage its citizens to seek post-secondary education and job training opportunities. Furthermore, the city can aggressively recruit new business investments in the community.

Housing

Issues & Opportunities

Housing Issues – Baldwin’s housing inventory has dramatically increased over the last 20-years. In 2000, there were 244 houses per square mile. The total number of housing units in 2005 was 1,007. In 1980 there were 357 units, in 1990 there were 523 units and in 2000 there were 877 units inside the City’s limits. This represents a 182.1% increase from 1980, a 92.5% increase from 1990 and a 14.8% increase from 2000. The city also has a good mix of single-family and multi-family units. The city also has a good balance between owner occupied and rental property.

Another key housing issue for the city is the continued aging and dilapidation of existing residential structures in some areas of the city. Many older homes have been converted from owner occupied to rental properties. Landlords and renters have not properly maintained some structures and property. There have been similar problems with some owner occupied properties in the city. As a result, some areas of the community are becoming more and more blighted.

Housing Opportunities – As Baldwin proceeds into future, the city needs to seek-out new opportunity for traditional neighborhood, mixed-use and master planned community developments that offer a variety of housing options and access to an environment where residents can “live, work and play.” Furthermore, the city needs to re-evaluate its local code enforcement regulations and enforcement policies. Where needed, the city should enhance such policies and regulations.

Aging In Place Issues – As a larger segment of the population continues to age, there’s a growing need to provide residential opportunities for Baby Boomers and empty nesters who are seeking to “age in place.” Currently, seniors have few options other to remain in their own homes if they wish to remain in their own neighborhoods. There are some senior housing opportunities inside the City Limits including Habersham Retreat, Oak Heritage Health Care and Manor Place Apartments. Habersham Retreat is an adult daycare and assisted living facility. Oak Heritage is a local nursing home healthcare facility. Manor Place is a 55 plus independent living apartment complex. In addition, there are a few senior living options available in the nearby counties of Habersham, Hall and Jackson Counties.

Aging in Place Opportunities – As previously discussed, Baldwin is prime for exploring new opportunities for promoting senior living inside the city limits through regulation and policy changes that would encourage “aging in place” options for both new and existing residents.

Economic Development

Issues & Opportunities

Education Issues – Baldwin has a lower than average level of education attainment. Only 60.5% of the city’s 25 and older population has a high school diploma or higher education attainment. Of those, 31.1%

earned a high school diploma or equivalent; 2.7% have an Associate's degree, 6.9% have a Bachelor's degree and 5.6% has a Master's degree or higher. Additionally, 39.4% of the population lacked a high school diploma; of this population group 8.9% had less than a 5th grade education. This presents a special challenge to the City of Baldwin and its ability to market itself for new business investments. Businesses require an educated workforce to be competitive in today's global economy and thus they tend to locate their businesses in communities that can offer access to a well-educated workforce.

Education Opportunities – Baldwin's residents have access to a variety of educational resources within a 50-mile radius. Area public elementary and secondary schools serving Baldwin residents meet federal AYP criteria under the "No Child Left Behind" legislation initiative. There are also at least five private schools serving the area. In addition, there is access to regular and night/weekend classes for GED programs, adult learning initiatives, technical schools, 2-year community colleges, 4-year degree programs, graduate and doctoral programs. Area adult literacy service can be obtained through the North Georgia Technical College Adult Literacy Center in Cornelia. Area post-secondary schools within 15 mile radius include: North Georgia Technical College and Piedmont College. A 25-mile radius includes: Truett-McConnell College, Brenau University and Toccoa Falls. A 45-mile radius includes: Lanier Technical College, Gainesville State College and the University of Georgia.

Labor Force Issues – Like Banks County, Baldwin's wages lag behind the market and state in almost every category. Job numbers in the city and surrounding counties is not keeping up with the population growth of the area. As a result, the majority of the working population (16 and older) travels out of the city and county for employment opportunities. There are limited job opportunities for high school and/or young college educated workers in the city.

Labor Force Opportunities – As Baldwin continues to grow and more importance is placed on educational attainments, there are significant opportunities for the city to secure new economic investments- including new commercial and industrial investments from both the traditional and high-tech sectors- thereby increasing the number of jobs available to citizens and potentially increasing wages for residents.

