



Haralson County Joint Comprehensive Plan 2017-2027

Including the Cities of Bremen, Buchanan, Tallapoosa, and
Waco

Prepared by: The Northwest Georgia
Regional Commission

Haralson County

Joint Comprehensive Plan 2017-2026

Joint Comprehensive Plan Ten Year Update for Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco

Northwest Georgia Regional Commission

503 West Waugh Street, Dalton, Georgia 30720

February, 2017

Adopted:

Haralson County: February 15, 2017

City of Bremen: February 20, 2017

City of Buchanan: February 21, 2017

City of Tallapoosa: February 13, 2017

City of Waco: February 13, 2017

TABLE OF CONTENTS

ADOPTION RESOLUTIONS.....	i
ACKNOWLEDGEMENTS.....	ii
INTRODUCTION.....	1
COMMUNITY GOALS.....	4
NEEDS AND OPPORTUNITIES.....	8
ECONOMIC DEVELOPMENT.....	12
LAND USE: MAPPING THE FUTURE.....	22
FUTURE DEVELOPMENT MAPS.....	24
Character Area Desriptions.....	30
FUTURE LAND USE DESCRIPTIONS.....	53
REPORT OF ACCOMPLISHMENTS.....	56
Haralson County.....	57
City of Bremen.....	61
City of Buchanan.....	67
City of Tallapoosa.....	70
City of Waco.....	77
COMMUNITY WORK PROGRAMS.....	79
Haralson County.....	79
City of Bremen.....	83
City of Buchanan.....	93
City of Tallapoosa.....	96
City of Waco.....	105
APPENDIX A: COMMUNITY SURVEY RESULTS.....	107
APENDIX B: Legal Notices.....	117

LIST OF FIGURES

FIGURE 1: HISTORIC LITTLE CREEK, ONE ROOM, SCHOOL HOUSE.....	2
FIGURE 2: HELTON HOWLAND PARK IN TALLAPOOSA	3
FIGURE 3: RAILWAY IN HISTORIC DOWNTOWN BREMEN	3
FIGURE 4: CATTLE FARM IN UNINCORPORATED HARALSON COUNTY.....	4
FIGURE 5: HARALSON COUNTY FIRE STATION 1	4
FIGURE 6: WATER TOWER IN BREMEN.....	5
FIGURE 7: WARREN P. SEWELL LIBRARY IN BREMEN	5
FIGURE 8: HISTORIC COURTHOUSE IN BUCHANAN	6
FIGURE 9: VACANT STOREFRONTS IN DOWNTOWN BUCHANAN	6
FIGURE 10: VETERAN'S PARK IN TALLAPOOSA	7
FIGURE 11: CITY PARK IN WACO	7
FIGURE 12: ILLUSTRATION OF SWOT ANALYSIS HANDOUT	8
FIGURE 13: SEWELL MANUFACTURING IN BREMEN	12
FIGURE 14: LARGE BIGHTED STRUCTURE IN DOWNTOWN WACO	13
FIGURE 15: HUBBARD CO. IN BREMEN (CLOSED 2009)	13
FIGURE 16: THE ANNUAL NEW YEAR'S POSSUM DROP IN TALLAPOOSA ATTRACTS VISITORS FROM ACROSS THE REGION.....	16
FIGURE 17: VACANT STOREFRONTS IN DOWNTOWN BREMEN	17
FIGURE 18: STATE OF THE ART TECHNOLOGY AND SKILLED WORKFORCE INSIDE HONDA PRECISION PARTS	18
FIGURE 19: WATER TOWER IN DOWNTOWN WACO.....	19
FIGURE 20: HARALSON COUNTY'S ABUNDANCE OF INDUSTRIAL REAL ESTATE ALSO OFFERS RAILWAY ACCESS IN SEVERAL AREAS....	19
FIGURE 21: THOUSANDS ATTEND THE ANNUAL FRIED PIE FEST ON THE SQUARE IN DOWNTOWN BUCHANAN IN 2016	21
FIGURE 22: SEWELL MANUFACTURING IN BREMEN	22
FIGURE 23: DUB DENMAN CANOE TRAIL MAP.....	22
FIGURE 24: DOWNTOWN TALLAPOOSA	23
FIGURE 25: HISTORIC MARKER IN TALLAPOOSA.....	23
FIGURE 26: HISTORIC RESIDENCE ON BOWDEN STREET.....	53
FIGURE 27: SHOPPING CENTER ALONG HIGHWAY 78 AND DEWEY STREET	53
FIGURE 28: HONDA PRECISION PARTS ON DR. KING ROAD.....	53
FIGURE 29: PUBLIC LIBRARY ON BOWDEN STREET	54
FIGURE 30: CITY WATER TOWER IN TALLAPOOSA.....	54
FIGURE 31: HELTON HOWLAND MILITARY PARK ON HWY. 78.....	54
FIGURE 32: SHOPPING CENTER ON HIGHWAY 78 AND DEWEY STREET	55
FIGURE 33: HISTORIC RESIDENCE ON BOWDEN STREET.....	55
FIGURE 34: HONDA PRECISION PARTS ON DR. KING ROAD	55
FIGURE 35: BREMEN PUBLIC WORKS ENTRANCE	56

