

COMPREHENSIVE PLAN  
FOR THE  
UNIFIED GOVERNMENT OF  
CUSSETA-CHATTAHOOCHEE  
COUNTY

COMMUNITY AGENDA

2008-2030



Prepared By

THE LOWER CHATTAHOOCHEE  
REGIONAL DEVELOPMENT CENTER

**Cusseta-Chattahoochee County  
Comprehensive Plan 2008-2030  
Community Agenda**

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# Future Development Map

# Character Area Vision Statements

## ***Parks/ Recreation/ Conservation***

**Vision:** Cusseta-Chattahoochee County will protect its natural resources, to include State, Federal and local parks, conservation areas, protected open space (wetlands, floodplains, stream corridors and natural buffers) and other significant preserves.

1. Limited new development (only including agricultural use, bike/ pedestrian paths or other low impact recreation facilities such as baseball or softball fields).
2. Promote use of conservation easements.
3. Promote areas as passive use tourism and recreational destinations.
4. Construction and widening of roadways should only be done when absolutely necessary with careful designs.
5. Environmentally sensitive areas will be preserved by setting them aside as public parks, trails or greenbelts.
6. Infrastructure availability will be used to steer development away from areas of natural, cultural and environmentally sensitive areas.
7. Limited use of low-density residential development.

**Land Uses or Zoning Categories preferred:** Cusseta-Chattahoochee County prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e. wells, utilities, and bike / pedestrian trail and low impact recreation facilities. Zoning categories include A-1 (Agricultural), RR (Rural Residential) and the floating zone, Public Use District.

**Quality Community Objectives for this Area:** Open Space Preservation, Environmental Protection and Regional Cooperation

### **Implementation Measures/Strategies:**

1. Conserve, maintain and promote the natural, historic and cultural resources of Cusseta-Chattahoochee County.
  - a. Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
  - b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
2. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
  - a. Encourage local schools to use these facilities as an outdoor classroom.
  - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.
  - c. Support regional tourism alliances with other counties and other facilities (such as Riverbend) to promote existing and future natural, historic and cultural resources to increase the number of visitors.



- d. Conserve, maintain and promote the natural, historic and cultural resources in order to make Cusseta-Chattahoochee County an attractive place in which to live, work and play.
  - e. Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
  - f. Discourage the obstruction of scenic views and sites in the county.
3. Promote and Enhance the Outdoor Recreation Industry.
- a. Encourage the development of campsites.
  - b. Encourage additional boat ramps along the Chattahoochee River and Riverbend.
  - c. Encourage the development of Private Hunting Lodges.
  - d. Encourage the development of service facilities to meet the needs of this sector of the economy.
  - e. Establish natural habitats for a variety of wildlife.
  - f. Encourage the safe, wise and legal use of firearms and other hunting techniques by promoting hunter safety program.
  - g. Develop and promote additional competitions and festivals targeted to this market.

## ***Agriculture/ Forestry***

**Vision:** Maintaining agriculture and forestry practices that are a part of Cusseta-Chattahoochee County's development vision and economy. The goal is to promote the agricultural based economy while allowing limited residential development.

- 1. Limited new development.
- 2. Protect farmland/ forest land and open space.
- 3. Maintain appropriate size lot.
- 4. Promote use of conservation easements by landowners.
- 5. Limit the development of residential subdivision.
- 6. Require compatible architectural designs that maintain the rural character.
- 7. Widening roadways only when absolutely necessary and with careful designs.
- 8. Any residential development should be done on 20 + acre tracts.

**Land Uses or Zoning Categories preferred:** Land Uses preferred include agriculture/ forestry, low density residential, transportation/ communication/ utility and limited public institutional use. Preferred zoning categories include A-1 (Agricultural) or Public Use District

**Quality Community Objectives for this Area:** Transportation Alternatives, Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas, Resource Conservation

### **Implementation Measures/Strategies:**

- 1. Conserve and maintain shared green spaces for natural resources and recreation.
  - a. Require that construction designs minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- 2. Protect residential areas and residents from incompatible land uses and their activities.
  - a. Discourage incompatible land uses, adjacent or within residential areas.
  - b. Encourage safe, effective, aesthetically conforming residential developments.
  - c. Prohibit the disposal of hazardous waste within Cusseta-Chattahoochee County.

## ***Rural Residential***

**Vision:** Cusseta-Chattahoochee County will maintain rural, undeveloped land and lower density residential development with typically large lots, open space and pastoral views.

1. Existing residential areas in Cusseta-Chattahoochee County will be maintained for the continuation of family-centered living. New development in this area will be on either 1 to 5 acre plus tracts.

**Land Uses or Zoning Categories preferred:** Low density residential. Zoning classifications preferred include A-1 (Agricultural) and RR (Rural Residential) and R-2.

**Quality Community Objectives for this Area:** Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas

### **Implementation Measures/Strategies:**

1. New residential development will be single-family on 1-5 acre plus tracts.
  - a. Subdivision design incorporates a significant amount of open space.
  - b. Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  - c. Require compatible architecture designs that maintain the rural character.
  - d. Require minimum lot sizes of 1-5 or more acres to limit development density and protect the rural character.
  - e. Require site plans, building designs and landscaping that are sensitive to the natural features of the site, including topography and views.
  - f. Wherever possible, connect to a regional bike/ pedestrian network.
  - g. New development (subdivisions) designed with more character, with attractive clustering of buildings leaving open space, green space, and trails available to pedestrians, bicyclists as well as other recreational users.



## ***Residential***

**Vision:** To maintain existing residential development pattern and where appropriate retrofit existing development by

placing street lighting, bike/ pedestrian trails in an effort to improve subdivisions connectivity.

1. Encourage mix uses, blending residential development with schools, parks and recreation services.
2. Subdivision linked in compact patterns to encourage walking and reduce the need for automobile traveling within the subdivision.



**Land Uses or Zoning Categories preferred:** Preferred land is single-family detached residential. Preferred zoning categories are R-1, R-2, R-3 and R-4.