Tax Base Issues – Baldwin's tax base is heavily imbalanced and slanted towards residential. There is a limited amount of commercial and industrial property within the city limits, for which revenue can be generated. Many of the existing commercial/industrial facilities remain unoccupied or under-utilized. Therefore, residential property owners bare the majority of the local tax burden.

Tax Base Opportunities – Baldwin's access to key resources such as major road networks, educational institutions, natural resources, recreational opportunities, water resources and significant sewer capacity provides it with the opportunity to increase its commercial and industrial tax base over the next decade. Furthermore, Baldwin has kept a low tax rate even though it has experienced significant growth pressures during the last decade. These low rates make the city attractive to potential residents and industry.

Commercial & Industrial Issues – Existing commercial and industrial development is limited in nature and many of these facilities remain unoccupied or under-utilized within the city. Habersham County owns and operates a 370-acre industrial park within the City limits. However, the city is unable to substantially benefit from the site because of a lack of revenue sharing by the county. All of the buildings within the industrial park are owned by the County and leased to businesses. Therefore, the city is unable to collect property taxes on these facilities. The limited revenue that is available comes from the sale of water and sewer services to these businesses.

Commercial & Industrial Opportunities – Baldwin has extensive road frontage along SR 365, which passes through the city limits. The 365 Corridor is prime for commercial and industrial development because of its access to extensive road frontage, relatively flat lands for construction, it feeds into Interstate 985- a major thoroughfare into Atlanta- and it offers access to an abundance of recreational and natural resource opportunities for employees who wish to live near their workplace. The city is also “small-business friendly” and encourages the small businessman’s entrepreneurial spirit.

Tourism Issues – Because Baldwin is nestled along the SR 365 and US 441 corridors, it serves as a gateway to those who are visiting North Georgia’s Blue Ridge Mountains. However, due to the lack of sufficient tourism related industries within the city limits, Baldwin is unable to capitalize on the situation. The city has an insufficient number of quality retail shops and restaurants along these two corridors to captivate and retain the attention of these visitors as they pass through the city to their destinations. Furthermore, the local hotels/motels serving the area are dilapidated and in serious states of disrepair. Their current state of existence and operation actually discourages visitors from remaining in the area overnight.

Tourism Opportunities – Baldwin needs to capitalize on the natural resources of the area that attract and retain the attention of visitors. There is a need to enhance retail shopping, restaurant and overnight stay services within the city along both the 365 & 441 corridors to capture revenue from visitors to the area. Baldwin should seek to replace existing hotels/motels with modern facilities that compliment the scenic mountain vistas of the 441 Corridor and rustic plain of the 365 Corridor. The 441 Corridor would make an excellent location for a new regional convention center for hosting major events in North Georgia. There is also opportunity for the city to become a showcase for environmental education and design standards because of local natural resources (scenic mountain views, continental divide, headwaters of Chattahoochee River and other waterways feeding Lake Lanier).

Natural & Cultural Resources

Issues & Opportunities

Natural Resources Issues – The City of Baldwin recognizes the value in protecting mountain and valley views created by the topography of Banks and Habersham Counties. This draws many residents and

visitors to the area and thus feeds the local economy. Protecting these view sheds is important in order to maintain the quality of life and preserve the historic rural character of the community and area.

Natural Resources Opportunities – Baldwin should thoroughly explore opportunities to secure significant natural resources and environmentally sensitive areas surrounding the current city limits for the purpose of preserving and protecting these resources for future generations. Baldwin should also consider utilizing creative zoning and land use regulations and practices as a tool for managing new growth while preserving key resources in the community.

Historic Resources Issues – Just as it is important to protect our natural resources, we must also protect our historical resources throughout the community. There are many historic structures and one historic place within the city limits of Baldwin. A number of Baldwin’s historic resources remain intact, although a great deal have been altered or damaged over the years and thus are no longer eligible for preservation listing because of the loss of historical integrity. As current historic properties and newly eligible properties age, more and more seem to be falling into disrepair. Preserving these properties is imperative if we want to help future generations understand the rich history of our community.