ADOPTION RESOLUTIONS

Adoption Resolutions for Haralson County, City of Bremen, City of Buchanan, City of Tallapoosa, and the City of Waco can be found respectively on the following pages.



Haralson County
Board of Commissioners

H. Allen Poole
Chairman/C.E.O.

**A RESOLUTION
TO ADOPT THE**

**Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen,
Buchanan, Tallapoosa, and Waco**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the **Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco** is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Thursday, December 29, 2016 at 10:00 am at the Haralson County Commissioners' Office (Commission Meeting Room) at 155 Van Wert Street, Buchanan, GA 30113;

Now Therefore Be It Resolved, that the Board of Commissioners of Haralson County hereby officially adopts the **Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco**.

Resolved, this 15th day of February, 2017.

BY:

H. Allen Poole
Chairman and CEO
Haralson County Board of Commissioners

ATTEST:

Alison Palmer
County Clerk
Haralson County Board of Commissioners

**A RESOLUTION
TO ADOPT THE**

**Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen,
Buchanan, Tallapoosa, and Waco**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the **Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco** is now complete; and


Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Thursday, December 29, 2016 at 10:00 am at the Haralson County Commissioners' Office (Commission Meeting Room) at 155 Van Wert Street, Buchanan, GA 30113;

Now Therefore Be It Resolved, that the City Council of Bremen, Georgia hereby officially adopts the **Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco**.

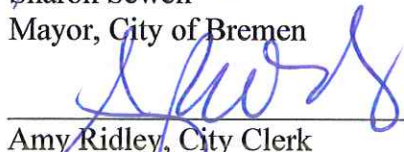
Resolved, this 20th day of February, 2017.

BY:



Sharon Sewell
Mayor, City of Bremen

ATTEST:



Amy Ridley, City Clerk
City of Bremen

City of Buchanan

POST OFFICE BOX 6
BUCHANAN, GEORGIA 30113
TELEPHONE (770) 646-3081 • FAX (770) 646-7748

Johnny Pope, Mayor
Stanley Freeland, Mayor Pro Tem
Betty Harvell, City Clerk

Council Members
Patty Hutcheson
Greg Lane
A.J. Scott

A RESOLUTION TO ADOPT THE

Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco

Whereas, the Georgia planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco is now complete; and

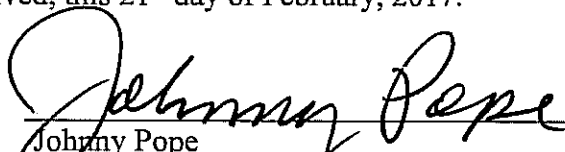
Whereas, such Joint Comprehensive Plan Update is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Thursday, December 29, 2016 at 10:00 am at the Haralson County Commissioners' Office (Commission Meeting Room) at 155 Van Wert Street, Buchanan, GA 30113;

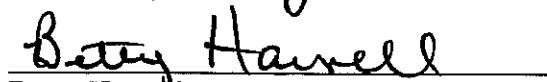
Now Therefore Be It Resolved, that the City Council of Buchanan, Georgia hereby officially adopts the Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco.

Resolved, this 21st day of February, 2017.

BY:


Johnny Pope
Mayor, City of Buchanan

ATTEST:


Betty Harvell
City Clerk, City of Buchanan

**A RESOLUTION
TO ADOPT THE**

**Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen,
Buchanan, Tallapoosa, and Waco**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the **Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco** is now complete; and


Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Thursday, December 29, 2016 at 10:00 am at the Haralson County Commissioners' Office (Commission Meeting Room) at 155 Van Wert Street, Buchanan, GA 30113;

Now Therefore Be It Resolved, that the City Council of Tallapoosa, Georgia hereby officially adopts the **Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco**.

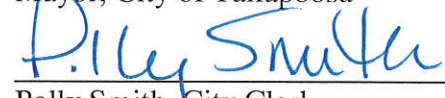
Resolved, this 13th day of February, 2017.

