

A Resolution 20171201C

Whereas, the City of Flovilla has developed an updated twenty year **Comprehensive Plan** in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

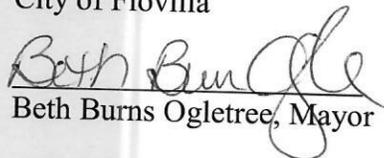
Whereas, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

Whereas, the public had the opportunity for input into the Comprehensive Plan in a public hearing held on the 9th day of November, 2017.

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council shall officially adopt the updated Comprehensive Plan for the twenty year period of 2018-2038.

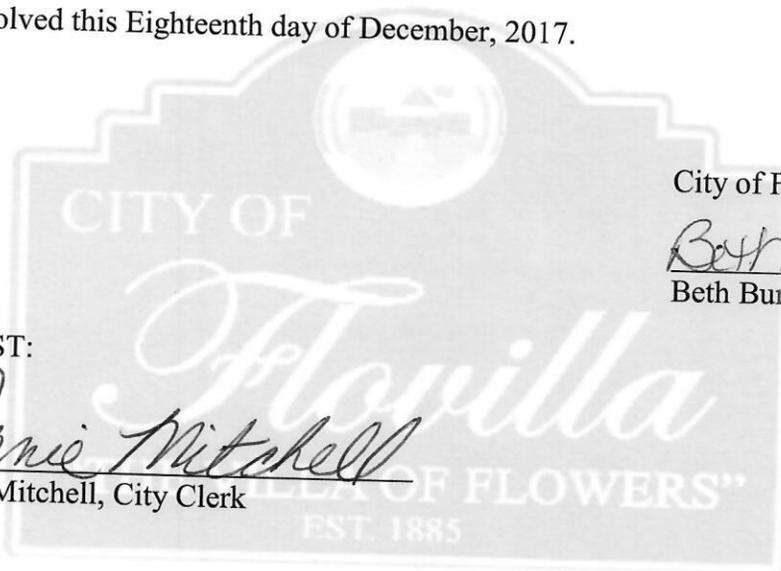
So resolved this Eighteenth day of December, 2017.

City of Flovilla


Beth Burns Ogletree, Mayor

ATTEST:


Annie Mitchell, City Clerk



CITY OF FLOVILLA 2018 – 2038 **DRAFT** COMPREHENSIVE PLAN



Prepared For:

**City of Flovilla
308 Heard Street
Flovilla, Georgia 30216
(770) 775-5661
www.cityofflovilla.org**

Prepared By:

**Three Rivers Regional Commission
120 North Hill Street
P.O. Box 818, Griffin, Georgia 30224
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A dream without a plan is a wish.

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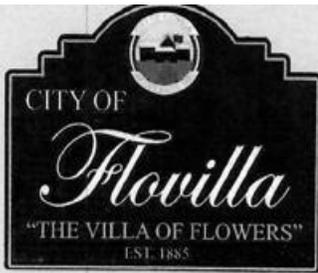
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Beth Ogletree
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Administrator of Finance

Council Members

Catherine Watson
Mayor Pro-Tem
Fire Department Director

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Community Affairs Director

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Willie Morgan
Water Department Director

James C. Hosford
Buildings & Grounds Director

Annie Mitchell
City Clerk

Yolanda Elam
Assistant City Clerk

November 9, 2017

Mr. Kirk R. Fjelstul, Executive Director
Three Rivers Regional Commission
P. O. Box 818
Griffin, GA 30224

RE: Flovilla's Comprehensive Plan Update Submittal

Dear Mr. Fjelstul:

The City of Flovilla has completed an update of its comprehensive plan and is hereby submitting the plan with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings. The first one was on May 15, 2017, and the final public hearing on November 9, 2017. I also certify that we have involved the public in the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this is included with our submittal.

I certify that the appropriate staff and decision-makers have reviewed the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and considered them in formulating our plan.

If you have any questions concerning our submittal, please contact Annie Mitchell, City Clerk at 770-775-5661.

Sincerely,

Beth Burns Ogletree
Mayor

Enclosures

ACKNOWLEDGEMENTS

Kirk R. Fjelstul, Executive Director
Robert C. Hiett, Interim Executive Director (6/2017 – 11/2017)
Lanier E. Boatwright, Executive Director (**Retired**)

Three Rivers Regional Commission Planning Staff

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Paul Jarrell, Planner, Franklin Office
Kimberly Dutton, Franklin Office
Sam Mukoro, GIS Planner, Griffin Office

City of Flovilla City Council

Honorable Beth Burns Ogletree, Mayor
Honorable Catherine Watson, Councilmember **Re-Elect**
Honorable Willie Morgan, Councilmember
Honorable Thomas “Son” Douglas, Councilmember
Honorable Lillian Cowell, Councilmember
Honorable James “JC” Hosford, Councilmember
Honorable Chad Morgan, Councilmember – Elect
Honorable Charlie Fish, Councilmember – Elect

Steering Committee Members

Honorable Catherine Watson, Councilmember
Honorable James “JC” Hosford, Councilmember
Reverend Danny Clark, Faith Community
John Burdin, Economic Development Representative
Kimmy Lundberg, Citizen
LaTonia Jenkins, Citizen

City of Flovilla Staff

Honorable Beth Burns Ogletree, Mayor
Annie Mitchell, City Clerk
Yolanda Elam, Assistant City Clerk
Shane Thompson, Fire Chief

**“Change is the law of life. And those who look only to the past or present are certain to miss the future”
John Fitzgerald Kennedy**

INTRODUCTION



INTRODUCTION

Why Comprehensive Planning? The Georgia General Assembly passed the Georgia Planning Act in 1989 (O.C.G.A. Sections 50-8) creating a coordinated planning program for the State of Georgia. The program enables local governments, such as the City of Flovilla, to effectively plan for its future and to improve communication with its neighboring communities. The City of Flovilla intends to use the comprehensive plan as a guide in day-to-day decision-making. This plan's update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Plan.

On March 1, 2014, new rules took effect in which, the City of Flovilla is responsible for maintaining its plan that will accurately reflect the current community conditions, goals and priorities for the future. The maintenance of this plan includes amendments and regular updates. The City of Flovilla determines when such amendments are necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to its local decision-making. Also, at a minimum, the City of Flovilla must prepare and submit five-year updates to this comprehensive plan.

The Georgia Planning Act also requires the City of Flovilla to meet certain minimum criteria to maintain its Qualified Local Government (QLG) status, to be eligible to receive certain state funding. The Comprehensive Plan is a statement of the city's long-range (20yr) vision for development and redevelopment. By addressing the entire physical environment of the city and the multitude of functions, policies, and programs that comprise the day to day workings of the city, the plan seeks to guide the what, when, where, why, and how of future physical changes to the current environment.

PURPOSE

The purpose of the City of Flovilla Comprehensive Plan is to provide a guide for the future growth and development of the city. The plan was developed in cooperation and accordance with the Minimum Planning-Standards and Procedures of the 1989 Georgia Planning Act.

PLANNING PROCESS

The City of Flovilla Comprehensive Plan is the product of a nine-month process utilizing a framework as established by the Planning Act. Community goals were addressed through citizen and government official input, and coming up with a community vision for Flovilla was devised. The city had no vision statement in its previous plans. Building on currently defined maps of the city, a future development map with accompanying narrative was compiled using character areas delineated by the city's stakeholders. Character areas were mapped and defined to meet the land use requirement. In addition, needs and opportunities were also derived during this process. Finally, a community work program was developed by assessing the city's goals for future and current projects for the years of 2018-2038.

A great amount of effort went into the community participation process. The Steering Committee meetings were highly publicized via various social media, posting at city hall, announcement at council meetings, at churches, and on a local radio station. However, the authors were not quite satisfied with the turn out by the community at large. At the steering committee meetings, all members were extremely active and participated fully in sessions and topics with their input. There were citizens from the community who dropped by and members of the fire department who share their fire station with the city hall building would drop by from time to time as well. The authors believe that though the Council was well represented at the meetings that council members, in general, should have been more active by dropping by one of the many steering committee meetings or vision workshop/open house.

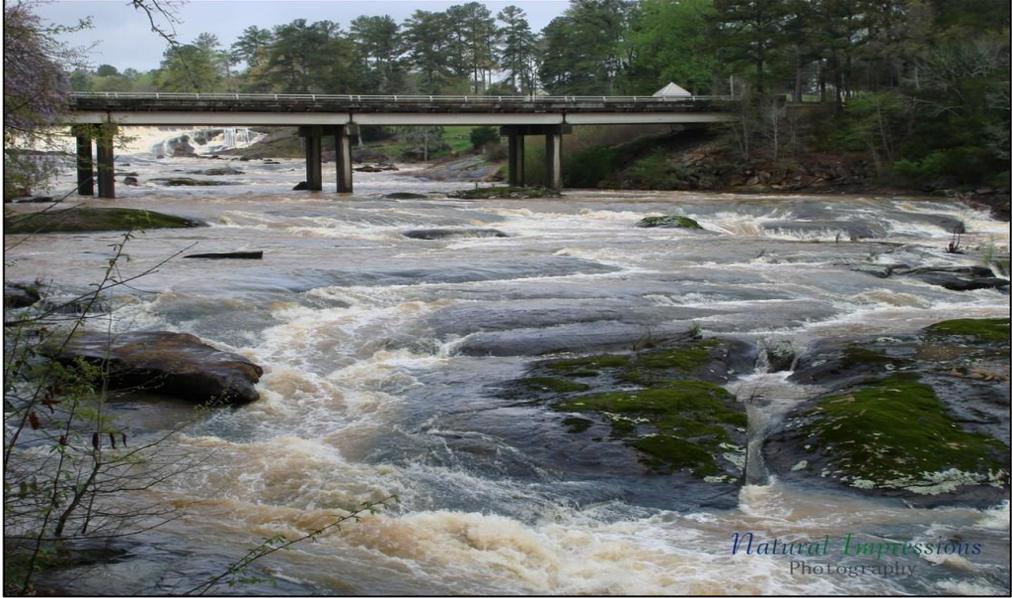
Community participation is often difficult and poses challenges during the planning process. More effort and innovative ways to encourage citizens engagement must be developed. Consideration could be given to city events where citizens are likely to attend and participate in such as fall festival, parades, school football games, church activities, etc. An information booth can be set up. One of the drawbacks, however, is, those activities are usually held on weekends and nights. Then in that case, perhaps plan preparers should consider alternative schedules and flexibility when preparing these plans for communities because at the end of the process community participation is the key to a successful plan preparation and implementation. Overall, considering everything, it was a success, and the active input and participation of the steering committee are commendable.

Finally, the authors wish to note that during the planning process and their research for the land use section in preparation for this document, it was discovered that there are conflicts with the city's zoning regulations. Currently, according to our research, Butts County is administering the zoning on behalf of the City of Flovilla.

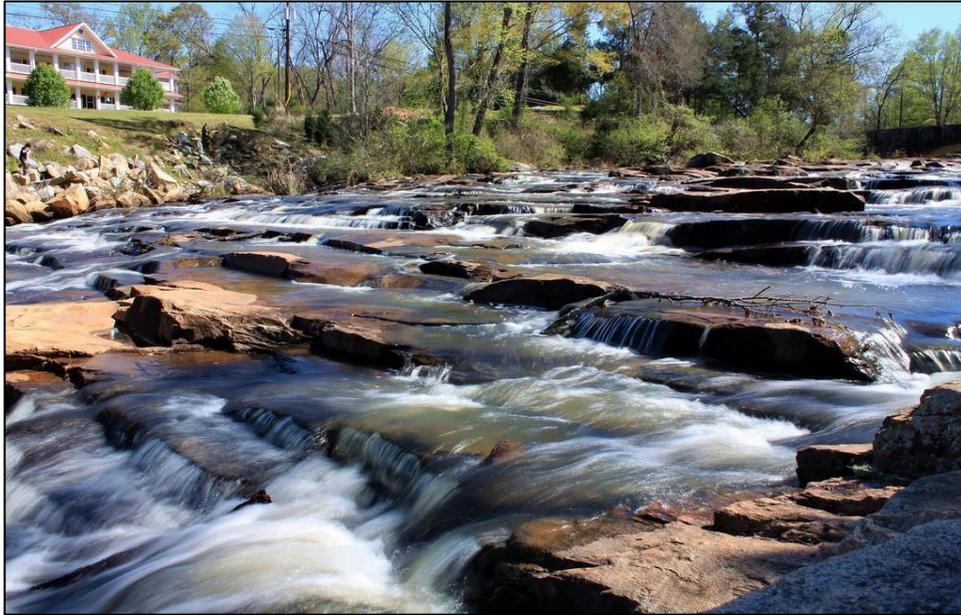
The authors requested documentation from the city, and we were provided with a copy of their Zoning Map but not their Zoning Ordinance. We had to request a copy of the Zoning Ordinance from Butts County. However, upon reviewing both the Zoning Ordinance against the Zoning Map provided we found that there are some concerns in that it is inconsistent. For example, the Official Zoning Map of the City of Flovilla is not signed or endorsed, and it only has according to the legend five Zoning categories (AR, C-1, C-2, O-I, and R-2). These categories do not have a definition as to what they mean to the layperson or citizen. The official zoning map cites Article 14 of the Zoning Ordinance and our review of the documentation revealed that Section 100-1405 are Zoning district boundaries and Section 100-1406 refers to "Relationship between official map and City of Flovilla Comprehensive Plan." Unfortunately, Section 100-1201 (B), (11) list some ±14 Zoning District (see page 132 of the Zoning Ordinance).

Additionally, our research revealed the City of Flovilla was once involved in litigation over its zoning ordinance which was ruled as invalid with many erroneous references. (City of Flovilla V. McElheney). We were unable to determine what methodology and checklist the County uses to administer the ordinance. The authors of this comprehensive plan update strongly recommended to the city that they review their Ordinance and consider resolving any conflicts.

