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1 INTRODUCTION

1.1 *Purpose*



The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Agenda is the most important part of the plan, for it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

The Community Agenda is the key component of the Comprehensive Plan. Per the State Planning Recommendations, the Agenda presents the community's vision for the future, key issues and opportunities the community chooses to address during the planning period, and the implementation program. The Community Agenda responds to the data gathered and represented in the Community Assessment based on public input and includes the vision of a community, a short and long term work program, and a list of policies for decision making.

The Brooks community recognizes that growth and development in a scattered, unintended fashion can negatively impact our quality of life. Such growth may make it difficult for the community to plan for future development or effectively manage development-related environmental impacts. Studies have shown that it is more expensive to provide public facility and services to developments that have sprung up in a haphazard, or leap-frog manner. Local governments can utilize their limited funds more efficiently by gradually expanding services from existing service areas in a rational and well-planned manner. Likewise, unplanned growth can bring about developments that are undesirable or inconsistent with the community's character.

The Brooks community also realizes the challenges some communities face as far as losing population. The Brooks community recognizes that lose of population is a sign of economic distress, and that one has to not only look at areas which are growing, but also areas which have been historically declining.

Thus, the purpose of the *Brooks County Comprehensive Plan* is to guide elected officials and community leaders in long-term and day-to-day decision-making. The Plan illustrates an overall Community Vision; identifies Community Issues and Opportunities; and provides Goals, Policies, and Objectives, which should be followed to ensure the community's vision one day becomes a reality.

1.2 *Community Assessment*

As required by the Georgia Department of Community Affairs' Minimum Planning Standards for Comprehensive Planning, a complete *Community Assessment* was completed prior to the development of this *Community Agenda*. This *Assessment* provided an opportunity for each of the following community aspects to be inventoried and evaluated: Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities, Intergovernmental Coordination, Transportation, and Land Use. The results of this *Assessment* provided the groundwork for the development of this *Community Agenda*. As such, the information contained in the *Assessment* should be considered complimentary to that contained within the *Agenda*. Therefore, review of the *Assessment* is not vital to an understanding of this *Agenda*, however for those desiring additional information, a review of the *Assessment* is recommended.

1.3 *Community Participation Program*

In an effort to ensure extensive community involvement and civic participation, and in compliance with the State Department of Community Affairs' Minimum Planning Standards for Comprehensive Planning, a *Community Participation Program* was developed prior to commencing the *Community Agenda* portion of the planning process. This *Program* was utilized to guide community involvement throughout the planning process and ensure all stakeholder groups had an opportunity to contribute to the overall process.

1.3.1 Brooks County Steering Committee

Throughout the development of the *Comprehensive Plan*, many positive developments in community involvement and civic engagement took place, including the formation of a *Steering Committee*. This Committee includes representation from the various governing bodies, economic engines, and stakeholder groups. Through its diverse representation, the Committee provided viable insight into the issues and opportunities facing the community.

1.4 *Community Agenda*

All of the Brooks municipalities committed to partner on the development of a joint County/City Comprehensive Plan. The goal was to develop a viable, living document that could be used by community leaders and stakeholders to guide growth and development and to improve quality of life. The development of this plan was truly a joint community effort resulting in a variety of stakeholder involvement, including all governing bodies, and many community organizations and citizens. The result then, is a plan which truly reflects the overall desires of the Brooks community.

1.5 *Community Education*

Throughout the *Brooks County 2030* process there was a continuous effort to educate the community on the need for quality planning and development. During the one year period in which the plan was written, citizens and community leaders alike became aware of the variety of impacts planning has on a community. Thus, a significant step in the right direction has occurred, opening the door for continued education and improvement.

1.6 *Continued Planning*

Planning represents a continuous challenge of collaboration among staff, elected officials and citizens. The *Brooks 2030 Comprehensive Plan* serves as a roadmap to direct decision making that will help realize the community vision. However, this plan should in no way be considered a static and unchanging document. Although it is final in the sense that it has been adopted by each of the governing bodies and has been accepted by the State, we as a community know that it is only the first of many versions to come. Recognizing the need for quality planning in order to protect our valuable resources, the Brooks community is committed to updating and fine tuning this plan on a regular basis. As greater collaboration continues to occur and more information is revealed, the Plan will be amended to reflect the community's growth and changing vision. Thus in no means should this document be considered an end to planning for our community's future; instead it is only the beginning, as we continue to come together to address the challenges of community growth and development while building on our valuable and unique resources.

2 COMMUNITY VISION

2.1 *Vision*



Community participation has been vital to the Comprehensive Planning process. Who better to identify needs and wants, assets and opportunities of a community, than the very people who live and work in there? Through a series of public meetings, stakeholder group presentations, one-on-one discussions, an informational website, and many dedicated members of the Steering Committee, a vision of the future of Brooks County began to take shape.

This visioning process took place during the year 2006 and early 2007 and also included input from the Brooks County Commission, Brooks County Planning Commission, the Comprehensive Plan Steering Committee, and the City Councils from the Cities of Barwick, Morven, Pavo and Quitman.

The resounding themes heard from Steering Committee meetings to conversations on street corners was a desire to grow without sacrificing the quality of life and character of community so endearing to native residents and recent arrivals alike. Over and over again citizens, business and property owners all expressed a desire to foster a progressive, thriving economy based in agriculture, forestry, and industry while maintaining the quiet, rural, agrarian character with a family-like character and charm that is the hallmark of the community.

Brooks County residents desire a quality of life based upon the continuing historical presence and character of small towns with the overriding feeling that is “South Georgia” – human scale, a rural yet progressive atmosphere and physical beauty. Residents of Brooks County firmly want to protect against those things that would threaten their way of life, chief among those being:

- Increasing, sprawling residential development from adjoining counties;
- Possible loss of prime farmland and the threat to farms and timber;
- The loss of historic features and structures through development and neglect.



Vision Statement

Twenty years from now, Brooks County will continue to have a small town atmosphere that is characterized by welcoming communities and a sense of individual belonging, accentuated by the natural greenway corridors. The community’s rich agricultural and forestry heritage will be preserved through the preservation of prominent landmarks and sites will be of paramount importance to citizens and elected officials. Partnerships among the County and the cities will have been expanded to promote improvement to the quality of life in the community.

Revitalization efforts will have turned the historic centers in Barwick, Morven, Pavo, and Quitman into vibrant, attractive town centers and tourist destinations with community events and neighborhood and tourist-serving opportunities. Circulation throughout Brooks County will provide safe and attractive access to all areas of the community. Residents, young and old, will be able to take advantage of the community’s

pedestrian and bicycle pathways that will tie the community's centers, recreational amenities, shopping, schools and employment,

Economic and Industrial Development initiatives will have expanded the economy through innovation and investment in education and supportive infrastructure. The community will have an integrated system of technology, utility and transportation networks that support a vital economy and offer ample employment and business opportunities to all.

2.2 *Future Development Maps*



Future Development Maps provide a visual guide for land use decisions and development. As required by the State Planning Standards, the Maps include character areas 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. There are two Future Development Maps included in the

Comprehensive Plan. The first is a Future Development Map for the unincorporated county. The second map shows the character areas for the Cities of Barwick, Morven, Pavo and Quitman.

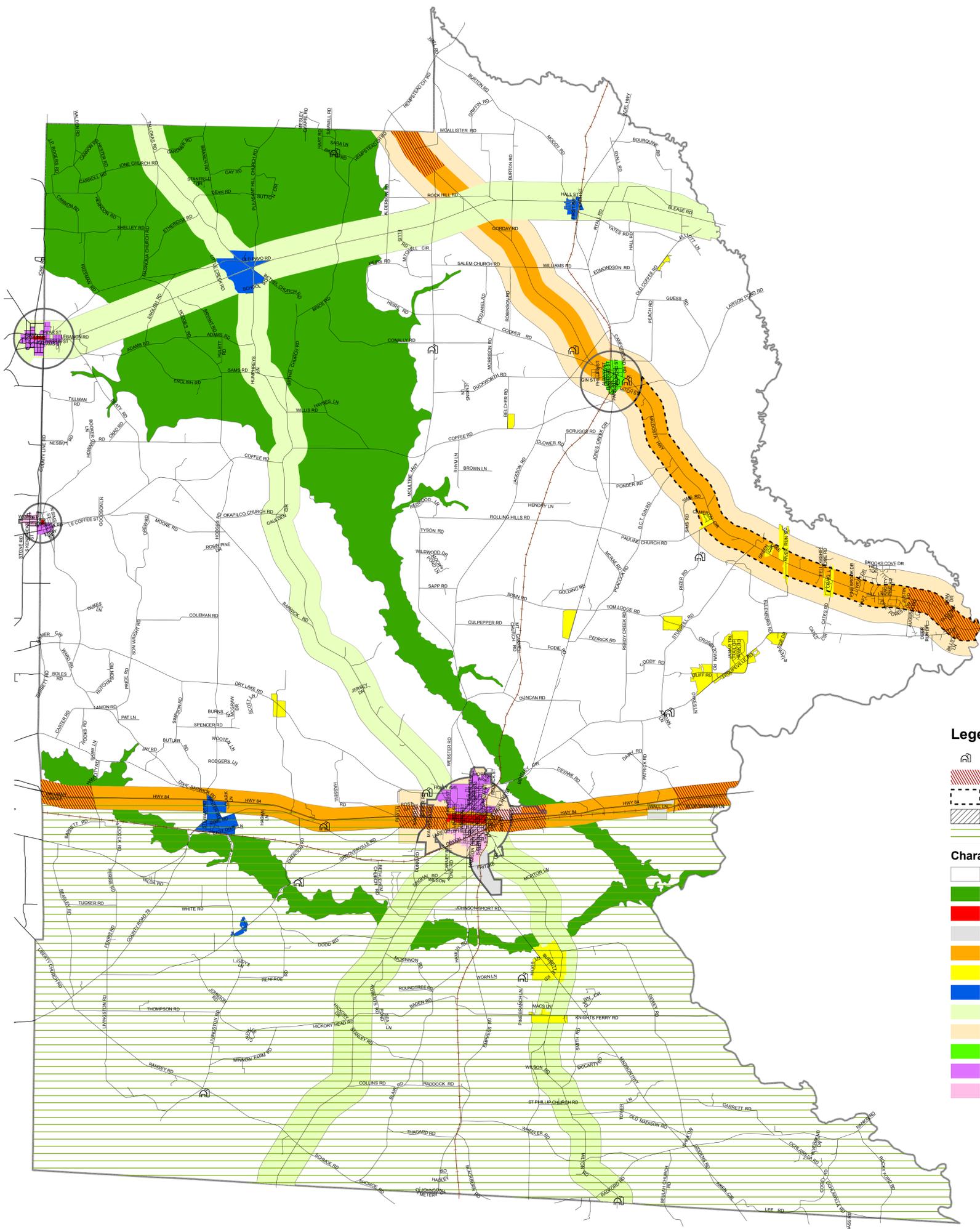
Character areas are a specific geographic area within the community that:

- Have unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Have potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Require special attention due to unique development issues (rapid change of development patterns; economic decline, etc.).

The Future Development Maps were based on the following criteria:

- Future Land Use Map from the 2010 Comprehensive Plan- In many areas of the community the 2010 Future Land Use designation was no longer appropriate. However, in some areas of the community the previous Future Land Use designations still represent a viable plan for the area's future growth.
- Existing Land Use- Prior to the development of the Future Development Map, a comprehensive land use inventory was completed. Through this inventory clear trends in the development of residential, commercial, and other various land use categories could be observed. Understanding the influence of the market of future growth and development, these existing land use trends were also taken into consideration. The land use maps for Brooks County can be found in the *Community Assessment* portion of this plan.
- Development Suitability- A Development Suitability Map was prepared for this plan as a guideline for the Future Development Maps. The Development Suitability Map was created using six criteria to rank each parcel of land as a preliminary review of ***. The criteria including: the land's proximity to existing or planned water and sewer infrastructure, the land's access to the transportation network, and the presence of flood hazard, wetland, or groundwater recharge areas on the land. Following the manipulation of several GIS data layers, a 'score' was generated which illustrated the land's "development friendliness." The following map reflects the resulting scores.

- Community Input- The Brooks community and the Steering Committee were presented with the potential character areas maps, the land use maps and the Development Suitability Map and asked to comment on where the boundaries of the Potential Character Areas should be manipulated to produce the Future Development Map.