BY:



Pete Bridges
Mayor, City of Tallapoosa

ATTEST:



Polly Smith, City Clerk
City of Tallapoosa

**A RESOLUTION
TO ADOPT THE**

**Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen,
Buchanan, Tallapoosa, and Waco**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the **Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco** is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Thursday, December 29, 2016 at 10:00 am at the Haralson County Commissioners' Office (Commission Meeting Room) at 155 Van Wert Street, Buchanan, GA 30113;

Now Therefore Be It Resolved, that the City Council of Waco, Georgia hereby officially adopts the **Haralson County Joint Comprehensive Plan 2017-2027 Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco**.

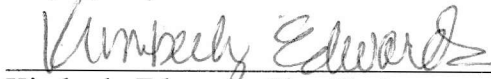
Resolved, this 13th day of February, 2017.

BY:



Travis Prichard
Mayor, City of Waco

ATTEST:



Kimberly Edwards, City Clerk
City of Waco

ACKNOWLEDGEMENTS

HARALSON COUNTY COMMISSIONERS

Allen Poole *Chairman*
Kenneth Smith
Jamie Bennett
John Dobbs
Sammy Robinson

STAFF

Alison Palmer, *County Clerk*

CITY OF BREMEN

Sharon Sewell, *Mayor*

CITY COUNCIL

Salli Thomason, *Mayor Pro tem*
Dobson Harris
James Otwell
Terry Crawford

STAFF

Perry Hicks, *City Manager*

CITY OF BUCHANAN

Johnny Pope, *Mayor*

CITY COUNCIL

Stanley Freeland
A.J. Scott
Greg Lane
Patty Hutcheson

STAFF

Betty Harvell, *City Clerk*

CITY OF WACO

Travis Prichard, *Mayor*

CITY COUNCIL

Bill Campbell
Stephen Nowlin
Gerry Pounds
Doug Brock

STAFF

Kimberly Edwards *City Clerk*

CITY OF TALLAPOOSA

William Bridges, *Mayor*

CITY COUNCIL

Dan Pope
Kendall Robinson
Jacqueline Roberts
Jonathan James
Bobby C. Parker

STAFF

Philip Eidson, *City Manager*
Patrick Clarey, *City Planner*

STAKEHOLDER COMMITTEE

Gelon Wasdin, <i>Citizen</i>	Karren Higgins, <i>GDOT Project Manager</i>
Kyle Williamson, <i>Citizen</i>	Philip Eidson, <i>City Manager</i>
Bill Campbell, <i>Mayor Pro-tem</i>	Allen Poole, <i>Chairman</i>
Eric McDonald, <i>Chamber President</i>	Alison Palmer, <i>County Clerk</i>
Steve Mackintosh, <i>Citizen</i>	Kim Edwards, <i>City Clerk</i>
Jason Smith, <i>Assistant DA</i>	Patrick Clarey, <i>City Planner</i>
Jenny Elliot, <i>Citizen Entrepreneur</i>	William Bridges, <i>Mayor</i>
Daryl Sellers, <i>Bremen School Board</i>	Johnny Pope, <i>Mayor</i>
Perry Hicks, <i>City Manager</i>	Stanley Freeland, <i>Councilman</i>
Steve McIntosh, <i>Citizen</i>	Karen King, <i>Previous City Clerk</i>
Dobson Harris, <i>Councilman</i>	Greg Laudeman, <i>Consultant</i>

NORTHWEST GEORGIA REGIONAL COMMISSION

Lloyd Frasier, *Executive Director*
Julianne Meadows, *Planning Director*
Ethan Calhoun, *Community Planner*

INTRODUCTION

Haralson County, the state's 113th county, is located in northwest Georgia, on the border with Alabama, and covers 282 square miles. Created in 1856 from parts of Carroll and Polk counties, it was named after Hugh A. Haralson, a U.S. congressman and state legislator. Haralson is home to nearly 30,000 people. With four incorporated towns, a major hospital, local technical college, two public school systems, scenic river access, and public safety protection. Haralson County has retained its predominantly rural, small town character throughout the years despite its proximity to major interstates and airports.

Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco have joined together in an effort to meet the challenges ahead, working together with their citizens, elected officials, professional staff, business leaders, and property owners and to prepare the *Haralson County Joint Comprehensive Plan 2017-2027*.