The City of Flovilla has its own Fire Department, and during the planning process, it was realized that the city could use the Fire Department to help with Code Enforcement particularly in the area of fire safety, prevention and educational programs in the community. Also, the city can choose to utilize the expertise available to it at the Regional Commission. At present, Three Rivers Regional Commission has one staff member who holds numerous certifications and credentials in that area and can assist the city if it so wishes.



ENVIRONMENTAL CRITERIA



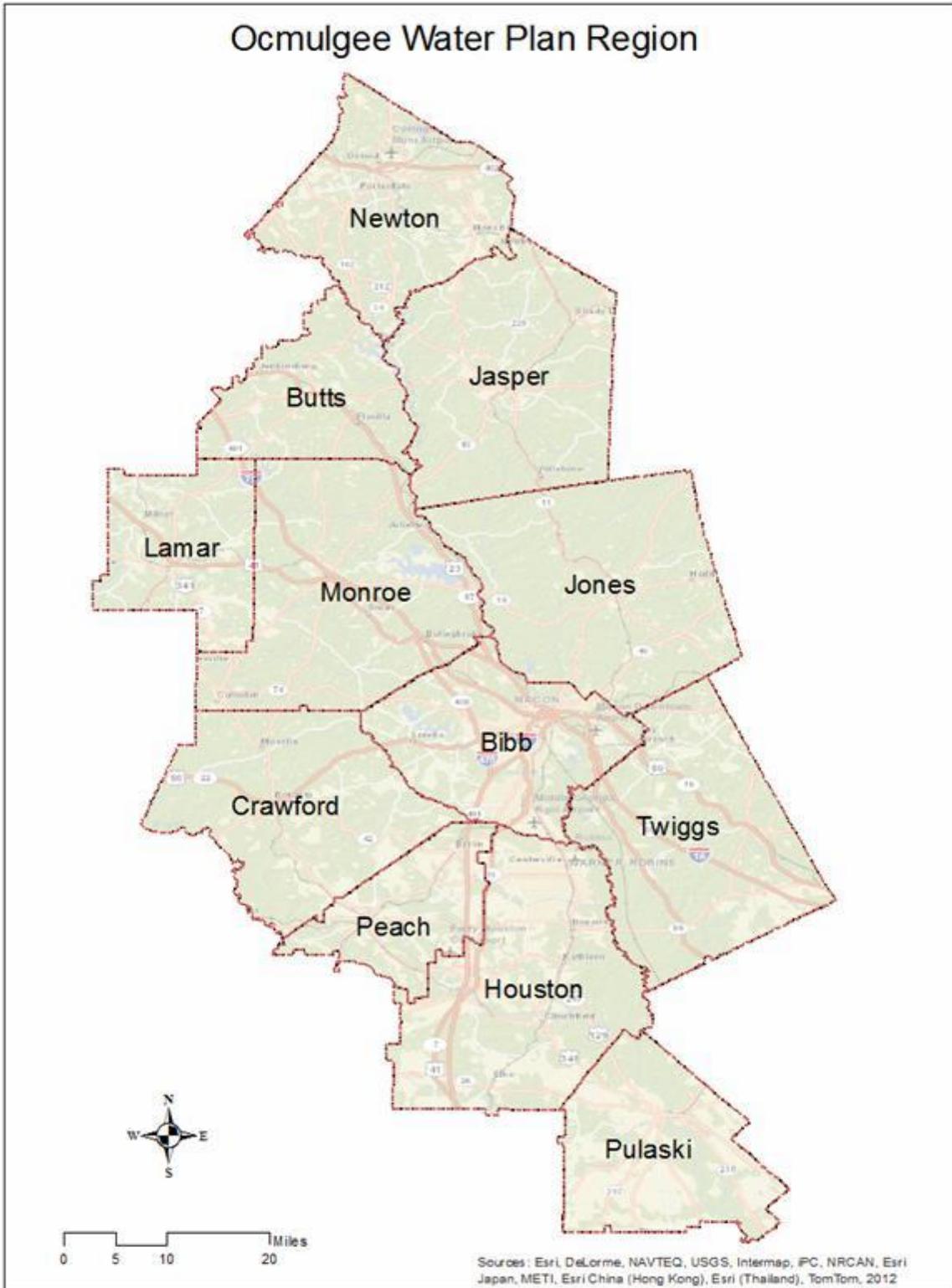
ENVIRONMENTAL CRITERIA

REGIONAL WATER PLAN: Environmental Criteria Chapter 391-3-16, Rules for Environmental Planning Criteria. The Environmental Planning Criteria that is part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains, the latter not quite applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and the Mountains and River Corridor Protection Act. The criteria require that local governments identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some usages may be grandfathered such as existing land uses before the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry or agricultural services. The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, wetlands, and river corridors which will be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

The City of Flovilla has been identified in the Georgia's State Water Plan as being in the Middle Ocmulgee Region. That region consists of the following counties: Bibb, Butts, Crawford, Houston, Jasper, Jones, Lamar, Monroe, Newton, Peach, Pulaski and Twiggs. The City of Flovilla will continue to adhere to all the requirements and regulations governing thereof.

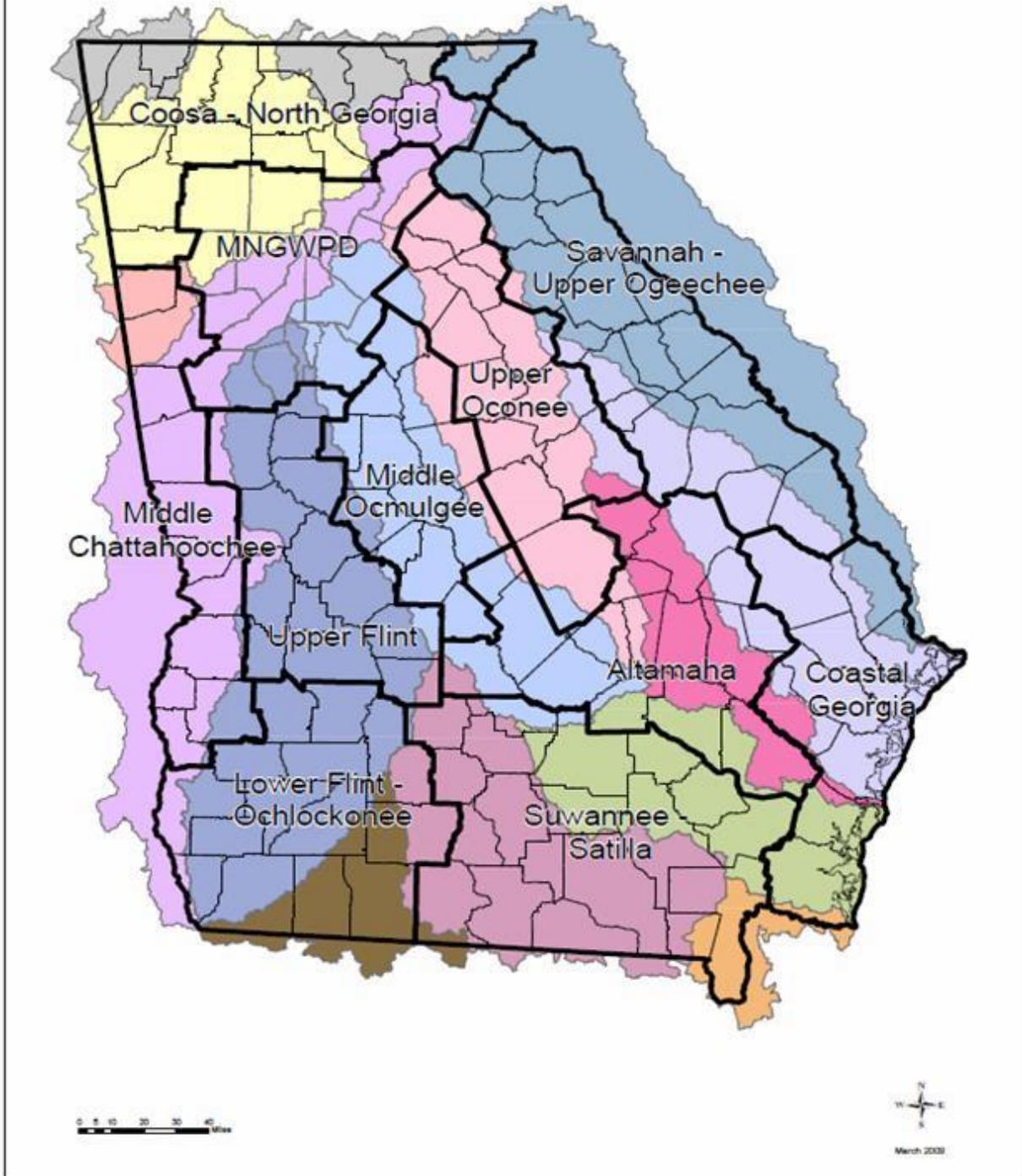


MAP 1



MAP 2

Water Planning Regions



COMMUNITY PARTICIPATION

COMMUNITY PARTICIPATION

COMMUNITY PROFILE

Flovilla, Georgia is in the southeastern quadrant of Butts County and borders Indian Springs State Park.

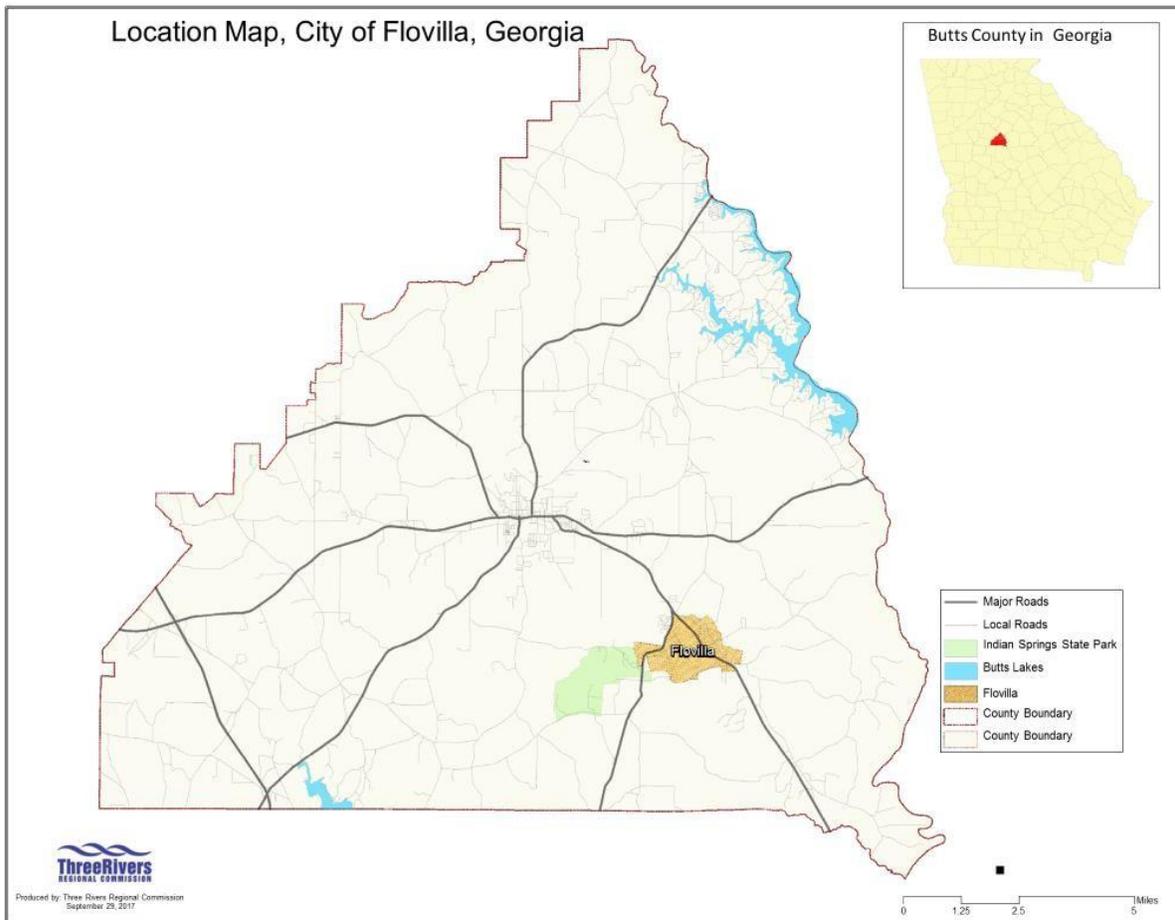
Flovilla, Georgia is located southeast of Atlanta, Georgia, and northwest of Macon, Georgia – approximately equidistant from both. Butts County shares its northeastern border with Henry County, currently the fastest growing county in the Atlanta region. The Atlanta Regional Commission has projected that Henry County will add 250,000 residents by 2030. Some of this explosive growth is likely to spill over into neighboring Butts County thereby affecting the City of Flovilla.

The City of Flovilla, along with Jenkinsburg, and Jackson the county seat is one of three municipalities in Butts County. The map on page 14 shows the location of the City of Flovilla within Butts County's and the county's location in the state. The city was officially founded in 1885 and is served by Georgia Highway 42, 87 and US 23.

The City of Flovilla encompasses approximately 2.0 square miles of land. The city's 2010 population, as reported by the U.S. Census and according to the 2010 Partial Update to its 2005 – 2025 Comprehensive Plan was in 1980 (458), 1990 (602), 2000 (652), 2008 (698) and 2010 (653) and the 2016 population is estimated to have been 640.