**Quality Community Objectives for this Area:** Infill Development, Transportation Alternatives, Resource Conservation, Open Space Preservation, Environmental Protection and Housing Choices.

### **Implementation Measures/Strategies:**

1. Improve and expand the existing housing stock for all income levels.
  - a. Support continued improvement of existing housing conditions.
  - b. Strive for the elimination of housing discrimination and promote fair housing practices.
  - c. Promote and encourage more affordable housing opportunities.
  - d. Encourage owners of substandard units to improve their properties.
2. Promote mixed uses, blending residential development with schools, parks, recreation, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
3. Promote strong connectivity and continuity between developments.
4. Establish good vehicular and pedestrian/ bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/ subdivisions, and multiple site access points.
5. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
6. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.
7. Where feasible retrofit subdivisions to better conform to user sensitive design.
8. Promote infill development where possible.

### **In-Town-Cusseta**

**Vision:** Cusseta-Chattahoochee County will have a vibrant and active town center that has been fully restored. This area will be a focal point for the county offering a concentration of activities to include low, moderate and high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. An attractive, residential, mixed-use, pedestrian-friendly place where people choose to live due to its proximity and connection to government facilities, shopping, dining, socializing and entertainment.

### **Land Uses or Zoning Categories preferred:** Land

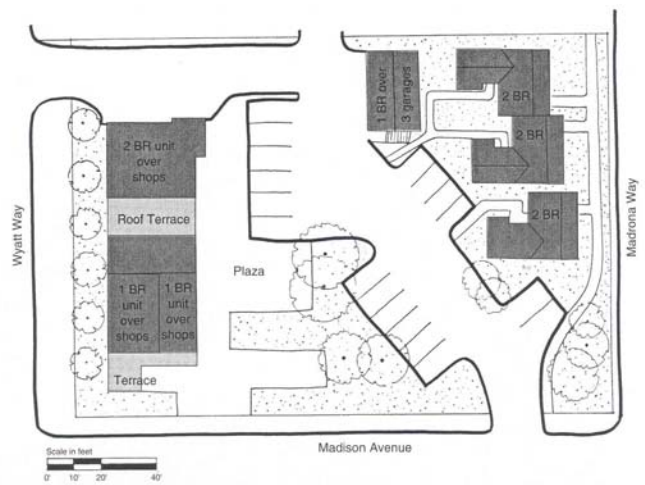
Use categories preferred include mixed residential, public buildings and uses, parks, etc. Zoning classifications preferred include R-2, R-4, R-5. Public water and sewer or approved septic tanks are required for development in this area

### **Quality Community Objectives for this Area:**

Transportation Alternatives, Heritage Preservation, Sense of Place, Infill Development, Housing Choices and Environmental Protection.

### **Implementation Measures/Strategies:**

1. Improve the appearance of sidewalk and street and provide amenities such as benches and streetlights.
2. Encourage a mix of residential and community facilities at small enough scale and proximity to encourage walking between destinations.
3. Improve and expand the existing housing stock for all income levels.
  - a. Support continued improvement of existing housing conditions.





- b. Strive for the elimination of housing discrimination and promote fair housing practices.
  - c. Promote and encourage more affordable housing opportunities.
  - d. Encourage owners of substandard units to improve their properties.
4. Promote mixed, residential uses, blending residential development with schools, parks, recreation, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
  5. Promote strong connectivity and continuity between developments.
  6. Establish good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/subdivisions, and multiple site access points.
  7. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
  8. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.
  9. Where feasible retrofit subdivisions to better conform to user sensitive design,
  10. Promote infill development where possible.
  11. Encourage adaptive re-use of historic structures.
  12. Preserve historic and cultural buildings and monuments.
  13. Provide daily clean-up services in the in-town Cusseta areas.
  14. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures.

## ***Cusseta Corridor/Town Center***

**Vision:** Cusseta-Chattahoochee County will ensure proper management of all developed and undeveloped land paralleling Broad Street to Town Center and out to King Street intersection. In an effort to improve the usability of the area including improvements to traffic flow, landscaping (bike/ pedestrian trails, benches, outdoor lighting), signage, façades, parking, and connectivity. Cusseta-Chattahoochee County will have a vibrant and active town center that has been fully restored. This area will be a focal point for the county offering a concentration of activities to include general retail, professional offices, high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. An attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment.

**Land Uses or Zoning Categories preferred:** Mixed residential, commercial, public institutional, bike/ pedestrian facilities and traditional neighborhoods. Preferred zoning categories include R-2, R-4, R-5, C-1, C-2. Public water and sewer are required for high-density development in this area.

**Quality Community Objectives for this Area:** Traditional Neighborhoods, Infill Development, Sense of Place, Transportation Alternative, Regional Identity, Open Space Preservation, Environmental Protection, Appropriate Business and Housing Choices

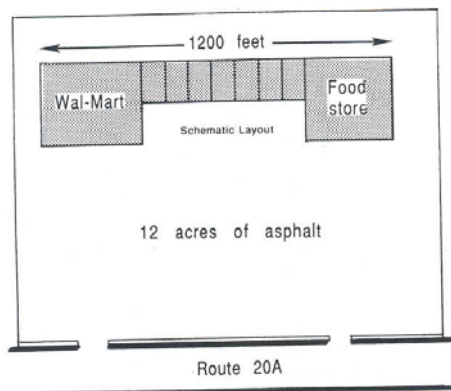


### **Implementation Measures/Strategies:**

1. Encourage attractive boulevards with signage guiding visitors to Town Center and scenic areas around the community.
  - a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.
  - b. Enact design guidelines for new development to include minimal building setback requirements from the street.
  - c. Corridors leading to town center must be attractive, where development is carefully controlled to maintain or improve appearances.
  - d. Reduce the role and impact of vehicles in the community by employing attractive traffic calming measures along major roadways and exploring alternative solutions to parking congestion.
  - e. Provide basic access for pedestrians and bicycles.
  - f. Coordinate land uses and bike/ pedestrian facilities with transit stops where applicable.
  - g. Encourage a mix of residential, commercial uses, and community facilities at small enough scale and proximity to encourage walking between destinations.
2. Support economic development that is compatible with existing businesses and the tourist industry.
  - a. Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
  - b. Promote an adequate, efficient and appropriate mix of goods and services in the Town Center.
  - c. Encourage the rehabilitation of storefronts in the Town Center.
  - d. Support the location and maintenance of desirable and suitable entertainment facilities in the Town Center.
  - e. Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Town Center.
  - f. Encourage adaptive re-use of historic structures.
  - g. Preserve historic and cultural buildings and monuments.
  - h. Provide daily clean-up services in the downtown areas.
3. Encourage citizens to shop locally.
  - a. Make business hours more compatible to fit the needs of local shoppers.
4. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).