WHY WE PLAN

Comprehensive planning is an important management tool for promoting a strong, healthy community. A Comprehensive Plan provides a vision, shared by all, that describes the future of the community. It protects private property rights and also encourages and supports economic development. The plan can be used to promote orderly and rational development so that Haralson County and the cities of Bremen, Buchanan, Tallapoosa, and Waco can remain physically attractive and economically viable while preserving important natural and historic resources. The comprehensive plan provides the tool to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. Planning also helps the County and its municipalities invest their money wisely in infrastructure such as roads, water and sewer, schools, parks and green space, and other facilities to maintain and improve the quality of life for the residents of Haralson County.

COMMUNITY SNAPSHOT

Needs & Opportunities

- Job Growth and diversity
- Downtown revitalization
- Attract tourism
- Greater broadband access
- Updated land use ordinances

Population Trends

Year	1990	2000	2010
Haralson Co	22,022	25,832	28,641
Bremen	4,410	4,658	6,227
Buchanan	997	943	1,104
Tallapoosa	2,710	2,883	3,170
Waco	466	479	516

Source: U.S. Census 1990-2010

Population Trends

Year	2020	2025	2030
Haralson Co	31,494	32,734	33,817

Source: Governor's Office of Planning and Budget

Table 1: Community Snapshot

Purpose

The Comprehensive Plan represents the community's vision, goals, key needs and opportunities that the community intends to address, and an action plan highlighting the necessary tools for implementing the comprehensive plan. In addition, it outlines desired development patterns and supporting land uses with a future development map for unincorporated Haralson County and the cities of Bremen, Buchanan, Tallapoosa, and Waco. The Comprehensive Plan serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014. Preparation in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government. State law requires Haralson County and its municipalities to update their respective comprehensive plans by February 28, 2017. This plan fully updates the *Haralson County Comprehensive Plan 2007-2027* adopted in 2007 by the Haralson County Board of Commissioners and the mayors and city councils of Bremen, Buchanan, Tallapoosa, and Waco. Like the 2007 plan, this 2017 update will serve as the official comprehensive plan for unincorporated Haralson County and the municipalities of Bremen, Buchanan, Tallapoosa, and Waco.



Figure 1: Historic Little Creek, one room, School House

Why we plan

- Set a new standard for protecting natural and cultural resources
- Promote desired patterns of development
- Facilitate economic development
- Accommodate a range of housing and transportation options
- Prioritize capital expenditures
- Enhance quality of life

COMMUNITY PARTICIPATION AND INVOLVEMENT

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders. Haralson County residents, property owners, business owners and other stakeholders contributed to the production of the *Comprehensive plan*. Due to the participation involved in the process, the *Comprehensive Plan* should generate local pride and enthusiasm about the future of the county and each city encouraging citizens to remain engaged in the development process in order to ensure that each local government implements the plan.

PUBLIC HEARINGS

The initial public hearing was held at the Haralson County Commissioner's Office on December 15, 2015. An article was published in the local paper to ensure public awareness of the plan and process as well as the understanding that public input is not only preferred but, in fact, a keystone in creating an effective plan. This first public hearing was the official initiation of the planning process as promulgated by the Georgia Department of Community Affairs minimum planning standards adopted in 2014.



Figure 2: Helton Howland Park in Tallapoosa

STAKEHOLDER MEETINGS

Each government appointed members from their locality that displayed the leadership, ambition, and visionary capabilities to guide the community towards a mutual destination. These community stakeholders develop symbiotic relationships that will create not only a document but also a vested interest in the plans successful administration. Haralson County and the cities of Bremen, Buchanan, Tallapoosa, and Waco appointed a diverse group of community leaders that volunteered to attend five monthly meetings at the Greater Haralson Chamber of Commerce. The first of these meetings was held on Monday February 22, 2016.



Figure 3: Railway in Historic Downtown Bremen

PUBLIC OUTREACH

In order to gather the opinions and other qualitative data the Regional Commission staff approached the citizens of Haralson County through multiple conduits. A survey was created to serve the purpose of a citizen SWOT analysis in order to compare to the issues and opportunities noted by the governing authorities and stakeholders. This Survey was made available online with links posted to several of the city's and the county's websites and Facebook pages. Brochures and links were also displayed at all three public libraries in Haralson County. This survey was also made available during Waco Fest, one of Haralson County's most heavily attended annual festivals held in the city of Waco. Regional Commission planners displayed maps, fliers, and other informative and interactive material to attract festival goers and gather their input on various topics.

COMMUNITY GOALS



The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The community goals are the most important part of the of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm for the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.