Flovilla has three parks within its city limits, the Charles Huggins & Malcom Smith Bicentennial Park located on W.F. Smith Street, F&H Whitehead Park located on Railroad Street, and Lake Flovilla located on Beatty Circle.

MAP 3



LOCATION: Flovilla is a small rural incorporated city located in the southeastern quadrant of Butts County at 33°15'20"N 83°53'54"W / 33.255441°N 83.898218°W / 33.255441; -83.898218 in the central section of the Georgia Piedmont. The City borders Indian Springs State Park.

CITIZEN PARTICIPATION



Public participation is an integral part of the Planning Act's process. Public hearings were held in May and November 2017 to inform the local citizens of preparation for the plan and to include their input in the community vision and Character Area/Future Development Map.

The authors addressed the citizens' participation and its findings in the planning process (see pages 7-9).

**TABLE 1
PROJECT STAFF MEMBERS**

Name	Organization
James A. Abraham, Sr., Planner & Project Manager	Three Rivers Regional Commission, (Griffin Office)
Kimberly Dutton, Planner	Three Rivers Regional Commission, (Franklin Office)

**TABLE 2
2018-2038 FLOVILLA COMPREHENSIVE PLAN
STAKEHOLDERS STEERING COMMITTEE MEMBERS**

City of Flovilla Steering Committee Members	Organization
Reverend Danny Clark	Faith Community Representative
Honorable James "JC" Hosford	Councilmember
John Burdin	Citizen/Economic Development Representative
Kimmy Lundberg	Citizen
LaTonia Jenkins	Citizen
Honorable Catherine Watson	Councilmember

COMMUNITY GOALS AND POLICIES

LIST OF COMMUNITY GOALS



The purpose of this section is to guide and direct the City of Flovilla’s decision-making process for the future of the community as identified in this section and plan.

ECONOMIC PROSPERITY

The City of Flovilla will continue to encourage the development of small businesses that are suitable for the community.

RESOURCE MANAGEMENT

The City of Flovilla will continue to promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

EFFICIENT LAND USE

The City of Flovilla will continue to maximize the use of existing infrastructure by encouraging new development to locate to an area where infrastructure currently exists.

LOCAL PREPAREDNESS

The City of Flovilla will continue to identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges, or undertaking an all-hazards approach to disaster preparedness and response.

SENSE OF PLACE

The City of Flovilla will continue to protect and enhance the community's unique qualities by protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community, or protecting scenic and natural features that are important to defining the community's character.

REGIONAL COOPERATION

The City of Flovilla will continue to cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

HOUSING OPTIONS

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

TRANSPORTATION OPTIONS

Address the transportation needs, challenges and opportunities for all community residents. This can be achieved by promoting alternatives to transportation by automobile, including walking, cycling, and commuting, i.e., employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments, or coordinating transportation and land use decision-making within the community.

The City of Flovilla will work with and support the goals, vision, and implementation of any of Butts County Transportation Plan.

EDUCATIONAL OPPORTUNITIES

Work with the County and neighboring municipalities to make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

COMMUNITY HEALTH

The City of Flovilla will ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to participate in the community fully.

COMMUNITY POLICIES



The City of Flovilla has selected the following community policies to assist local government officials in making decisions consistent with achieving the community goals.

DEVELOPMENT PATTERNS

- Our decisions on new development will contribute to, not take away from, our planned community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.

- Whenever possible and deemed in the best interest of the community, we will encourage the development of downtown as a vibrant center of the community to improve the overall attractiveness and local quality of life.
- Creation of recreational facilities and set-aside of green space are important to our community.
- We are committed to providing pleasant, accessible, public, gathering places and parks throughout the community.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Our new and reconstructed roadways will be appropriately designed, using context-sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We support the creation of a community-wide pedestrian/bike path network.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

RESOURCE CONSERVATION

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will encourage new development to locate in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

COMMUNITY FACILITIES AND INFRASTRUCTURE

- Our community will make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- We will ensure that new development does not cause existing levels of service for the community's residents and employers to decline.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will coordinate provision of public facilities and services with land use planning
- Our community will use infrastructure to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

SOCIAL AND ECONOMIC DEVELOPMENT

- We will target reinvestment to declining existing neighborhoods and vacant or underutilized sites or buildings.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will stimulate infill housing development in existing neighborhoods.
- We will work with the community to eliminate substandard or dilapidated housing in our community.
- We will create affordable housing opportunities to ensure that all those who live in the community have a viable option.
- We will encourage the development of housing opportunities that enable residents to live close to their place of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types in our neighborhood.

GOVERNMENTAL RELATIONS

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- The city shall consider appropriate buffering requirements consistent with the size of any development that abuts areas proposed for unincorporated residential, agricultural and commercial land use.

VISION STATEMENT



The City of Flovilla will remain a destination where both residents and visitors alike will embrace small town living, warm and inviting people, and a sense of historical identity and pride. It will serve as the standard by which small town Georgia living is measured, through a commitment to its people and their quality of life.

NEEDS AND OPPORTUNITIES



NEEDS AND OPPORTUNITIES

An effective comprehensive plan must identify and provide workable strategies for addressing the needs and opportunities facing the community. Each issue and opportunity statement was reviewed and discussed in depth with a diverse steering committee of stakeholders. The needs and opportunities serve as the basis for the goals and policies included in the Comprehensive Plan.

The following are needs and opportunities that were identified by the City of Flovilla's stakeholders and citizens as items that need to be addressed with corresponding implementation measures.

ECONOMIC DEVELOPMENT

Needs:

- We need to improve our public facility capacity to improve the quality of life in our community.
- We need to promote the revitalization of some parts of our community and improve the aesthetics with the implementation of robust code enforcement and ordinances.
- We need to encourage development of small commercial centers to serve particular neighborhoods.

- There is a need to address the overall lack of retail and eating establishments as almost all Flovilla residents have to leave the city to shop and dine out.

Opportunities:

- We would like to establish an economic development advisory committee.
- We would like to address existing areas of the city are not aesthetically pleasing.
- We would like to capitalize on Interstate access and nearby State Parks offer opportunities for increased economic development and tourism.
- We would like to attract some restaurants.
- We would like to promote Flovilla as a retirement community with such assets as Lake Flovilla and Indian Springs State Park in the general vicinity.
- We would like to explore the opportunity for a lodge for use as a retreat/conference center. Currently, the State of Georgia is building a convention center on the Indian Springs Park. Had the city foreseen that in their past planning that would have had tremendous potential to increase tourism and tax revenue to the city.

HOUSING

Needs:

- We need to ensure adequate housing options are available.
- We need to address degraded neighborhoods, housing disrepair and potential blight.
- We need to improve property maintenance and adequate code enforcement throughout the city to address and have control over potential blight, appearance and property values.

Opportunities:

- We would like to enact and enforce proper codes enforcement regarding property maintenance within the city.
- We would like to explore the opportunity to increase the mix of housing sizes, types and price ranges within the city.

FACILITIES AND SERVICES

Needs:

- We need to establish citywide broadband coverage.
- We need to repair a few declining local roads and streets.
- We need to increase pedestrian accessibility, and sidewalks need to be expanded into more areas of the city.
- We need better and more visible Gateway signage.

- We need to revise ordinances that can have a more positive and quality of life affect the community.
- We need to increase the amount of greenspace or parkland in our community.
- We need to continue to protect our historic resources.
- We need to encourage bike paths, trails, sidewalks and pedestrian accessibility throughout our community.
- We need to explore traffic calming measures throughout our community.

Opportunities:

- We would like more accessible city services, such as a new building for the senior center.
- We would like to update and make the city website more interactive.
- We would like revisions of ordinances that can have a more positive and quality of life impact on the community.
- We would like to install better and more visible Gateway signage.
- We would like to focus on a city wastewater and water / Capital Improvement Plan.

COMMUNITY DEVELOPMENT

Needs:

- We need to continue to manage manufactured homes or mobile home parks in certain neighborhoods.

Opportunities:

- We would like to encourage more volunteerism and citizen participation are lacking. The city can work together with more citizens' involvement in Council meetings, public participation, etc.
- We would like to avoid more sprawl (or unplanned) development.
- We would like to develop and promote tourism opportunities in our community.
- We would like to improve the appearance of all, or parts of, our community.

GOVERNANCE

Needs:

- We need to continue to coordinate with neighboring jurisdictions on shared needs.

Opportunities:

- Periodically update the zoning ordinance to allow for new zoning districts or similar development regulations as deemed appropriate.

- We would like to find ways to work with citizens that will increase public participation and involvement in council meetings.
- We would like to find ways that Flovilla can take advantage of the results of the planning process.

LIVABILITY

Needs:

- We would like to provide more community gathering spaces
- We would like to continue to vigorously protect our natural resources (such as streams, wetlands, etc.)
- We would like to encourage development to locate in areas most suitable for new growth
- We would like to ensure our community has enough water now and in the future
- We would like to manage our stormwater run-off and drainage
- We would like to preserve our rural scenery

Opportunities:

- The opportunities exist for the city to explore funding and grants to provide for a community gathering place.

LAND USE AND CHARACTER AREAS ELEMENT

CHARACTER AREAS AND LAND USE ELEMENT

The character areas identified are geographical sub-areas within the City of Flovilla which contains unique characteristics and physical form. Pursuant to the Georgia Department of Community Affairs, character areas have unique or special characteristics that have the potential to evolve into a unique area when provided specific and intentional guidance, which requires special attention due to unique developmental and land use issues. Character areas may also be identified by the types of development, past and current, in the areas which are often various and distinct from historic areas, commercial/industrial areas and residential areas. Other examples of character areas may be lack of development and include more natural land and building features, such as greenspace or parkland.

The City of Flovilla has developed a Character Area Map, which identifies each specified area and its respective boundaries. The map is followed by a description of each area (see map 1).

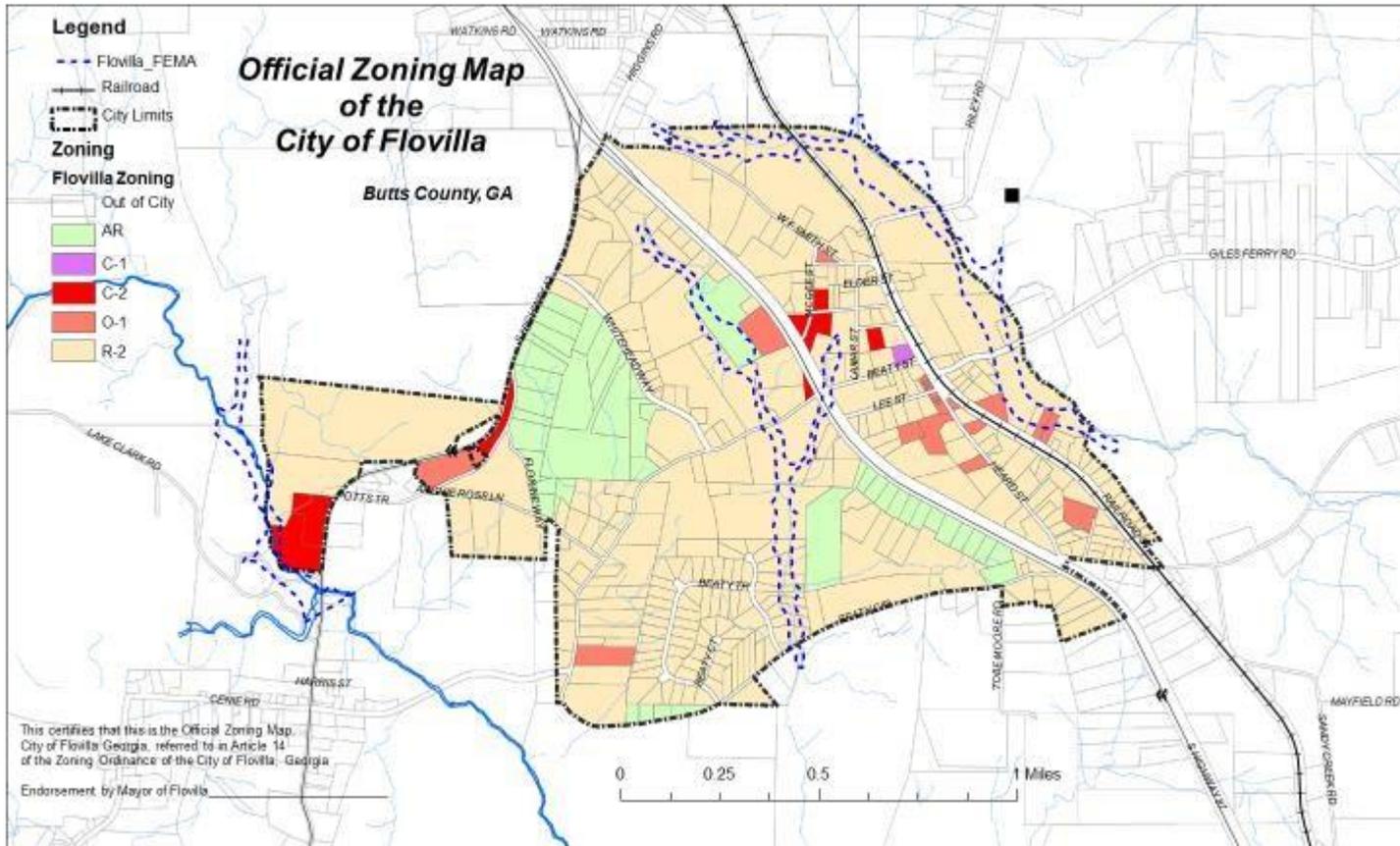
The Georgia Department of Community Affairs has established new local planning standards that require communities (local governments in their comprehensive plans) to delineate character areas and implement development strategies for each of them. This approach differs from conventional land use planning, which is organized around the future land use map showing mostly single-function land use districts. However, as a guide for future development, it is essential for the city to have this understanding of the nature of current development within and immediately surrounding its boundaries.