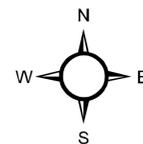


- Legend**
- Centennial Farms
 - Gateway Overlay
 - Rural Service Boundary
 - Historic Area
 - Rural Conservation Overlay
- Character Areas**
- Agricultural Area
 - Conservation Area & Greenspace
 - Downtown
 - Industrial Activity Center
 - Major Highway Corridor
 - Rural Residential
 - Rural Village
 - Scenic Corridor
 - Suburban
 - Town Center
 - Traditional Neighborhood - Transitioning
 - Traditional Neighborhood - Declining

This exhibit was prepared using GIS data provided by various sources that may include but are not limited to federal, state, district and local agencies. SGRDC does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

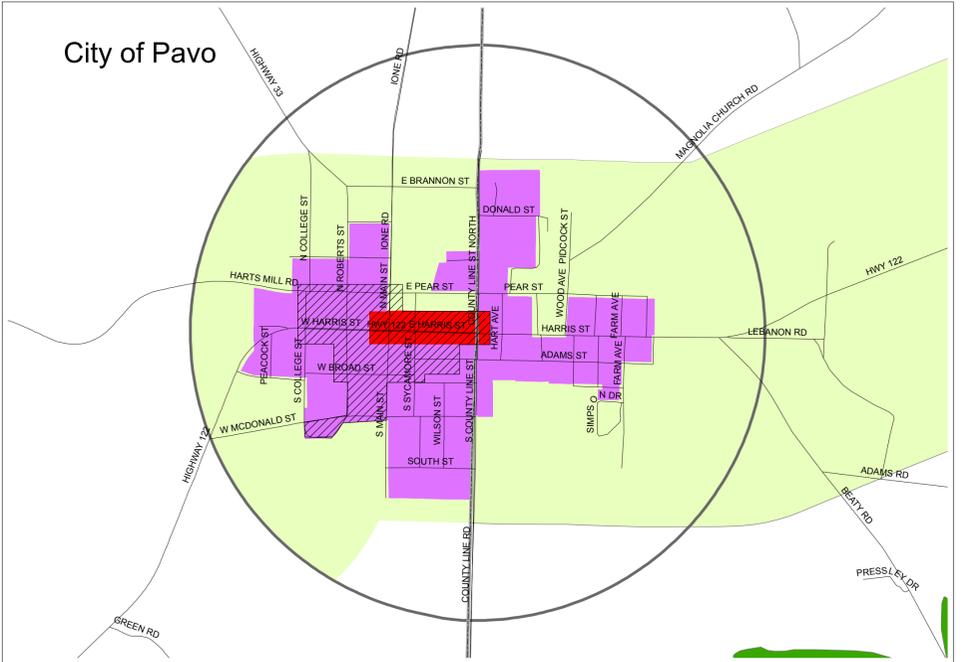
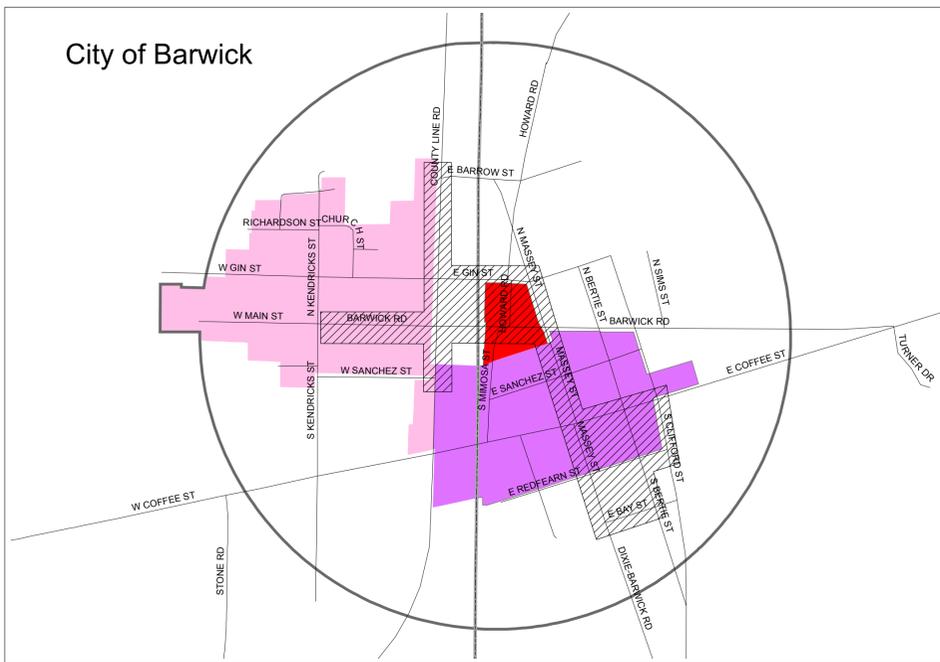
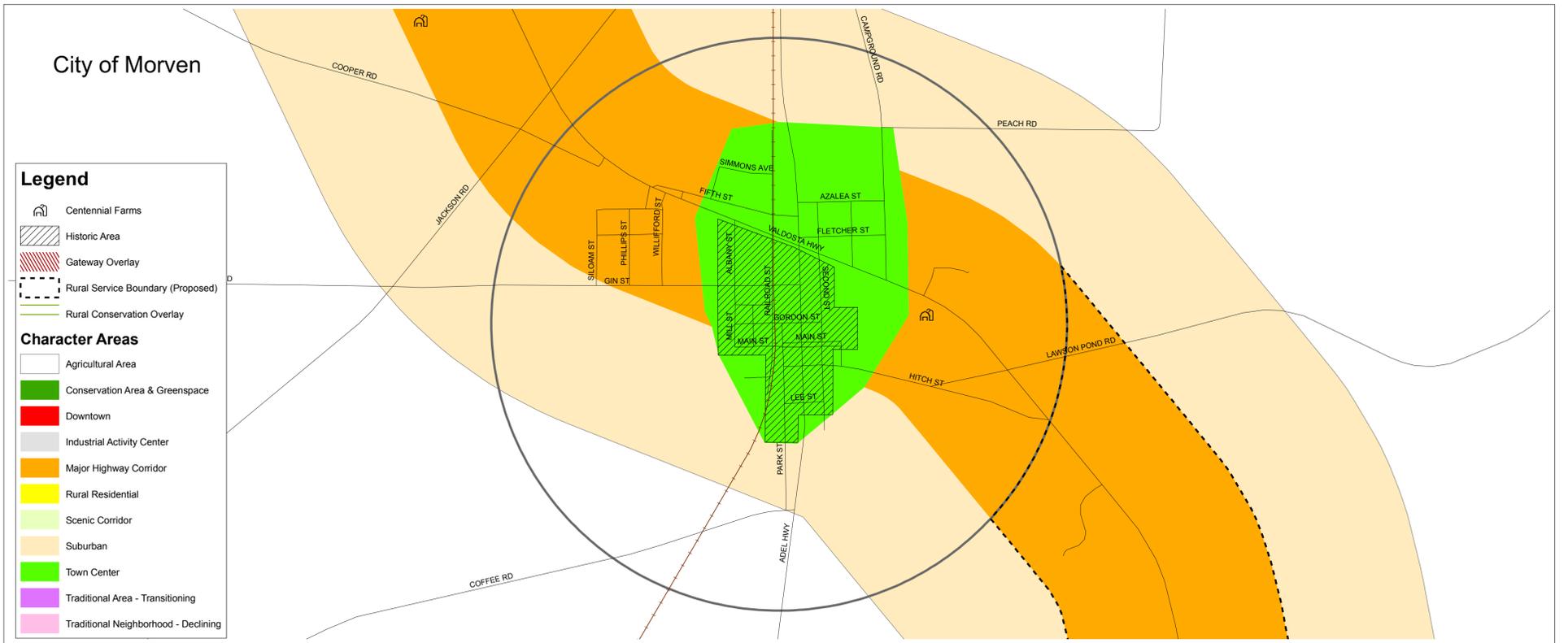
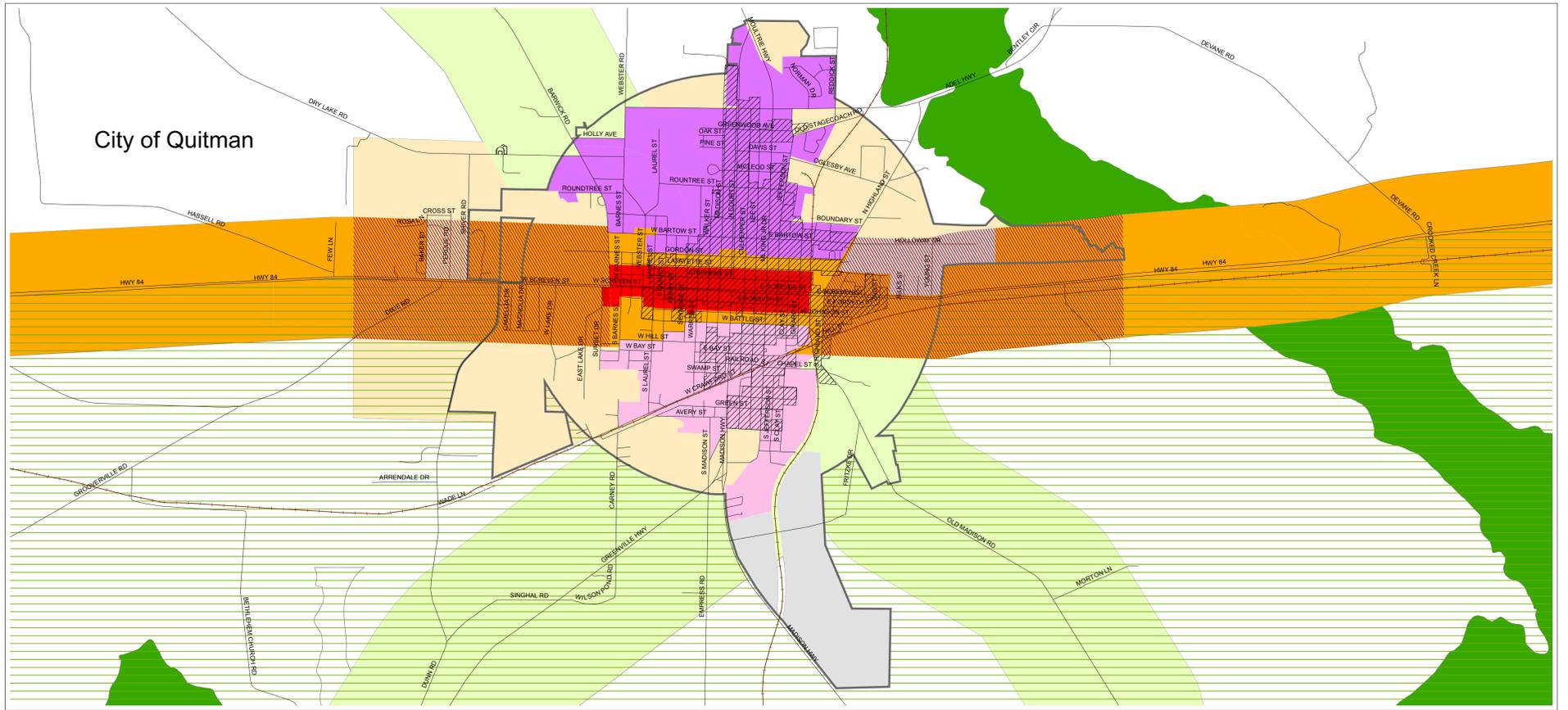
Source: SGRDC Field Survey, 2007
 Maps: South Georgia Regional Development Center - GIS, 2007
 © SGRDC, 2007

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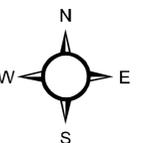
BROOKS COUNTY FUTURE DEVELOPMENT MAP





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Source: SGRDC Field Survey, 2007
 Maps: South Georgia Regional Development Center - GIS, 2007
 © SGRDC, 2007



BROOKS COUNTY - CITIES FUTURE DEVELOPMENT MAP



2.3 Character Area Narratives

Character Areas are specific geographic areas within the community that:

- has unique or special characteristics to be preserved or enhances;
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation; or
- requires special attention due to unique development issues

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.

The following chapter is divided into a six sub-chapters to support the identified Character Areas –

1. Description – A statement of the desired qualities of the area; this may reflect the existing land uses and qualities or may include recommendations for change,
2. Development Strategy – A guide for development decisions to ensure that development or redevelopment is consistent with the Comprehensive Plan and Future Development Map and complementary to surrounding uses ensuring an enhanced sense of place and improved quality of life
3. Permitted Zoning – Zoning districts that would be allowed in the Character Area based on the current Zoning Ordinance
4. Preferred Land Uses – Land Uses or Zoning Districts that are recommended but may not be permitted or included in existing land use controls
5. Quality Community Objectives – as defined below
6. Implementation – Specific strategies to achieve the vision established for each Character Area

The Quality Community Objectives (QCOs) demonstrate the unique vision for each Character Area.

(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.

While there is certainly an importance to planning on a regional level, planning on the neighborhood (or character area) level allows for a greater implementation of specific objectives, which ultimately promotes an improved quality of life. The Implementation Measures are the specific activities or programs which could take place within each of the Character Areas. Those listed below may or may not currently exist in the Brooks Community. Implementation of these measures will help each area achieve its established objectives and overall development strategy. These measures should be considered joint efforts between the local government, development community, and citizens alike. The following tables represent the percentage of land included in each character area and overlay area:

Character Area Distribution	
Character Area	Percent of Total Land
Agriculture	69.00%
Conservation Area & Greenspace	13.00%
Downtown	0.05%
Industrial Activity Center	0.03%
Major Highway Corridor	3.89%
Rural Residential	0.60%
Rural Village	0.30%
Scenic Corridor	9.36%
Suburban	2.78%
Town Center	0.11%
Traditional Area - Transitioning	0.26%
Traditional Area - Declining	0.14%

Overlay Area Distribution	
Overlay Areas	Square Miles
Rural Conservation	1.71
Gateway Overlay	4.90
Rural Service Boundary (proposed)	6.30
Historic Area	
Quitman	0.73
Morven	0.13
Pavo	0.09
Barwick	0.09

2.3.1 Agricultural Area

DESCRIPTION: Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.

DEVELOPMENT STRATEGY: The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes (at least ten acres) and promoting the use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize “franchise” or “corporate” architecture but instead should use compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.



PERMITTED ZONINGS:

Unincorporated Brooks
Agricultural Use (A-G)

Municipalities
N/A

PREFERRED LAND USES: Agriculture and Forestry, parks and recreation, conservation. The adoption of a Conservation Subdivision (Con-Sub) Zoning District is recommended. It is further recommended that a regional trail network be explored in this Area that could be connected to a county-wide or regional network.

QUALITY COMMUNITY OBJECTIVES:

- 1) Regional Identity
- 2) Heritage Preservation
- 3) Open Space Preservation
- 4) Environmental Protection
- 5) Housing Opportunities
- 6) Sense of Place

IMPLEMENTATION MEASURES:

- 1) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.
- 2) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Brooks County.
- 3) **Agricultural Buffers:** To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.

- 4) **Agriculture Use Notice and Waiver:** The use of Notices and Waivers to residential and potential residential land owners in this Area will help to minimize potential conflicts between agricultural and non-agricultural land uses.
- 5) **Creating a Network of Greenways and Trails**
- 6) **Development Agreement:** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]
- 7) **Development Regulations for Highway Interchange Areas:** A partial-zoning scheme to guide future development surrounding Highway Interchanges.
- 8) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.
- 9) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.
- 10) **Establish an Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.
- 11) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.
- 12) **Sign regulations:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
- 13) **Tree protection ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.
- 14) **Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.
- 15) **Storm Water Management Ordinance:** Mitigating the impact of development on watersheds, aquatic habitat, stream flow and geometry, and water quality.

2.3.2 Conservation Area and Greenspace



DESCRIPTION: Primarily undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind. Scenic views, wetlands, and wildlife management areas can all be categorized as Conservation Areas of Greenspace. Preserving natural areas in and around localities bolsters local economies, preserves critical environmental areas, improves communities' quality of life and guides new growth into existing communities.