Historic Resources Opportunities – Baldwin’s current inventory of historic resources include the Jackson Store, the Sweet Pea Plantation (formerly known as Habersham Retreat), the Parks Home, the Baldwin Garment Manufacturing Company, the Baldwin Bank Building, the Lewallen House, the Baldwin Baptist Church, the Carwood Manufacturing Building, the Hodgson-Rudeseal House, the Perry House and the Martin House. Baldwin should strongly encourage owners of such property to maintain and/or restore aging properties. Furthermore, when renovations occur to one of these properties, the city should work with the owners to ensure that historical integrity remains intact. The City should, whenever possible, actively support and encourage efforts to list individual properties on the national register and work towards developing an historic district for the old downtown properties.

Community Facilities & Services

Issues & Opportunities

Water Infrastructure Issues – Baldwin’s greatest infrastructure challenge rests in its aging water and sewer infrastructure. Much of the existing infrastructure is outdated and therefore insufficient to meet long-term future capacity needs. Currently the City only has ½ day of raw water storage capacity to draw-on to service the city’s drinking water needs. The impoundment pond is filled with silt and is in desperate need to be dredged, cleaned-out and updated. One of the City’s treated water tanks needs to be condemned and replaced. There are several areas in the city that suffer from low-pressure in the lines due to insufficient pipeline connections that restrict water flow. Furthermore, the entire infrastructure on the Banks County side of Baldwin is substandard and will need replacing and/or rehabilitation during the next 20-years. Another challenge is in building and maintaining a stronger consumer base for water supply.

The city currently has a very narrow customer base and needs to expand in order to adequately support the system.

Water Infrastructure Opportunities – Baldwin currently has more than a million gallons per day of excess water capacity available for use. However, the city recognizes that it needs to upgrade and modernize its water infrastructure throughout the city over the next 20-years. The city is actively planning and preparing for these future needs. Baldwin plans to explore opportunities for developing a regional water impoundment reservoir to address future raw water storage capacity needs. The city needs to also explore its options for constructing new treated water storage facilities- in particular replacements for existing water tanks. In addition, the city has also been in negotiations with the counties and surrounding cities regarding its service delivery strategy for water. Currently, the city is working to expand water service delivery into current areas that surround the city but have previously been unclaimed which includes all of SR 365 from the city limits to the Hall County line. The city is also exploring new technologies, such as electronic metering devices with leak detection capabilities to help reduce preventable losses in the system.

Sewer Infrastructure Issues – Like water infrastructure, Baldwin has major challenges with its aging sewer infrastructure. Much of the system needs to be upgraded and rehabbed including gravity lines and manholes. The current wastewater treatment facility needs to expand its capacity to treat raw sewage. The system lacks sufficient long-term storage capacity and the aging equipment is insufficient to handle future demands. The sludge pond needs to be repaired and expanded.

Sewer Infrastructure Opportunities – Baldwin recognizes the need to upgrade and modernize its sewer infrastructure throughout the city over the next 20-years. The city is actively planning and preparing for these future needs. The city has been experimenting with alternative financing tools for making needed repairs such as establishing a dedicated special fund that retains portions of state and federal fines for violation- that would otherwise be paid for infractions- and using those funds to make much needed repairs to the system that prevents future occurrences of the same or similar type violations. The city is also seeking traditional funding tools such as state and federal grants and/or loans to make needed changes to the system. Baldwin is also in service delivery negotiations with Habersham County and its cities. This will allow Baldwin to expand its current area to include service for unclaimed areas and Alto's water service delivery area.

City Hall & Community Activity Center Issues – Baldwin's existing City Hall facility has become insufficient to meet the future needs of the community. The aging structure can no longer serve the long-term needs of the community. Currently, the City of Baldwin lacks a community event center for hosting various public activities such as folk art and local artisan events, community plays or special productions, etc.