The Georgia Department of Community Affairs has defined character area in the administrative rules as: “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 commercial strip corridor that could be revitalized into more attractive village development pattern
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

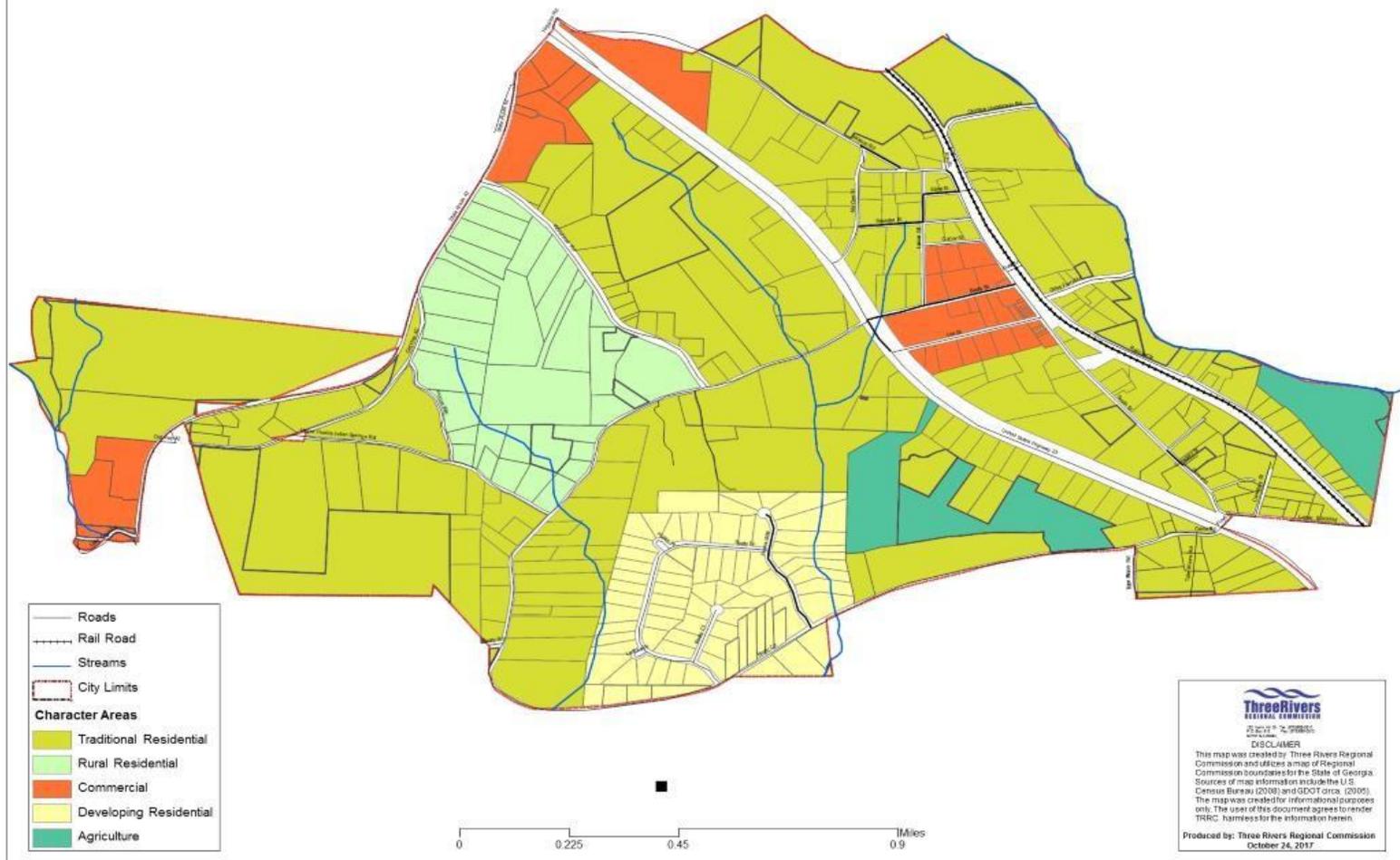
For the purpose of this plan, each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development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

MAP 4 – ZONING MAP



MAP 5 - CHARACTER AREA MAP

Character Areas for City of Flovilla, Georgia



DEFINITION OF CHARACTER AREA NARRATIVE

In updating the City of Flovilla Comprehensive Plan, one of the three required elements to meet the State of Georgia Minimum Standards for Local Comprehensive Plan is the character or zoning which falls under community goals. The City of Flovilla has chosen to use character areas. This section of the plan includes the defining of Character Area narratives, along with illustrations and Recommended Development Patterns applicable to the specific areas.

The 2018-2038 Stakeholders and Steering Committee members, as well as the citizens of Flovilla and the elected officials, unanimously expressed a strong desire to the consultants (Three Rivers Regional Commission) planning staff that they wished to maintain their current residential quiet community. They had no desire for commercialization of city. However, that can be an unrealistic expectation as the county and city grow. Instead, the city should be pro-active and prepare for possible growth. However, commercialization is not a desire of the community and character areas are developed around their inputs.

CHARACTER AREA – TRADITIONAL RESIDENTIAL



DEFINITION: A residential neighborhood having relatively well-maintained housing in the community typically developed before WWII. Already exhibiting many characteristics of traditional neighborhood development (TND), these older neighborhoods should be encouraged to maintain their original character, with only compatible infill development permitted. The City of Flovilla has two classifications of traditional neighborhoods: stable and declining.

- Stable- A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot, and street design, and has higher rates of homeownership. Location near declining areas of town may also cause this neighborhood to decline over time.
- Declining - An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be 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.

RECOMMENDED DEVELOPMENT PATTERNS: Flovilla should focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties in the city. Current vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. This should include a new well-designed neighborhood activity center at the appropriate location. Flovilla should provide strong pedestrian and bicycle connections to encourage residents to walk or bike to other destinations in the area. Focus on public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing. The redevelopment strategy for the area should focus on preserving and rehabilitating what remains of the area.

SPECIFIC LAND USAGE: Land dedicated to Single-Family Residential, Mixed Use Neighborhood Commercial and Public/Institution.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- Encourage and promote the use of neighborhood associations and neighborhood watch groups
- Promote landscaping and utilize strict code enforcement
- Promote conformity to the traditional neighborhood development (TND) principles and policies
- Encourage and promote the use of historic tax incentives for the rehabilitation of historic structures
- Maintain and expand sidewalks network and pedestrian and bicycle activity.
- Encourage home ownership and appropriate infill opportunities for vacant property.

CHARACTER AREA – DEVELOPING RESIDENTIAL AREA



DEFINITION: An area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be 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, or a neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures.

RECOMMENDED DEVELOPMENT PATTERNS: Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.

- Public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- The redevelopment strategy for the area should focus on preserving and rehabilitating what remains of the original housing stock, while rebuilding, on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.
- The neighborhood should include a well-designed new neighborhood activity center at an appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, school, and similar appropriately scaled retail establishments serving neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations in the area.
- New streets should be connected (i.e., minimize or prohibit cul-de-sacs) to disperse traffic, shorten walking/biking trips.

SPECIFIC LAND USAGE: Land dedicated to Single-Family Residential, Multi-Family Residential, Mixed Use, Neighborhood Commercial, and Park space.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ☐ The encouragement of conservation subdivision and green space development.
- ☐ Promote residential developments with connectivity to existing and future streets.
- ☐ Traditional use of a street grid with residential development adjacent to other neighborhoods and friendly commercial area.

CHARACTER AREA – RURAL RESIDENTIAL AREA



DEFINITION: Rural Residential Character Areas are those parts of the City of Flovilla that wish to maintain their rural atmosphere, while still accommodating some low-density residential development. Housing types within this Character Area include both single-family detached residential and mobile home residential. Due to the rural character of these areas, recognizable by the abundant open space, pastoral views, and large lot sizes, development design that is compatible with the existing environment are desirable. This includes promoting rural cluster zoning, conservation subdivisions, and large lots sizes as the prototypes for new development.

SPECIFIC LAND USAGE: Low-Density Single Family Detached Residential such as Manufacturing Housing, Rural Estate Residential. Also Parks, Recreation, and Green space.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ☐ The encouragement of residential development between Agricultural and Rural areas.
- ☐ Building designs that are compatible with the rural character of the City of Flovilla.

- ☐ The encouragement of conservation subdivision and green space development such as Parks, Recreation.
- ☐ Promote residential developments with connectivity to existing and future streets.
- ☐ The encouragement and enforcement of proper installation of Manufactured Housing.
- ☐ Encourage and promote the traditional use of the street grid and user-friendly walking paths, biking, waling of dogs, etc.

CHARACTER AREA – COMMERCIAL AREA



DEFINITION: Flovilla does not have much commercial, and the planning process has revealed that elected officials do have vested interest in commercial endeavors into the city limits of Flovilla. Currently, there are no existing businesses except a convenience store and gas station on Hwy 87.

There are commercial business nearby with easy access to residents outside the city limits such as the Dollar General Store and in the nearby City of Jackson.



SPECIFIC LAND USAGE: Land dedicated commercial and non-industrial uses that will include retail sales, service and entertainment establishments, offices and a general category of business.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ❑ The encouragement of commercial development along parts of Highway 87
- ❑ Encourage retrofit of more aesthetically appealing and building that can be used for commercial use.
- ❑ Promote new and retro-fit of building structures at the street front along Railroad road for commercial uses.

CHARACTER AREA – AGRICULTURE AREA



DEFINITION: Farmlands, woodlands and sparsely settled areas in Flovilla that will maintained its rural or cultivated state

SPECIFIC LAND USAGE: Low-Density Single Family Detached Residential such as Manufacturing Housing, Rural Estate Residential. Also Parks, Recreation, and Greenspace.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ☐ Encourage residential development between Agricultural and Rural areas.
- ☐ Building designs that are compatible with the rural character of the City of Flovilla
- ☐ The encouragement of conservation subdivision and green space development such as Parks, Recreation
- ☐ Encourage and enforce proper installation of Manufactured Housing.

TRANSPORTATION



The City of Flovilla is located in Butts County. The City is not within the territory of the Atlanta Regional Commission's Metropolitan Planning Organization jurisdiction. As a result, Flovilla is not required to include a Transportation element in its comprehensive plan as described in the Georgia Department of Community Affairs (DCA) 2014 Rules. However, because of the visioning and SWOT analysis planning process for the City's Plan updates, it is highly recommended that the City of Flovilla consider working with Butts County on a CTP.

What is a CTP (*Comprehensive Transportation Plan*)? This can be a program to encourage Butts County and its municipalities to develop joint long-range transportation plans. The CTP will identify needs and priorities that can suit multi-modal projects and strategies to meet those needs.

Goals and Objectives

The ultimate goal of the CTP is to develop a plan for a comprehensive transportation system that improves mobility, connectivity, and safety for the efficient movement of people and goods within and outside of Butts County. It will seek to:

- ❑ Promote coordination of land use and transportation
- ❑ Support economic and community development
- ❑ Improve accessibility, connectivity, and safety, for the movement of people and goods
- ❑ Develop a multimodal transportation system that maximizes community and regional support
- ❑ Preserve and enhance the natural and social environment





CITY OF FLOVILLA

COMMUNITY WORK PROGRAM

Community Work Program

Based on the community needs, opportunities, goals, and policies derived from the planning process, the authors met with the Mayor, her staff, and elected officials on October 20, 2017, and discussed the community work program for the community. From that process, the lists below on pages 48-51 were derived for the next five years in the Community Work Program.

City of Flovilla – Community Work Program

2018-2023

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Purchase a new Fire Engine	2019-2020	TBD	City	TBD
Extension of the Fire Station.	2018 - 2020	\$162,000	City	SPLOST
Extension of City Hall and creation of parking lot and parking spaces.	2018-2021	TBD	City	SPLOST
Replace and installation of water meters.	2018-2019	\$200,000	City	GEFA
Upgrades of water lines throughout the system.	2018-2023	TBD	City	CDBG, TBD
Installation of Sidewalks and Street Lights: W. F. Smith Street Lee Street Beatty Street Collier Street.	2018-2021	TBD	City	GDOT Local Maintenance & Improvement Grant (LMIG).
Upgrade existing streetlights to LED.	2018-2019	TBD	City	City, Grants
Restock Lake Flovilla.	2019-2023	TBD	City	City, Grant, TBD

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
W.F. Smith Park upgrade and equipment.	2018-2019	TBD	City	City, SPLOST
Continued restoration, work on Old School House, and explore historic designation.	2018-2020	TBD	City, Butts County Historical Society	TBD
Continue to protect and promote the historical resources within the city limits (such as the Old School House).	2018-2023	TBD	City, Butts County Historical Society	TBD
Install bathrooms at Whitehead Park.	2018	TBD	City	TBD
Continue to maintain good communication and working relationship with Butts County Historical Society.	2018-2023	N/A	City, Butts County Historical Society	N/A
Street paving and repairs.	2019-2023	TBD	City	GDOT Local Maintenance & Improvement Grant (LMIG).
Increase Code Enforcement efforts to address dilapidated housing and/or poorly maintained vacant lots and properties in order to stabilize and maintain a high quality of life and property values and pride.	2018-2023	TBD	City, County	TBD
Construction of a library with computer labs and Internet uses.	2019-2023	TBD	City	Grants, TBD