DEVELOPMENT STRATEGY: The natural, rural character should be maintained by limiting new development and promoting the use of conservation easements. Roadways in these areas should be paved and/or widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize the visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

PERMITTED ZONINGS:

Unincorporated Brooks
Agricultural Use (A-G)

Municipalities
N/A

PREFERRED LAND USES:

Parks and recreation, conservation, agriculture and forestry. The adoption of a Conservation (Con) Zoning District is recommended. It is further recommended that a regional trail network be explored in this Area.

QUALITY COMMUNITY OBJECTIVES:

- 1) Regional Identity
- 2) Heritage Preservation
- 3) Open Space Preservation
- 4) Environmental Protection
- 5) Sense of Place

IMPLEMENTATION MEASURES:

- 1) **Resource Inventory:** Comprehensive mapping of the community's environmentally sensitive areas in order to create strategies for protection and preservation.
- 2) **Greenway Corridors:** Can be created utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.
- 3) **Farmland Protection:** Keeping productive farmland in agricultural use.
- 4) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.
- 5) **Establish an Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.
- 6) **Creating a Network of Greenways and Trails**
- 7) **Development Regulations for Highway Interchange Areas**

- 8) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Brooks County.
- 9) **Acquisition of land:** Potential park/recreation/conservation areas can be acquired through donations, SPLOST funds, grants or low-interest loans through programs such as the Georgia Land Conservation Program, or outright purchase.
- 10) **Reference to Major State Land Use Permits and Environmental Laws:** Ensures that the local government has a record of the state permit which provides information to local constituencies who may be concerned about compliance with a particular development.
- 11) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental checklist provides decision-makers with information and an analysis of environmental effects of the proposed project and, when those effects are deemed significant, it suggests possible ways to lessen the potential impacts and/or avoid damage through mitigation measures.
- 12) **Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.
- 13) **Sign Control**
- 14) **Storm Water Management Ordinance:** Mitigating the impact of development on watersheds, aquatic habitat, stream flow and geometry, and water quality.
- 15) **Address Total Maximum Daily Loads (TMDLs):** Addressing non-point source pollution and the total amount of the pollutant that can be put into the waterway without making it exceed the state water quality standard.
- 16) **Sign Guidelines and Standards:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs.
- 17) **Tree Protection:** Language should be incorporated into the Zoning Ordinance for the protection and encouragement of trees.

2.3.3 Downtown

DESCRIPTION: The traditional central business district and immediately surrounding commercial, industrial or mixed-use areas.

DEVELOPMENT STRATEGY: Downtown should include a relatively high-density mix of retail, office, services and employment to serve a market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design should be very pedestrian-oriented with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian friendly environment should be enhanced by adding or expanding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc. New development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

PERMITTED ZONINGS:

Unincorporated Brooks
N/A

City of Quitman
Multi-Family (M-F)
Residential-Professional (R-P)
Central-Business-District (CBD)
General-Business (G-B)

It is recommended that the Cities of Barwick and Pavo adopt land use standards and regulations for the protection and enhancement of this area.

PREFERRED LAND USES: It is recommended that cities maintain a mix of land uses in their downtown areas including commercial, office, residential and institutional. While increased density should not only be allowed, but encouraged, pockets of greenspace are recommended as well.

QUALITY COMMUNITY OBJECTIVES:

- 1) Regional Identity
- 2) Growth Preparedness
- 3) Appropriate Business
- 4) Employment Options
- 5) Heritage Preservation
- 6) Environmental Protection
- 7) Transportation Alternatives
- 8) Housing Opportunities
- 9) Traditional Neighborhood
- 10) Infill Development
- 11) Sense of Place

IMPLEMENTATION MEASURES:

- 1) **Alternatives to “Big Boxes”:** Language should be incorporated into the zoning ordinance to allow developers of “big box” chains opportunities for alternative development in downtown areas. “Big Box” development refers to stores that range from 90,000 to 250,000 square feet, which are typically 20 to 50 times the size of typical downtown retailers.
- 2) **Community Improvement Districts:** A community improvement district (CID) is an organization, usually consisting of local businesses and other institutions, created for financing a range of facilities and services in a clearly defined area. CID's often seek to improve run-down neighborhoods or commercial areas, but they may also work at providing additional infrastructure, or for various other purposes. Sometimes, however, they may act without democratic accountability. CID's have the power to issue bonds and impose property taxes. A CID must be approved by the passage of a law in the Georgia Assembly, and approval also must be granted by the local government and 75% of the property owners in the proposed area. In most other states, a CID is known as a business improvement district (BID).
- 3) **Coordinated Development Review Process**
- 4) **Creating a network of trails and greenways**
- 5) **Creating more on-street parking:** Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.
- 6) **Creative design for higher density:** Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single family residence from the street, or heavy landscaping can be used to hide parts of the development.
- 7) **Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.
- 8) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.
- 9) **Development Agreement:** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]
- 10) **Development performance standards:** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.
- 11) **Development regulations for highway interchange areas:** A partial-zoning scheme to guide future development surrounding Highway Interchanges.
- 12) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires

no such development applications, then the environmental review process may occur on its own separate track.

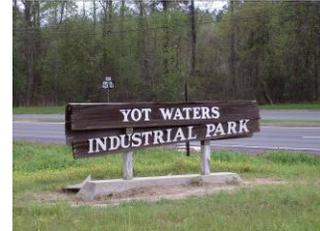
- 13) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.
- 14) **Establish and Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.
- 15) **Flexible parking standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.
- 16) **Flexible street design standards:** Revising street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking. Narrower streets slow down traffic, making the surrounding area more pedestrian and bicycle friendly and reduces the amount of land consumed by streets.
- 17) **Historic Preservation zoning and design standards:** Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value. Local governments desiring to designate historic districts and properties must do so in compliance with the Georgia Historic Preservation Act of 1980. Local governments may designate a Historic Preservation Committee responsible for identifying historic districts, preparing an inventory of historic properties, etc.
- 18) **Incentive zoning:** Incentive zoning is the practice of granting developers extra elements they want (most often density increases) in exchange for the provision of amenities such as affordable housing units, public spaces, infrastructural improvements, or greenspace. When a density increase is allowed, this is often known as a "density bonus."
- 19) **Infill development program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
- 20) **Land-use guidance system:** A simple rating system, usually using "points" or "values" to rate proposed projects, that can be used as a growth management tool. This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning.
- 21) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

- 22) **Maximum setback requirements**
- 23) **Mixed use zoning:** In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays. Encourages creation of vibrant, walkable community and neighborhood centers. Mixed-use zoning requires qualified staff to administer or the availability of assistance for local staff, such as a Regional Development Center.
- 24) **Parking management:** Designating a single organization to manage parking matters in the community, including planning for parking, implementing solutions to parking problems, and handling ongoing parking maintenance and enforcement issues. Brings consistency and efficiency in addressing local parking issues. May shield elected officials from parking-related complaints
- 25) **Planned Unit Development zoning:** Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.
- 26) **Right-of-way improvements:** Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.
- 27) **Sign regulations:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
- 28) **Site plan review**
- 29) **Tree protection ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.
- 30) **Urban Redevelopment/Downtown Development:** Legal redevelopment tools that can be used to revitalize central business districts. Counties or cities can establish a separate urban redevelopment agency or it has the option of designating a housing authority as the urban redevelopment agency. Municipalities can designate Downtown Development Authorities as urban redevelopment agencies. Georgia's redevelopment laws provide various options for the exercise of urban redevelopment. Both cities and counties can exercise urban redevelopment through state enabling legislation called the Urban Redevelopment Law (O.C.G.A 36-61). The Redevelopment Powers Law (O.C.G.A 36-44) allows for tax increment financing (referred to in the law as tax allocation districts). The law is complex and requires additional authority (local approval and state legislation). The Urban Redevelopment Law (O.C.G.A 36-61) specifically encourages voluntary (private) renovation where possible.
- 31) **Urban service area:** Specifies the area where the local government will provide urban services, such as water supply or sewage treatment, in the future. This will encourage higher density infill development within the urban service area, while helping to maintain the rural character of areas lying outside the boundary.
- 32) **Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.4 Industrial Activity Center

DESCRIPTION: Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

DEVELOPMENT STRATEGY: Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.



PERMITTED ZONINGS:

Unincorporated Brooks
Wholesale-Light Industrial (WLI)
Heavy Industrial (H-I)

City of Quitman
Light Industrial (LI)
Heavy Industrial (HI)

QUALITY COMMUNITY OBJECTIVES:

- 1) **Growth Preparedness**
- 2) **Appropriate Businesses**
- 3) **Employment Options**
- 4) **Environmental Protection**
- 5) **Infill Development**

IMPLEMENTATION MEASURES:

- 1) **Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 2) **Community Improvement Districts:** A community improvement district (CID) is an organization, usually consisting of local businesses and other institutions, created for financing a range of facilities and services in a clearly defined area. CID's often seek to improve run-down neighborhoods or commercial areas, but they may also work at providing additional infrastructure, or for various other purposes. Sometimes, however, they may act without democratic accountability. CID's have the power to issue bonds and impose property taxes. A CID must be approved by the passage of a law in the Georgia Assembly, and approval also must be granted by the local government and 75% of the property owners in the proposed area. In most other states, a CID is known as a business improvement district (BID).
- 3) **Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.
- 4) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.
- 5) **Development Agreement:** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a

specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]

- 6) **Development performance standards:** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.
- 7) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.
- 8) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.
- 9) **Establish and Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.
- 10) **Flexible parking standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.
- 11) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
- 12) **Land-use guidance system:** A simple rating system, usually using "points" or "values" to rate proposed projects, that can be used as a growth management tool. This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning.
- 13) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.
- 14) **Sign regulations:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

- 15) **Streamlined Development Permitting:** Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process.
- 16) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.
- 17) **Urban service area:** Specifies the area where the local government will provide urban services, such as water supply or sewage treatment, in the future. This will encourage higher density infill development within the urban service area, while helping to maintain the rural character of areas lying outside the boundary.
- 18) **Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.5 Major Highway Corridor

DESCRIPTION: Developed or undeveloped land paralleling the route of a designated high-volume transportation facility, such as arterial roads and highways.

DEVELOPMENT STRATEGY: A natural vegetation buffer should be maintained along the corridor. New development should set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on main highway. Landscaped and raised medians will be encouraged to provide vehicular safety, aesthetics and a pedestrian crossing refuge. Pedestrian facilities should be provided behind drainage ditches or curbs. Paved shoulders should be provided for bicycles or to be used as emergency breakdown lanes. Access should be managed to keep traffic flowing with directory signage to developments. New billboards are an unacceptable use.

PERMITTED ZONINGS:

Unincorporated Brooks

Agricultural Use (A-G)
Rural Residential (R-R)
Single-Family Residential (R-1) and
(R-22)
Highway Commercial (C-H)
Planned Development (PD)

City of Quitman

Multi-Family (M-F)
Residential-Professional (R-P)
Central Business District (CBD)
General Business (G-B)
Light Industrial (L-I)

It is strongly recommended that the City of Morven adopt land use standards and regulations to accommodate this Character Area.

QUALITY COMMUNITY OBJECTIVES:

- 1) Growth Preparedness**
- 2) Appropriate Businesses**
- 3) Employment Options**
- 4) Heritage Preservation**
- 5) Transportation Alternatives**
- 6) Housing Opportunities**
- 7) Traditional Neighborhood**
- 8) Infill Development**
- 9) Sense of Place**

IMPLEMENTATION MEASURES:

- 1) Access Control Measures:** To ensure properties are interconnected to allow for greater traffic circulation and increased public safety.
- 2) Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.
- 3) Creative design for higher density:** Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single family residence from the street, or heavy landscaping can be used to hide parts of the development.

- 4) **Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.
- 5) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.
- 6) **Development Agreement:** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]
- 7) **Development performance standards:** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.
- 8) **Development regulations for highway interchange areas:** A partial-zoning scheme to guide future development surrounding Highway Interchanges.
- 9) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.
- 10) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.
- 11) **Establish and Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.
- 12) **Flexible parking standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.
- 13) **Incentive zoning:** Incentive zoning is the practice of granting developers extra elements they want (most often density increases) in exchange for the provision of amenities such as affordable housing units, public spaces, infrastructural improvements, or greenspace. When a density increase is allowed, this is often known as a "density bonus."
- 14)
- 15) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for condominium-style development or encouraging greater use of discretionary site plan review for new subdivisions.

16) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

17) **Land-use guidance system:** A simple rating system, usually using "points" or "values" to rate proposed projects, that can be used as a growth management tool. This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning.

18) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

19) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses such as: residential, commercial and office/professional to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays. Encourages creation of vibrant, walkable community and neighborhood centers. Mixed-use zoning requires qualified staff to administer or the availability of assistance for local staff, such as a Regional Development Center.

20) **Planned Unit Development zoning:** Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

21)

22) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways

23) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

24) **Sign regulations:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

25) **Site plan review**

26) **Tree protection ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

27) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks,

narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

28) **Urban/Rural Service Area:** Specifies the area where the local government will provide urban services, such as water supply or sewage treatment, in the future. This will encourage higher density infill development within the urban service area, while helping to maintain the rural character of areas lying outside the boundary.

29) **Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.6 Rural Residential Area

DESCRIPTION: Rural, undeveloped land likely to face development pressures for lower density (one unit per 2.5 acres) residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation.

DEVELOPMENT STRATEGY: The rural atmosphere should be maintained while accommodating new residential developments utilizing rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

<u>PERMITTED ZONINGS:</u>	Unincorporated Brooks	Municipalities
	Rural Residential (R-R)	N/A
	Single-Family Residential (R-1)	

PREFERRED LAND USES: Agriculture and Forestry, parks and recreation, conservation, and residential. The adoption of a Conservation Subdivision (Con-Sub) Zoning District is recommended. It is further recommended that a regional trail network be explored in this Area that could be connected to a county-wide or regional network.

