

Town of Roopville

Comprehensive Plan 2008-2028



Prepared by

Chattahoochee-Flint
Regional Development Center

December 2008

Town of Roopville

Comprehensive Plan 2008-2028

Town of Roopville

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INTRODUCTION

Purpose

The Comprehensive Plan establishes the Town of Roopville's vision and will guide future planning decisions for the next 20 years. The plan will also guide growth to ensure and enhance the quality of life for the citizens of Roopville.

The plan was developed under the Georgia Planning Act of 1989 and in accordance with the "Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, 'Local Planning Requirements,' effective May 1, 2005."

Since the Town of Roopville has a population of less than 300 this plan will follow the Minimal Planning Level requirements according to the above Department of Community Affairs "Local Planning Requirements."

The format for this plan contains an updated Community Vision which is intended to paint a picture of what the community desires to become and includes a general vision statement of the overall goals and desired future to the community seeks to achieve. The Community Vision includes a vision statement and the delineation of character areas. The plan also contains a Short Term Work Program which lays out specific implementation actions the local government will undertake annually.

Definitions

Character Areas:

These are distinct areas within a community that exemplify specific or unique characteristics. This can include types, style or use of buildings in an area and land uses characteristics such as agriculture, residential, recreation, open space and scenic, commercial or industrial.

Quality Community Objectives:

Regional Identity Objective- Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Growth preparedness Objective- Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Business Objective- The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

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

Heritage Preservation Objective- The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

Open Space Preservation Objective- New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection Objective- Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Housing Opportunities Objective- Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Traditional Neighborhood Objective- Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development Objective- Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional core of community.

Sense of Place Objective- Traditional downtown areas should be maintained as the focal point of the community where attractive, mixed-use, pedestrian-friendly places where people gather.

INTRODUCTION

Roopville At-A-Glance

Location:

The Town of Roopville is situated in southern Carroll County at the intersection of GA Hwy 5, Old U.S. 27 and the new U.S. 27 Bypass. The new U.S. 27 Bypass is located along the eastern edge of the town limits. Roopville is uniquely situated on a ridge in which Old U.S. 27 divides the Tallapoosa and Chattahoochee River Basins.

Population:

The population of Roopville, according to U.S. Census data, has fluctuated in recent years as seen in the table below.