City Hall & Community Activity Center Opportunities – The city recognizes that it needs to relocate City Hall from its existing facility to a new location that better serves its business needs. The City has

purchased the old Garment Manufacturing Company and is actively pursuing funds to rehabilitate the historic structure for use as the New City Hall. Furthermore, the city also needs a place that encourages community gatherings for special occasions and events. The old Carwood Manufacturing Building would make an excellent place for such a facility. Use of this building would result in the restoration and use of an unoccupied historic structure that offers sufficient space to host both small and large community gatherings and events. Grants, donations and other special funds such as SPLOST could be utilized for the future purchase and rehabilitation of the facility.

Transportation

Issues & Opportunities

City Street Issues – Baldwin’s street network is old and many of the streets have a narrow design that is not conducive for modern automobile use. Streets need to be widened and upgraded to withstand modern “wear-n-tear.” Furthermore, there are serious drainage problems occurring along some city streets. Poor drainage is resulting in “wash-out” and potholes, which are very costly to the city.

City Street Opportunities – Baldwin recognizes that it must upgrade its existing transportation network. The city is actively planning for needed changes and is working to widen city streets, repair damaged roads and upgrade drainage facilities. There is opportunity for the city to explore the development of curb and gutter systems throughout the city, however, such infrastructure is very expensive and may not be conducive to all areas due to the city’s topography.

Pedestrian Issues – Baldwin lacks a pedestrian friendly environment throughout the city. Sidewalks and multi-use paths are non-existent throughout the city.

Pedestrian Opportunities – In order to serve the long-term needs of the city Baldwin needs to be exploring its options for providing pedestrian facilities throughout the city. This is especially true for connecting major activity centers and recreational facilities to residential areas of the city. Although resources are limited and funding for such projects will not likely be available for some time, the city can begin planning efforts by developing a citywide pedestrian plan.

Intergovernmental Coordination

Issues

Coordination with schools – Coordination between the school systems and the City Council is needed to ensure that facilities keep-up with growth and service demands. The school systems had record enrollments in 2007-2008, which makes the coordination all the more critical.

Coordination among cities on annexation records – More coordination is needed between the City Council, counties and surrounding municipalities to ensure that the City has access to the most accurate information regarding boundaries, service delivery strategies and land-use decisions as possible.

Coordination among emergency service providers – Coordination between the City of Baldwin public safety personnel and county and municipal emergency service communication networks will be necessary in order to provide the City with an acceptable level of protection and emergency preparedness.

Land Use

Issues & Opportunities

Agricultural/residential Issues – Agricultural-residential land use conflicts can emerge when new residents move to areas with intensive farming.

Strip Commercial Development Issues – Strip commercial development areas will require special attention to prevent underutilization and blight as market and economic conditions change.

Scenic Corridor Issues – New development along routes such as U.S. 441 could alter the character of the county and city dramatically if development occurs without an emphasis on protecting scenic views.

Preservation of Agricultural Lands Issues – As new development increases property values throughout the city, pressure to convert from agricultural uses to residential or commercial uses increases. Preservation of the remaining agricultural residential property is considered important for sustaining the city's rural character in the long-term.

Zoning Issues – Due to the age of the currently adopted Future Land Use Map and the amount of development that has occurred since its adoption in 1992, decisions on a case-by-case basis for converting agricultural land to residential or commercial have been occurring in what some consider spot zoning throughout the city. However, the city has fared better than Banks and Habersham Counties.

Intensive Use Issues – While its not necessary to open all parts of the city to more intensive commercial, industrial or residential uses, it will be important for the city to accommodate these uses in the future in order to take advantage of continuing economic opportunities in certain corridors such as SR 365 and portions of US 441.

Bedroom Community Issues – Baldwin has, so far, maintained its distinct culture and character as a rural community. However, rapid development in the next 20-years could alter this character to the point of converting the city into a bedroom community, leading to greater economic imbalance and associated challenges.

Mixed-use Development Opportunities – Most development in the city is suburban residential development that separates residential from commercial. A mixed-use approach in future development could provide the city with the opportunity to provide jobs and services within walking distance of residences in specific portions of the city.

Traditional Neighborhood Development Opportunities – The traditional neighborhood development approach can provide a wide range of housing types in newly developing areas with a connected pedestrian-friendly street system and ample open space. With proactive planning, Baldwin can cluster community facilities including schools, fire stations, libraries and parks in order to create a sense of place.