HARALSON COUNTY

Haralson County is a community that has retained its rural character and charm while, at the same time, promoting appropriate economic development to create employment opportunities for its citizens and others throughout the region. We will continue to enhance the quality of life and enable the prosperity of our residents to ensure the county remains an inviting place to live for both our current and future residents by supporting goals such as:

- Quality infrastructure and utilities serving residents and businesses
- Development of business and industry that is suitable for the community
- Protecting and enhancing the community's existing qualities to maintain a sense of place
- A clean, comfortable, peaceful, and most of all a family-friendly community



Figure 4: Cattle Farm in Unincorporated Haralson County



Figure 5: Haralson County Fire Station 1

CITY OF BREMEN

Bremen is a city with a strong heritage, but is always looking forward towards the future and any changes it may bring. Bremen is confident that it can and will meet head on any challenges it may face, and will solve them with care and concern for both current and future residents.

Our priorities include the orderly and productive creation, implementation and enforcement of any new policies or ordinances that may stem from this comprehensive plan policy to achieve goals that include:

- Design – Promote building rehabilitation, coordinate public amenities and design issues.
- Promotion – Market downtown and the rest of the city through events, image building and cooperative marketing. A thoughtful marketing campaign consisting of advertising and events will raise the profile of the community and its interest to entrepreneurs and developers.
- Economic development – Enhance the existing business mix through retentions, expansion, and recruitment.
 - Maintain inventory of commercial/ industrial properties with emphases as a reservation for growth of employment related conditions.
 - Promote appropriate commercial and retail businesses
- Education– Encourage the local school district, technical schools, and universities to focus on job training.
- Housing– Promote affordable and sustainable housing
 - Maintain an inventory of undeveloped and under developed residential properties.
- Transportation– Participate in regional transportation planning efforts such as GDOT's STIP program
- Open space preservation – Formulation ordinances designed to protect and enhance open space.
 - Identify and assess properties for open space, green space, parks, and other public spaces.



Figure 6: Water Tower in Bremen



Figure 7: Warren P. Sewell Library in Bremen

CITY OF BUCHANAN

The city of Buchanan promotes future growth in jobs, education, and technology. While, at the same time, working hard to maintain our current small town quality of life for posterity by setting goals that include:

- Providing walkable neighborhoods with sidewalks, and bike lanes connected to the downtown square
- Quality infrastructure and utilities serving residents and businesses
- Development of business and industry that is suitable for the community
- A community that embraces its history with preservation of historic resources
- Protecting and enhancing the community's existing qualities to maintain a sense of place
- A clean, comfortable, peaceful, and most of all a family-friendly community
- Offer Affordable, safe, and attractive housing
- Continuing city festivals (Fair on the Square, Fall Festival, Great Pumpkin Caper, Bell Tower Bash, and the Citywide Yard Sale.



Figure 8: Historic Courthouse in Buchanan



Figure 9: Vacant storefronts in downtown Buchanan

CITY OF TALLAPOOSA

Tallapoosa is a quiet, small, historic town on the edge of suburban Atlanta. While striving to preserve our small town character we simultaneously promote economic development that will further benefit our community. By carefully planning our growth we will ensure a quality of life for generations to come that includes:

- Quality infrastructure and utilities serving residents and businesses
- Protecting and enhancing the community's existing qualities to maintain a sense of place
- Development of business and industry that is suitable for the community
- Creating a variety of opportunities for our citizens, including recreational facilities, and educational resources
- Maintain a balance of residential and business development



Figure 10: Veteran's Park in Tallapoosa

CITY OF WACO

The City of Waco is a quaint community working to promote sustainability and self-sufficiency. We embrace our small town values while simultaneously striving to promote appropriate economic growth and development to build a successful future for our citizens that includes:

- Protecting and enhancing the community's existing qualities to maintain a sense of place
- Providing a variety of walkable neighborhoods with sidewalks, and bike lanes
- A clean, comfortable, peaceful, and most of all a family friendly community
- Quality infrastructure and utilities serving residents and businesses
- Development of business and industry that is suitable for the community



Figure 11: City Park in Waco

NEEDS AND OPPORTUNITIES

The Needs and Opportunities element consists of the locally agreed upon list of Needs and Opportunities the community has identified as high priority and intends to address. Each of these priority needs and opportunities must be followed-up with corresponding implementation measures in the Community Work Program. The following list was developed by involving the comprehensive plan coordination (steering) committee in a SWOT (strengths, weaknesses, opportunities, threats) analysis work session on March 28, 2016. This SWOT analysis was supplemented by joint discussions during every stakeholder meeting as well as individual discussions with each government. To further aid stakeholders identify local needs and opportunities, the DCA's list of typical needs and opportunities provided in the Supplemental Planning Recommendations, as well as data and information about the community, was reviewed by the coordination committee.