### ***Major Highway Corridor***

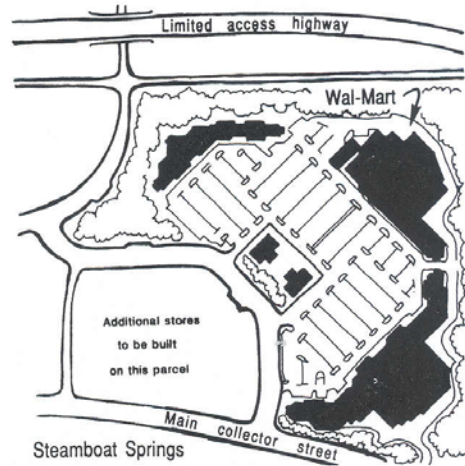
**Vision:** Cusseta-Chattahoochee County will ensure proper management of developed and



undeveloped land on both sides of high-volume transportation facilities such as SR 520/280, U.S. 27 and SR 26; by controlling points of ingress and egress, encouraging landscaping, sign control (size, height, placement) minimizing impervious surface, encouraging frontage roads/ access roads, land use connectivity and protecting scenic views.

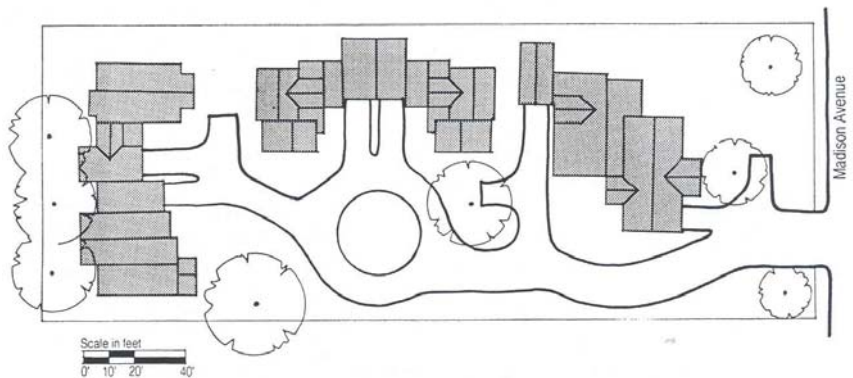
**Land Uses or Zoning Categories Preferred:** Preferred land uses include mixed residential, commercial, industrial, public uses, public transit (if available), utilities and bike/ pedestrian access. Zoning categories preferred are R-2, R-3, R-4, R-5, MHU -1, C-1, C-2, I-1, and PUD. Public water and sewer are required for high-density development in this area.

**Quality Community Objectives for this Area:** Infill Development, Transportation Alternatives, Regional Identity, Appropriate Businesses, Employment Opportunities, Housing Choices, Regional Cooperation



**Implementation Measures/Strategies:**

1. Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
  - a. Ensure all new developments are setback behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
2. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
3. Provide pedestrian facilities behind drainage ditches or curbs.
4. Coordinate land uses and bike/ pedestrian facilities with transit stops, if applicable.
5. Provide paved shoulders for bicycles or emergency breakdown lanes.
  - a. Manage access to keep traffic flowing; using directory signage to developments.
6. Unacceptable uses: new billboards.



**Fort Benning Commercial**

Vision: Area is designed for Fort Benning related commercial activity. Business should be smoke and noise compatible with low-lighting requirements.

1. Limited commercial development preferably Fort Benning mission related.
2. Commercial structures and activities need to be compatible to smoke and noise generated by Fort Benning activities.
3. Light brightness needs to be sensitive to Fort Benning training activities.

Land Use or Zoning Categories Preferred: Cusseta-Chattahoochee County prefers Fort Benning compatible development in this character area. Preferred zoning classification is C-1.

## Quarterly Community Objective

Regional Identity, Environmental Protection, Conservation, Open Space Protection.

### Implementation Measures/Strategies

1. Conserve and maintain green space to buffer activities from Fort Benning related activities.
2. Adopt a greenspace buffering police for development next to Ft. Benning.
3. Develop lighting guidelines for business developing next to Fort Benning.
4. Advise new businesses looking to develop or operate within this area on smoke and noise issues associated with Fort Benning training missions.

### ***Other Special***

Existing public uses and/or outdoor recreation facilities not likely to change in use over the planning period.

# Community Issues and Opportunities

## ***Population***

- Population in Cusseta-Chattahoochee County (excluding that of the Fort Benning military installation) is projected to increase by 13,571 persons over the next twenty-four (24) years.
- Population growth is expected to be greatest over the next seven (7) years, with Cusseta-Chattahoochee County population (excluding that of the Fort Benning military installation) growing by a minimum of 5,000 individuals.
- The School aged population is expected to increase significantly by year 2030.
- The Male to Female population ratio (including Fort Benning) will remain relatively the same with two Males to every one Female.

## **Issues**

- Providing Infrastructure for a growing population (water, sewer, schools, transportation, etc.)
- Paying for Growth
- Integrating New Comers with Old Timers
- Increasing Property Values and potentially increasing Taxes

## **Opportunities**

- Diversifying the population
- Expanding Tax base from new residential, commercial and industrial growth
- Expanding local Job Opportunities
- Expanding Community Investment
- Increase in civilian and military populations

## ***Economic Development***

- Economic Growth in Chattahoochee County over the last twenty (20) years has been slow.
- With Fort Benning's expansion and general growth of the Columbus Metropolitan area, Cusseta-Chattahoochee County is expected to experience significant economic growth.
- Growth is expected to occur in the following sectors, service, retail, defense contracting and construction.