TDR Opportunities – Transfer of development rights can be applied to preserve agricultural lands and other sensitive areas in need of protection from development.

Conservation Subdivision Opportunities – Conservation subdivisions can be used to retain the character of agriculture and protect the natural resources of the environmentally sensitive areas.

Green Space Opportunities – Development regulations can encourage developers of residential and mixed-use development to set aside appropriate amounts of green space for public recreation and storm water collection/filtering.

Analysis of Existing Development Patterns

Analysis of the existing land use, areas requiring special attention, and recommended character areas

The purpose of this analysis is to understand the development conditions and growth patterns currently occurring on the ground in Baldwin. The analysis allows the further exploration of issues and opportunities related to the physical environment. The following analysis considers three aspects of the existing development patterns: existing land use, areas requiring special attention, and recommended character areas.

Existing Land Use

An existing land-use map displays the development, or type of use, on the ground that's grouped into similar types of development categories at a given point in time. For purposes of this analysis, the Existing Land Use Map is based on tax digest/real property information provided by the Banks and Habersham County Tax Assessor's Office. Analysis of aerial photography and windshield surveys also provided additional input for the identification of the existing land use of properties. Existing Land Use Classification categories are as follows:

Undeveloped/Unused– Properties devoted predominantly to agricultural production, private forest lands and undisturbed, natural areas.

Residential – Single-family and multi-family dwellings including site-built, detached and attached homes, duplexes, apartment homes, condominiums, townhouses, boarding/rooming houses, personal care homes and manufactured homes. Lot sizes vary from large tracts with secondary agricultural uses to single small lot subdivisions.

Mixed-use Development – Properties that include a mix of one or more development types including residential, commercial and/or industrial uses containing at least fifteen (15) acres or more

Commercial – Properties dedicated to non-industrial, business uses that provide goods and services to adjacent residential and nearby rural areas including large retail sales, office, services, entertainment facilities; may be located as a single use in one building or grouped together in a shopping center or office park or typical small “mom & pop” shops, restaurants/cafes, convenience stores, beauty/barber shops, day-care centers, banks small offices/businesses, etc.

Industrial – Land dedicated primarily to both light and heavy industrial land uses that include warehousing, wholesale trade, manufacturing facilities, factories, concrete/masonry plants, outdoor storage and other similar uses.

Baldwin

Table 1, below, compares the city’s existing land uses based on the percentage of total area each encompasses within the city limits. The Existing Land Use Map shows existing land use for the City of Baldwin.

Table 1 Existing Land Use – City of Baldwin, Georgia

| <i>Existing Land Use Classification Categories</i> | <i>Total Acreage</i> | <i>Percent</i> |
|--|----------------------|----------------|
| Undeveloped/Unused | 75 | 2.2% |
| Residential | 2,332 | 69.4% |
| Mixed-use | 63 | 1.9% |
| Commercial | 512 | 15.2% |
| Industrial | 289 | 8.6% |
| Transportation/Communications/Utilities | 89 | 2.7% |

Source: City of Baldwin

Land classified as Residential makes up the largest portion of the city. More than 69.4% of the city is categorized as Residential areas. Land classified as Commercial makes up the second-largest portion of the total city at nearly 15.2%. Properties classified as Industrial accounted for approximately 8.6% of the total city’s parcels. Undeveloped/unused properties made up only 2.2% of the total city area. The Transportation/Communications/Utility properties made up 2.7% of the total area of city. Finally, Mixed-use developments accounted for the smallest area at 1.9% of the total acreage within the city.

Areas Requiring Special Attention

Growth inevitably impacts the natural and cultural environments as well as community facilities, services, and infrastructure required to service an area. The Areas of Special Concern Map and Table 2 outlines

areas where the real estate market has and continues to produce development that is dominated by single-function land uses, where aging commercial areas are in need of functional and aesthetic revitalization, where growth should be well managed due to the environmentally-sensitive nature of the land, or where historical districts and elements should be maintained as they contribute heavily to the identity of the City.