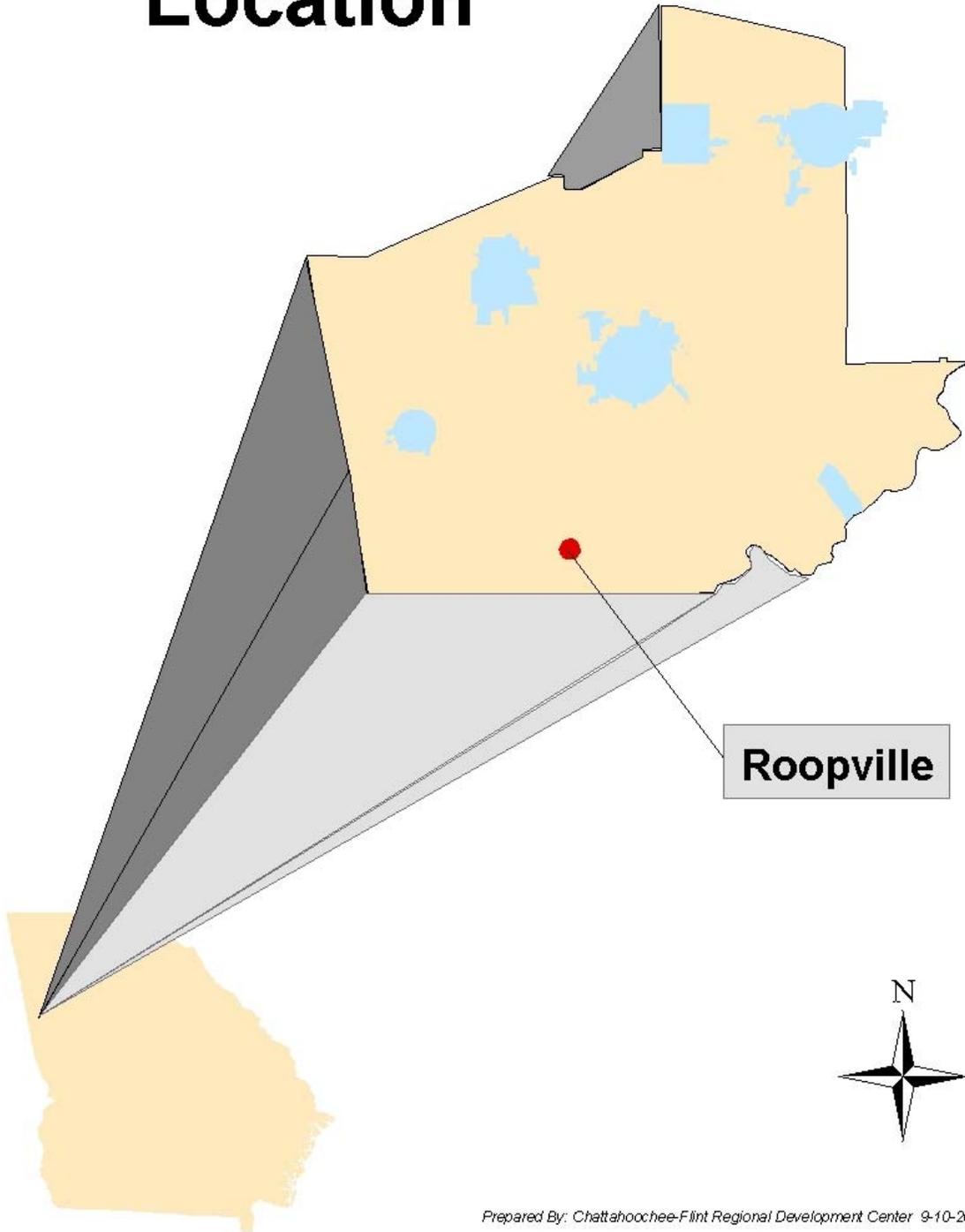
Total Population Town of Roopville	
1990	248
2000	177
2007 est.	203
<i>Source: US Census Bureau</i>	

Brief History:

The Town of Roopville was incorporated in 1885 a few years after its founder, John K. Roop, opened a store there and built his home, the Roop House, now a community landmark. Roopville grew quickly and as it neared the turn of the century was a thriving community and contained several stores and other commercial buildings, drug store, shoe shop, sawmill, planing mill, grist and wheat mill, school, blacksmith shop, post office, churches and homes. Its location on an historic trading route, the McIntosh Trail, and with completion of new roads made it thriving business and trading community. With the decline in the cotton trade, rapid increase in the use of automobiles, and the building of U.S. 27 bypass in 1997, Roopville has become a quiet community. Although much of Roopville's gloried economic past is gone, a few landmarks still exist and the pride of its residents is very much visible. Every 3rd Saturday in September, the annual homecoming festival is held which includes a parade and other activities.