## **Issues**

- Means of tracking growth or reduction in businesses and proposed changes in businesses.
- Uneven levels of development, need of redevelopment (Downtown/ Town Center).
- Lack of local incentives to attract industry.
- Growth limited due to infrastructure (water, sewer, natural gas).
- Transportation for job opportunities.

## **Opportunities**

- Business Recruitment and Retention Program.

- Seek assistance from the Georgia Department of Economic Development (GDEcD) in developing surveys to assess the current situation in the county with existing businesses
- Community Economic Development Programs use tools such as downtown revitalization and low interest rate loans to attract new businesses and rehabilitate existing buildings in the downtown area.
- Implementing adequate public facilities (water, sewer, natural gas) is necessary for commercial, industrial and residential growth.
- Increase of local job opportunities which will require less transportation.
- Implementation of a public transit system.
- Job training and adult education programs.
- Continued development of local education system.
- Industrial and commercial development.
- NSA Training Facility.

## ***Housing***

- Housing stock in Chattahoochee County consists of a mixture of traditional single-family stick-built homes, multi-family units and manufactured and mobile home units.
- Mobile homes coming into the housing inventory have increased tremendously; from 453 in 1990 to 658 in 2000, a 45 percent increase.
- The 2000 housing inventory consisted of 3,316 housing units.
- In 2000, Chattahoochee County's total housing stock consisted of 58% single-family units, 22% multi-family units and less than 20% are mobile home units.
- A high majority of the county's housing units are renter occupied.
- 20% of the Cusseta-Chattahoochee County home owners were cost burdened
- 20% of renters paid less than 30% of income on housing cost, 5% of renters paid 30 to 49% of gross income on housing, 2% of renters paid more than 50% of gross income on housing.

## **Issues**

- Availability of affordable and adequate housing
- Low percentage of owner occupied housing
- Increase of mobile home units in the last ten (10) years
- Presence of dilapidated and abandoned structures; aesthetically challenged real estate.
- Balancing housing cost with housing quality

## **Opportunities**

- Construction of additional affordable and adequate housing
- Diversify housing mix from predominantly single family site built and manufacture housing units to quality multi-family and single family attached (town house, condominiums)
- Create housing communities (structured neighborhoods) in comparisons to housing developments, retrofit existing housing areas
- Increase home ownership opportunities

## ***Natural and Cultural Resources***

- Development pressures will increase over the next seven (7) years as the

- population grows.
- The County should expand appropriate infrastructure to meet development needs and minimize the affects on sensitive areas.
- The County should develop educational programs to promote conservation and protection of important resources for all segments of society.
- The County should strengthen and improve existing regulations regarding development in sensitive areas.

## **Issues**

- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of community resources.
- Make sure the public has adequate access to community resources.
- Historic resource conditions are endangered and/or declining.
- Development is diminishing environmental quality and historic integrity of cultural significance resources.
- New development is occurring in inappropriate areas: environmentally sensitive areas and historic neighborhoods.
- The community has abandoned and potentially contaminated properties.
- There are pollution problems (light, noise, water, air, etc.).
- There is erosion, sedimentation and storm water runoff problems.

## **Opportunities**

- Chattahoochee County should develop more means of protecting significant resources.
- Actively educate the public, local elected officials, developers, economic developers, about resource conservation and protection.
- Improve, enhance and promote Chattahoochee County's natural and cultural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the community, such as stream banks, floodplains or steep hillsides from development.
- Encourage or require best management practices as part of the development process.
- Adopt appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).
- Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage infill development or brownfield/greyfield redevelopment.

## **Community Facilities**

- Community facilities have been adequate to meet demand over the last ten (10) years.
- U.S. 27 and 520/280 have been completed/widened
- Added middle/high school to School system
- Government Consolidated
- Improved Fiscal Stability
- Improved Solid Waste Collections System
- Improved Recreation Services

## **Issues**

- Meeting the service demands of aggressive population growth. With expected growths, the demands for public services will increase. Careful planning will be required to ensure adequate services are available over the next twenty-four (24) years.
- Anticipated failure of individual septic tanks. The majority of county residents use septic tanks and many of these tanks will fail during the planning period. The area formerly known as the City of Cusseta has many tanks failing with higher land use densities exasperating the problem.
- Stormwater Management
- The Cusseta-Chattahoochee County water system is only adequate to meet current demands with a growth in population of 2,000 to 3,000 people. Any growth beyond 3,000 people will need more wells or a surface treatment system.
- Septic and land application systems are consumptive uses of water. With future growth, there is the possibility of diminishing the supply of regional water. As a result, the development of sewer systems with surface water discharges, instead of, continued use of septic systems or land application systems maybe required.
- County buildings are operating at capacity and are in need of expansion.
- Need for cemetery space.
- Lack of local public facilities and services including Medical and Ambulance Services, after school programs and activities for older children, and critical utility infrastructure.
- Lack of knowledge of community programs, cooperation between local leaders, and small number of local volunteers.

## **Opportunities**

- The county has plans to build a sewer system
- The county should adopt a stormwater management ordinance.
- Water lines are currently in place in 95% of the county. Growth means adding customers to the existing system, which should increase water revenues.
- Growth provides an opportunity to look at various fees, (Impact fees, Subdivision Review fees or Service Tax Districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure.
- Adequate highway system.
- Existing community facilities, both public and private including Recreation Center, Recycling Center, Golf Course, Animal Shelter, and Library; the development of public and private facilities such as a proposed Health Center and dance studios.