QUALITY COMMUNITY OBJECTIVES:

- 1) Growth Preparedness
- 2) Open Space Preservation
- 3) Environmental Protection
- 4) Housing Opportunities

IMPLEMENTATION MEASURES:

- 1) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.
- 2) **Agricultural Buffers:** To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.
- 3) **Agriculture Use Notice and Waiver:** The use of Notices and Waivers to residential and potential residential land owners in this Area will help to minimize potential conflicts between agricultural and non-agricultural land uses.
- 4) **Cluster Development:** Provides for small lot residential development in agricultural, forestry, and rural residential districts. Local governments that wish to consider preservation of open space more extensively will want to discuss such issues as how to involve land trusts and provide for conservation easements.
- 5) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange

for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

- 6) **Conservation Subdivision:** Conservation subdivisions are residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. A Conservation Subdivision Ordinance authorizes the development of new conservation subdivisions on sites proposed by a developer, provided the development plans meet certain criteria specified in the ordinance.
- 7) **Coordinated Development Review Process**
- 8) **Creating a Network of Greenways and Trails**
- 9) **Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.
- 10) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.
- 11) **Development Agreement:** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]
- 12) **Development performance standards:** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.
- 13) **Historic Preservation Ordinance and Design Guidelines**
- 14) **Sign regulations:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
- 15) **Tree protection ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.
- 16) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Brooks County.
- 17) **Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.7 Rural Village



DESCRIPTION: Commercial activity and residential area located at a highway intersection. Typically automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within the center leaving surrounding area as open space. These villages include a mixture of uses to serve passers-by, rural and agricultural areas.

DEVELOPMENT STRATEGY: The rural atmosphere should be maintained while accommodating retail and commercial uses within the village center. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

PERMITTED ZONINGS:

Unincorporated Brooks

Municipalities

- Rural Residential (R-R)
- Single-Family Residential (R-1)
- Business Retail (B-R)
- Highway Commercial (C-H)
- Planned Development (PD)

PREFERRED LAND USES: A mix of Neighborhood Commercial, Office, and Residential is encouraged. It is strongly recommended that Morven, Pavo and Quitman adopt land uses regulations that allow for and regulate mixed-use development

QUALITY COMMUNITY OBJECTIVES:

- 1) Regional Identity
- 2) Growth Preparedness
- 3) Appropriate Businesses
- 4) Employment Options
- 5) Open Space Preservation
- 6) Environmental Protection
- 7) Housing Opportunities
- 8) Traditional Neighborhood
- 9) Infill Development
- 10) Sense of Plan

IMPLEMENTATION MEASURES:

- 1) **Access Control Measures:** To ensure commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 2) **Cluster Development:** Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.
- 3) **Cluster Development**
- 4) **Compact Development**
- 5) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for

tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

6) **Conservation Subdivision:** Conservation subdivisions are residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. A Conservation Subdivision Ordinance authorizes the development of new conservation subdivisions on sites proposed by a developer, provided the development plans meet certain criteria specified in the ordinance.

7) **Coordinated Development Review Process**

8) **Creating a Network of Greenways and Trails**

9) **Design Guidelines Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

10) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.

11) **Design for Walkable Communities**

12) **Development Agreement** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]

13) **Development Performance Standards** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.

14) **Development Regulations for Highway Interchange Areas** A partial-zoning scheme to guide future development surrounding Highway Interchanges.

15) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.

16) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.

17) **Establish and Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.

18) **Historic Preservation Ordinance and Design Guidelines** Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value. Local governments desiring to designate historic districts and properties must do so in compliance with the Georgia Historic Preservation Act of 1980. Local

governments may designate a Historic Preservation Committee responsible for identifying historic districts, preparing an inventory of historic properties, etc.

19) **Infill Development Program** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

20) **Land-use guidance system:** A simple rating system, usually using "points" or "values" to rate proposed projects, that can be used as a growth management tool. This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning.

21) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

22) **Planned Development Standards** Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

23) **Right-of-way Improvements** Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

24) **Scenic Corridor Overlay:** Protects scenic views by requiring land uses to complement rather than detract from scenic experience. Design review is an especially appropriate tool for ensuring the maintenance of scenic character. Local governments are urged to consider requiring design review for all structures and buildings within the scenic corridor overlay district. Design review is an especially appropriate tool for ensuring the maintenance of scenic character. Local governments are urged to consider requiring design review for all structures and buildings within the scenic corridor overlay district.

25) **Sign Guidelines and Standards:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

26) **Traffic calming**

27) **Tree Protection:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

28) **Utility relocation** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.8 Scenic Corridor

DESCRIPTION: Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.

DEVELOPMENT STRATEGY: Guidelines should be established on new development to protect the characteristics deemed to have scenic value. Guidelines should also be enacted for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design. Access should be managed to keep traffic flowing, using directory signage to clustered developments. Pedestrian linkages should be provided to nearby residential or commercial districts.



PERMITTED ZONINGS:

Unincorporated Brooks

Agricultural Use (A-G)
Rural Residential (R-R)
Single-Family Residential (R-1)
Neighborhood Commercial
Highway Commercial (C-H)
Planned Development (PD)

City of Quitman

Single-Family Residential (S-F)
Residential-Professional (R-P)

It is strongly recommended that the City of Pavo adopt land use standards and regulations to accommodate and support this Character Area.

QUALITY COMMUNITY OBJECTIVES:

- 1) **Growth Preparedness**
- 2) **Appropriate Businesses**
- 3) **Employment Options**
- 4) **Heritage Preservation**
- 5) **Transportation Alternatives**
- 6) **Housing Opportunities**
- 7) **Traditional Neighborhood**
- 8) **Infill Development**
- 9) **Sense of Place**

IMPLEMENTATION MEASURES:

- 1) **Access Control Measures:** To ensure properties are interconnected to allow for greater traffic circulation and increased public safety.
- 2) **Agricultural Buffers:** To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide and agricultural buffer.
- 3) **Agriculture Use Notice and Waiver:** The use if Notices and Waivers to residential and potential residential land owners in this Area will help to minimize potential conflicts between agricultural and non-agricultural land uses.
- 4)
- 5) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for

tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

6) **Creating a Network of Greenways and Trails**

7) **Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

8) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.

9)

10) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.

11) **Development Agreement:** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]

12) **Development performance standards:** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.

13) **Development Regulations for Highway Interchange Areas:** A partial-zoning scheme to guide future development surrounding Highway Interchanges.

14) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.

15) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.

16) **Establish an Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.

17) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance,

drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

18) **Land-use guidance system:** A simple rating system, usually using "points" or "values" to rate proposed projects, that can be used as a growth management tool. This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning.

19) **Planned Unit Development zoning:** Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

20) **Right-of-way improvements:** Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

21) **Sign regulations:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

22) **Tree protection ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

23) **Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.

24) **Storm Water Management Ordinance:** Mitigating the impact of development on watersheds, aquatic habitat, stream flow and geometry, and water quality.

25) **Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.9 Suburban Area

DESCRIPTION: Area where the pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer service). Without intervention, this area is likely to evolve with low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

DEVELOPMENT STRATEGY: Communities should promote moderate density, traditional neighborhood development (TND) style residential subdivisions. New development should be master-planned with a mix of uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. There should be strong multi-modal connectivity and continuity between each master planned development. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connections, connectivity to adjacent properties/subdivisions, and multiple site access points. Communities should use land use standards and design guidelines to encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture. Whenever possible, connect to a regional network of greenspace and trails available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes. Street design that fosters traffic calming such as narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities should be encouraged.

PERMITTED ZONINGS:

Unincorporated Brooks

Agricultural Use (A-G)
Rural Residential (R-R)
Single-Family Residential (R-1)
Business Retail (B-R)
Highway Commercial (C-H)
Planned Development (PD)

City of Quitman

Single-Family Residential (S-F)
Multi-Family (M-F)
Residential-Professional (R-P)

PREFERRED LAND USES: While residential development will be the predominant land use, a mix of Neighborhood Commercial and Office is encouraged. It is strongly recommended that Morven, Pavo and Quitman adopt land uses regulations that allow for and regulate mixed-use development

QUALITY COMMUNITY OBJECTIVES:

- 1) Regional Identity
- 2) Growth Preparedness
- 3) Appropriate Businesses
- 4) Employment Options
- 5) Open Space Preservation
- 6) Environmental Protection
- 7) Housing Opportunities
- 8) Traditional Neighborhood
- 9) Infill Development
- 10) Sense of Plan

IMPLEMENTATION MEASURES:

- 29) **Access Control Measures:** To ensure commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 30) **Cluster Development:** Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.
- 31) **Conservation Subdivision:** Conservation subdivisions are residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. A Conservation Subdivision Ordinance authorizes the development of new conservation subdivisions on sites proposed by a developer, provided the development plans meet certain criteria specified in the ordinance.
- 32) **Coordinated Development Review Process**
- 33) **Creating a Network of Greenways and Trails**
- 34) **Design Guidelines Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.
- 35) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.
- 36) **Design for Walkable Communities**
- 37) **Development Agreement** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]
- 38) **Development Performance Standards** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.
- 39) **Development Regulations for Highway Interchange Areas** A partial-zoning scheme to guide future development surrounding Highway Interchanges.
- 40) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.
- 41) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.
- 42) **Establish and Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.
- 43) **Historic Preservation Ordinance and Design Guidelines** Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic,

cultural, or aesthetic interest or value. Local governments desiring to designate historic districts and properties must do so in compliance with the Georgia Historic Preservation Act of 1980. Local governments may designate a Historic Preservation Committee responsible for identifying historic districts, preparing an inventory of historic properties, etc.

44) **Infill Development Program** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

45) **Land-use guidance system:** A simple rating system, usually using "points" or "values" to rate proposed projects, that can be used as a growth management tool. This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning.

46) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

47) **Planned Development Standards** Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

48) **Right-of-way Improvements** Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

49) **Sign Guidelines and Standards:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

50) **Traffic calming**

51) **Tree Protection:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

52) **Utility relocation** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.10 Town Center

DESCRIPTION: Commercial activity and residential area located at a highway intersection. Typically automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within the center leaving surrounding area as open space. These villages include a mixture of uses to serve passers-by, rural and agricultural areas.

DEVELOPMENT STRATEGY: The rural atmosphere should be maintained while accommodating retail and commercial uses within the village center. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

<u>PERMITTED ZONINGS:</u>	Unincorporated Brooks	Morven
	N/A	N/A

It is strongly recommended that Morven adopt land use standards and regulations that will allow this recommended area to thrive.

PREFERRED LAND USES: A mix of Neighborhood Commercial, Office, and Residential is encouraged.

QUALITY COMMUNITY OBJECTIVES:

- 11) Regional Identity
- 12) Growth Preparedness
- 13) Appropriate Businesses
- 14) Employment Options
- 15) Open Space Preservation
- 16) Environmental Protection
- 17) Housing Opportunities
- 18) Traditional Neighborhood
- 19) Infill Development
- 20) Sense of Plan

IMPLEMENTATION MEASURES:

- 53) **Access Control Measures:** To ensure commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 54) **Coordinated Development Review Process**
- 55) **Creating a Network of Greenways and Trails**
- 56) **Design Guidelines Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.
- 57) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.
- 58) **Design for Walkable Communities**
- 59) **Development Agreement** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a

specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]

60) **Development Performance Standards** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.

61) **Development Regulations for Highway Interchange Areas** A partial-zoning scheme to guide future development surrounding Highway Interchanges.

62) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.

63) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.

64) **Establish and Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.

65) **Historic Preservation Ordinance and Design Guidelines** Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value. Local governments desiring to designate historic districts and properties must do so in compliance with the Georgia Historic Preservation Act of 1980. Local governments may designate a Historic Preservation Committee responsible for identifying historic districts, preparing an inventory of historic properties, etc.

66) **Infill Development Program** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

67) **Land-use guidance system:** A simple rating system, usually using "points" or "values" to rate proposed projects, that can be used as a growth management tool. This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning.

68) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance,

drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

69) **Planned Development Standards** Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

70) **Right-of-way Improvements** Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

71) **Sign Guidelines and Standards:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

72) **Traffic calming**

73) **Tree Protection:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

74) **Utility relocation** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.11 Traditional Area - Transitioning

DESCRIPTION: Residential area in an older part of the community typically developed prior to World War II. Characteristics include high pedestrian orientation, sidewalks, street trees, street furniture, on-street parking, small regular lots, limited open space, buildings close to or at the front property line, low degree of building separation, neighborhood-scale businesses scattered throughout the area. This area may be somewhat stable, yet is showing signs of transitioning towards a state of decline.

DEVELOPMENT STRATEGY: The focus should be on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Include well-designed new neighborhood activity centers at appropriate locations, which would provide for a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store and similar appropriately-scaled retail establishments serving neighborhood residents. Strong pedestrian and bicycle connections should also be provided.

PERMITTED ZONINGS:

Unincorporated Brooks
N/A

City of Quitman

Single-Family Residential (S-F)
Multi-Family (M-F)
Residential-Professional (R-P)
Central Business District (CBD)
General Business (G-B)

It is strongly recommended that the Cities of Barwick and Pavo adopt land use standards and regulations to assist in stopping any further deterioration in this area and to work as a catalyst for revitalization.

PREFERRED LAND USES: The dominant land use in this area is residential. A mix of uses, including neighborhood commercial and office would be suitable as well. It is recommended that all communities identify a central point that can act as a gathering point for the immediate community.

QUALITY COMMUNITY OBJECTIVES:

- 5) Growth Preparedness
- 6) Open Space Preservation
- 7) Environmental Protection
- 8) Housing Opportunities

IMPLEMENTATION MEASURES:

- 18) **Coordinated Development Review Process**
- 19) **Creating a Network of Greenways and Trails**
- 20) **Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.
- 21) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.
- 22) **Development Agreement:** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1)

- adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]
- 23) **Development performance standards:** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.
- 24) **Historic Preservation Ordinance and Design Guidelines**
- 25) **Sign regulations:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
- 26) **Tree protection ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.
- 27) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Brooks County.
- 28) **Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.12 Traditional Area - Declining

DESCRIPTION: An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of home ownership and neglect of property maintenance. There is a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use.

DEVELOPMENT STRATEGY: Communities should direct public assistance and investment in these area to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties should be targeted for infill development of new, architecturally compatible housing. The neighborhood should also include a well-designed neighborhood activity center which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and appropriately-scaled retail establishments serving neighborhood residents.

PERMITTED ZONINGS:

Unincorporated Brooks
N/A

City of Quitman

Single-Family Residential (S-F)
Multi-Family (M-F)
Residential-Professional (R-P)
Central Business District (CBD)
General Business (G-B)

It is recommended that the Cities of Barwick and Pavo adopt land use standards and regulations to assist and foster the redevelopment of these areas.

PREFERRED LAND USES: The dominant land use should be residential that is supported by a neighborhood activity center providing basic services and shopping opportunities for neighborhood residents.

