Talbot County Comp Plan 2015

GENEVA • JUNCTION CITY • TALBOTTON • WOODLAND

COMMUNITY: _____

POPULATION

2010 Needs:

- ☐ Providing and maintaining infrastructure for changing population (water, sewer, schools, transportation, etc.).
- ☐ Paying for growth.
- ☐ Maintaining an adequate tax base.

2010 Opportunities:

- ☐ Diversifying the population.
- ☐ Expanding tax base from new residential, commercial and industrial growth.
- ☐ Expanding local job opportunities.
- ☐ Expanding community investment.

ECONOMIC DEVELOPMENT

2010 Needs:

- ☐ Means of tracking growth or reduction in businesses and proposed changes in businesses.
- ☐ Uneven levels of development need of redevelopment (Downtown/ Surrounding Neighborhoods).
- ☐ Lack of local incentives to attract industry.
- ☐ Growth limited due to infrastructure in the cities (water, sewer, natural gas); no public sewer is available in the unincorporated areas of the county.
- ☐ Transportation for job opportunities.
- ☐ Diversify job base.
- ☐ No citizen-education program to allow interested parties to learn about the economic development process.

2010 Opportunities:

- ☐ Implementation of a Business Recruitment and Retention Program and entrepreneur support program.
- ☐ 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.
- ☐ Adequate water facilities in Talbot County for commercial, industrial and residential growth.
- ☐ Increase of local job opportunities which will require less access to transportation.
- ☐ Implementation of a rural public transit system.
- ☐ Work with educational institutions' on job training and adult education programs.
- ☐ Continued development of local education system.

HOUSING

2010 Needs:

- ☐ Availability of affordable and adequate housing.
- ☐ Increase of mobile home units in the last twenty (20) years.
- ☐ Presence of dilapidated and abandoned structures; aesthetically challenged real estate.
- ☐ Balancing housing cost with housing quality.

2010 Opportunities:

- ☐ Continued construction of additional, affordable, and adequate housing.
- ☐ Diversify housing mix from predominantly single-family, site built and manufactured housing units to quality multi-family and single-family attached (town house, condominiums).
- ☐ Create housing communities rather than housing developments, while retrofitting existing housing areas.
- ☐ Increase home ownership opportunities.
- ☐ Accessory units like garage apartments or mother-in-law units are allowed under existing regulations.
- ☐ Create ordinances that have options available for loft living, downtown living and neo-traditional development.

INTERGOVERNMENTAL

2010 Needs:

- ☐ Important to keep line of communication open with Harris, Marion, Chattahoochee, Muscogee, and Taylor Counties.
- ☐ Coordinate closely with neighboring counties and cities in meeting the State and Federal storm water management requirements.
- ☐ Actively participate in regional transportation planning efforts.

2010 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.
- ☐ The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan full update process.

NATURAL AND CULTURAL RESOURCES

2010 Needs:

- ☐ No Greenspace Plan/not actively working to preserve greenspace.
- ☐ 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 regulatory guidelines concerning natural and cultural community resources.
- ☐ Historic resource conditions are endangered and/or declining.
- ☐ The community has one potentially contaminated brownfield/greyfield properties.
- ☐ There are potential water pollution problems.
- ☐ There are erosion, sedimentation, and stormwater runoff problems.
- ☐ No plan to protect designated farm land (Talbot County).
- ☐ Consider developing a conservation Subdivision ordinance or cluster development ordinance for use in the county and municipalities.
- ☐ No Historic Preservation Commission or Historic Preservation Ordinance.

2010 Opportunities:

- ☐ Actively educate the public, local elected officials, developers, and economic developers about resource conservation and protection.
- ☐ Improve, enhance, and promote Talbot 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.
- ☐ Continue to enforce best management practices as part of the development process.
- ☐ Adopt appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).
- ☐ Develop a local bike/pedestrian plan to compliment the Regional Bike Plan. Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- ☐ Develop programs that encourage brownfield/greyfield redevelopment.
- ☐ Adopt and enforce a tree preservation/planting ordinance and tree replanting.
- ☐ No organized tree planting campaign in public areas that make walking more comfortable in summer.

COMMUNITY FACILITIES

2010 Needs:

- ☐ Careful planning will be required to ensure adequate services are available to Talbot County and its jurisdictions.
- ☐ 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.
- ☐ Storm water management.
- ☐ 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 may be required (Talbot County).
- ☐ A few County buildings are operating at capacity and are in need of expansion.
- ☐ 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.
- ☐ No street tree ordinance that requires new development to plant shade-bearing trees appropriate to area climate.
- ☐ No sidewalk ordinance that requires all new development to provide user friendly sidewalks.

2010 Opportunities:

- ☐ The County and Cities need to review and update/maintain their current water system, as needed.
- ☐ 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.
- ☐ Existing community facilities, both public and private, provide a good foundation for existing and future populations in the area.

TRANSPORTATION

2010 Needs:

- ☐ The increased maintenance cost associated with development along dirt roads.
- ☐ Maintaining existing paved county roads and dirt roads.
- ☐ No sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.

2010 Opportunities:

- ☐ Regional Transportation Facility to serve Harris, Muscogee, Chattahoochee, Marion, and Taylor County.

LAND USE

2010 Needs:

- ☐ No ordinance to regulate aesthetics of development in highly visible areas.
- ☐ Excessive number of dilapidated structures both site built and mobile homes
- ☐ Determine if any brownfields exist and connect developers to the federal and state incentives for cleaning up brownfield sites.
- ☐ Aid to deteriorating areas in an effort to create opportunities for reinvestment and redevelopment in deteriorating areas.
- ☐ Land use mix is heavily favored towards agricultural use and residential use. There is a need to diversify land use base.
- ☐ Identify and promote infill development opportunities.

2010 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 developers, land owners, and conservation groups to preserve open space around the county and in the cities.
- ☐ Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district.
- ☐ Develop a guidebook that illustrates the type of new development we want in our community.
- ☐ Protect natural resources within developments. Promote the use of the conservation/cluster subdivision development. Adopt a stream buffer ordinance and create an incentive to create greenway connections. Consider adopting a Slope Protection Ordinance.
- ☐ The County is a blank canvas, which can allow for very desirable development pattern.