Figure 12: Illustration of SWOT Analysis Handout

The following tables display the joint needs and opportunities of Haralson County as well as the cities of Bremen, Buchanan, Tallapoosa, and Waco as well as independent needs and opportunities in each community. This table is separated into sections that include: economic development, housing, community facilities and service, intergovernmental coordination, land use, and transportation. Note the ID citations located in the left column of the table as they will be used to reference each of these needs and opportunities in the community work program tables near the end of the document.

ECONOMIC DEVELOPMENT

ID	The need or opportunity is to...
ED-1	Need to attract <u>high quality</u> commercial retail business and restaurants in order to create a more appealing atmosphere for shoppers and restaurant goers both in and near Haralson County while simultaneously increasing the tax digest of the local governments allowing them to better serve each community
ED-2	Need to attract <u>high quality</u> Industrial and manufacturing business in order to strengthen economic resilience and create <u>long-term</u> career opportunities for

	current and future workforce while simultaneously increasing the tax digest of the local governments allowing them to better serve each community
ED-3	Need to promote economic diversity in order to create an environment where more citizens have the opportunity to work within Haralson County as opposed to an otherwise lengthy commute
ED-4	Need to improve overall image or “curb appeal” to better market the community’s quality of life
ED-5	Need to promote infill development within available buildings for commercial or residential uses (primarily in but not exclusive to downtowns)
ED-6	Need to revitalize the historic downtowns in order to both preserve the community’s historical image as well as to re-establish these areas as the centers for commerce and fellowship
ED-7	Need to build a larger diversely skilled workforce capable of meeting the educational and professional standards of modern industrial and commercial corporations in order to attract the, previously stated, <u>high quality</u> companies
ED-8	Opportunity to both expand industrial parks and promote development of industrially suited land throughout Haralson County in order to increase the rate of industrial growth
ED-9	Opportunity for citizens to create and support local businesses
ED-10	Opportunity to Increase and market agritourism activities throughout the county to capitalize on a national trend and support local agriculture

HOUSING

ID	The need or opportunity is to...
H-1	Need to promote greater diversity in housing options: suburban, rural, multi-family, and cost of said housing to meet the needs of the current and future residents
H-2	Need to support and promote the revitalization of blighted homes and properties in existing neighborhoods to preserve the integrity of the community as well as provide quality housing in those existing neighborhoods to reduce residential sprawl directly correlated to the county’s ever-growing population
H-3	Need to preserve homes and neighborhoods of historical significance to display the communities’ resilience and historical character; especially mill villages or homes within city limits
H-4	Opportunity to accommodate more homes due to the availability of buildable land already with ample utilities on-site or nearby
H-5	Need to provide opportunities for affordable housing options, especially in areas with an abundance of low income citizens

COMMUNITY FACILITIES AND SERVICES

ID	The need or opportunity is to...
CF-1	Need for affordable Countywide internet access for residents and small businesses in order meet the needs of modern society and commerce
CF-2	Need for greater water and sewer capacity for large capacity industrial/manufacturing needs
CF-3	Need to improve and expand services to assist the significant aging population
CF-4	Need to expand and improve pedestrian mobility in both the downtowns and high density residential neighborhoods by repairing, replacing, and constructing the infrastructure to do so such as; sidewalks, crosswalks, bike lanes, etc.
CF-5	Opportunity to create and improve cycling trails and lanes in order to meet the needs of individuals with an active lifestyle and improve community health by creating an environment that supports active hobbies
CF-6	Opportunity to better market and increase quantity of dedicated canoe launch locations along the Tallapoosa River known, within Haralson County, as the Dub Denman Canoe Trail
CF-7	Opportunity to supply an increased demand for such utilities as water, sewer, power, gas, and fiber optic for housing, commercial, or industrial developments in areas with available “untapped” capacity
CF-8	Need to create or rehabilitate public community centers for events etc.
CF-9	Need to upgrade, replace, and purchase new equipment for fire stations and other public safety departments to better serve the communities with outdated equipment
CF-10	Need for expansion of residential capacity water and sewer, especially in underserved areas in the unincorporated county
CF-11	Need to invest and improve public technologies such as websites, social media, communication, and public notification infrastructure in order to improve daily operations and overall efficiency in all aspects of public service

INTERGOVERNMENTAL COORDINATION

ID	The need or opportunity is to...
IC-1	Need for greater coordination of planning between municipalities and the county, and with regional, state and federal agencies, in land use, transportation, environment, infrastructure, and economic development (NWGRC, GA EPD, FEMA, among others)
IC-2	Need to partner with nearby educators to focus on increasing the quantity of highly skilled professionals in the local workforce that possess; a high school diploma at minimum, trade certification, college degree, or other accredited training supplemental to a high school diploma
IC-3	Opportunity to participate in and promote private improvement coalitions focused on economic development