QUALITY COMMUNITY OBJECTIVES:

- 21) Regional Identity
- 22) Growth Preparedness
- 23) Appropriate Businesses
- 24) Employment Options
- 25) Open Space Preservation
- 26) Environmental Protection
- 27) Housing Opportunities
- 28) Traditional Neighborhood
- 29) Infill Development
- 30) Sense of Plan

IMPLEMENTATION MEASURES:

- 75) **Access Control Measures:** To ensure commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 76) **Coordinated Development Review Process**
- 77) **Creating a Network of Greenways and Trails**
- 78) **Design Guidelines Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

79) **Design review board:** If a local government establishes a design review board, design guidelines, specific to the local jurisdiction, should be prepared, adopted, and applied by the board.

80) **Design for Walkable Communities**

81) **Development Agreement** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]

82) **Development Performance Standards** Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. (This is sometimes known as "performance zoning."). Development Performance Standards do not establish regulations by zoning or use districts. Rather, they establish on-site development controls, which are frequently found in local zoning ordinances.

83) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.

84) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.

85) **Establish and Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.

86) **Historic Preservation Ordinance and Design Guidelines** Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value. Local governments desiring to designate historic districts and properties must do so in compliance with the Georgia Historic Preservation Act of 1980. Local governments may designate a Historic Preservation Committee responsible for identifying historic districts, preparing an inventory of historic properties, etc.

87) **Infill Development Program** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

88) **Land-use guidance system:** A simple rating system, usually using "points" or "values" to rate proposed projects, that can be used as a growth management tool. This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning.

89) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses,

increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

90) **Planned Development Standards** Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

91) **Right-of-way Improvements** Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

92) **Sign Guidelines and Standards:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

93) **Traffic calming**

94) **Tree Protection:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

95) **Utility relocation** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

2.3.13 Rural Conservation Overlay

DESCRIPTION: This Area is intended to encourage the conservation and enhancement of the community's natural and historic resources and to conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

DEVELOPMENT STRATEGY: Land use decisions should foster less sprawl and more efficient use of land, streets, and utilities by permitting clustering of buildings and structures on less environmentally sensitive soils in order to reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential and commercial development. Land use decisions should be aimed at protecting and enhancing the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values. Care should be taken to encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.



PERMITTED ZONINGS:

Unincorporated Brooks

Agricultural Use (A-G)
Rural Residential (R-R)
Single-Family Residential (R-1) and
(R-22)
Planned Development (PD)

Municipalities

N/A

QUALITY COMMUNITY OBJECTIVES:

- 1) Regional Identity
- 2) Growth Preparedness
- 3) Educational Opportunities
- 4) Employment Options
- 5) Heritage Preservation
- 6) Open Space Preservation
- 7) Environmental Protection
- 8) Regional Cooperation
- 9) Transportation Alternatives
- 10) Sense of Place

IMPLEMENTATION MEASURES:

- 1) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.
- 2) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is

an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Brooks County.

- 3) **Agricultural Buffers:** To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.
- 4) **Agriculture Use Notice and Waiver:** The use of Notices and Waivers to residential and potential residential land owners in this Area will help to minimize potential conflicts between agricultural and non-agricultural land uses.
- 5) **Creating a Network of Greenways and Trails**
- 6) **Development Agreement:** A negotiated agreement between a local government and a developer that sets out the regulations that will apply to a phased development over time. Since there is no State-enabling legislation in Georgia authorizing local governments to enter into development agreements, local governments that wish to implement this tool should use a three-step sequence: (1) adopt a general Resolution [Ordinance] governing development agreements; (2) negotiate a development agreement for a specific property upon application by the property owner; and (3) adopt the negotiated agreement by Resolution [Ordinance]
- 7) **Development Regulations for Highway Interchange Areas:** A partial-zoning scheme to guide future development surrounding Highway Interchanges.
- 8) **Environmental Impact Review:** Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist. The environmental impact review process is a vehicle for local decision-makers to decide if a proposed project should be authorized or whether the impacts cannot be mitigated and development should not proceed. The Environmental Impact Study should be tied to the local government's various development approval processes, if they exist. If the local government requires no such development applications, then the environmental review process may occur on its own separate track.
- 9) **Environmental planning criteria:** To maintain eligibility for certain state grants, loans, and permits, local governments must implement regulations consistent with environmental planning criteria. The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections: water supply watersheds; groundwater; wetlands; protected rivers; and protected mountains.
- 10) **Establish an Environmental Court:** A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.
- 11) **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.
- 12) **Sign regulations:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

- 13) **Tree protection ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or “heritage” tree protections, which protect individual trees considered important because of unique characteristics.
- 14) **Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.
- 15) **Storm Water Management Ordinance:** Mitigating the impact of development on watersheds, aquatic habitat, stream flow and geometry, and water quality.

2.3.14 Gateway Corridor Overlay

DESCRIPTION: Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance of means of access to the community.

DEVELOPMENT STRATEGY: The focus should be on appearance with appropriate signage, landscaping and other beautification measures. Access (curb cuts) should be carefully managed to keep traffic flowing; and directional signage should be used to direct drivers to clustered developments. Existing strip development or other unsightly features should be redeveloped or screened from view as necessary.

PERMITTED ZONINGS:

Unincorporated Brooks

Agricultural Use (A-G)
Rural Residential (R-R)
Single-Family Residential (R-1) and
(R-22)
Residential (DR-22-M) and (DR-20-M)
Multiple Residential (M-R)

Business Retail (B-R)
Highway Commercial (C-H)
Planned Development (PD)

City of Quitman

Multi-Family (M-F)
Central Business District (CBD)
General Business (G-B)
Light Industrial (L-I)

It is strongly recommended that Morven adopt land use standards and regulations that will allow this recommended area to thrive.

QUALITY COMMUNITY OBJECTIVES:

- 11) Regional Identity
- 12) Growth Preparedness
- 13) Appropriate Businesses
- 14) Employment Options
- 15) Heritage Preservation
- 16) Open Space Preservation
- 17) Environmental Protection
- 18) Regional Cooperation
- 19) Sense of Place

IMPLEMENTATION MEASURES:

- 16) **Access Control Measures:** To ensure commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 17) **Cluster Development:** Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.
- 18) **Design for Pedestrian-Friendly Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.

- 19) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways.
- 20) **Access Control Measures:** To ensure commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 21) **Cluster Development:** Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.
- 22) **Alternative Street and Pedestrian System Standards**
- 23) **Compact Development**
- 24) **Conservation Easements**
- 25) **Conservation Subdivision**
- 26) **Context Sensitive Design**
- 27) **Coordinated Development Review Process**
- 28) **Creating a Network of Greenways and Trails**
- 29) **Creative Design for Higher Density**
- 30) **Design Guidelines**
- 31) **Development Agreement**
- 32) **Development Performance Standards**
- 33) **Form-Based Code/Zoning**
- 34) **Historic Preservation Ordinance and Design Guidelines**
- 35) **Incentive Zoning**
- 36) **Infill Development Program**
- 37) **Landscaping and Buffer Guidelines**
- 38) **Planned Development Standards**
- 39) **Scenic Corridor Overlay**
- 40) **Sign Guidelines and Standards:** Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs.
- 41) **Tree Protection:** Language should be incorporated into the Zoning Ordinance for the protection and encouragement of trees.

2.3.15 Historic Area Overlay

DESCRIPTION: Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

In this plan, the Historic Area represents an overlay district. Permitted Uses found in the Historic Area that are not found in the space shared by another character area should be allowed. Uses that are permitted in character area that the Historic Area overlaps but are not permitted in the Historic Area should not be permitted in the area the Historic District covers.

DEVELOPMENT STRATEGY: Historic properties should be protected from demolition and rehabilitation should be encouraged with appropriate incentives, including National Register of Historic Place designation, which enables eligibility for tax incentive programs. Historic properties should be maintained or rehabilitated/ restored according to the Secretary of the Interior’s Standards for Rehabilitation. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area. Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.

PERMITTED ZONINGS:

Unincorporated Brooks
N/A

City of Quitman

Single Family Residential (S-F0)
Multi-Family (M-F)
Residential Professional (R-P)
Central Business District (CBD)
General Business (G-B)

It is strongly recommended that the Cities of Barwick, Morven, and Pavo adopt land use regulations and standards for the protection of their historic resources.

QUALITY COMMUNITY OBJECTIVES:

- 1) **Regional Identity**
- 2) **Growth Preparedness**
- 3) **Appropriate Businesses**
- 4) **Employment Options**
- 5) **Heritage Preservation**
- 6) **Transportation Alternatives**
- 7) **Housing Opportunities**
- 8) **Traditional Neighborhood**
- 9) **Infill Development**
- 10) **Sense of Place**

IMPLEMENTATION MEASURES:

- 1) **Access Control Measures:** To ensure properties are interconnected to allow for greater traffic circulation and increased public safety.
- 2) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.
- 3) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include

reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

- 4) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for condominium-style development or encouraging greater use of discretionary site plan review for new subdivisions.
- 5) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
- 6) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses such as: residential, commercial and office/professional to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.
- 7) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways
- 8) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.
- 9) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

3 COMMUNITY ISSUES AND OPPORTUNITIES

In addition to focusing on land use and development, the *Brooks County 2030 Comprehensive Plan* takes a holistic approach at planning our community's future. One of the greatest milestones occurring during the *Brooks 2030* process was the development of the following list of Issues and Opportunities. This list is the product of true collaboration as citizens and community leaders alike were involved in its development. Through a series of public meetings, each of the issues and opportunities were thoroughly discussed and ultimately agreed upon. While the original list developed during the *Community Assessment* process was much longer, this final list represents a concise depiction of our community's strengths and weaknesses. As with other parts of the Comprehensive Plan, this list should be amended and fine tuned on a regular basis to ensure it remains a viable representation of the issues and opportunities facing the community. Each of the issues and opportunities mentioned here are addressed either within the Goals, Policies, and Objectives or within the appropriate Short Term Work Program.

3.1 *Population Issues and Opportunities*

- A. **Increasing Diversity-** The percentage of people of Hispanic origin has been increasing in every Brooks community. Hispanics made up 59 percent of the population increase of Brooks County from 1980 to 2000 and 24 percent of the population increase of Brooks County from 1990 to 2000. Existing programs in the Brooks County Public Library and local area technical colleges should help address resulting language barriers as more and more Spanish speaking people migrate into the community.
- B. **Attracting Retirees-** Brooks County's climate and location close to I-75 makes it an ideal place to attract active and amenity-seeking retirees. As a Triple Crown Hometown community, Brooks County has marketed the community as a great place to retire and continued efforts are sure to boost the population of active senior citizens.

3.2 *Economic Development Issues and Opportunities:*

- A. **Underemployment-** Despite the fact that Brooks County has a low unemployment rate, the community faces low wages and a high rate of poverty in comparison to the rest of the State. These facts are in part due to inadequate job opportunities as there are a limited number of high-wage jobs in Brooks County.
- B. **Commuting Workers-** A high amount of residents in Brooks County commute daily to work in other counties. This pattern presents a challenge since these workers are more likely to spend money outside of Brooks County, thus contributing a lower percentage of their earnings to the local tax base of their home county. Efforts should be made to not only provide higher paying jobs in Brooks County, but also promote shopping in Brooks County businesses.
- C. **Expanding Business and Industries-** Brooks County's diversifying economic sectors will be able to incorporate more industry with the help of the Brooks County Development Authority and the Brooks County Industrial Park. Likewise, the Chamber of Commerce and the Brooks County Development Authority will be able to assist existing businesses and industries grow and expand. Expanding industry will be a priority.
- D. **Entrepreneurialism-** Local entrepreneurs that become successful can be a dependable contribution to the community for years to come. Many rural communities are following the trend of promoting entrepreneurialism and Brooks County has the opportunity to follow this trend by utilizing many local and state resources.

3.3 *Natural and Cultural Resources Issues and Opportunities*

- A. Promotion and Protection of Natural and Cultural Resources**– All communities have the opportunity to adopt proactive regulation such as tree and landscape ordinances and historic preservation ordinances before continued development results in a permanent loss of the County’s natural forests and cultural resources. Brooks County’s natural and cultural resources could be utilized and marketed to increase economic and tourism opportunities in the community.

3.4 *Community Facilities and Services Issues and Opportunities:*

- A. Inadequate Facilities**– Barwick, Morven and Pavo all lack sewer systems that could impede their economic development opportunities. Pavo is also in great need for water system improvements. Some areas of the county are at greater risk for fire damage due to distance from fire stations or the presence of railroads that may interfere with fire rescue operations.
- B. Lack of Parks and Recreation**– Based on the growth rate of Brooks County, the current construction of new park and recreational facilities may not accommodate future demand. The County Engineer could be utilized in identifying places for new park construction.
- C. Expanding Telecommunications**– Expanding telecommunication options and technology in Quitman will help in efforts to recruit industry and increase the quality of life of local residents.
- D. Infrastructure Improvements Feasibility**- The costs of infrastructure, such as creating a sewer system, may exceed the economic and environmental benefits. Communities should examine the costs and benefits of new community facilities as well as the cost of not obtaining those facilities.

3.5 *Housing Issues and Opportunities:*

- A. Houses in Poor Condition**– Brooks County has many homes that in poor condition and/or lack necessary facilities. Neighborhoods with high amount of housing units in poor condition require revitalization.
- B. Homebuyer Education**– While Brooks County is very aware of its housing problems, the community could benefit from increased awareness of housing assistance programs such as homebuyer education, downpayment assistance, housing rehabilitation and reconstruction programs. Brooks County could also learn much from other small rural areas that have combated housing problems.

3.6 *Land Use and Development Issues and Opportunities:*

- A. Development Patterns**– Many areas of the Brooks community have maintained traditional development patterns that encourage interaction and walkability. However, many new developments mirror the development style found in traditional suburban development, which is characterized by disconnected residential cul-de-sacs and a lack of connectivity. These type of developments also discourage interaction due to the distancing of homes away from streets and each other, by not including sidewalks, etc.
- B. Housing Type Imbalance**– Some areas of the Brooks community are experiencing an imbalance of housing types. Barwick, for example, has seen a rapid increase in the percentage of manufactured homes. While manufactured homes represent an affordable form of housing for many people of Brooks County, manufactured homes contribute less to the tax base and an imbalance of them can create funding problems for the community.
- C. Gateway and In-Town Corridors**– Corridors leading into a community or towards a downtown area should be protected from unattractive land use or land use that is inconsistent with the character of the community.