LOCATION MAP

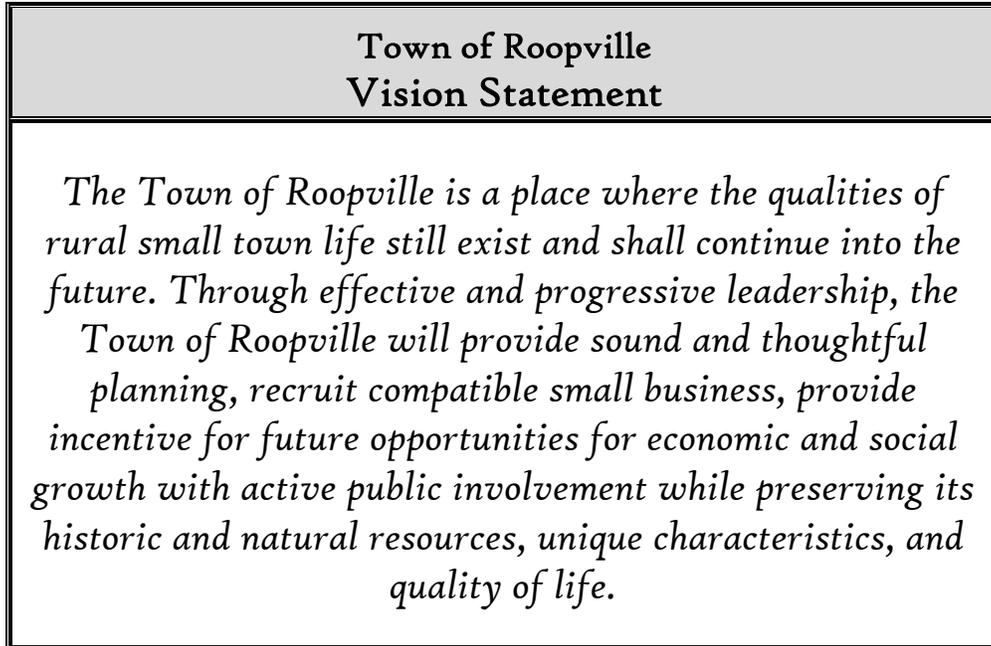
Town of Roopville Location



Prepared By: Chattahoochee-Flint Regional Development Center 9-10-2008

COMMUNITY VISION

Community Vision Statement:



Public Participation:

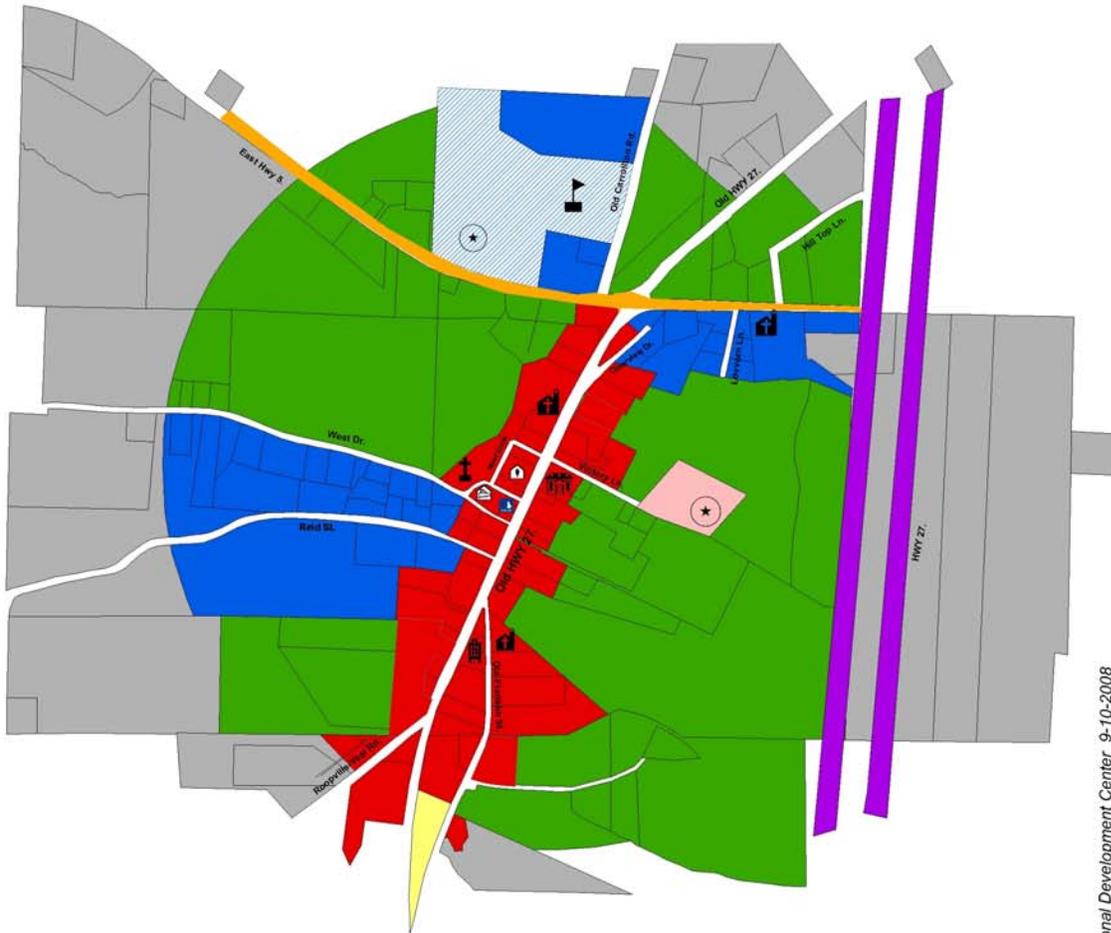
Although a formal public participation program is not required under the minimal level planning requirements, while developing this plan a series of meetings were held to gain community input. A public visioning meeting was held at Roopville Elementary School where 26 people were in attendance. Three stakeholder meetings also took place. The Roopville Stakeholder Committee included the following:

Comprehensive Plan Stakeholder Committee

Waddell Bell, resident
Kirby Hamil, Roopville United Methodist Church
Emily Huckeba, former educator
Jim Huckeba, business owner
Barry Huff, historical society
Joan Huff, historical society
Wayne Seabolt, local developer
Elaine Swindal, former educator
James Wilson, area farmer

CHARACTER AREA MAP

Town of Roopville Character Areas



	Church		Ball Field	Legend
	Fire Station		Roopville Elementary School	
	City Hall		The Roop House	
	Roopville Archive		City Park	
	Cemetery			
			Major Highway & Transportation Corridor	
			Historic Town Center	
			Light Industrial	
			Suburban Residential	
			Agriculture & Conservation	
			Recreation	
			Outside City Limits	
			McIntosh Trail Corridor	

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Character Areas:

Historic Town Center

The Historic Town Center Character Area is the heart and soul of Roopville. This is where the town began and from which it radiates. Old U.S. Highway 27 is the main corridor through this area. The Historic Town Center is a concentration of historic homes, commercial buildings, post office, churches and park/gathering spaces. This area contains the historic town landmarks which give Roopville its identity. Such landmarks include The Roop House, home of Roopville founder, John K. Roop and the Roopville Archive building which was previously a bank and a post office.



Roopville's historic commercial corridor is located within this Historic Town Center Character Area. A handful of these historic commercial buildings still exist and are in use. The architecture of these buildings resembles those of the "old west" with the "false-front" and old-fashioned advertisements. More recent commercial enterprises exist in this area also. The purpose of this character area is to use the characteristics of the historic core of Roopville as the basis for retaining the Town's identity in the future. The rural and small town character that is retained in the Historic Town Center is what makes the Town of Roopville unique and special.



Historic Town Center Cont.

Implementation Strategies and Policies:

- Re-establish a local historic preservation commission to implement local historic preservation ordinance adopted in 1989.
- Adopt a tree ordinance for the whole town.
- Protect historic properties from demolition and encourage rehabilitation with incentives.
- Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior's "Standards for Rehabilitation."
- Encourage the "adaptive re-use" of historic buildings for new purposes other than original use such as restaurants, retail or other innovative uses.
- New development should be of scale and architectural design to resemble the historic fabric of the area. Example: "false-front" or "old west" features.
- Encourage well-designed and compatible signage.
- Continue the use of beautification projects for streetscape improvements. Consider GDOT TE Program for future projects.
- Encourage parking in the rear of commercial and other public use facilities.
- Upgrade the appearance with façade improvements, new architectural elements, or awnings.
- Utilize the city park for more events i.e. concerts and other community gatherings.

Quality Community Objectives to be pursued in this area:

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Employment Options Objective
- Heritage Preservation Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective



Suburban Residential

The Suburban Residential Character Areas are located in the current peripheral sections of Roopville. The homes in this area were built between 1940 through the present. Architectural styles, materials used, character and size vary in this area. A handful of new homes are scattered throughout.



Differing levels of maintenance and appearance characterize homes. Homes are located near the street but lack sidewalks. Single-family



dwelling are the primary use. No subdivision neighborhood developments exist.

The purpose of this character area is to acknowledge the different types of housing and neighborhood development which is occurring. Quality design and scale are important and should be

encouraged. This character area will include quality housing while offering a range of housing size and cost. Extending the existing sidewalk network into these areas of Roopville would be a great asset and increase connectivity throughout the town.