## **Land Use**

- Agricultural use, mostly associated with timber production dominates existing land use.
- Single-family detached housing is the predominant residential use.
- Manufactured housing is the second most frequently used residential use.
- Commercial uses are predominantly downtown and along State Routes.
- Land area is limited



## **Issues**

- Excessive number of dilapidated structures both site built and mobile homes
- Determine if any brownfields exists; connect developers to the federal and state incentives for cleaning up brownfields sites.
- Aid to struggling areas while creating opportunities for reinvestment and redevelopment in deteriorating areas.
- Encroachment of non-compatible land use on Fort Benning
- Land use mix is heavily favored towards agricultural use and residential use need to diversify land use base.
- Availability of Taxable land

## **Opportunities**

- Reserve land for industrial and commercial growth. Include adequate space for the growth of employment-related uses, within the Future Land Use Plan/ Development Maps.
- Work with developer to preserve open space around the county
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district
- Protect natural resources within developments. Promote the use of the conservation subdivision ordinance. Adopt a stream buffer ordinance and create an incentive to create greenway connections.
- Blank Canvas, can create a very desirable development pattern

## ***Intergovernmental***

- Chattahoochee County and Cusseta consolidated in 2003 thus eliminating any intergovernmental issues or opportunities. Issues and opportunities do exist between neighboring jurisdictions (Muscogee, Marion, Talbot and Stewart).
- Regional Transportation Planning. Ensure that proper coordination and execution of much needed transportation improvements. County officials must be actively involved in transportation planning activities with the Columbus MPO and the Georgia Department of Transportation.
- Update Service Delivery Strategy. Maintain open communication and dialogue with the neighboring counties and cities throughout the planning process.
- Regional Environmental Planning: Work with Muscogee, Marion, Talbot and Stewart Counties as well as other counties in the region to protect the regions significant ground water recharge area.

## **Issues**

- Working relationship with the city of Columbus is strained.
- Important to keep line of communication open with Fort Benning.
- Coordinate closely with neighboring counties and cities in meeting the state and federal stormwater management requirements.
- Actively participate in regional transportation planning efforts.

## **Opportunities**

- With projected growth for area counties and cities, an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.

## **Transportation**

- With U.S. 27, SR 520/280 Chattahoochee County is the gateway to Southwest Georgia
- Expansion of U.S. 27 and 520/280 completed
- Adopted Road Standards

## **Issues**

- Increasing development off of dirt roads. Who pays for paving costs?
- Maintaining existing paved county roads and dirt roads
- Controlling development off US 27, SR 520/280, and State Route 26
- Widening SR 26
- Potential By-Pass Route

## **Opportunities**

- Columbus (Public Transportation) Metra Service to Cusseta-Chattahoochee County
- Interstate 14
- Explore possibility of joining four-county Transit Facility Initiative

# Short Term Work Program

## Cusseta-Chattahoochee County Comprehensive Plan-Implementation Program

### Short Term Work Program-Update 2008-2013

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Community Facilities</b>				
Establish a surface water system including public sewer	2008-2010	County	\$10 Million	CDBG, USDA, GEFA, Developers
Write and implement Pre-Disaster Mitigation Plan.	2008-2009	County	\$15,000	County, FEMA, Homeland Security
Establish new well systems	2008-2010	County	\$1-2 Million	USDA, FEFA
Repair existing sidewalks/add new sidewalks	2008-2013	County	\$100,000	County
Encourage privately owned cemetery area	2013	County	\$150,000	County/Private
Construct a new middle school.	2013	County, School Board	\$10 Million	County, Federal Gov't, State of Georgia
The county needs to adopt a Storm Water Ordinance.	2008	County	\$1,000	County
Establish local ambulance service	2010	County	\$1 Million	County, FEMA, Homeland Security
Conduct study for medical facility expansion.	2008-2013	County	\$2,000	County, Chamber of Commerce, Valley Partnership
Establish After School programs	2008-2013	County	\$25,000	County, School System, DFACS, New Horizons
Enhance communications between local leaders and citizens	2008-2013	County	\$1,000	County, School Board, Chamber of Commerce
Repair sidewalks on Broad Street	2008-2009	County	\$7,500	LDF, County
Install sidewalk between City Park and school	2008	County	\$10,000	LDF, County
Establish an Emergency Medical Service	2008-2009	County Commission	\$100,000	County, DCA

Extend and pave Industrial Park Road to Broad Street (approximately 1/2 mile)	2008	County Commission	\$100,000	County, DOT
Continue to upgrade firetrucks and purchase new fire truck	2008-2010	County Commission	\$175,000	County, FEMA
Upgrade Public Works' heavy equipment	2008-2009	County Commission	\$50,000	County
Pave Manta Road (3 miles)	2008	County Commission	\$650,000	County, DOT
Rehabilitate Fire Station #2	2009	County Commission	\$20,000	County
Develop an incentive program for volunteer fire fighters	2008-2010	County Commission, Volunteer Fire Dept.	Unknown	County
Continue to implement a clean-up program for the county	2008-2011	County/ Citizens	\$500 per year	County/ Citizens
Continue to implement the recycling program	2008-2011	County Commission	\$10,000	County, SPLOST, Grants
Research the feasibility of installing an above-ground water system/reservoir	2008	County Commission	\$5,000	County
Replace inadequate waterlines throughout county	2008-2012	County Commission	\$2 million	CDBG, GEFA, Local Revenues
Make drainage and street improvements	2008-2011	County Commission	\$300,000	CDBG, LDF
<b>Economic Development</b>				
Renovate the Town Center and Broad Street	2012	County, Chamber of Commerce	\$1 Million	GDOT, (TE), County, SPLOST
Establish a business recruitment and Retention Program.	2008	County	\$5,000	County, Chamber of Commerce, Valley Partnership, IDA
Develop surveys to assess the current business climate.	2009	County	\$5,000	County, GDED
Increase local job opportunities	2008-2010	County, Chamber of Commerce, Valley Partnership	\$5,000	County, GDED, Valley Partnership