- D. Inadequate Land Use Regulations**– Barwick, Morven and Pavo all lack zoning ordinances. They should either consider adopting one or adopting land use regulations such as those that are found in DCA’s 2004 Model Code: Alternatives to Conventional Zoning. Quitman has a zoning ordinance but should consider updating it. Every community should review any current land use ordinances and look to see where additional ordinances, such as subdivision regulations and design standards, should be adopted.

3.7 Transportation Issues and Opportunities:

- A. Need for Paved Roads and Sidewalks**– Many communities in Brooks County have a need for the creation or improvement of sidewalks that are handicap accessible. Small towns, such as Morven, have a need for paved roads.
- B. Development of a Path/Trail Network**– Brooks County’s environment and natural resources are very appropriate for the development of a multi-purpose trail network as well as for future bike routes.

3.8 Intergovernmental Coordination Issues and Opportunities:

- A. Collaboration between various governmental entities**– The Brooks County community has experienced a trend of increased communication among local government agencies and governing bodies. This trend should continue as increased communication and collaboration between the various jurisdictions, school systems, and authorities would improve future planning efforts and increase effectiveness of individual efforts.
- B. Pavo and Barwick on County Borders**– Increased collaboration should be made between the Cities of Barwick and Pavo and Thomas County, Brooks County, the South Georgia Regional Development Center and the Southwest Georgia Regional Development Center.

3.9 Education and Healthcare Issues and Opportunities:

- A. Loss of Students to Other Systems**– While estimates vary on the actual number of children in Brooks County who attend schools from other systems, all estimates agree that Brooks County Schools is losing large numbers of students to systems such as Lowndes County and Thomas County. This loss causes schools to lose many funds. Brooks County should continue public relations efforts and examine other ways to reverse this trend.
- B. Public Relations**– Current efforts to improve public relations with the Brooks County School System should continue. The perception of the school system has a direct impact on migration into Brooks County.
- C. Healthcare Opportunities**– Brooks County has the chance to support the expansion of healthcare facilities and options for current and future residents to aid in the future development of Brooks County.

4 IMPLEMENTATION PROGRAM

The following implementation program represents the overall strategy through which the Brooks community will achieve its vision and address each of its issues and opportunities.

The Department has established statewide goals and a number of Quality Community Objectives that further elaborate the state goals, based on growth and development issues identified in local and regional plans, throughout the state. These goals and objectives are intended to provide guidance, or targets for local governments to achieve, in developing and implementing their comprehensive plan. Pursuant to sections 110-12-1-.03(2)(c) and 110-12-1-.05(a)(iii), local governments in the Basic, Intermediate, and Advanced planning levels must evaluate the consistency of their policies, activities, and development patterns with these goals and objectives.

4.1 Goals, Policies, and Objectives

The following Goals, Policies, and Objectives were developed to address the previously mentioned Issues and Opportunities and should be used by community leaders in everyday and long term decision making. Adherence to these goals and policies will help ensure our limited community resources are used most efficiently. Implementation of these objectives will help provide a high quality of life to our growing population while utilizing our natural and cultural resources in a wise and conscious manner.

The development of the Brooks 2030 Goals, Policies, and Objectives took into account the State Planning Goals and Recommended Policies, community feedback, previous goals and policies, and newly established issues and opportunities. Overall, the Goals, Policies, and objectives were developed to ensure our community vision becomes a reality.

GOAL 1: POPULATION – To ensure overall community growth and development benefits all segments of the increasingly diverse population.

- **POLICY 1.1** – Brooks shall be marketed as a viable location for retirees due to its prime location, community resources, and climate and affordability.
- **POLICY 1.2** – The integration of minority populations shall be encouraged through language programs, cultural awareness programs, and community events.

GOAL 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community’s position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

- **POLICY 2.1** – The need for additional high-wage jobs shall be addressed through greater collaboration between local governments, boards, authorities, economic development organization, and other organizations and agencies.
- **POLICY 2.2** - The issue of commuting workers will be addressed by the creation of higher-wage jobs in Brooks County and by encouraging people to shop in Brooks County.

- **POLICY 2.3** – Efforts to assist local businesses and expand industry will continue and be expanded.
- **POLICY 2.4** – Current initiatives to expand local entrepreneurialism will continue with increased collaboration between local agencies and local and state programs to assist people in starting new businesses.

GOAL 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

- **POLICY 3.1** – Brooks County will pursue the identification of substandard housing and develop a neighborhood revitalization strategy.
- **POLICY 3.2** – The existing housing stock shall be proactively protected and rehabilitated, utilizing public-private partnerships when necessary.
- **POLICY 3.3** – Brooks County will partner with the Quitman Housing Authority and other agencies and organization to promote awareness of housing issues and options the community has for increasing rates of homeownership, downpayment assistance, rehabilitation and reconstruction.
- **POLICY 3.4** – Existing neighborhoods will be protected from encroaching incompatible uses through land use controls.

GOAL 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

- **POLICY 4.1** – Areas where natural processes would be endangered by development shall be conserved.
- **POLICY 4.2** – Enhanced solid waste reduction and recycling initiatives shall be supported.
- **POLICY 4.3** – Cultural resources will be preserved and used to market the area.
- **POLICY 4.4** – Brooks County will consider tracking and mapping permits for well and septic tanks.
- **POLICY 4.5** – Brooks County will establish a network of greenway corridors.
- **POLICY 4.6** – Brooks County will adopt a Historic Preservation Ordinance for the protection of the many historic and cultural resources throughout the County.
- **POLICY 4.7** – Brooks County will evaluate the feasibility of establishing a Transfer of Development Rights program. If the program is found to be feasible, immediate steps will be taken towards the establishment of a program.

- **POLICY 4.8** – Brooks County will evaluate the feasibility of establishing a Land Trust. Should the establishment of a Trust be found to be financially feasible and in the best interest of the community, immediate steps will be taken towards its establishment.

GOAL 5: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

- **POLICY 5.1** – Activity Centers with inadequate community facilities will consider ways to enhance or create new community facilities and services to aid in the economic development of Brooks County. Each community will examine the costs and benefits of new infrastructure before developing grant applications.
- **POLICY 5.2** – Public facilities and services shall be coordinated with land use planning to promote more compact urban development, preservation of natural resources, and development of activity centers.
- **POLICY 5.3** – The impacts of new development shall be anticipated so as to maintain or improve appropriate levels of service.
- **POLICY 5.4** – Responsible land use patterns will be promoted by shared services and facilities where feasible and most efficient.

GOAL 6: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

- **POLICY 6.1** – Communities without zoning ordinances will either consider adopting zoning ordinances or other land use ordinances such as the DCA Model Code.
- **POLICY 6.2** – Communities will review land use controls to determine their effectiveness in protecting major corridors and in-town corridors and update zoning ordinances as needed.
- **POLICY 6.3** – High density development will be encouraged in Urban Activity Centers.
- **POLICY 6.4** – High density development will be discouraged in areas that are outside Urban Activity Centers and Rural Activity Centers and considered on a case-by-case basis.
- **POLICY 6.5** – Local governments will consider subdivision regulations that will ensure that new subdivisions are consistent with the character of the community.
- **POLICY 6.6** – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.
- **POLICY 6.7** – Existing housing will be protected from incompatible and encroaching uses.

GOAL 7: INTERGOVERNMENTAL COORDINATION – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.

- **POLICY 8.1** – Cross jurisdictional coordination and collaboration shall be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life.
- **POLICY 8.3** – The value of joint comprehensive planning efforts and resulting documentation shall be appreciated as a vital tool for addressing community issues and opportunities.
- **POLICY 8.4** – Public entities within each community shall utilize shared services and information to ensure consistent planning efforts.
- **POLICY 8.5** – Pavo and Barwick will utilize their positions in two counties and two regions to promote economic development and quality growth.
- **POLICY 8.6** – The Board of Education will collaborate with local governments in the siting of schools.
- **POLICY 8.7** – Brooks County will partner with the Quitman Housing Authority and other agencies and organization to promote awareness of housing issues and options the community has for increasing rates of homeownership, downpayment assistance, rehabilitation and reconstruction.

GOAL 8: EDUCATION and HEALTHCARE – To support quality growth and development through promoting local education and expanding healthcare facilities and options.

- **POLICY 9.1** – Continue efforts to promote Brooks County Schools and public relations with agencies, organizations and the public in the surrounding areas.
- **POLICY 9.2** – The Board of Education will collaborate with local governments in the siting of schools.
- **POLICY 9.3** – Support initiatives to expand healthcare facilities and services.

GOAL 8: TRANSPORTATION – To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

- **POLICY 9.1** – Brooks County will continue to utilize the LARP program.
- **POLICY 9.2** – Brooks County will implement the South Georgia Regional Bicycle and Pedestrian Plan. Brooks County will continue to identify and fulfill bicycle and pedestrian needs.
- **POLICY 9.3** – Brooks County will coordinate with the SGRDC in identifying possible multi-purpose trail sites and examining the potential for any multi-purpose trails.

- **POLICY 9.4** – New developments should be reviewed for transportation impacts. Provisions should be made between government and developers to mitigate transportation impacts.
- **POLICY 9.5** – New developments should be required to provide paved roads and sidewalks. Also, developers should be required to promote connectivity of sidewalks and roads where feasible.

4.2 Short Term Work Program

The following Short Term Work Program (STWP) represents the community's intentions over the next 5-years. The STWP was based on discussions with the various community leaders regarding future plans for community improvements. This plan may include infrastructure improvements, capital investments, program or policy changes, or other future growth strategies or organizational development plans. The STWP represents further implementation of community collaboration as a variety of organizations are designated responsible agencies for specific community improvement measures. As with other documents within the plan, the STWP should be updated on a regular basis to ensure viability.

4.2.1 Report of Accomplishments

Prior to beginning the STWP for the 2030 Comprehensive Plan, the STWP from the previous 2010 Comprehensive Plan was reviewed. The progress for each action included in the 2002-2006 STWP was reviewed and received on of the four following classifications: 'Completed', 'In Progress/On-Going', 'Postponed', or 'No Longer Being Considered'. All items that were considered 'In Progress/On-Going' or that were 'Postponed' were included in the 2007-2011 STWP found below. Projects that were 'Completed' or 'No Longer Being Considered' were not included. The complete Report of Accomplishments for each of the six Brooks Governing Bodies can be found in Appendices A through F of this plan.

4.2.2 Brooks Short Term Work Program

BROOKS SHORT TERM WORK PROGRAM (STWP) For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
Goal 1 Population - Ensure Growth Benefits All Citizens of Brooks County										
1.1 - Retiree Marketing	1.1.1 - Collaboration between Triple Crown Hometown and development community	Continued financial support of Chamber of Commerce programs	X	X	X	X	X	Local Governments	Varies	General Fund
		Continuation of Triple Crown Hometown Program	X	X	X	X	X	Chamber of Commerce	Varies	Varies
	1.1.2 - Ensure facilities and services attract retirees	Continue to fund emergency services and the expansion of healthcare options in Brooks County	X	X	X	X	X	Local Governments	N/A	N/A
		Examine the creation of facilities that would attract seniors such as bike paths, multi-use trails, etc.	X	X	X	X	X	Local Governments	Staff Time	Varies
1.2 - Integrate Minorities	1.2.1 - Support Language and Cultural Programs	Continued financial support of educational institutions and Brooks County Library.	X	X	X	X	X	Fed/State/Local Governments	Varies	Varies
Goal 2 Economic Development - Support a Growing and Balanced Economy										
2.2 - Providing Higher Wage	2.2.1 - Market to environmental technology, information technology, and medical services fields	Continued financial support of Chamber of Commerce and Brooks County Development Authority.	X	X	X	X	X	Local Governments	Varies	Varies
		Provide incentives to help recruit businesses in collaboration with the Chamber of Commerce and the Brooks County Development Authority	X	X	X	X	X	Local Governments, Chamber of Commerce	Varies	Varies

BROOKS		SHORT	TERM	WORK					PROGRAM	(STWP)	
For Fiscal Years 2008 - 2012											
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE	
	2.1.2 - Encourage entrepreneurial and small business development	Continued financial support of Chamber of Commerce and Brooks County Development Authority	X	X	X	X	X	Local Governments, Chamber, Governor's Entrepreneur and Small Business Office, SGRDC	Varies	Varies	
		Collaborate with RDC and other institutions that help with business loans	X	X	X	X	X	Local Governments, SGRDC, Financial Institutions	Varies	Varies	
	2.1.3 – Economic Development Plan	Create an Economic Development Plan with a business retention /recruitment component.	X	X				Local Governments Chamber Industrial Auth.	Staff time	Varies	
	2.1.4 – Workforce Investment	Use resources to invest in Brooks County's workforce to create a more skilled and educated workforce	X	X	X	X	X	Local Governments, Chamber, Development Authority, Valdosta Tech WIA/SGRDC, Dept of Labor	Varies	Varies	
2.3 – Assist/Expand Local Businesses and Industry	2.2.3 – Economic Development Plan	Develop an Economic Development Plan that will examine what types of industry Quitman and Brooks County wants to attract	X	X				Chamber of Commerce, Development Authority, Brooks County, and the City of Quitman	Varies	Varies	

BROOKS										
SHORT TERM WORK PROGRAM (STWP)										
For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
	2.2.4 – Market local businesses	Continue to support Chamber of Commerce.	X	X	X	X	X	Local Governments, Chamber, Development Authority	Varies	Varies
	2.2.5 - Branding	Make conscious efforts to brand communities and market communities as shopping attractions.	X	X	X	X	X	Local Governments, Chamber, Development Authority	Varies	Varies
		Develop an annual festival, market it and brand it.	X	X	X	X	X	Chamber, Local Governments	Varies	Varies
<i>Goal 3 Housing - Ensure Adequate and Affordable Housing Options</i>										
3.1 Revitalization Strategy	3.1.1 – Identify housing needs and develop intervention strategy.	Partner with SGRDC to identify substandard homes and map them	X	X	X			Local Governments, SGRDC		
		Partner with SGRDC to development an implementation strategy				X	X	Local Governments		
3.2 – Protect/ Rehabilitate existing housing stock	3.2.1 – Protect existing housing	Partner with SGRDC to identify substandard homes, map them, and generate strategies to revitalize neighborhoods.	X	X	X	X	X	Local Governments	Varies	Varies
		Update zoning ordinances to include neo-traditional style development	X	X	X	X	X	Brooks County, City of Quitman		General Fund
		Approve land use controls (zoning or land development codes)	X	X	X	X	X	Cities of Barwick, Morven and Pavo		General Fund