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Implement and adhere to BMP's for Erosion and Sedimentation Control, as defined in the Georgia Erosion and Sedimentation Act.	2018-2023	TBD	City, County	TBD
Construction of walking trail to include grading and clearing of debris.	2019-2022	TBD	City	Grants, City, SPLOST
Construction of bike trail.	2019-2022	TBD	City	Grants, City, SPLOST
Create a map of the city's water system and service areas.	2018-2021	TBD	City, County, Three Rivers Regional Commission	TBD
Create a Master Plan for the city's water system.	2019-2021	TBD	City, Consultant	TBD
Evaluate the Comprehensive Plan and initiate 5-year updates.	2021-2023	TBD	City, Consultant, Three Rivers Regional Commission	TBD
Continue to expand and upgrade the water supply as necessary to ensure capacity keeps up with growth. Evaluate the water system needs and reacts to expand water system to meet water supply and delivery needs of the community and external customers.	2018-2023	TBD	City	TBD
Improve Code Enforcement within the City limits through consistent enforcement.	2018-2023	TBD	City, County, Third Party	TBD

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Explore Economic Development into the city limits. Prepare a local economic development plan based on research and recommendations from Consultants, Butts County IDA, Chamber of Commerce and State resources.	2018-2020	TBD	Electric Cities of Georgia, Butts County IDA, Chamber of Commerce, Consultant, Third Party	TBD
Research and secure grant funding for the City Fire Department.	2018-2023	TBD	City, Consultant	Grants
Purchase uniform and equipment for the City Fire Department.	2018-2019	TBD	City	City, TBD
Review & rewrite the City's Zoning Ordinance & other related Subdivision Regulations, and create Development Standards including standard details and specifications for development and environmental land-use regulations to reflect the goals and visions of the comprehensive plan.	2018-2019	TBD	Consultant, City Attorney, Three Rivers Regional Commission	TBD
Update City's Official Zoning Map as necessary to maintain current records.	2018-2023	TBD	City, County, Three Rivers Regional Commission	TBD
Apply the Character Area Map as a guide in rezoning, special use, and other development recommendations and decision-making.	2018-2023	N/A	City, County	N/A
Conduct development review of Highway 87 transportation corridor and create a plan for future development along that corridor.	2018-2020	TBD	City, Consultant	TBD

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Continue to implement Butts County Joint Service Delivery Strategy.	2018-2023	N/A	City, County	N/A
Enhance safety and connectivity within and among Flovilla neighborhoods and communities through the design, introduction, extension, and general improvement of sidewalks (especially); walking, running, biking, and multi-use trails and paths; connecting open spaces, pocket parks, and local streets. Apply for grant funding to assist with completing the objective. Implement only if grant funding is secured.	2019-2023	TBD	City	Grants, TBD
Improve the community function, efficiency and aesthetic appeal of arterial roadways, including the placement of signs to deter littering and appropriate enforcement.	2018-2023	TBD	City	TBD



CITY OF FLOVILLA

REPORT OF ACCOMPLISHMENTS

Taken from 2013-2018 Short Term Work Program

CITY OF FLOVILLA 2013-2018 SHORT TERM WORK PROGRAM

REPORT OF ACCOMPLISHMENTS

Project or Activity from Previous STWP		Status*	Explanation
1	Renovation of old school house – community center	Completed	Installed new floor, windows, sidewalks, central heating and air, ADA compliance, etc. Historical Society is taking care of this.
2	Neighborhood and housing assessment.	Dropped	Lack of funding
3	Construction of new well system.	Dropped	Lack of funding
4	Old school house – Acquire historic designation.	Underway/Ongoing	Moved to 2018-2023 Community Work Program.
5	Construction of walking trail to include grading and clearing of debris.	Postponed	The City intends to develop a 5-year Capital Budget in the future. Item moved to 2018-2023 Community Work Program.
6	Construction of bike trail	Postponed	Moved to 2018-2023 Community Work Program.
7	Construction of Library.	Ongoing	Still in the city’s planning process. Moved to 2018-2023 Community Work Program.
8	Red light study – Hwy 87 & Beatty Street.	Completed	Completed with funds from City/GDOT /State.
9	Installation of sidewalks and street lights: Heard Street W.F. Smith Street Lee Street Beatty Street Collier Street	Partially Completed	The City is completing road improvement projects based on prioritization schedule and as funds are available. Moved to 2018-2023 Community Work Program.

ADDITIONAL PLANNING INFORMATION

This section is not required but intended for the policy-makers as a guide.

ECONOMIC DEVELOPMENT



This is not a required element under the new rules unless specifically requested as an additional substantive element to the plan by city officials. The City of Flovilla did not request such section. Therefore, no in-depth research and analysis was conducted for the city about the subject matter, and the information contained in this section is only intended for quick reference for city officials.

Currently, the City of Flovilla depends mainly on its water users for its main source of revenue. From an economic standpoint, the city should seriously consider economic ventures to sustain its budget. The city can take advantage of the State parks and many visitors who visit the area annually.

However, the data on pages 57-62 (courtesy Georgia Municipal Association) reflects where the city is in comparison to the State of Georgia and can be used as a reference tool in planning and

policy decision-making. In addition, the City of Flovilla can use the recently updated 2017 – 2022 Three Rivers Regional Commission Economic Development Strategy as its economic section.

Comprehensive Economic Development Strategy (CEDS)

The Three Rivers Economic Development District (TREDD) has a strong network of historic neighboring squares and main streets to provide amenities, jobs, and luxuries that resident’s desire for a good quality of life. Employment centers are in all ten counties (Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup, and Upson) and 43 cities.

The purpose of the Comprehensive Economic Development Strategy (CEDS) is to explore the economic advantages of doing business in the Three Rivers Regional Commission Economic Development District. One of the major elements is access to interstates 75, 85, 185, Hartsfield-Jackson Atlanta International Airport, proximity to Atlanta, Macon, and Columbus.

ECONOMIC DATA



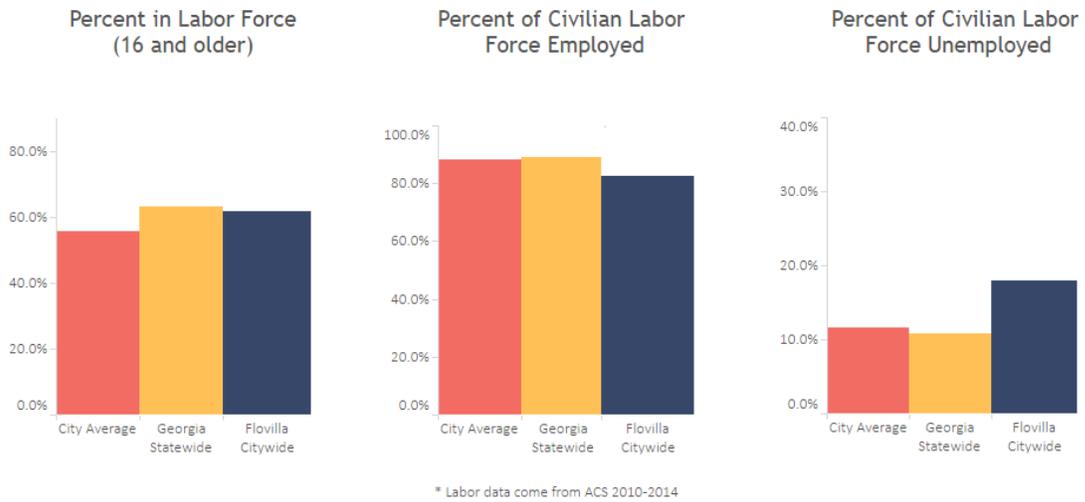
Source: Georgia Municipal Association

DEMOGRAPHIC DATA



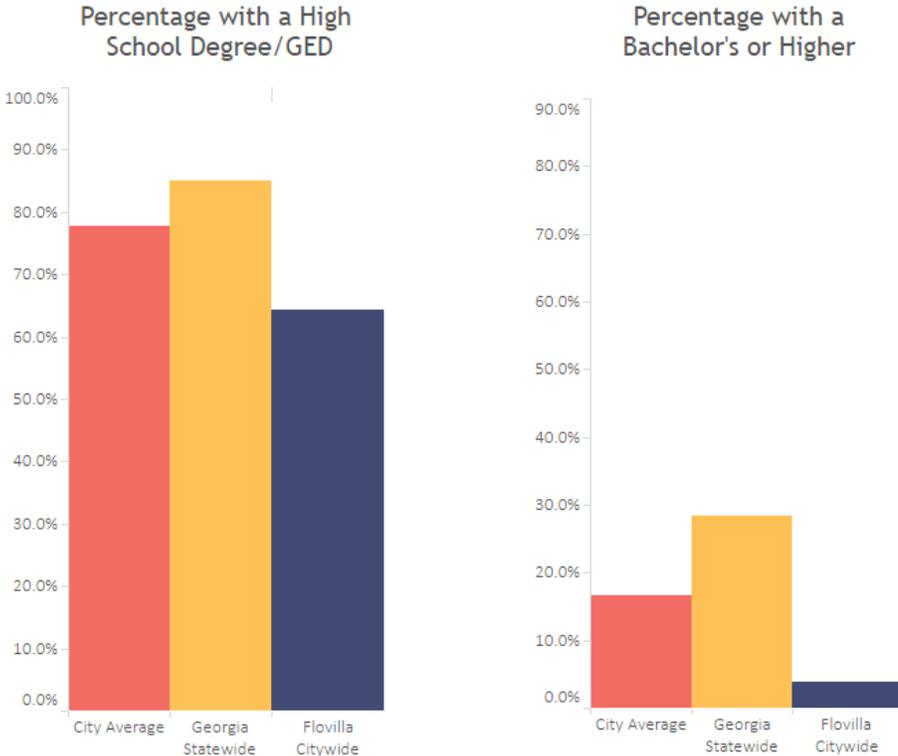
Source: Georgia Municipal Association

LABOR DATA



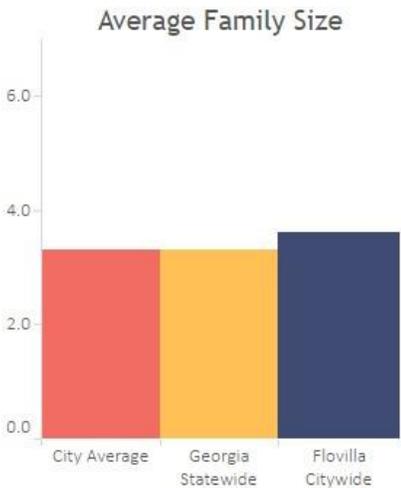
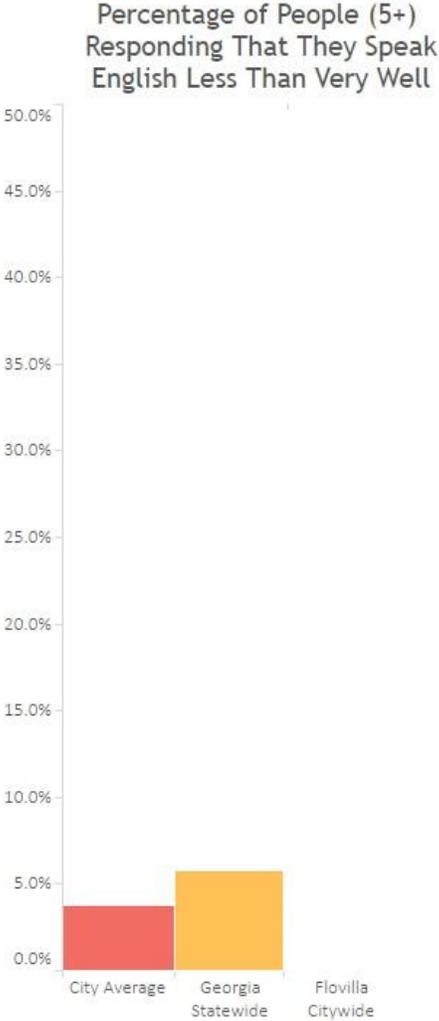
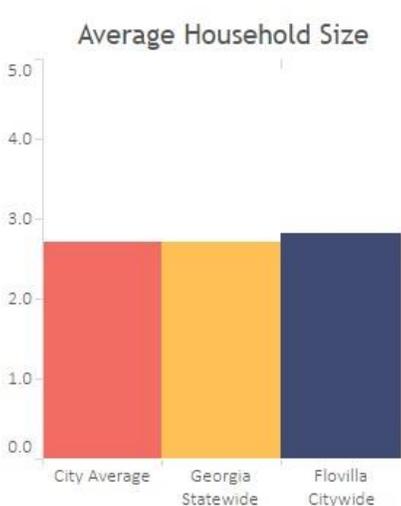
Source: Georgia Municipal Association

EDUCATION DATA



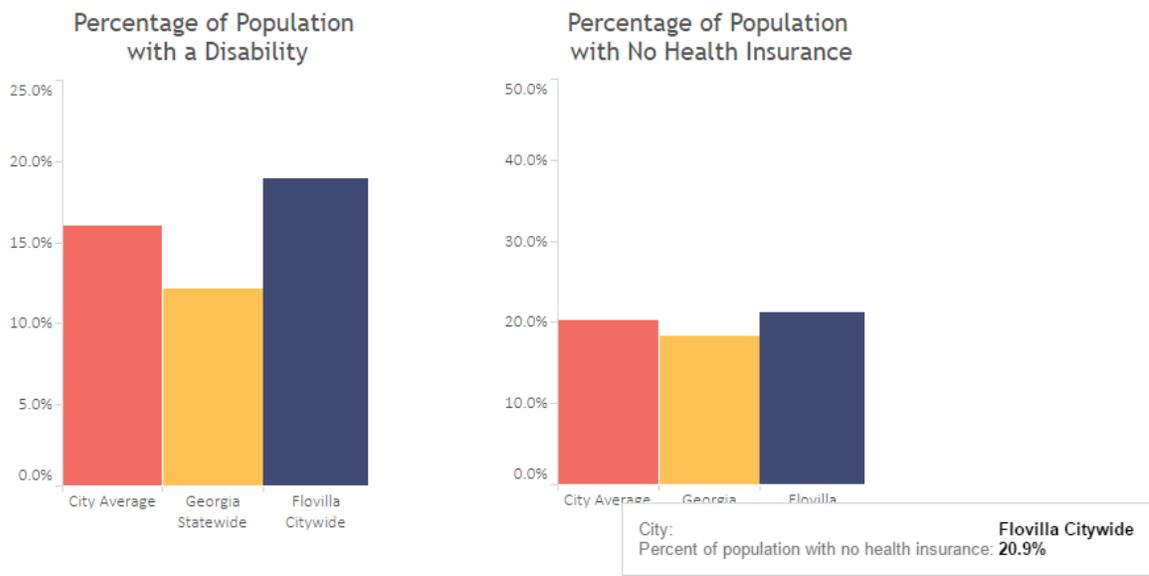
Source: Georgia Municipal Association

SOCIAL DATA



Source: Georgia Municipal Association

HEALTH DATA



Source: Georgia Municipal Association

ECONOMIC RESOURCES

There are some entities that provide economic development services and promote growth within Butts County and surrounding jurisdictions; a listing of these agencies is below. Additionally, there are tools available to further promote and incentivize economic development within the City of Flovilla city limits.