LAND USE

ID	The need or opportunity is to...
LU-1	Need to update and strengthen zoning ordinances in order to direct future growth and ensure all future development is appropriate for the area in which it is to occur and prevent inappropriate development from adversely effecting existing landowners
LU-2	Need to update inventory of business properties and identification of other potential properties for new development

NATURAL AND CULTURAL RESOURCES

ID	The need or opportunity is to...
NR-1	Need to protect historic sites and structures both public, and private in order to preserve the community's heritage and character
NR-2	Need to promote wildlife conservation practices to ensure certain areas of the county are preserved in their natural character for wildlife and preservation of the community's natural character
NR-3	Opportunity to increase tourism related to natural, historical, and cultural resources in order to build community pride and create revenue capable of sustaining said resources for posterity
NR-4	Need to revitalize, and expand the public cemetery

TRANSPORTATION

ID	The need or opportunity is to...
T-1	Opportunity to apply for a "Whistle Stop" for Amtrak in order to increase public transportation accessibility from a regional perspective, increase potential for tourism, and further benefit from the abundance of underutilized rail access
T-2	Need to improve transportation infrastructure to reduce traffic congestion in order to improve traffic flow and safety for all motorists and pedestrians

ECONOMIC DEVELOPMENT



GROW HARALSON INITIATIVE

Background

Haralson County, like many communities throughout the nation, suffered greatly during the recent recession that began in 2008. Local officials, industry representatives, and various community leaders recognized the need for strategic economic development planning to guide Haralson County back on the road to economic prosperity. This planning initiative officially began in 2012 when the Grow Haralson Strategic plan was published which resulted in the identification of various opportunities for the County. It was noted that although Haralson County once had an abundance of textile industrial employment but, recent data suggests that up to eighty percent of Haralson's working residents are employed outside the county. This poses an issue to Haralson County in multiple ways. One notable effect is that workers are more likely to eat and shop in the



Figure 13: Sewell Manufacturing in Bremen

community of their employer which equates to a loss of revenue to support local business in the workers home community. Another issue is the immediate loss of revenue generated by industrial, manufacturing, and commercial businesses that forms a foundational tax base for governing authorities. The Grow Haralson Initiative began as a community assessment sponsored by Georgia Power, it was later taken to a full community strategic plan with the help of Carroll EMC.

The plan calls for a multi-faceted approach to community improvement that included economic development, beautification, and workforce development. As part of the plan, Keep Haralson Beautiful was born, as well as the merger of the Haralson County Chamber and Development Authority into the Greater Haralson Chamber. Having a private economic development foundation, such as Grow

Haralson, allows Haralson County to compete with other larger communities. Arty Allen with Live Oak Community Development conducted feasibility interviews with local business leaders. He presented his findings to the Grow Haralson Inc. board of directors in late March of 2016. The next step calls for an aggressive capital campaign to raise \$2 million to be paid over five years by private and business donors. The goal of the plan is to create 1,500 jobs



Figure 14: Large bighted structure in downtown Waco



Figure 15: Hubbard Co. in Bremen (closed 2009)

DIGITAL ECONOMY PLANNING CHARETTE

Background

Digital Region 1 is an initiative of the Northwest Georgia Regional Commission (NWGRC) to support economic growth via increase investment in and use of digital technologies. Digital development is a new and complex yet critical undertaking: If people do not effectively and proactively increase their utilization of digital technology they, their businesses, and their communities will be passed over and left behind by economic growth.

Haralson County was the pilot location for the digital development charrette on June 16, 2016. Eight individuals (other than NWGRC personnel) participated in the charrette, which was facilitated by Dr. Greg Laudeman. The focus of the charrette was to define what the digital economy means to Haralson County and to identify ways to make it more meaningful. Participants included technology leaders, local government officials, economic development, education and healthcare providers, and local government technical staff.

Needs and Opportunities

Overall, in Haralson County, the Digital Economy means that businesses and residents have greater opportunities to grow and learn, that industry has greater access to skilled workforce training, that local governments operate more efficiently, and that the economy can be diversified. However, greater use of technology brings additional data security concerns. It is critical that technology be utilized to give more of Haralson County's workforce, 80% of whom currently leave the county to work, greater job opportunities within the county. In addition, greater technology access ensures that graduating seniors see opportunities to live and work in Haralson County rather than only the need to go to a higher-paying metropolitan area.