BROOKS SHORT TERM WORK PROGRAM (STWP) For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	WORK					RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
			FY 08	FY 09	FY 10	FY 11	FY 12			
		Adopt and enforce International Building Code	X	X	X	X	X	Local Governments	Staff Time	General Fund
		Brand communities to help in revitalization efforts of business areas and communities	X	X	X	X	X	Local Governments, Chamber of Commerce	Staff Time	Varies
		Establish an Urban Redevelopment Area	X	X	X			City of Quitman	Staff Time	General Fund
		Partner with Habitat for Humanity to reduce substandard homes	X					Local Governments	Staff Times	Varies
3.3 – Public Education	3.3.1 – Partner with Housing Authorities	Partner with Quitman Housing Authority to develop a one-stop housing information center	X	X	X	X	X	Local Governments	Varies	Varies
		Collaborate with Thomasville Housing Authority in meeting housing needs.	X	X	X	X	X	Cities of Barwick and Pavo	Varies	Varies
3.4 – Protect existing neighborhoods from incompatible uses	3.3.1 – Update Zoning Ordinances	Update zoning ordinances to protect residential districts from incompatible uses.	X	X	X	X	X	Brooks County, City of Quitman and SGRDC		Varies
	3.3.2 – Adopt land use controls (zoning or land use control ordinances)	Protect residential areas from encroaching uses that would harm older residential areas.	X	X	X	X	X	Local Governments, SGRDC		Varies
Goal 4 Natural and Cultural Resources - Protection for Future Generations										
4.1 - Conserve Sensitive Areas	4.1.1 - Direct Growth Away From Unsuitable Areas	Update Zoning Ordinances to include conservation districts	X	X	X	X	X	Local Governments, SGRDC	N/A	N/A
		Provide education on importance of Groundwater Recharge Areas and Wetlands	X	X	X	X	X	Local Governments	Staff Time	General Fund

BROOKS SHORT TERM WORK PROGRAM (STWP) For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	WORK					RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
			FY 08	FY 09	FY 10	FY 11	FY 12			
	4.1.2 - Further Utilize Public Sewer Systems	Promote growth in already served areas	X	X	X	X	X	Local Governments	N/A	N/A
	4.1.4 - Promote On-site Detention and Reduce Stormwater Runoff	Educate public and developers for stormwater and innovative design concepts	X	X	X	X	X	Local Governments	Staff Time	General Fund
		Exceed Compliance with Phase II Regulations	X	X	X	X	X	Brooks County	Varies	General Fund
		Develop Stormwater Management Program	X	X	X	X	X	Local Governments	Varies	General Funds
	4.1.5 – Greenspace Plan	Develop Greenspace Plan	X	X				Local Governments, SGRDC	Varies	Varies
	4.1.6 – Multi-Use trails	Consider multi-use trails as a conservation option. Consult county engineer for appropriate locations	X	X	X	X	X	Brooks County	Staff Time	General Fund
	4.1.7 – Consider adopting a land use control that will either provide in-kind funding or open space for new development	Adopt a land use control that will either provide in-kind funding or open space for new development	X	X				Local Governments	Staff Time	Varies
	4.1.8 – Allow Transfer of Development Rights and Conservation Easements and promote Centennial Farms designation	Allow for new land use conservation tools to be utilized such as Transfer of Development Rights, Conservation Easements and promote Centennial Farms designation	X					Local Governments	Staff Time	Varies
4.3 – Solid Waste Reduction and Recycling	4.3.1 –Deep South Solid Waste Authority	Consider membership on Deep South Solid Waste Authority	X	X	X	X	X	Local Governments	N/A	N/A

BROOKS SHORT TERM WORK PROGRAM (STWP) For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	WORK					RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
			FY 08	FY 09	FY 10	FY 11	FY 12			
Initiatives	4.3.2 – Solid Waste Management Plan	Implement and maintain regular updates of Solid Waste Management Plan	X	X	X	X	X	Local Governments SGRDC	Staff Time	General Fund
4.4 - Protect and Utilize Historic Resources	4.4.1 - Publicize Historic Resources Inventory	Continue updating and publicizing Historic Resources Inventory	X	X	X	X	X	Brooks County	Varies	Varies
		Develop a historic resource inventory	X	X	X	X	X	Cities of Quitman, Barwick, Morven and Pavo	Local governments, UGA, SGRDC	Varies
	4.4.3 - Promote use of National Register Nominations	Identify and apply for potential nominations	X	X	X	X	X	Local Governments SGRDC	Staff Time	General Fund
		Support Historical Society	X	X	X	X	X	Local Governments	Varies	Varies
4.5 – Ensure Cultural and Community Facility Availability	4.5.1 - Create a Parks and Recreation Master Plan	Development a Parks and Recreation Master Plan	X	X				Local Governments	Varies	Varies
	4.5.2 - Support/Market Quitman/Brooks County Museum	Support Quitman/Brooks County Museum	X	X	X	X	X	Local Governments, Chamber	Varies	Varies
	4.5.3 - Continue to support Brooks County Library	Support Library	X	X	X	X	X	Local Governments	Varies	Varies
Goal 5 Education and Healthcare: Promote Quality Education and Healthcare										
5.1 – Market Brooks County Schools	5.1.1 – Continue efforts to promote Brooks County Schools									
		Continue marketing Brooks County Schools	X	X	X	X	X	Chamber, Local Governments	Staff Time	Chamber of Commerce

BROOKS		SHORT	TERM	WORK					PROGRAM	(STWP)	
For Fiscal Years 2008 - 2012											
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE	
5.2 – Coordinate placement of new schools	5.2.1 – Collaborate placement of schools with local governments	Brooks County Board of Education should collaborate with local governments in plans for new schools.	X	X	X	X	X	Brooks County Board of Education, Local governments	Staff Time	Varies	
		Place new schools near existing neighborhoods and where public facilities are already available when possible	X	X	X	X	X	Brooks County Schools	Staff Time	N/A	
	5.2.2 – Ensure new schools are close to existing neighborhoods and infrastructure	Rehabilitate existing schools buildings in every case where feasible before building new schools	X	X	X	X	X	Brooks County Schools	Varies	Varies	
5.3 – Support initiatives to expand healthcare facilities and services.	5.2.1 – Enhance healthcare options	Continue to support and enhance Brooks County emergency medicine services	X	X	X	X	X	Brooks 911, Brooks County Hospital, Brooks County	Varies	Varies	
		Collaborate with Brooks County Hospital in the placement of any new healthcare facilities	X	X	X	X	X	Local Governments, Brooks County Hospital	Varies	Varies	
		Assist Brooks County Hospital in funding new healthcare facilities	X	X	X	X	X	Brooks County	Will vary	Will vary	
Goal 6 Community Facilities - Infrastructure That Supports Efficient Growth											
6.1 – Improve community facilities	6.1.1 – Examine cost and benefits infrastructure improvements and enhancements will bring.	Continuously research the possibility of obtaining a sewer system	X	X	X	X	X	Brooks County, Barwick, and Pavo	Staff Times	Varies	
		Continue to make water and sewer improvements as needed	X	X	X	X	X	Local Governments	Varies	Varies	
		Continue to make technology improvements and airport improvements	X	X	X	X	X	Brooks County, City of Quitman	Varies	Varies	
		Consider additional fire station	X	X	X	X	X	City of Quitman	Varies	General fund, grants	

BROOKS		SHORT	TERM	WORK					PROGRAM	(STWP)
For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
	6.1.2 – Make Community Facilities Improvements	Evaluate feasibility and need for construction a new Emergency Operations Facility.	X	X	X	X	X	Brooks County	Staff time	Varies
		Reapply for CDBG assistance for infrastructure improvements and make improvements	X	X	X	X	X	Local governments, SGRDC	Varies	Local governments SGRDC
		Apply for CDBG assistance in obtaining a sewer system and develop and manage sewer system.	X	X	X			City of Morven	\$1,000,000	City of Morven, CDBG
		Continuously enhance infrastructure for Industrial Park	X	X	X	X	X	Brooks County, City of Quitman, Development Authority	Varies	Varies
		Develop a Capital Improvement Plan and implement it	X	X	X	X	X	Local Governments, SGRDC		
6.2 – Regulate Land Use	6.1.1 – Regulate and anticipate land use for its effects to community facilities.	Adopt land use controls on growth in place of moratorium	X					City of Pavo	N/A	N/A
		Require developers to work with local governments in preparing new development for facility impacts	X	X	X	X	X	Local governments	N/A	N/A
	6.1.2 - Locate Industrial Growth in Industrial Parks with existing infrastructure	Promote infill development in established industrial parks.	X	X	X	X	X	Local Governments, Brooks Development Authority	Varies	Varies
6.3 – Sharing Services	6.3.1 Services will be shared where most efficient and effective	Update Service Delivery Strategy	X					Local Governments	N/A	N/A

BROOKS SHORT TERM WORK PROGRAM (STWP) For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
		Consider joint zoning department	X	X	X	X	X	Local Governments	N/A	N/A
Goal 7 Land Use - Ensuring Quality Growth										
7.1 – Land use ordinances	7.1.1 – Adopt land use ordinances	Adopt land use controls from DCA’s 2004 Model Code as needed	X	X	X	X	X	Local Governments	Staff Time	Varies
		Regulate age of manufactured housing that will be able to enter into area with ordinances derived from DCA’s 2004 Model Code	X	X	X	X	X	Local Governments	Staff Time	Varies
		Adopt zoning and/or other land use ordinances to control impact of new development on water system	X					City of Pavo	Staff Time	N/A
7.2 – Review existing ordinances	7.2.1 – Update zoning ordinance	Update City of Quitman Zoning Ordinance to include Transfer of Development Rights.	X					City of Quitman, SGRDC		City of Quitman
	7.2.2 – Amend zoning ordinances	Amend Brooks County Zoning Ordinance to promote the goals and strategies of Comprehensive Plan	X					Brooks County, SGRDC	Varies	General Fund
		Review zoning ordinances for their ability to protect major and in-town corridors and amend as needed	X	X	X	X	X	Brooks County, City of Quitman	N/A	N/A
7.3 – Encourage higher density development in	7.3.1 – Promote higher density development in UACs	Update zoning to further encourage small lot development	X	X	X	X	X	City of Quitman	Varies	General Fund

BROOKS		SHORT	TERM	WORK					PROGRAM	(STWP)	
For Fiscal Years 2008 - 2012											
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE	
Urban Activity Centers		Encourage small lot development	X	X	X	X	X	Local Governments	N/A	N/A	
7.4 – Discourage higher density developments in areas outside of UACs and Rural Activity Centers	7.4.1 – Promote Transfer of Development Rights	Allow people to transfer development rights to preserve undeveloped and naturally or culturally sensitive lands	X					Brooks County	Staff Time	N/A	
	7.4.2 – Update zoning ordinance to preserve undeveloped areas and discourage small lot development in rural areas	Update zoning ordinance and discourage high density development in rural areas	X	X	X	X	X	Brooks County, SGRDC	Staff Time	General Fund	
	7.4.3 – Scenic Byways	Utilize Scenic Byways nomination and plan development to preserve culturally and naturally sensitive corridors	X	X	X	X	X	Brooks County	Staff Time	Brooks County	
	7.7.3 - Promote Nodal Development	Investigate feasibility of nodal development that incorporates Neo-Traditional characteristics in undeveloped areas of County	X	X				Brooks County	Staff Time	General Fund	
7.5 – Use land efficiently and Focus on Redevelopment	7.5.1 - Promote Innovative Infill and Redevelopment Techniques	Provide regular education opportunities and publications	X	X	X	X	X	Local governments, SGRDC	Staff Time	General Fund	
		Maintain, Update, and Market Existing Land Use Database	X	X	X	X	X	Local Governments SGRDC	Staff Time	General Fund	
	7.5.2 - Support Public/Private Partnerships	Encourage Communication between Development Community and Governing Bodies	X	X	X	X	X	Local Governments	N/A	N/A	

BROOKS										
For Fiscal Years 2008 - 2012										
SHORT TERM		WORK					PROGRAM (STWP)			
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
7.6 – Subdivision Regulations	7.6.1 – Adopt Subdivision Regulations to ensure quality growth	Require developers to maintain connectivity of roads, streets, and pedestrian facilities	X	X	X	X	X	Local Governments	Staff Time	Varies
		Require developers to pave streets in new development and provide adequate transportation facilities	X	X	X	X	X	Local Governments	Staff Time	Varies
7.7 – Promote efficient use of land	7.7.1 – Annually review Comprehensive Plan to ensure its adequacy in meeting present day growth	Annually review Comp Plan	X	X	X	X	X	Local Governments	Staff Time	Varies
	7.7.2 – Promote infill development where feasible	Promote infill development where feasible	X	X	X	X	X	Local Governments	Staff Time	Varies
7.8 – Protect Existing Housing	7.8.1 – Protect existing housing from encroaching and incompatible uses	Continue to implement Comprehensive Plan and protect current residential districts/areas	X	X	X	X	X	Local Governments	Staff Time	Varies
Goal 8 Intergovernmental Coordination - Encourage Coordination										
8.1 - Pursue Cross-Jurisdictional Collaboration and Coordination	8.1.1 – Continuously consider joint departments and authorities	Consider joint zoning department	X	X	X	X	X	Local Governments	Staff Time	General Fund
		Consider participation in the Deep South Regional Solid Waste Management Authority.	X	X	X	X	X	Local Governments	N/A	N/A