Implementation Strategies and Policies:

- Encourage home-ownership and maintenance of existing properties.
- Utilize vacant property for infill development which use architecturally compatible and well-designed housing.
- Establish strong pedestrian and bicycle connections by continuing the existing sidewalk network.
- Encourage tree preservation and landscaping.

Suburban Residential cont.

Quality Community Objectives to be pursued in this area:

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Heritage Preservation Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective



Major Highway and Gateway Corridor

The original route into the Town of Roopville was Old U.S. Hwy 27 which was a two lane rural highway. The State of Georgia widened U.S. 27 into a 4-lane divided highway through Carroll County in 1997 and was originally proposed to run straight through the heart of Roopville.

Concerned Roopville citizens, who felt their small historic town would be destroyed, rallied, and US 27 bypassed the core of the Town. The U.S. 27 bypass is now a major highway and gateway corridor.



The Major Highway and Gateway Corridor Character Area serves as the main access to the Town of Roopville from points north and south. Only a small portion of the Town limits include the U.S. 27 bypass. This area is characterized by undeveloped agricultural land which parallels the highway. Scenic views are offered on both sides of the thoroughfare. It is important to keep this major gateway into Roopville scenic and aesthetically pleasing.

Major Highway and Gateway Corridor cont.

Implementation Strategies and Policies:

- Protect and maintain scenic views. Work with Carroll County and the Georgia Department of Transportation.
- No billboards.
- Keep roadways clear of trash and debris and work with Keep Carroll Beautiful.
- Maintain a natural vegetation buffer along the corridor.
- All new development should be set-back behind the buffer, with access roads, shared driveways or inter-parcel road connections to limit curb cuts and traffic.

Quality Community Objectives to be pursued:

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Open Space Objective
- Environmental Protection Objective
- Transportation Objective



McIntosh Trail Corridor

The McIntosh Trail Corridor Character Area in the Town of Roopville is GA Hwy 5 which runs along the north side of town. It connects the Old U.S. 27 Hwy with the new US 27 bypass. A unique feature of this route through Roopville is the roundabout. There are only two roundabouts in Carroll County. This highway is scenic throughout Carroll County and follows the historic 150+ mile McIntosh trail. The McIntosh trail is the trading route traveled by Chief William McIntosh from the Indian Springs hotel in Butts County, which he built, his home at McIntosh Reserve in Carroll County and his land holdings along the Tallapoosa River in Alabama. The Town of Roopville regards this as an important and significant roadway.



McIntosh Trail Corridor cont.

The corridor is characterized by wooded areas and homes dotted along the route. The purpose of this character area is to acknowledge, distinguish and protect its historic and scenic attributes.

Implementation Strategies and Policies:

- Protect scenic views and qualities.
- Focus on appearance with appropriate signage, landscaping and other beautification measures.
- Provide pedestrian linkages (continue sidewalk network or other trail system).
- Encourage landscaping and architectural design for any new development that enhances the scenic and historic value of the corridor.
- Consider interpretive signage which designates and depicts the story of the McIntosh Trail.
- Utilize tourism opportunities and promote significance of the route.
- Find ways to increase safety and functionality of the roundabout.



Quality Community Objectives to be pursued:

- Regional Identity Objective
- Heritage Preservation Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Sense of Place Objective



Agriculture and Conservation

Agricultural and Conservation Character Area encompasses approximately half of land area within the Town of Roopville. The area is characterized by undeveloped land which includes woodlands, pastures, creeks, small ponds, springs and rolling hills.

It is a particularly scenic area and surrounds the Town. In the Town of Roopville these areas are adjacent and contribute to the scenic beauty, gateway corridors and major highways.

The purpose of this character area is to preserve the Town of Roopville's greenspace by focusing on conservation and farmland preservation. This area helps to buffer and distinguish the historic town center and neighborhoods from the surrounding countryside.