Table 2 Areas of Special Concern

| <i>Areas of Special Concern</i> | <i>Description</i> |
|--|---|
| Major Transportation Corridors | Major transportation corridors provide direct, four-lane highway transportation links between communities. They also offer special opportunities for targeted economic development activity. |
| Historic Areas | Most significant or recognized historic areas and structures will likely be threatened by encroaching development or incompatible land uses at some point in time. Proper land use planning and guidelines are needed to protect viable historic and cultural resources. Among the historic areas of concern are individual historic sites throughout the City. |
| Natural Resources | Natural resources, particularly water resources, are of special concern as Baldwin experiences population growth and associated housing and commercial development. Greenspace planning and preservation will also be important to achieve preservation of natural resources and provision of recreation facilities and transportation alternatives for residents. |
| Scenic Mtn Preservation Areas | Northern Banks County that historically was left undeveloped because of steep slopes and topography has seen pressure to convert to residential land. These scenic areas need to be preserved for future generations and to protect the rural character of the area, including the City of Baldwin. |
| Baldwin Falls Preservation Area | Baldwin Falls has historically been an undeveloped area and has been preserved through private interests in recent years. Baldwin seeks to preserve this area of Banks County because it is an environmentally sensitive area that offers citizens excellent recreational opportunities within the city limits. |
| Agriculture/Rural Preservation | Many areas of Banks County, including the City of Baldwin, that historically were dedicated to agricultural production have seen pressure to convert to suburban residential land. Baldwin seeks to preserve agriculture properties in an effort to preserve the city's rural character. |
| Watershed Protection Areas | Areas for water and sewer development have been identified and infrastructure expansion projects are planned. It is important to encourage development in the areas planned for infrastructure expansion. Additionally, planning for future infrastructure expansions should be coordinated with and guided by land use planning that is consistent with a comprehensive vision for growth and development. |
| Annexation Islands | Baldwin city boundaries include parcels that are islands of unincorporated Banks and Habersham County. To simplify logistics for fire, police, and other public services, attention should be focused to eliminate these unincorporated islands that have resulted from annexation. |
| Water and Sewer Infrastructure Development | Areas for water and sewer development have been identified and infrastructure expansion projects are planned. It is important to encourage development in the areas planned for infrastructure expansion. Additionally, planning for future infrastructure expansions should be coordinated with and guided by land use planning that is consistent with a comprehensive vision for growth and development. |

Recommended Character Areas

Character area planning focuses on the way an area looks and how it functions. Applying development strategies to character areas in the City can lead to preservation of valued existing areas and help other areas function better and become more attractive. Character area based planning helps to guide future development through policies and implementation strategies that are tailored to each situation. The character areas include the following traits:

- Presently have unique or special characteristics that need to be preserved
- Have the potential to evolve into unique areas
- Require special attention because of unique development issues.

City of Baldwin

The recommended character areas for the City of Baldwin are described in Table 3 and presented in the Recommended Character Areas Map.

Table 3 Recommended Character Areas – Baldwin, Georgia

| <i>Character Area</i> | <i>Description</i> |
|-------------------------------------|--|
| 441 Tourism Corridor | The US 441 Corridor in the City of Baldwin serves as a primary transportation artery connecting North Georgia to I-85 and Athens, Georgia. Many others, however, use the federal highway as an alternative travel route to/from places further south such as Middle & South Georgia and Florida. This tourism related travel makes the corridor prime for developing tourism related industries along the corridor. Baldwin could serve as a major hub for attracting and retaining tourism related investments into the area. |
| 365 Business Corridor | The SR 365 Corridor in the City of Baldwin serves as a primary transportation artery connecting North Georgia to Gainesville and Atlanta, Georgia. |
| Downtown Redevelopment | The historic downtown area includes portions of Airport Road, King Street, and Willingham Ave |
| Rural Residential | Low and medium density residential development with varying lot sizes and setbacks that are designed to maintain and promote the City’s rural character. They may include agricultural uses. |
| Mountain Residential | Low-density residential development located on steep slopes and mountain peaks that are designed to maintain and promote the preservation of the City’s scenic views while allowing minimal development to occur. These structures built in these areas should compliment the rustic, rural character of the area. |
| NR/Scenic Preserve | Undeveloped, natural land areas with significant environmental features including steep slopes, floodplains, wetlands, watersheds, wildlife management areas, conservation areas and other environmentally sensitive areas not suitable for development of any kind; also includes parks and recreation areas. |
| Traditional Neighborhood Commercial | Low-intensity commercial development located adjacent to or near residential areas that is designed to serve the needs of rural areas by providing access to convenience goods and services that are purchased on a regular and frequent basis by these households. |
| Industrial | Intense land uses for light and heavy industrial operations and processes conducted indoors or outdoors |