Develop a Quality Workforce	2008-2013	Schools, County, Business Employers	\$1,000	County
Remain active in the Valley Partnership	2008-2013	County	\$3,000	County
<b>Housing</b>				
Increase home ownership.	2008-2013	County	\$3,000	HUD, DCA(CHIP), County
Maintain an affordable and adequate housing stock.	2008-2013	County	\$5,000	HUD, DCA (CHIP, CDBG)
Remove/rehabilitate cleanup dilapidated structures and property.	2008-2013	County	\$2,000	County, State (CDBG), Federal Gov't.
Diversify Housing Mix	2008-2013	County	\$1,000	County
Retrofit existing subdivisions	2013	County	\$100,000	County, HUD, DCA
Upgrade housing in the city	2008-2009	County	\$300,000	CDBG
Increase Housing in the old city limits	2008-2009	County Commission	\$300,000	CDBG
Continue the code enforcement program	2008-2011	County Commission	\$20,000 per year	County
<b>Land Use</b>				
Conduct a Brownfield Survey.	2012	County, Lower Chattahoochee Regional Development Center	\$4,000	County, EDD
Diversify land use mix, maximize commercial industrial opportunities.	2008-2013	County	N/A	County
Improve properties that need improvement	2008-2013	County	\$5,000	County, DCA, HUD
Maintain and expand upon tax base.	2008-2013	County	N/A	County
Work with developers to preserve open space, natural and cultural resources in the county.	2013	County	N/A	County
Develop conservation subdivision regulations and traditional neighborhood techniques.	2008	County	\$1,000	County

Adopt a Stream Buffer Ordinance	2008	County	\$1,000	County
Develop regulations that control development off US 27, SR 520/280 and SR 26.	2008-2013	County	\$5,000	County
Adopt ordinance to buffer along County Roads and timber tracks as well as along Fort Benning boundary.	2009	County	\$1,500	County
Continue the code enforcement program	2008-2013	County Commission	\$20,000 per year	County
Develop a sign ordinance	2008	County Planning Commission, RDC	\$10,000	County
Update the Comprehensive Plan	2013	County, Planning Commission County	\$30,000	County
Develop lighting guidelines for businesses developing next to Fort Benning.	2009	County, Planning Commission	\$2,000	County
<b>Natural and Historic Resources</b>				
Work with school system and Garden Club to develop education/programs that promote conservation and the protection of important resources.	2008-2012	County	\$1,000	County, DNR
Strengthen and improve existing regulations regarding development in sensitive areas.	2008	County	\$1,000	County
Make development entities aware of community resources.	2008	County	\$1,000	County
Develop a management plan for significant community resources.	2009	County	\$2,500	County
Adopt appropriate site design guidelines for developing on sensitive areas	2008	County	\$1,000	County
Develop programs that encourage infill development	2008-2013	County	\$5,000	County, State grants
Establish local walking trails	2013	County, DOT	\$5,000	County, State grants

Protect and preserve Historic structures.	2008-2013	County, Chatt. County, Historic Preservation Society	\$5,000	HPD, Historic Chatt. Commission
Continue to support efforts to preserve the historic jail	2008, 2009, 2010	County Historical Society	\$50,000	County Historical Society, DCA, LDF, Heritage 2000
Work with the region on implementing the Regional Strategy related to TMDL/Water Quality issues	2008-2013	County	\$500 per year	DNR, RDC
Assist with the restoration of the interior of the county jail	2008-2010	County commission, Historic Society	\$50,000	County, Historic Society, DCA, LDF, Heritage 2000
<b>Transportation</b>				
Continue to implement existing priority list for paving existing dirt roads.	2008	County	\$500	County
Work with DOT to widen SR26	2008-2013	County	Unknown	GDOT, County
Look at potential for a by-pass route from US 27 to SR 26.	2013	County	\$5,000	County, DOT
Establish METRA service to Chattahoochee County and four County Rural transit	2013	County, Muscogee County	Unknown	DOT, County, Muscogee County
Stay informed on the development of I-14	2008-2013	County	Unknown	GDOT
<b>Intergovernmental</b>				
Maintain relationship with the City of Columbus.	2008-2013	County	Unknown	N/A
Maintain relations with Fort Benning. Keep lines of communication open.	2008-2013	County	Unknown	N/A
Continue to participate with Columbus MPO and other regional transportation efforts	2008-2013	County	Unknown	N/A
Coordinate with other governments in meeting State and Federal Storm Water Regulations.	2008-2013	County	Unknown	N/A

# Report of Accomplishments for Cusseta-Chattahoochee County

## CUSSETA CITY: SHORT TERM WORK PROGRAM UPDATE REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES					
ACTIVITY	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE	STATUS
Pave City Hall Parking Lot	2003	City	\$10,000	City, Governor's Discretionary Fund	Not Done- Bld. Vacated Employees moved
Finish updating interior furnishings at City Hall	2002, 2003	City	\$1,500	City	Completed
Purchase a new garbage truck	2003	City	\$70,000	City, Governor's Discretionary Fund	Completed
Make drainage and street improvements	2003, 2004, 2005, 2006	City	\$500,000	CDBG, LDF, City	Incomplete- No Funds
Establish a separate police facility (building is already available)	2003	City	\$15,000	City	Project Cancelled
Develop policies to ensure city revenue funds (water bills and property tax) are collected in a timely manner	2002, 2003	City	No Cash Cost	City	Completed
Repair sidewalks on Broad Street	2003, 2004	City	\$7,500	LDF	Incomplete
Install sidewalk along Old Louvale Road	2003, 2004	City	\$10,000	LDF, City	Cancelled- No Funds
Install sidewalk between City Park and school	2008	City	\$10,000	LDF, City	Partially Complete
Conduct a survey of the city to determine additional areas where 2003 sidewalks are needed	2003	City	\$2,000	City	Cancelled- No Funds