AGENCIES FOR ECONOMIC DEVELOPMENT AND TOURISM

- Three Rivers Regional Commission (TRRC)
- Butts County Historical Society
- Butts County Government
- Chamber of Commerce
- Indian Springs State Park
- Georgia Department of Community Affairs (DCA)
- Georgia Department of Economic Development
- Georgia Environmental Finance Authority
- Economic Development Administration
- Georgia Municipal Association (GMA)
- Georgia EMC Community and Economic Development
- U. S. Small Business Administration
- U.S. Economic Development Administration
- U.S. Department of Housing and Urban Development

REDEVELOPMENT OPPORTUNITIES

The City of Flovilla does have the potential to consider redevelopment and reinvestments in declining areas. As a policy decision, if the City opts to favor new developments over redevelopment, that can increase delivery costs and lead to further decline in existing commercial areas.

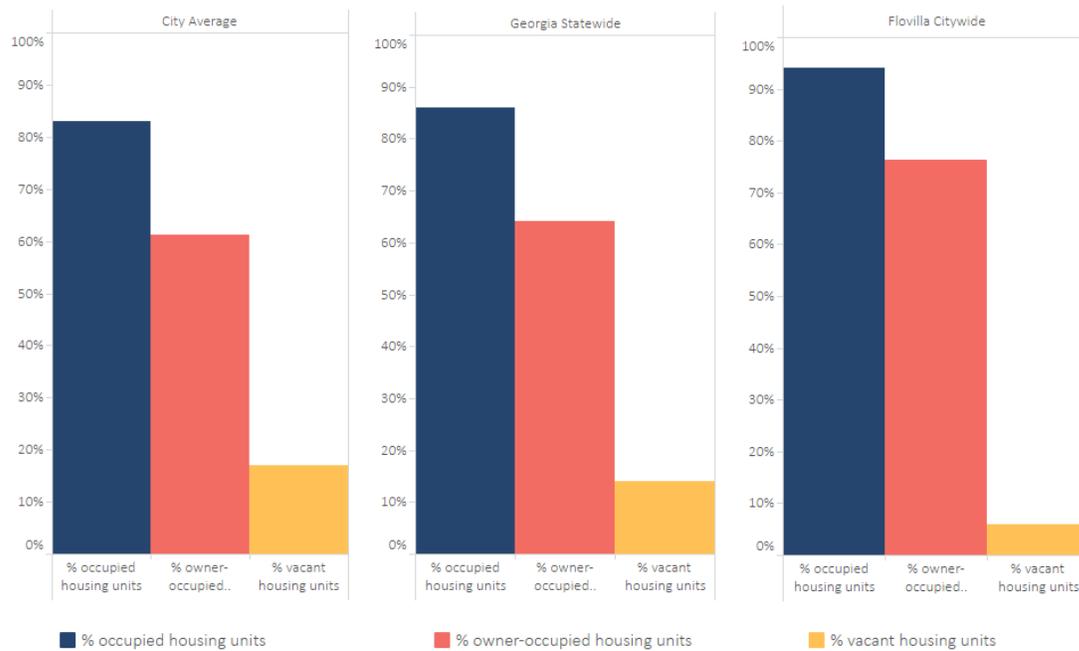
COMMUNITY PRIDE

Traditionally, a good quality of life does attract employers. The City of Flovilla wishes to create and maintain a positive small-town environment for its residents. This, however, will require the active involvement of residents, communitywide events, and ultimate community pride. The comprehensive plan process did not generate much interest from the residents or the community. For successful implementation and smart planning, the community participation and involvement are paramount towards that goal. Therefore, the City of Flovilla must build a sense of community among its residents to ensure the viability of its small and vibrant town character. The city should also take advantage of the Indian Springs State Park which and can be a major tourism booster to the City if marketed aggressively.

HOUSING ELEMENT

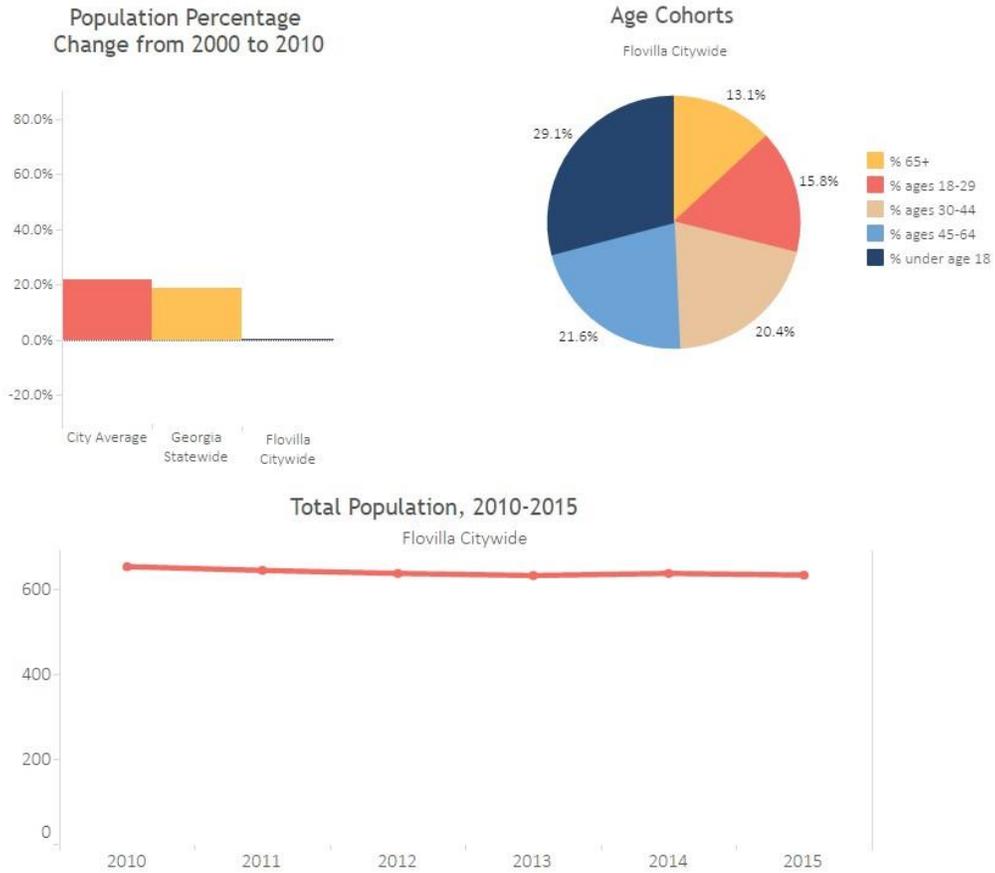
This is not a required element under the new rules unless specifically requested as an additional substantive element to the plan by city officials. The City of Flovilla did not request such section. Therefore, no in-depth research and analysis were conducted for the city regarding the subject matter, and the information contained in this section is only intended for quick reference for city officials.

HOUSEHOLD DATA



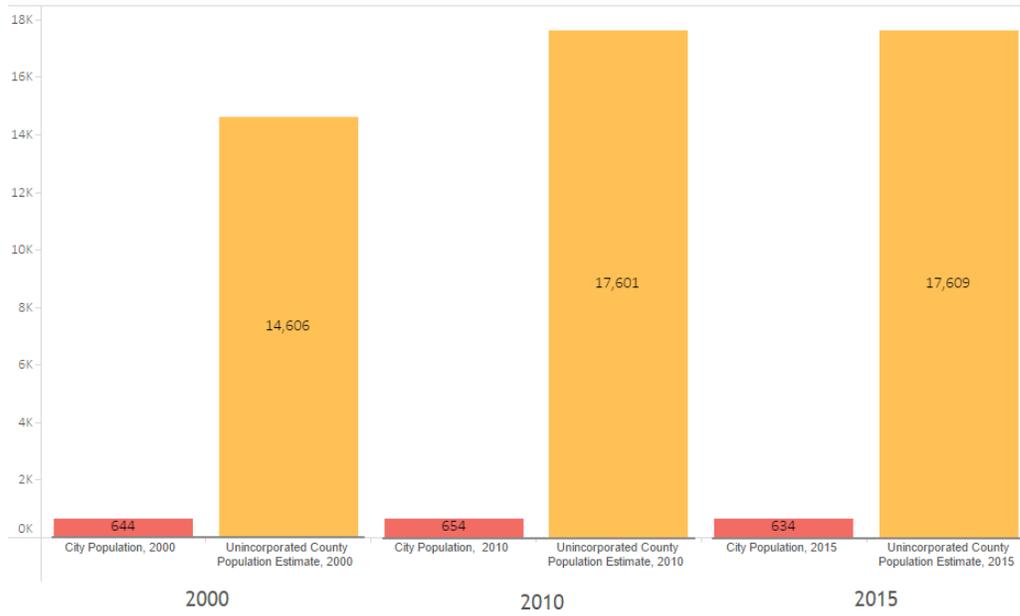
Source: Georgia Municipal Association

POPULATION DATA



Source: Georgia Municipal Association

POPULATION CHANGE



Source: Georgia Municipal Association

RECOMMENDATION

INTRODUCTION: The following are recommendations made by the consultants and authors of this document based on the planning process of projects and policy decisions that the City and elected officials may want to consider as these are results from the surveys, participation, and interactions with all stakeholders and citizens of Flovilla. The consultants cannot dictate to the city what can and cannot be entered as projects in their Community Work Program, and these are merely recommendations for consideration. The authors addressed some of these issues during the planning process (see pages 7-9).

On March 1, 2014, new rules took effect that cities and counties within the State of Georgia are responsible for maintaining their plans and ensuring that they accurately reflect their current community conditions and the community's goals and priorities for the future. The maintenance of these plans includes amendments and regular updates. The City of Flovilla will determine when such amendments are necessary that will address the changing circumstances that may have detracted from the usefulness of these plans as a guide to its local decision-making. In addition, the city must prepare and submit five-year updates to this comprehensive plan.

It is unrealistic for the City to have incorporated the recommendations below from the consultants into their current Community Work Program. However, the intended purpose is for the decision makers to review these recommendations and include them as their community goals and priorities for the future as they amend such document accordingly. At a minimum, the city must prepare and submit five-year updates to this document and have sufficient time and opportunity to incorporate those recommendations either as accomplished projects or into their Community Work Program at that time if they so wish.

Typically, when any company or business is looking to move into a municipality they begin their process by evaluating the demographics, labor supply, and quality of life in that particular city as opposed to others. This is highly competitive as other municipalities including one neighbors are also in the running for that economic boast. During the City of Flovilla Comprehensive Plan planning process some stakeholder membership and citizens expressed a strong desire for wanting a small same, as we are city. This can be very dangerous for the city, as the city needs to attract and generate other forms of revenue other than dependence on its water system end-users. The water system by itself can be very expensive to maintain and the regulatory compliance that goes with the operation and maintenance of the system.

Therefore, the City of Flovilla can at minimal, look at having some light commercial along Highway 87. One or two fine dining would be a good start, as the city should take full advantage of Indian Springs State Park, which it abuts. The Dollar General Store at the corner of Hwy 42 and 87 but outside the city's limit can be a start-up for more commercial. The city decision-makers should be pro-active and prepare for such growth in anticipation for economic development into the city limits.

The authors of this plan strongly recommends to the city that it consider or commission a study to look into possible economic development and how it can prepare for such growth when that happens.

TOPICS

RECOMMNDATIONS

Economic Development

1. A project that will improve aesthetics at gateways and upgrading of visual and more attractive signage into the City of Flovilla.
2. Focus on commercial development in strategic locations to reduce sprawling development patterns and maintain the small town atmosphere, biking, and walking of dogs appeal that the citizenry desire.
3. A comprehensive review, amendments when necessary and adoptions and full enforcement of design expectations, development regulations, and strict code enforcement.
4. Development and rewriting of the Zoning Ordinance.

Housing

1. The City needs to look at housing needs for the aging populations, as well as young professionals.

Community Facilities and Services

1. Continue to invest in the quality of life enhancements for the citizens, which include, but are not limited to: multi-use trails, parks and other community gathering spaces such as the feasibility of a community center.
2. Continue to invest in the city's infrastructure (water, sewer, roads, open space, trails, greenways and historical, cultural and environmental preservations).

Transportation

1. Continued collaborative coordination and cooperation with Butts County on joint transportation plans.

Government

1. Based on the planning process the city needs to look at new and innovative ways and methods to reach out to its residents.