Analysis of Consistency with Quality Community Objectives (QCO)

Analysis of consistency with DCA’s Quality Community Objectives to evaluate progress towards a sustainable and livable community

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement that the Community Assessment includes an evaluation of the community’s current policies, activities, and development patterns for consistency with the QCO contained in the State Planning Goals and Objectives.

The DCA Office of Planning and Quality Growth created the QCO Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. The assessment is meant to give the community an idea of how it is progressing toward reaching these objectives. The following tables function as a guide for assessing the current status of QCO in Banks County.

Regional Identity

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|--|
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. | Yes | |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. | Yes | Fieldale is a large local employer just outside the city limits. |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.). | No | |

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|--|
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership. | No | However, Baldwin recognizes the need to be active in such partnerships and plans to address this in the near future. |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. | No | However, Baldwin does have plans to begin aggressively promoting the US 441 corridor and surrounding areas. |
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education. | No | However, Baldwin hopes to change this as we progress into the future. |

Growth Preparedness

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|--|
| 1. We have population projections for the next 20-years that we refer to when making infrastructure decisions. | Yes | |
| 2. Our local governments, the local school board and other decision-making entities use the same population projections. | Yes | |
| 3. Our elected officials understand the land-development process in our community. | Yes | |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals. | Yes | However, they do need to be improved to maximize their benefit. |
| 5. We have a Capital Improvements Program that supports current and future growth. | No | |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resource inventory of our community. | Yes | US 441 Scenic Overlay District and SR 365 Businesses Corridor. |
| 7. We have clearly understandable guidelines for new development. | No | |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community. | No | |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. | Yes | A new city website will make it easier for citizen to know about meetings, events, and maps. |

Appropriate Business

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|-----------------|
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them. | No | |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible. | No | |
| 3. We recruit firms that provide or create sustainable products. | No | |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy. | No | |

Educational Opportunities

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

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|--|
| 1. Our community provides workforce training options for its citizens. | Y | North Georgia Technical College. |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community. | Y | |
| 3. Our community has education opportunities, or is close to a community that does. | Y | Piedmont College, Brenau University, Gainesville State College, Toccoa Falls College, Truitt-McConnell College |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. | Y | However, these jobs are limited. |

Employment Options

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

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|--|
| 1. Our economic development program has an entrepreneur support program. | Yes | Habersham County Chamber of Commerce is Entrepreneur friendly. |
| 2. Our community has jobs for skilled labor. | Yes | Baldwin Professional Park |
| 3. Our community has jobs for unskilled labor. | Yes | |
| 4. Our community has professional and managerial jobs. | Yes | |

Heritage Preservation

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|--|
| 1. We have designated historic districts with our community. | Y | Historic Downtown Overlay area. |
| 2. We have an active historic preservation commission. | N | This will be address in the Comprehensive Plan Community Agenda. |
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure this. | N | |

Open Space Preservation

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|--|
| 1. Our community has a greenspace plan. | No | |
| 2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development. | Yes | This will be addressed in the Comprehensive Plan Community Agenda. |

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|--|
| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in the community. | Yes | This will be addressed in the Comprehensive Plan Community Agenda. |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. | No | |

Environmental Protection

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>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|--|
| 1. Our community has a comprehensive natural resources inventory. | No | |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | No | |
| 3. We have identified our defining natural resources and taken steps to protect them. | No | |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them. These ordinances, called the Environmental Planning Criteria, include Water Supply Watersheds, Protection of Groundwater Recharge Areas, Wetland Protection, River Corridor Protection and Mountain Protection (Chapter 391-3-16). Please indicate which of these have been adopted. | No | |
| 5. Our community has a tree preservation ordinance, which is actively enforced. | No | This has nee proposed but the City has not taken action on it. |
| 6. Our community has a tree-replanting ordinance for new development. | No | |
| 7. We are using stormwater best management practices for all new development. | No | |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.) | No | |