<b>HOUSING</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Upgrade housing in the city	2003, 2004	City	\$300,000	CDBG	Incomplete- No Funds
Adopt a Zoning Ordinance	2003	City	\$10,000	City, RDC, DCA	Completed
Update the Comprehensive Plan	2007	City, County, RDC	\$30,000	City, County, DCA	In Progress
<b>Natural and Historic Resources</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Continue to pursue National Register listings	2002, 2003, 2004, 2005, 2006	County Historical Society	No Cost for City	County Historical Society	Completed
Continue to support efforts to preserve the historic jail	2002, 2003, 2004	County Historical Society	\$50,000	County Historical Society, DCA, LDF, Heritage 2000	Partially Complete
Work with the region on implementing the Regional Strategy related to TMDL/Water Quality issues	2002, 2003, 2004	City	\$500 per year	City, DNR, RDC	In Progress
<b>OTHER CONSIDERATION</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Develop an Employee Safety and Procedures Manual	2003	City	\$5,000	City	Completed
<b>GENERAL PLANNING</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Create a city planning commission	2003	City	\$1,000	City	Completed
Explore the possibility of using the County Building Inspector for inspections	2003	City	\$2,000	City, Building Permit Fees	Completed
Support the feasibility study being done to consolidate city/county governments	2002, 2003	City, County	\$10,000	City & County	Completed
Develop and implement a City Beautification Plan	2002, 2003, 2004, 2005, 2006	City	\$2,000 per year	City	Completed

## CHATTAHOOCHEE COUNTY: SHORT TERM WORK PROGRAM UPDATE

<b>COMMUNITY FACILITIES</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Establish an Emergency Medical Service	2004	County Commission	\$100,000	County, DCA	Not done, No funds
Build and operate a recreation facility	2002, 2003, 2004, 2005, 2006	County Commission	\$900,000 to build	County, DCA, CDBG, SPLOST	Complete
Acquire, operate, and make improvements to Riverbend Park	2002, 2003, 2004, 2005, 2006	County Commission	\$10,000 per year	County, DCA, LDF, DNR, SPLOST	Complete
Extend and pave Industrial Park Road to Broad Street (approximately 1/2 mile)	2003	County Commission	\$100,000	County, DOT	In Progress
Continue to upgrade firetrucks and purchase new fire truck	2003	County Commission	\$175,000	County, FEMA	Not done, No funds
Increase office space for county government offices	2003, 2004	County Commission	\$325,000	County	Complete
Upgrade Public Works' heavy equipment	2003, 2004, 2005	County Commission	\$50,000	County	Partially Complete
Purchase two cruisers for the Sheriff's Department	2002, 2003	County Commission	\$50,000	County	Complete
Pave Manta Road (3 miles)	2003	County Commission	\$650,000	County, DOT	In Progress
Rehabilitate Fire Station #2	2003	County Commission	\$20,000	County	Not done, No funds
Develop an incentive program for volunteer fire fighters	2003, 2004, 2005, 2006	County Commission, Volunteer Fire Dept.	Unknown	County	Partially Complete
Study Feasibility of constructing a sewage system	2003	County Commission	\$30,000	County, DCA, LDF	Complete

Study feasibility of Regional Joint Use of Lawson Army Airfield	2004	Chattahoochee County, surrounding local governments, Dept. of Army	\$50,000	County, DOT, surrounding local governments, Dept. of the Army	Plans abandoned due to Homeland Security
Construct a county high school	2005	Board of Education	\$6,000,000	SPLOST	Complete
Continue to implement a clean-up program for the county	2002, 2003, 2004, 2005, 2006	County/ Citizens	\$500 per year	County/ Citizens	Complete
Continue to implement the recycling program	2002, 2003, 2004, 2005, 2006	County Commission	\$10,000	County, SPLOST, Grants	complete
Increase the use of the Neighborhood Service Center	2002, 2003, 2004, 2005, 2006	County, Area Agency on Aging	\$15,000	County, AAA, Enrichment Services Program	Complete
Adopt Personnel Policies/Procedures Manual	2003	County Commission	\$2,500	County	Complete
Research the feasibility of installing an above-ground water system/reservoir	2003	County Commission	\$5,000	County	Not done, no funds
<b>HOUSING</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
<b>HOUSING</b>					
Remain active in the Valley partnership		County Commission	\$3,000	County	Complete
Continue to support efforts to market the county as a quality residential community	2002, 2003, 2004, 2005, 2006	County Commission	\$500	County	Complete
<b>LAND USE</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Continue the code enforcement program	2002-2006	Co. Commission	\$20,000 per year	County	In Progress
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Review current zoning districts to determine if additional zoning districts are needed	2002	County Planning Commission	None	County/RDC	Complete

Develop a sign ordinance	2005	County Planning Commission, RDC	\$10,000	County	Underway/Ongoing
Update the Comprehensive Plan	2007	County Planning Commission, RDC	\$30,000	County, DCA	Complete
<b>NATURAL AND HISTORIC RESOURCES</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Assist with the restoration of the interior of the county jail	200,220,032,004	County commission, Historic Society	\$50,000	County, Historic Society, DCA, LDF, Heritage 2000	Partially Complete
Work with the region on implementing the Regional Strategy related to TMDL/Water Quality issues	2002, 2003, 2004, 2005, 2006	County Commission	\$500 per year	County, DNR, RDC	On-Going
<b>OTHER CONSIDERATIONS</b>					
<b>ACTIVITY</b>	<b>YEARS</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>	<b>STATUS</b>
Support effort to consolidate county/city government	2002	County Commission, City Council	\$10,000	County, City	Complete

## **Implementation Policies**

Cusseta-Chattahoochee County established and adopted the following policies to provide ongoing guidance and direction for its local officials. The following policies provide a basis for which decisions are to be made for the implementation of the Comprehensive Plan, the Community Vision and to appropriately address the Community Issues and Opportunities.

### ***Housing***

- Eliminate substandard housing conditions in the county.
  - Offer appropriate community support and encouragement as well as direct and indirect actions of free market activities such as development spurred by population growth.
  - Support continued improvements of existing housing conditions through available public and private means.
  - Seek available funding such as housing improvement grants.
  - Conserve existing housing stock, as much as is reasonably possible, through rehabilitation.
  - Make the necessary improvements and repairs to substandard housing units that are within repair.
  - Support enforcement of existing building codes and nuisance ordinances.
  - Promote the removal of deteriorating unoccupied structures that are potential fire and health hazards as well as housing for illegal activities.
  - Support the enforcement of an ordinance that will require owners of deteriorating unoccupied structures to demolish or remove the structure or be fined an amount sufficient enough to cover the cost for the county to demolish or remove the structure.
- Ensure affordable appropriate housing opportunities.
  - Encourage mixed-use developments in appropriately defined areas.
  - Improve and expand the existing housing stock for all income levels.
  - Promote fair housing practices.
- Increase home ownership throughout county.
  - Increase opportunities for low-to-moderate income families to become homeowners.
  - Promote affordable housing.
  - Encourage a compatible mixture of housing types and costs in each neighborhood.
- Develop housing where adequate infrastructure already exists; or can be economically provided.