Other Recommendations:

1. **Tourism:** The citizens and stakeholders believe that the community should include tourism promotion projects in the community work program.
2. **Community Revitalization:** The citizens and stakeholders believe that the community should include community revitalization projects in the work program.
4. **Golf Carts:** The citizens and stakeholders believe that the community should include or explore the possibility of golf carts in the community.
3. **Improve the appearance of parts of the community:** The citizens and stakeholders believe that the community should include projects to improve local aesthetics in the work program. Strict code enforcement is highly recommended.
4. **Increase the amount of green space:** The citizens and stakeholders believe that the community needs a better park with activities for families of all ages to play and walk their dogs.
6. **Provide more protection of historic resources:** The citizens and stakeholders believe that the community needs to maintain and upkeep its historic resources.
7. The addition of walk-friendly and bicycle-friendly development patterns.
8. Include bicycle and pedestrian projects that will benefit the residents of Flovilla into the city's Community Work Program.
9. Encourage sidewalk connectivity that will be incorporated into multi-use paths connecting parks and recreational areas to neighborhoods.
10. The consultant/authors highly recommend that the City elected and appointed officials take into consideration the results and suggestions from the surveys and questionnaires derived from this planning process in their future decision-making.
11. The city zoning regulations are inconsistent with its Zoning Ordinance and official Maps (see page 9).
14. The City of Flovilla has recognized its gateway corridors and installed specialized signage and aesthetic appearance along those main corridors. An example is showcased on the cover page of this document. The City should continue the excellent work as it will continue to provide a positive first impression of the City of Flovilla as well as their unique sense of place and pride of their community.
15. The citizens, stakeholders and elected officials expressed no desire to solicit any commercial businesses into the city. The authors recommend that the policymakers should be pro-active and realistic about the future by having pro-active regulations in place to protect the city and its citizenry. A complete review and assessment of the city regulations, in particular, its Zoning Ordinance is highly recommended.

APPENDIX A

ADOPTION RESOLUTION

DRAFT

RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs, and

WHEREAS, the Comprehensive Plan Update for the City of Flovilla, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures, and

NOW THEREFORE, BE IT RESOLVED by the City of Flovilla that the Comprehensive Plan Update for the City of Flovilla, Georgia **dated xxxx**, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Three Rivers Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this _____ day of **xxxxxx 2017**

City of Flovilla

Honorable Beth Burns Ogletree, Mayor

Annie Mitchell, City Clerk

APPENDIX B

COMMUNITY PARTICIPATION & INVOLVEMENT

Comprehensive Plan Update
 City of Florilla Comprehensive Plan Update 2018-2038
 Kick-off Meeting
 May 15, 2017
 5:30 pm
 City Hall
 Three Rivers Regional Commission Facilitating

Sign-in Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threerivers.com	578-692-0510	
Kim Outton	Three Rivers Regional Commission	koutton@threerivers.com	770-854-4508	Kim Outton
Both Ogletree	City of Florilla	Dogletree@Florilla.org	770-775-5661	Both Ogletree
Lillian Cowan	City of Florilla	lcowan@Florilla.org	770 775 5932	Lillian Cowan
Thomas Douglas	City of Florilla		770 775 5661	Thomas Douglas
Yolanda Elam	City of Florilla	yelam@Florilla.org	678-255-9254	Yolanda Elam
Catherine Watson	City of Florilla	Catherine.watson@Florilla.org	678-630-3776	Catherine Watson
Ms. Morgan	City of Florilla	morgan.vogel@florilla.com	678-416-3468	Ms. Morgan
Je Hesterford	City of Florilla	janes.hesterford@florilla.org	770-855-4209	Je Hesterford
Annie Mitchell	City of Florilla	amitchell@Florilla.org	678 544 0123	Annie Mitchell
Dr. Nanque Tate	City of Florilla Division of North American Affairs	Chief.BlueFeather@florilla.com	770 710-3021	Dr. Nanque Tate

City of Flovilla
2018-2038 Comprehensive Plan Update
Steering Committee Meeting
July 24, 2017 @ 6:00 p.m.

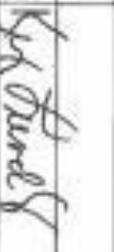
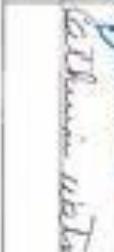
AGENDA

1. Introduction – James Abraham
2. PowerPoint Presentation – Kimberly Dutton and James Abraham
Why Comprehensive Planning
Purpose of Comprehensive Planning
The Planning Process
3. Environmental Planning Criteria – James Abraham
4. Expectation and role of the Steering Committee in the planning process – James Abraham
5. SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis Exercise – James Abraham and Kimberly Dutton
6. Establish meeting dates, time and location – Committee members & staff
7. Adjourn

The Three Rivers Regional Commission (TRRC) Planning Staff are committed to serving the City of Flovilla. Thank you for your time and input - its valuable to your community's future.

Comprehensive Plan Update
 City of Knoxville Comprehensive Plan Update 2018-2038
 Stakeholders/Steering Committee Meeting
 July 24, 2017
 City Hall
 Three Rivers Regional Commission Facilitating

Sign-in Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
Danely Clark	Faith Community	kisaboremi@gmail.com	678-551-4170	
J.C. Hoxford	Councilmember		770-775-7197	
Vera Douglas			770-754-645	
John Burdin	<i>CITIZEN</i>	<i>john.williams@knox516@gmail.com</i>	404-909-6618	
Heather Burns			678-544-6357	
Louise McDaniel			770-676-8647	
Kimmy Lundberg	<i>CITIZEN</i>	<i>Kimmylundberg@gmail.com</i>	<i>904-572-3590</i>	
Shawanda Smith			678-551-0013	
James A. Abraham, Sr.	Three Rivers Regional Commission	labraham@threeriversrc.com	678-692-0510	
Kim Dutton	Three Rivers Regional Commission	kdutton@threeriversrc.com	770-854-4508	
Tonia Jenkins	Citizen	LaenaBJ9@gmail.com	678-858-8426	
Catherine Watson	Councilmember	cwatson@knoxville.org	678-630-2776	
Jacdie Greer			678-233-4498	

City of Flovilla
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
August 28, 2017 @ 6:00 p.m.

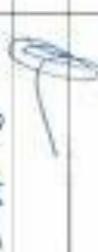
AGENDA

1. Introduction
2. Community Participation – James Abraham
3. Community Goals and Policies
Community Goals – Kimberly Dutton
Policies – James Abraham
4. Adjourn

The Three Rivers Regional Commission (TRRC) Planning Staff are committed to serving the City of Flovilla. Thank you for your time and input - its valuable to your community's future.

Comprehensive Plan Update
 City of Florida Comprehensive Plan Update 2018-2038
 Stakeholders/Steering Committee Meeting
 August 28, 2017 @ 6:00 p.m.
 City Hall
 Three Rivers Regional Commission Facilitating

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
Danny Clark	Faith Community	Riseabovefaith@gmail.com	678-551-4170	
A.C. Hosford	Councilmember		770-775-7197	
Vera Douglas			770-754-645	
John Burdin		JohnwithSystems.de@gmail.com	404-909-6618	
Heather Burns			678-544-6357	
Louise McDaniel			770-876-8647	
Kimmy Lundberg		KimmyLundberg@gmail.com	678-551-0013 784-575-5520	
Shawanda Smith			678-551-0013	
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0510	
Kim Dutton	Three Rivers Regional Commission	kdutton@threeriversrc.com	770-854-1508	
Tonia Jenkins	Citizen	latent819@gmail.com	678-859-8426	
Catherine Watson	Councilmember	cwatson@florida.org	678-630-2776	
Jackie Greer			678-233-44-98	

City of Flovilla
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
September 25, 2017 @ 6:00 p.m.

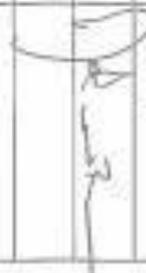
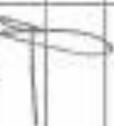
AGENDA

1. Introduction.
2. Community Goals and Policies
Continuation on Policies – Kimberly Dutton and James Abraham
Vision Statement – James Abraham and Kimberly Dutton
3. Needs and Opportunities – James Abraham and Kimberly Dutton
4. Discuss Visioning Workshop and Open House (set for October 2, 2017 @ 6:00 p.m. at City Hall)
5. Next meeting date: (the committee need to have two meetings in the month of October)
6. Adjourn.

The Three Rivers Regional Commission (TRRC) Planning Staff are committed to serving the City of Flovilla. Thank you for your time and input - its valuable to your community's future.

Comprehensive Plan Update
 City of Flowilla Comprehensive Plan Update 2018-2038
 Stakeholders/Steering Committee Meeting
 September 25, 2017 @ 6:00 p.m.
 City Hall
 Three Rivers Regional Commission Facilitating

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
Danny Clark	Faith Community	Riseaboveme@gmail.com	678-551-4170	
L.C. Hoxford	Councilmember		770-775-7197	
Vera Douglas			770-754-6457	
John Burgin	Citizen/Economic Development	johnw@terrensides@gmail.com	404-909-6618	
Heather Burns			678-544-6357	
Louise McDaniel			770-876-6647	
Kimmy Lundberg		kimmylundberg@gmail.com	404-512-3570	
Shawanda Smith			678-551-0013	
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0510	
Kim Dutton	Three Rivers Regional Commission	kdutton@threeriversrc.com	770-854-4508	ABSENT
Tonia Jenkins	Citizen	latent819@gmail.com	678-858-9426	
Catherine Watson	Councilmember	cwatson@flowilla.org	678-630-2776	
Jackie Orter			678-333-4498	

Jessie Bentley TRRC

Jessie Bentley threeriversrc.com 478-688-0510 J. Bentley

THE CITY OF FLOVILLA WANT YOUR INPUT

City of Flovilla
Comprehensive Plan Update 2018-2038
Open House/Public Input/Visioning Workshop
October 2, 2017 @ City Hall
6:00 pm to 8:00 pm

AGENDA

- I.** Welcome and Introduction
- II.** Overview of the Comprehensive Planning Process - James Abraham
Why Comprehensive Planning
The Purpose of Comprehensive Planning
The Planning Process
- III.** SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis Exercise –
Kimberly Dutton
- IV.** Discussion and citizen input – General Public and staff
- I.** Visioning Exercise – James Abraham and Kimberly Dutton
- II.** Public comments
The next step in the process
- III.** Adjourn

Thank you for coming and your participation is important!
Three Rivers Regional Commission (TRRC) Planning Staff

City of Flovilla
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
October 9, 2017 @ 6:00 p.m.

AGENDA

1. Introduction
2. Discuss results of Open House/Public Visioning Workshop – Committee members and staff
3. Land Use and Character Areas Element/Mapping - James Abraham and Sam Mukoro
4. Next meeting date: Monday, October 23, 2017
5. Adjourn

The Three Rivers Regional Commission (TRRC) Planning Staff are committed to serving the City of Flovilla. Thank you for your time and input - its valuable to your community's future.

Comprehensive Plan Update
 City of Florida Comprehensive Plan Update 2018-2038
 Stakeholder/Steering Committee Meeting
 October 9, 2017 @ 6:00 p.m.
 City Hall
 Three Rivers Regional Commission Facilitating

10/9

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
Danny Clark	Faith Community	Risabooemh@gmail.com	678-551-4170	
J.C. Hoobard	Councilmember		770-775-7197	
Vera Douglas				
John Burdin		johnw24greenstate@gmail.com	404-905-6618	
Heather Burns			678-544-8357	
Louise McDaniel			770-876-8647	
Kimmy Lundberg		kimmylundberg@gmail.com	404-512-3520	
Shawanda Smith			678-551-0013	
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0910	
Kimberly Dutton	Three Rivers Regional Commission	kdutton@threeriversrc.com	770-854-4508	
Tonia Jenkins	Citizen	talen815@gmail.com	678-858-8426	
Catherine Watson	Councilmember	cwatson@florla.org	678-630-2776	
Jacque Gerler			678-233-44-98	

2012

Sen. Mukoro	Three Rivers Regional Commission	smukoro@three-rivers.com	678-692-0510	Mukoro

City of Flovilla
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
October 23, 2017 @ 6:00 p.m.

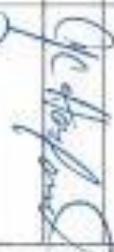
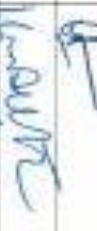
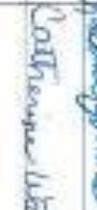
AGENDA

1. Introduction
2. Review and discussion of the “Draft” document – James Abraham and Committee members
3. The next step – 2nd public hearing and transmittal of the Draft Plan by Flovilla City Council (November 9, 2017 @ 6: 00 p.m. at City Hall)
4. Thank you and acknowledgment to committee members & City staff – James Abraham
5. Adjourn

Thank you for your service

Comprehensive Plan Update
 City of Flowita Comprehensive Plan Update 2018-2038
 Stakeholders/Steering Committee Meeting
 October 23, 2017 @ 6:00 p.m.
 City Hall
 Three Rivers Regional Commission Facilitating

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
Danny Clark	Faith Community	RiseGovernment@gmail.com	678-551-4170	
J.C. Hasford	Councilmember		770-775-7197	
Vera Douglas				
John Burdin	Citizen/Economic Development	johnwithgreen.sdc@gmail.com	404-909-6618	
Heather Burns			678-544-6357	
Louise McDaniel			770-876-8647	
Kimmy Lundberg		kimmylundberg@gmail.com	404-512-3520	
Shawanda Smith			678-551-0013	
James A. Abraham, Sr.	Three Rivers Regional Commission	jahrahams@threeriversrc.com	678-692-0510	
Kim Dutton	Three Rivers Regional Commission	kdutton@threeriversrc.com	770-854-4508	
Torie Jenkins	Citizen	LaleneK19@gmail.com	678-856-8426	
Catherine Watson	Councilmember	cwatson@flowita.org	678-630-2776	
Jackie Grifer			678-233-44-98	

City of Flovilla
SWOT Analysis Results
(Strengths, Weaknesses, Opportunities, Threats)

STRENGTHS

- Indian Springs State Park
- Historic District
- Good quality of life
- Good place to life
- Safe community
- Indian Springs State Park
- Historic District
- Good quality of life
- Good place to life
- Safe community
- Low traffic area
- High rate of home ownership
- Strong middle class community
- Good cohesiveness along classes and racial lines (elected officials, community)
- Good and reasonable life style
- A community center would be good for the City of Flovilla
- Water, Fire Protection, Zoning provided by the City of Flovilla,
- Low crime rate
- A very good and strong middle class life.
- Low density life style and Low turnover in housing
- Community involvement
- Good faith based community, good education, good water and sewerage system, infrastructure, law enforcement and family parks.
- Large yards
- Greenspace

OPPORTUNITIES

- City updating of water systems
- City updating it fire station
- Restaurant in the City limits.
- Upgrading and preserving water systems
- Provide a community center
- More resources for youth activities (recreation sponsorships)
- Flovilla have more trained EMT and Firefighters
- More Code Enforcement involvement
- Need a Walmart of some equivalent.
- Need Parks, mini-malls, storefronts, and restaurant.