Implementation Strategies and Policies:

- Promote the use of conservation easements.
- Encourage the use of conservation subdivision design if future development occurs.
- Utilize the Carroll County farmland preservation program.
- Utilize Land trusts.
- Promote Agri-tourism (utilize Erby Morgan invention).
- Protect scenic views.



Quality Community Objectives to be pursued in this area:

- Heritage Preservation Objective
- Open Space Objective
- Environmental Protection Objective
- Sense of Place Objective

Light Industrial

A small area of Roopville has the attributes of light industry. The Light Industrial Character Area is in extreme southern Roopville and has been the location of a few operations. The building is referred to locally as the Will Arnett Building, name of the present owner. The site is underused and has great potential.

The purpose Light Industrial Character Area is to bring attention to the site as an under-utilized space which could benefit the town if put into productive use. The area is currently in decline and vacant. Basic infrastructure for future operations is on site. The Town of Roopville has no desire or adequate



space for increased industrial land uses. The building could house one operation or be divided into sections to provide the city with a multi-use facility for use as a community center, senior center and/or library.

Implementation Strategies and Policies:

- Retrofit building to be more marketable to prospective tenants.
- Add landscaping, trees and other appearance enhancements for aesthetics, to shield/buffer views of the buildings and separate it from other areas such as neighboring homes.
- Upgrade the appearance with façade improvements, new architectural elements, or awnings.
- Work directly with The Burson Center in Carrollton for potential tenants, new uses, and possible satellite operations.

Quality Community Objectives to be pursued:

- Appropriate Businesses Objective
- Educational Opportunities Objective
- Employment Options Objective
- Infill Development Objective
- Regional Solutions Objective

Recreational

The Recreational Character Area is the former site of Roopville High School. It contains graded acreage and a ball field. The area has great potential for redevelopment as a city park which could include refurbishing the existing ball field. Additional amenities could be added such as tennis courts, walking trail, picnic tables and pavilion.

The purpose of this character area is to show distinct recreational use areas within the Town. Within this area more recreational opportunities could be provided to Roopville Citizens while at the same time preserving open space. This site is centrally located within the Town of Roopville and can be easily accessed by its citizens. Sidewalks could be extended from the Historic Town Center to the park and dramatically increase recreational opportunities within Roopville. The nearest public park would be McIntosh Reserve or any parks available inside the City of Carrollton.



Implementation Strategies and Policies:

- Include direct connections to existing sidewalk network.
- Revitalize and utilize the ball field.
- Preserve area for park and open space.
- Seek citizen input for inclusion of additional amenities such as tennis court and walking trail.

Quality Community Objectives to be pursued:

- Heritage Preservation Objective
- Open Space Objective
- Environmental Protection Objective

COMMUNITY ASSETS

- Roopville citizens and the surrounding close-knit community.
- Roopville Elementary School
- The Roopville Historical Society and Archive
- Small town atmosphere
- The Historic Roop House
- Sense of identity
- Low crime rate
- Community ball field
- Local churches
- Small locally owned businesses
- Availability of clean fresh water
- Clean air
- Fire station
- Roopville Homecoming Festival



COMMUNITY ISSUES AND OPPORTUNITIES

Economic Development

- The Town of Roopville should seek recruitment of creative businesses along with well-known franchises.
- Recruit more locally owned retail i.e. antique shops and restaurants which are compatible in size and scale for Roopville including café/diner style and ice cream shop type establishments.
- Foster tourism opportunities in which cultural and natural resources can be utilized.
- Find new and innovative uses for the Will Arnett Building, seeking assistance from and in cooperation with The Burson Center.
- Utilize Special Purpose Local Option Sales Tax (SPLOST) for new and expanded purposes.
- Existing buildings and structures within Roopville should be used in the best interest of the town.
- Vacant or underutilized buildings should be put into more productive use such as the block “false-front” style Carroll County Sheriff’s satellite station.
- Local participation and positive interaction in economic development strategies should increase.
- Capitalize on tourism opportunities with the McIntosh Trail Corridor as a local or state scenic byway (currently proposed).
- Discourage or prohibit strip mall type development.
- Roopville should seek a Better Hometown Program.