### ***Economic Development***

- Steer economic development that will aid Cusseta-Chattahoochee County in becoming more self-sufficient to include offering all needed and desired services locally as well as increased local job opportunities.
  - Recruit a diversity of businesses to provide a broad economic base.
  - Promote an adequate, efficient and appropriate mix of commercial and service providers in the Town Center and other appropriately define areas.

- Consider costs as well as benefits in making decisions on proposed economic development projects.
- Consider the employment needs, skill levels and qualifications of our existing population in making decisions on proposed economic development projects.
- Support economic development that is compatible with existing businesses and the tourist industry.
- Support programs for retention, expansion and creation of businesses that stimulate the community's economy and are an appropriate fit to the county and maintain the county's character.
  - Encourage citizens to shop locally.
    - Ensure convenient business hours to best accommodate local citizens.
    - Encourage merchants to sell items of necessity and those which are bought most frequently.
    - Encourage merchants to sell items that are unique to Cusseta-Chattahoochee County and/or the State of Georgia.
- Consider impacts on infrastructure and natural resources in decision making on economic development projects.
  - Encourage reinvestment to declining, existing neighbors, vacant or underutilized sites or buildings in preference to new economic development projects in previously undeveloped areas in the community.
  - Encourage the rehabilitation of storefronts in the Town Center.

### ***Intergovernmental Coordination***

- Seek opportunities to share services and facilities with the surrounding jurisdictions when mutually beneficial.
  - Work collaboratively with nearby jurisdictions on developing solutions for shared regional issues such as public transportation and medical services.
- Engage in cooperative planning with surrounding governments, county and city.
  - Consult with surrounding jurisdictions or public entities when making decisions that are likely to have an impact on them.
  - Offer input to other public entities in our area when they are considering a decision that is likely to have an impact on our community or our plans for future development.
- Continue to engage in cooperative planning between the local government and local school board.
  - Encourage use of schools as community facilities.
  - Encourage school location decisions that support the community's overall growth and development plans.
  - Encourage and support the activities of the Cusseta-Chattahoochee County School Board to educate the children and adults of the county.
  - Encourage and support literacy and adult education programs as well as job training.
  - Work cooperatively with Chattahoochee County High and social service providers to reduce high school drop out rate.

### ***Natural and Cultural Resources***

- The protection and conservation of county resources is vital in the decision-making process for future growth and development.

- Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or historic areas, archaeological or cultural resources from encroachment.
- Consider the potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Steer new development away from sensitive natural resource areas through careful planning of infrastructure networks.
- Ensure that conditions for the protection of natural and historic resources are included in the county's zoning ordinance.
- Protect sensitive plant and animal habitats, scenic views and site, significant historic and archaeological resources through the enactment of appropriate county ordinances and resolutions.
- Promote respectful and responsible usage of natural and historic resources.

### ***Community Facilities and Services***

- Encourage the development and expansion of educational and recreational opportunities for all citizens.
  - Encourage school location decisions that support the community's overall growth and development plans.
  - Support Adult Education program in the county.
  - Encourage and support the expansion of services such as the local library.
  - Encourage and support the activities of the Chattahoochee County School Board to educate the children of the county.
- Encourage development where adequate infrastructure already exists or can be economically provided.
  - Encourage development on sites with existing water and sewer.
  - Encourage water and sewer system extensions that support or encourage new development in areas appropriate for such activities by reason of policy and public health and safety as well as welfare of residents and employees.
  - Encourage revitalization of vacant or under-utilized buildings.
  - Encourage the rehabilitation of storefronts in the Town Center.
- Encourage development and expansion of public facilities, service and commercial to stimulate the local economy.
  - Plan for and develop shopping center, banks, pharmacy, and hotels/motels.
- Ensure that an adequate and appropriate level of essential public and private community services and facilities be provided in support of Cusseta-Chattahoochee County residents, commerce and industry.
  - Develop and maintain water and sewer system maintenance programs to increase efficiency and operational longevity.

### ***Land Use***

- Ensure that all County decisions on new development will contribute to, not take away from, the community's character and sense of place.
  - Discourage incompatible land uses to adjacent and nearby property.
  - Encourage safe, efficient and aesthetically pleasing developments.
- Encourage development that is considerate of historic areas, sense of place, and the overall setting of our community.
  - Encourage and promote road and facility designs that compliment rather than dominate topography and other site conditions.

- Preserve and maintain agricultural and sensitive areas.
  - Prohibit the location of solid waste handling facilities and the disposal of hazardous waste within the county.
  - Promote a balanced and efficient use of land that is appropriate with the resource base and the health, safety and welfare of the county's residents.
  - Require construction practices that are designed to minimize soil erosion and sedimentation.

## ***Transportation***

- Develop new and improve existing roadways to ensure appropriate design.
  - Encourage use of context sensitive design considerations, and enhance our community's aesthetics while minimizing the environmental impact.
- Develop new and improve existing roadways to ensure that design accommodates multiple functions, including pedestrian facilities, parking, bicycle routes, and public transit (where applicable).
  - Support and encourage the addition of bicycle lanes as streets are repaved and when it is economically feasible.
- Support the creation of a community-wide trail and/or pedestrian/ bike path network.
  - Provide for safe, efficient movement of citizens throughout Cusseta-Chattahoochee County.
  - Create bike paths and walking trails between public facilities such as the recreation center, the high school and the town center.
- Maintain minimal conflicts between local and through traffic.
  - Employ traffic calming measures along major highways.
  - Ensure that excessive vehicular traffic will not harm the peace nature of our community and residential areas.
  - Provide for timely maintenance, repairs and improvements of streets and highways.