City of Flovilla
SWOT Analysis Results
(Strengths, Weaknesses, Opportunities, Threats)

WEAKNESSES	THREATS
<ul style="list-style-type: none"> • An ageing water system. • Lack of community center • Lack of youth involvement. • Need more street lights • Cleanliness of the city and neighborhoods. • Post Office hours of operations • Law Enforcement and EMT response time to the City. • Selling of alcohol within the City limits, lack of cleanliness, inactive storefronts and lack of animal control. • No eatery or gathering place to meet other town members • Need resources and education on how to repair and upkeep other homes • Lack of Community activities (the community is growing and children need some where to go and be active and at the same time keeping the City clean. 	<ul style="list-style-type: none"> • Lack of Code Enforcement • Beautification of the city and keeping the city clean. • Development that would affect the quality and way of life in Flotilla. • Cleanliness (keeping property clean and emptying of trash and dirty look, abandon properties can invite crime). • Neighborhood improvements • Poverty • Drugs • Crime • Sex offenders • Intersection at 87/23 dangerous • Elderly community passing on. Homes are not being kept up as before.



PUBLIC NOTICE

The City of Flovilla has begun the update process to its 2018-2038 Comprehensive Plan, which is due February 28, 2018. The purpose of the Plan is to provide a guide for future growth, development and implementation of local, regional and state government levels. The Plan is being developed in accordance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989, and the new rules which became effective March 1, 2014. The process consist of key components which involves receiving input from the citizens of Flovilla and the general public on issues of Economic Development, Development Patterns, Mobility, Community, Conservation, Livability and Governance. This plan, will serve as a guide for decision-makers to guide the City of Flovilla for the next 20 years and beyond. The process of updating the City of Flovilla Plan includes two areas of focus involving community involvement and steering committee input. Citizens will be a vital part of the plan update through identification of issues and concerns via Public Open Information Open House and sharing of constructive input on via other social media outlets.

In an effort to gather inputs from the citizens of Flovilla and the general public, the City of Flovilla will be holding its first Public Hearing at 6:00 p.m. on May 15, 2017 at Flovilla City Hall located at 308 Heard Street, Flovilla, Georgia 30216. The purpose of the hearing is to announce to the public that the City of Flovilla is updating the city's Comprehensive Land Use Plan 2018-2038 and the public is invited to comment to the Mayor and City Council at that meeting. The citizens with also be allowed to ask question and comments to the Three Rivers Regional Commission staff who will be in attendance at that meeting to brief the community on the process being used to develop the plan, gather community inputs and comments.

Questions should be directed to Ms. Annie Mitchell, City Clerk at 770-775-5651.

WE WANT YOUR INPUT

What is a Comprehensive Plan?

The City of Flovilla Comprehensive Plan articulates a vision for growth and development in the city over the next 20 years. This process will focus on a set of goals that address specific needs and opportunities in the community, and will be define by either a Future Land Use Map or Character Areas that will guide zoning decisions, and as a list of specific short-term strategies intended to implement the Comprehensive Plan.

During the planning process, goals and strategies that address land use, housing, economic development, natural and historic resources, and community facilities will be identified through an inclusive process of engagement with citizens and stakeholders.

The State of Georgia requires communities to maintain and update their plans to account for changing conditions or trends. This plan update will be from 2018 – 2028, and will address only issues in incorporated City of Flovilla.

VISIONING WORKSHOP

Citizens and residents of the City of Flovilla please come and join us to help determine the vision for the future growth, development and transportation in the City of Flovilla.

The Three Rivers Regional Commission planners are the consultant/planning team working with the City of Flovilla to update the 2018 – 2028 Comprehensive Plan.

Please join us to share your opinions on the future of your community.

DATE & TIME

Monday, October 2, 2017 from 6:00 p.m. to 8:00 p.m.

LOCATION

Flovilla City Hall
308 Heard Street
Flovilla, Georgia 30216

For more information, please contact Annie Mitchell, City Clerk, at (770) 775-5661

We value your input.

"While getting everybody is there to get it going," he said. "These kids are excited and ready to go. I'm ready to go."

9th on the regular season and still for second place before heading into the May 1 playoff tournament in the Henry County Middle

Cook/Dawson/Dubney, Mya Hennessey, Baylee Johnson, Brandy Mayfield, Krysta Patel and Emilee Trimble.

or Indian Springs Festival

Flyer, D-Ga., was set to retire May 10.

The Indian Springs Academy girls softball team, coached by Judy Washington, was crowned sub-regional champion.

Ednie Walker has been named to the board of directors of the North Central Georgia Health Systems Agency.

The Garden Club Council sponsored a flower show, Spring Magic, May 19 at the Central Georgia Electric Membership Corp.

Deaths during the week: Ma Hood Boarden 73; Mrs.

Ben Parrish, 82.

News of 50 years ago Hazel T. Bradley, the former Hazel Thurston of Jackson, was appointed acting postmaster at Adairsville.

Don Montgomery was the new president of the Wetts County Jaycees; Hammond Barrow and Leslie Haskins, vice presidents; Jimmy Tomlin, secretary; and Bob Ridgeway, treasurer.

Superintendent Frank McMichael of Indian Springs State Park invited the public to enjoy a new

beach and bathhouse at the park lake.

A White Rock hen owned by Betty Chappell laid decorative eggs with a sunflower, or sun, clearly embossed on the shell.

Jackson High School cheerleaders for next year included captain Debbie Hodges, co-captain Gay Broadmore and Candy Carmichael, Ava Cook, Elizabeth Freeman, Joy Grant, Deborah Jones, Marsha Welch, Kathy Mangham and Carol Lawrence.

Deaths during the week: Lee Olin Brook, 73.

CITY OF FLOVILLA PUBLIC HEARING NOTICE FOR 2018 - 2038 COMPREHENSIVE PLAN UPDATE

The City of Flovilla is initiating the process to begin a full update of its local comprehensive plan that was originally adopted in June 2010. The full comprehensive plan update is required and will be prepared according to new rules promulgated by the Georgia Department of Community Affairs (DCA), which became effective on January 1, 2013.

The purpose of the public hearing is to brief the community on the process to be used to update the local comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process. Those interested in learning about and participating in the plan update should attend the meeting.

Following this process will allow participating local governments to maintain their Qualified Local Governments (QLG) status, and therefore be eligible for state grant funds, state loans, and state permits.

This public hearing will be held at Flovilla City Hall, 308 Heard Street, Flovilla, Georgia 30218 on May 15, 2017 at 6:30 p.m. The public is invited to attend and participate in this public hearing. For more information on the planning process please contact James A. Abshern, Sr., at 678-692-0510 or Annie Mitchell at 770-775-6881.

WCO-0016

Comprehensive Planning Requirements

PRESENTED TO:

CITY OF FLOVILLA 2018–2038 COMPREHENSIVE PLAN STEERING COMMITTEE

PRESENTED BY:

THREE RIVERS REGIONAL COMMISSION PLANNING STAFF

JUNE 23, 2017



History

1989 Georgia Planning Act (O.C.G.A 45-12-2, et seq., and 50-8-1, et seq.)

*Legal foundation for community and regional planning in Georgia

- Required local, comprehensive planning under rules managed by the Georgia Department of Community Affairs (DCA)
 - Plans must be updated every 5 years
- 

Georgia Department of Community Affairs (DCA)

DCA oversees local government planning

Administers local planning requirements

Provides plan reviews and assistance in coordination with regional commissions

Oversees Qualified Local Government Status (QLG)

Recently modified state planning regulations (resulting from SB 86 in 2011-2012)



Minimum Standards for Local Comprehensive Planning

~ Three required elements

- Community Goals & Policies
- Needs and Opportunities
- Community Work Program
- Land Use Element required because your community has zoning

Plan Framework



-Vision Statement
-Goals
-Policies

-Community Priorities

-Five-year action plan
-Long term and ongoing activities



City of Flovilla
Comprehensive Plan Update 2018-2038
Open House/Public Input/Visioning Workshop

October 2, 2017
6:00 p.m. to 8:00 p.m.
City Hall

Facilitated by:
Three Rivers Regional Commission Planning Staff

1. List three places you would avoid taking out-of-town visitors. Be as specific as possible.

Out behind Indian Springs between there and Dorcent Trails. Dukes apartments in County but served by Flovilla Water Department.

Beaty Circle (while hood trail park)

End of Giles Ferry (River)

Gas station on Hwy 87

Railroad Street

Playground on Heard Street

Some areas of Railroad Street due to rundown houses/yards.

2. List three specific challenges that must be addressed in order to achieve the vision of Flovilla; Challenges are things that can be addressed through programs or leadership.

More community involvement.

Money

Community activities for seniors and youths

Improve water system

Improve community involvement

Need to have professional well trained employees or use professional contractors.

Lack of communication

Cemetery has potential for people interested in history if given signs and is advertised.

- 3. List three specific physical obstacles that could prevent the City from achieving its vision. Physical obstacles are things such as inadequate infrastructure. (However, a response about infrastructure should be very specific about what type of infrastructure, and if appropriate, the location.)**

Upgrading the water system in several areas.

Revitalizing the Fire Department (which is well underway)

More through street lighting.

Water system

Pave road going to river (Giles Ferry)

Speed bumps

Lack of location for enjoyment

Sidewalks

- 4. List three specific types of services that are not available or not adequately available to support the future vision of the City of Flovilla. (Services may include such things as higher education, medical care, or government services.)**

Something like Habitat for Humanity

Children summer events for younger families example: one week of fishing, clown, lunch, shows, games.

Elder community service center (Bingo, pot luck, gardening)

Public Works

City needs to utilize social media – attempts to contact citizens regarding what's going on in the community and at City Hall.

- 5. List three types of facilities or establishments that are not available in the City of Flovilla that could work against achieving the vision. (For example, if the vision might include attention to tourism and there are no quality lodging establishments, this would be an obstacle.)**

Parks

Restaurants

Restaurants for entertainment and family or meetings.

- 6. If you have additional obstacles that have not yet been covered and should be considered, please list them here:**

Thank you for coming and your participation is important!

Three Rivers Regional Commission (TRRC) Planning Staff

City of Flovilla

Comprehensive Plan Update 2018-2038

Open House/Public Input/Visioning Workshop

October 2, 2017

6:00 p.m. to 8:00 p.m.

City Hall

Facilitated by:

Three Rivers Regional Commission Planning Staff

What are the things you like most about the City of Flovilla?

Low traffic

Quiet Streets

Friendly neighbors

The quiet laid back and almost rural atmosphere

Slow speed streets, slow traffic, minimal traffic, and greenery – trees, able to walk the streets

What things would you change about the City of Flovilla?

Better parks

Community center

More community involvements

Improve water reliability

Sidewalks added

Dogs in fence or chained

Increased communication with citizens

Maybe speed bumps in certain places. Possible a community center, but not something to compete with Butts County Parks and Recreation Department and Center.

What would you like the City of Flovilla to be like in 20 years?

Mostly the same with better infrastructure

A few small shops Example: restaurant and antiques, etc.

About the same.

Family oriented

Quite town

Clean

Greenspace

Thank you for your input!

Three Rivers Regional Commission (TRRC) Planning Staff

City of Flovilla Comprehensive Plan 2018-2038

Kick-off Hearing

May 15, 2017 @ 5:30PM

Signature Community

Why Comprehensive Plan?

Assess existing conditions and future needs

Establish community-based, long-term vision for the City's future

Establish policy guidance for future actions based on a shared vision

Formalize plan to leverage public and private investment

Most importantly, to meet state planning requirements

Comprehensive Plan Team



Planning Horizon

20 years

5 year work program

Intended to be updated regularly to account for changes in city, economy, and environment



Plan Framework



Planning Process Timeline

Proposed Schedule for Completion of the Jenkinsburg Comprehensive Plan 2015-2030

Task	Apr	May	Jun	July	Aug	Sept	Oct	Nov
Initial Kick off/1 st public hearing	X							
Steering Committee meetings	X	X	X	X	X			
Comprehensive Plan Development	X	X	X	X	X			
2 nd public hearing/Letter of Transmittal for Review						X		
Review by the RC and DCA							X	
Adoption by Town								X

Questions???

James A. Abraham, Sr.
Project Manager/Planner
Three Rivers Regional
Commission
678-692-0510
jabraham@threeriversrc.com



ATTENTION!!!!
CITY OF FLOVILLA
VISION WORKSHOP
with
COMPREHENSIVE
COMMITTEE
SCHEDULED FOR
MONDAY
OCTOBER 2, 2017
at 6PM.

**MAIN
ENTRANCE**