Regional Cooperation

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|-----------------|
| 1. We participate in regional economic development organizations. | Yes | |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues. | Yes | |
| 3. We work with other local governments to provide or share appropriate services, such as, public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.. | Yes | |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | Yes | |

Transportation Alternatives

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|--|
| 1. We have public transportation in our community. | N | |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. | N | |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | N | A sidewalk network needs to be developed beyond historic downtown. |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. | N | |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible. | N | |
| 6. We have a plan for bicycle routes through our community. | Y | Baldwin is a part of the Georgia Mountains Regional Bicycle and Pedestrian Plan adopted in 2006. |

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|-----------------|
| 7. We allow commercial and retail development to share parking areas wherever possible. | Y | |

Regional Solutions

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|-----------------|
| 1. We plan jointly with our cities and County for comprehensive planning purposes. | Yes | |
| 2. We are satisfied with our Service Delivery Strategy. | No | |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies. | Yes | |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections and discuss issues of regional concern. | Yes | |

Housing Opportunities

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|---|------------------------|-----------------|
| 1. Our community allows accessory units like garage apartments or mother-in-law suites. | Yes | |
| 2. People who work in our community can also afford to live in the community. | Yes | |
| 3. Our community has enough housing for each income level (low, moderate and above-average). | Yes | |
| 4. We encourage new residential development to follow patterns of our original town, continuing the existing street design and maintaining small set-backs. | No | |

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|-----------------|
| 5. We have options available for loft living, downtown living, or “neo-traditional” development. | No | |
| 6. We have vacant and developable land available for multi-family housing. | Yes | |
| 7. We allow multi-family housing to be developed in our community. | Yes | |
| 8. We support community development corporations that build housing for lower-income households. | Yes | |
| 9. We have housing programs that focus on households with special needs. | No | |
| 10. We allow small houses built on small lots (less than 5,000 sq.ft.) in appropriate areas. | No | |

Traditional Neighborhood

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|---|
| 1. If we have a zoning code, it does not separate commercial residential and retail uses in every district. | Yes | Zoning ordinances need to be codified and enforced. |
| 2. Our community has ordinances in place that allow “neo-traditional” development by right so that developers do not have to go through a long variance process. | No | |
| 3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate. | No | Tree ordinances have been discussed but the City has never taken action on them. |
| 4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer. | No | |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. | Yes | We host the annual Peachy Clean Clean-up Day to clean public areas around the City. |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose. | Yes | |

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|--|
| 7. In some areas several errands can be made on foot, if so desired. | Yes | This ability will be enhanced through the Historic Downtown Overlay. |
| 8. Some of our children can and do walk to school safely. | Yes | |
| 9. Some of our children can and do bike to school safely. | Yes | |
| 10. Schools are located in or near neighborhoods in our community. | Yes | Baldwin Primary School |

Infill Development

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|--|
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. | Yes | |
| 2. Our community is actively working to promote Brownfield redevelopment. | Yes | Carwood Manufacturing building has been discussed as a facility that can be redeveloped. |
| 3. Our community is actively working to promote greyfield redevelopment. | No | |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). | Yes | Historic Downtown area and the intersection of Hwy 365 & Charlie Davis Road. |
| 5. Our community allows small lot development (5,000 sq.ft. or less) for some uses. | No | |

Sense of Place

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.

| <i>Question</i> | <i>City of Baldwin</i> | <i>Comments</i> |
|--|------------------------|---|
| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was based on our distinct characteristics. | Yes | |
| 2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas. | Yes | We are beginning the process of planning Historic Preservation in the City. |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | No | |
| 4. We have ordinances to regulate the size and type of signage in our community. | Yes | Sign Ordinances need to be better enforced. |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. | No | |
| 6. If applicable, our community has a plan to protect designated farmland. | No | |