Natural and Cultural Resources

- Archive should be used by Roopville Elementary students
- Conduct a historic resource survey. Include historic structures throughout Roopville and specifically sites and artifacts located along the McIntosh Trail (Highway 5 Scenic Corridor)
- Maintain the small-town and rural lifestyle.
- Take advantage of scenic views such as behind the city park and cemetery.
- Utilize historic buildings more productively such as adaptive re-use opportunities.

- Adopt a tree ordinance to preserve mature trees and overall tree canopy.
- Increase opportunities for tourism and camping accommodations.
- Work with adjacent horse and cattle farms and ranches to promote related tourism opportunities.

Community Facilities and Services

- Number of public facilities needs to increase such as a recreation park and trails.
- The Town of Roopville lacks a community library
- Sidewalk network needs to be extended
- Community Center needed.
- Gathering place and programs for children needed
- Insufficient involvement of Roopville residents of varying background and cultures.

Housing

- The availability of homes needs to increase
- Limit the amount of manufactured homes
- Home ownership should be encouraged

Land Use

- Current available land is limited for growth
- A lack of public spaces designed for recreation, walking trails, community gatherings etc.

Transportation

- Traffic in general, especially trucks travel through town too fast.
- The roundabout at the intersection of Old U.S. 27 and GA Hwy 5 is unsafe and not used properly. Drivers speed straight through.
- Roundabout could be improved and made more attractive with landscaping and/or other aesthetic improvements.
- Make Roopville a showplace to drive through. Continue beautification and streetscape enhancement projects.

Intergovernmental Coordination

- Continue and enhance partnerships between the local government and community residents.
- Coordinate with neighboring small towns for community functions.
- Roopville should work with Carroll County regards to future growth.
- Work with Carroll County Parks and Recreation to increase recreational opportunities in Roopville. Utilize the underused and deteriorating ball field acreage for additional recreational amenities.

2008-2013 Short Term Work Program
Town of Roopville
RDC: Chattahoochee-Flint

Activity	Begin Year	End Year	Funding Source	Responsible Party	Estimated Cost
Community Facilities					
Extend Sidewalk Network	2009	2013	Town, SPLOST	Town, DOT	\$20,000
City Hall Improvements	2009	2010	SPLOST	Town	30,000
Hire as needed maintenance worker for streets	2009	2013	Town	Town	\$5,000
Continuing Roop House improvements	2009	2013	Town, SPLOST, Grants	Town	40,000
Roop House walking trail	2009	2013	Town, SPLOST, Grants	Town	\$75,000
Security personnel for Town functions and festivals.	2009	2013	Town	Town	\$2,000
Surveillance system for Sheriff's office.	2009	2012	Town, Grants	Town	\$3,000
Natural and Historic Resources					
Complete National Register Nomination for entire Town.	2008	2010	RDC, DCA	Town, RDC	N/A
Re-establish Historic Preservation Commission to enforce H.P. Ordinance.	2009	2010	N/A	Town	N/A
Conduct Historic Resource Survey	2008	2010	DNR, RDC, DOT	Town, RDC	\$3,000
Adopt a tree ordinance.	2009	2010	Town	Town, RDC	\$8,000
Transportation					
Initiate negotiations for round-about safety and aesthetic improvements	2010	2013	DOT	Town, DOT	Unknown

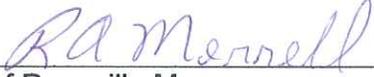
A RESOLUTION OF THE TOWN COUNCIL OF ROOPVILLE TO ADOPT THE
TOWN OF ROOPVILLE COMPREHENSIVE PLAN 2008-2028

WHEREAS, The Town of Roopville has completed the Comprehensive Plan.

WHEREAS, The Town of Roopville Comprehensive Plan was prepared according the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required Public Hearing was held on October 16, 2008, with an additional community visioning meeting on September 11, 2008, and community stakeholder meetings held August 7th, 12th, and 21st 2008.

NOW, THEREFORE, LET IT BE RESOLVED, that the Town of Roopville Council does hereby adopt the Town of Roopville Comprehensive Plan 2008-2028.

Adopted this 15th day of December 2008.



Town of Roopville Mayor

ATTEST:



Town of Roopville Clerk