BROOKS SHORT TERM WORK PROGRAM (STWP)										
For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
		Continued Support of Chamber of Commerce and Brooks County Development Authority	X	X	X	X	X	Local Governments	Varies	Varies
		Consider joining the Brooks County/ Quitman Parks and Recreation Department	X	X	X	X	X	Barwick, Morven and Pavo	Varies	Varies
8.2 – Joint Comprehensive Planning Efforts	8.2.1 –Growth Advisory Coalition to facilitate discussion and Comp Plan implementation	Establish Growth Advisory Coalition	X					Brooks County Steering Committee, Local Governments	Staff Time	General Fund
		Coordinate regular meetings to review implementation of Comp Plan	X	X	X	X	X	Brooks County Steering Committee	N/A	N/A
		Develop quantifiable measures for Goals, Policies, and Objectives	X					Brooks County Steering Committee, Local Governments	Staff time	Varies
	8.3.2 – Brooks County and City of Quitman Planning Commission facilitate Annual Updates to the STWP	Annually update Short Term Work Program	X	X	X	X	X	Local Governments	Staff Time	General Fund
8.4 - Utilize Shared Services and information	8.4.1 - Coordinate Data Between Central Organizations	Coordinate data collection and dissemination	X	X	X	X	X	Local Governments	Staff time	Varies
8.5 Utilize position on county borders for growth	8.5.1 – Utilize position on county borders for growth	Pavo and Barwick should work together with governments and agencies on both sides of the county line to maximize benefits	X	X	X	X	X	Cities of Pavo and Barwick	Staff Time	Varies
8.6 Collaborate School Placements	8.6.1 Place new schools in best places	Collaborate with local governments in placement of schools	X	X	X	X	X	Board of Education; Local Governments	NA	NA

BROOKS										
For Fiscal Years 2008 - 2012										
SHORT TERM		WORK					PROGRAM (STWP)			
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
8.7 Central Information for Housing	8.7.1 Collaborate with Quitman Housing Authority	Collaborate with Quitman Housing Authority in educating citizens on housing issues and opportunities	X	X	X	X	X	Local Governments, Quitman Housing Authority	Varies	Varies
<i>Goal 9 Transportation – Coordinate Land Use and Transportation planning</i>										
9.1 – Utilize the LARP Program	9.1.1 – Utilize GDOT’s LARP program for resurfacing of roads	Continue to utilize GDOT’s LARP road and street resurfacing program	X	X	X	X	X	Local Governments, GDOT	Varies	Local Government s, GDOT
9.2 – Identify and map potential multi-purpose trail sites	9.2.1 – Map possible trails and Rails to Trails sites and plan for trail development.	Coordinate with SGRDC in the mapping of trails and plan developments	X	X	X	X	X	Local Governments, SGRDC	Staff Time	Local Government s, SGRDC
9.3- Implement and Update South Georgia Regional Bike/Ped plan	9.3.2 - Implement the Goals and Strategies of the South Georgia Regional Bicycle and Pedestrian Plan.	Coordinate with GDOT and SGRDC in implementation and amending the SGA Regional Bike/Ped Plan	X	X	X	X	X	Local Governments. SGRDC	N/A	N/A
9.3 – Review new developments	9.3.2 – New developments should be reviewed to mitigate transportation infrastructure impacts	Develop a development review process.	X	X	X	X	X	Local Governments	N/A	N/A
		Review new developments and ensure that collaboration mitigates transportation infrastructure impacts	X	X	X	X	X	Local Governments	Staff time	General Fund
9.4 – Subdivision Regulations	9.4.1 – Adopt subdivision regulations	Require developers to pave new streets and make adequate pedestrian facilities	X	X	X	X	X	Local Governments	Staff time	General Fund

BROOKS SHORT TERM WORK PROGRAM (STWP)										
For Fiscal Years 2008 - 2012										
POLICY	OBJECTIVE	SUPPORTING ACTION	FY 08	FY 09	FY 10	FY 11	FY 12	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
		Require developers to maintain connectivity of streets, roads and pedestrian facilities	X	X	X	X	X	Local Governments	Staff Time	Various

Goal 9 Transportation – Coordinate Land Use and Transportation planning											
9.1 – Utilize the LARP Program	9.1.1 – Utilize GDOT’s LARP program for resurfacing of roads	Continue to utilize GDOT’s LARP road and street resurfacing program	X	X	X	X	X	Local Governments, GDOT	Varies	Local Governments, GDOT	
9.2 – Identify and map potential multi-purpose trail sites	9.2.1 – Map possible trails and Rails to Trails sites and plan for trail development.	Coordinate with SGRDC in the mapping of trails and plan developments	X	X	X	X	X	Local Governments, SGRDC	Staff Time	Local Governments, SGRDC	
9.3- Implement and Update South Georgia Regional Bike/Ped plan	9.3.2 - Implement the Goals and Strategies of the South Georgia Regional Bicycle and Pedestrian Plan.	Coordinate with GDOT and SGRDC in implementation and amending the SGA Regional Bike/Ped Plan	X	X	X	X	X	Local Governments. SGRDC	N/A	N/A	
9.3 – Review new developments	9.3.2 – New Developments should be reviewed to mitigate transportation infrastructure impacts	Review new developments	X	X	X	X	X	Local Governments	Staff Time	General Fund	
9.4 – Subdivision Regulations	9.4.1 – Adopt subdivision regulations	Require developers to pave new streets and make adequate pedestrian facilities	X	X	X	X	X	Local Governments	Staff time	General Fund	
		Require developers to maintain connectivity of streets, roads and pedestrian facilities	X	X	X	X	X	Local Governments	Staff Time	Various	

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BROOKS COUNTY REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending September 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
<i>Planning</i>					
Continue to use the Greater Brooks Planning Advisory Commission as the county-wide vehicle to implement the 2010 Greater Brooks Comprehensive Plan, as amended		X			
Annually re-evaluate the Brooks County Short-Term Work Program		X			
Participate in all updates to the 2010 Greater Brooks County Comprehensive Plan		X			
Prepare all grant/loan applications (CDBG, EIP, RD,EDA, Quality Growth, One GA., etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority		X			
Continue to provide land development code enforcement assistance for interested Cities in Brooks County		X			
<i>Land Use</i>					
Adopt/amend codes and ordinances, where applicable to address the environmentally sensitive resources identified in Part I. Identify and adopt Wetlands Protection Ordinance	X				

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BROOKS COUNTY REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending September 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
Adopt/amend codes and ordinances, where applicable to address environmentally sensitive resources identified in Part I. Adopt Groundwater Recharge Areas Protection Ordinance	X				
<i>Historic Resources</i>					
Conduct Cities and County historic resources inventories	X				
<i>Community Facilities and Services</i>					
Rehabilitate the Agricultural Building for existing agencies (RCS, Ext. Office, GED, ASCS)	X				
Continue courthouse renovations, including structural, heating and cooling elements and elevator	X				
Purchase 100 acre tract of land and develop infrastructure (water, sewer, gas, etc.) for a new industrial park	X				
Partner with Five County Joint Development Authority (Brooks, Thomas, Colquitt, Grady and Mitchell) on regional economic dev. ventures				X	The County no longer wishes to partner with this Authority, and instead partners with the South Regional Joint Development Authority
Construct 80-100 bed County Detention facility	X				
Continue to participate in GA DOT's LARP program of road resurfacing	X				

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BROOKS COUNTY REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending September 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
according to the County's priority list					
Construct one election polling site in Grooverville	X				
Redistribution of County LOST via negotiated agreements		X			
<i>Economic Development</i>					
Jointly fund an economic developer to prospect for new and expanded industrial enterprises	X				
Support the Quitman/Brooks County Chamber of Commerce			X		Brooks County is currently not a member of the Chamber of Commerce, but plans to become one.

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CITY OF BARWICK REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending June 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
<i>Planning</i>					
Consider participation with the Greater Brooks Planning Advisory Commission & provide representation		X			
Annually re-evaluate the Barwick Short Term Work Program		X			
Participate in all updates to the 2010 Greater Brooks County Comprehensive Plan		X			
Prepare CDBG, RD, LDF, ONE GA, EDA, EiP, etc. applications after conducting a needs assessment and public hearing to ascertain which project has the highest priority		X			
Update residential structural conditions map as needed.			X		This objective has not been an ongoing project, but the City of Barwick would like to consider updating the residential structure condition map in the future.
<i>Land Use</i>					
Adopt/amend codes and ordinances, where applicable to address environmentally sensitive resources identified in Part I: Identify city wetlands and adopt Wetlands Protection Ordinance	X				

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CITY OF BARWICK REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending June 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
Prepare a simplified land subdivision ordinance. A Zoning is still under consideration.			X		This objective has not been completed, but the City of Barwick would like to consider needed land use ordinances.
<i>Historic Resource</i>					
Update Barwick historic resources survey/inventory			X		This objective has not been completed but is still being considered.
Prepare documentation for the Regional Historic Schools Initiative/Multiple Property National Register nomination of the old Barwick Elementary School.		X			
<i>Community Facilities</i>					
Continue to participate in GA DOT's LARP program of street resurfacing according to the City's priority list		X			
Monitor the production of usage, and losses in the City's water supply system		X			
<i>Economic Development</i>					
Support the Quitman/Brooks County Chamber of Commerce		X			

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CITY OF MORVEN REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending September 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
<i>Planning</i>					
Consider participation with the Greater Brooks Planning Advisory Commission & provide representation		X			
Annually re-evaluate the Morven Short Term Work Program		X			
Participate in all updates to the 2010 Greater Brooks County Comprehensive Plan		X			
Prepare CDBG, RD, ONE GA, EDA, EiP etc. applications after conducting a needs assessment and public hearing to ascertain which project has the highest priority		X			
Update residential structural conditions map when necessary.			X		This objective has not been an ongoing project, but the City of Morven would like to consider updating the residential structure condition map in the future.
<i>Land Use</i>					
Adopt/amend codes and ordinances, where applicable to address environmentally sensitive resources identified in Part I. Identify city wetlands and adopt Wetlands Protection Ordinance	X				

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CITY OF MORVEN REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending September 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
Completer the zoning ordinance text/map, conduct hearings and adopt			X		This objective has not been completed, but the City of Morven would like to consider needed land use ordinances such as DCA's 2004 <i>Model Code: Alternatives to Conventional Zoning</i> .
<i>Historic Resource</i>					
Prepare documentation for the Regional Historic Schools Initiative/Multiple Property National Register nomination of the old Morven Elementary School and Gymnasium		X			
Update Morven historic resources survey/inventory			X		This objective has not been completed but is still being considered.
<i>Community Facilities</i>					
Continue to participate in GA DOT's LARP program of road resurfacing according to the City's priority list		X			
Renovate the proposed library room in the City Hall.	X				
<i>Economic Development</i>					
Support the Quitman/Brooks County Chamber of Commerce		X			

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CITY OF PAVO REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending September 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
<i>Planning</i>					
Consider participation with the Greater Brooks Planning Advisory Commission & provide representatives		X			
Annually re-evaluate the Pavo Short Term Work Program		X			
Participate in all updates to the 2010 Greater Brooks County Comprehensive Plan		X			
Prepare CDBG, RD, ONE GA, EDA, EiP, etc. applications after conducting a needs assessment and public hearing to ascertain which project has the highest priority		X			
Update residential structural conditions map when applications require it.			X		This objective has not been an ongoing project, but the City of Pavo would like to consider updating the residential structure condition map in the future.
Negotiate/resolve building code enforcement on a city-wide basis in two counties		X			
<i>Land Use</i>					
Adopt/amend codes and ordinances, where applicable to address environmentally sensitive resources identified in Part I. Identify city wetlands and adopt Wetlands	X				

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CITY OF PAVO REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending September 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
Protection Ordinance					
<i>Historic Resource</i>					
Update Pavo historic resources survey/inventory			X		This objective has not been completed but is still being considered.
<i>Community Facilities</i>					
Apply for grant to revitalize water system: Phase I – North half of City	X				
Continue to participate in GA DOT's LARP program of street resurfacing according to the City's priority list		X			
Apply for grant to revitalize water system: Phase II – Southern half of the City			X		While Phase I of the revitalization of the water system has been completed for mostly the Brooks County side of the city, the water system is still requiring much improvements. A recent grant application for the parts of the city still needing work failed to gain funds.
<i>Economic Development</i>					
Support the Quitman/Brooks County Chamber of Commerce		X			

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CITY OF QUITMAN REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending June 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
<i>Planning</i>					
Annually re-evaluate the Quitman Short Term Work Program		X			
Participate in all updates to the 2010 Greater Brooks County Comprehensive Plan		X			
Prepare all grant/loan applications (CDBG, EiP, One Georgia, EDA etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority		X			
Provide representation on the Greater Brooks Planning Advisory Commission		X			
Annually update residential structural condition map			X		This objective has not been an ongoing project, but the City of Quitman would like to consider updating the residential structure condition map in the future.
<i>Natural Resources</i>					
Conduct an environmental assessment of old city dump, cover, monitor, and develop re-use plan for the land				X	The City of Quitman no longer wishes to pursue this objective.
<i>Land Use</i>					
Adopt/amend codes and ordinances, where applicable to address environmentally sensitive resources identified in Part I. Adopt Groundwater Recharge Areas Protection Ordinance.	X				

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CITY OF QUITMAN REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending June 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
Adopt/amend codes and ordinances, where applicable to address environmentally sensitive resources identified in Part I. Identify & adopt a Wetlands Protection Ordinance.	X				
Evaluate feasibility of combining zoning administration with Brooks County and other interested cities		X			
Assist Brooks County to purchase and develop a new 100 acre industrial park	X				
Support the Quitman Development Authority		X			
<i>Community Facilities</i>					
Continue to update and implement the "2010 Sanitary Sewer System Facility Plan"		X			
Implement the Downtown Quitman Beautification & Pedestrian Safety Project.	X				
Continue to participate in GA. DOT's LARP program of street and road resurfacing according to the city's priority list		X			
<i>Historic Resources</i>					

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CITY OF QUITMAN REPORT OF ACCOMPLISHMENTS
For Fiscal Years 2002 - 2007 (ending June 30)

PROJECT OR ACTIVITY FROM PREVIOUS STWP	STATUS OF PROJECT OR ACTIVITY				EXPLANATION (For Postponed or No Longer Being Considered Projects or Activities)
	COMPLETED	UNDERWAY/ ONGOING*	POSTPONED*	NO LONGER BEING CONSIDERED	
	* Currently underway/ongoing or postponed projects or activities will appear in new STWP.				
Update Quitman Historic Resources survey/inventory			X		This objective has not been completed but is still being considered.
<i>Economic Development</i>					
Jointly fund an economic developer to prospect for new and expanded industrial enterprises	X				
Support the Quitman/Brooks County Chamber of Commerce		X			