Increased broadband access, particularly in residential areas outside the main downtown or commercial areas of each city, is the greatest need. Other needs include training and support for schools and health care providers to utilize available technology fully. The opportunity for small businesses and industries that do utilize broadband and other digital technology is to market their products to a wider audience and to reduce cost of operations.

Goal and Objective

Participants identified the overall goal for the Digital Economy effort in Haralson County as: "To grow Haralson County's digital economy, or to make digital technology more meaningful to the community." The primary objective that participants identified for the digital economy is to "increase the capabilities, local employment, and retention of its workforce, and to increase business investment in the community by technology-intensive companies."

Strategies were identified in terms of the ease of achievement and their importance. Most critical strategies were establishing a leadership group to guide broadband development, and improving access to broadband throughout the county.

Specific strategies to address these needs and opportunities will include the following, particularly 1, 7 and 8 as the key next steps:

HARALSON COUNTY DIGITAL DEVELOPMENT ACTION PLAN

1. Convene a Digital Development working group consisting of technology leaders from various sectors—education, government, healthcare, manufacturing, etc.—and review the objectives and key results. This group will implement the following strategies:
2. Survey key technology users regarding technology needs & opportunities:
 - Small internet-based businesses (County business license data)
 - Goods-producing companies (Chamber membership)
 - Major churches
3. Conduct research or analysis (whether anecdotal, survey-based, or third-party provider data) on existing or potential technology users including small internet-based companies, students, commuters and businesses:
 - Profiles of small, internet-based companies (audiences): leaders, locations, needs/interests, types, etc.
 - Social marketing (e.g. via social media) practices and tools to benefit local businesses and promote Haralson County as a digital economy
 - Assess students' aptitudes, capabilities, interests regarding technology and local workforce opportunities
 - Determine commuter patterns and destinations
4. Develop community brand, content, and media/channels, including “each one, reach one” citizen advocacy (e.g., citizens reaching out to small tech company leaders)
5. Identify prime sites for:
 - Community tech centers for students, telecommuters, and independent professionals to work, including churches, fire halls, community/recreation centers, libraries, schools, etc.
 - Tech-oriented service companies (commercial districts, downtown areas)
 - Tech-intensive goods-producing companies (industrial parks)
 - Residential broadband, i.e., residential clusters that are adjacent to other sites
6. Conduct research (“focus groups”) and educational/informational sessions about web-based technologies linked to technology needs & opportunities (from #2 and #3):
 - Content management systems, including blogs, calendars, and catalogs
 - Payment processing and transaction services
 - Streaming media
 - Technology service providers—especially web developers—in and around Haralson County
 - Specifying and contracting for web development services
7. Research range of options, and develop best means of providing Wi-Fi (wireless computer network connections) in prime sites and areas of greatest need (from #4)
 - Hardware (i.e., router) and physical assets (poles or towers, power supplies)
 - Software (“captive portal”) for managing hardware and user access/authentication
 - Services to connect site hardware to the internet
 - Businesses (service providers) and business models (public-private partnerships) to deploy and support Wi-Fi (advertising, sponsorships, subscriptions, etc.)

8. Develop and/or research means for providing fiber (high-capacity, high-reliability telecommunications services) in prime sites and areas of greatest need (from #3):
 - Assessing existing infrastructure and services
 - “Make ready” (pole attachments, right-of-way access, etc.)
 - Physical assets (conduit, hand holes, equipment huts, power supplies, network terminals/terminating units, etc.)
 - Construction costs and financing
 - Marketing messages and media (“Smart Sites”)
 - Businesses (service providers) and business models (public-private partnerships) to deploy and operate networks
9. [On-going] Catalog data sources and tools related to all of the above:
 - Businesses and other organizations within Haralson County, including line-of-business/sector, technology utilization, key personnel, etc.
 - Workforce—professionals, students, tradespersons, etc.—capabilities, experiences, interests (i.e., resumes)
 - Property parcels—commercial, industrial, residential, etc.
 - Infrastructure and services, especially but not limited to broadband and other telecommunications services

Small, internet-based businesses that might need or want a central southeastern location outside of major metro area.

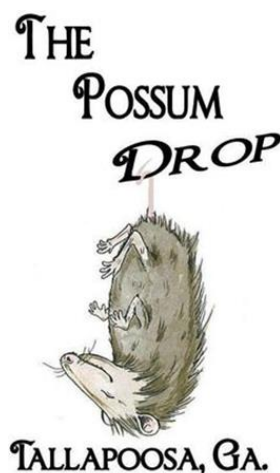


Figure 16: The annual New Year's Possum Drop in Tallapoosa attracts visitors from across the region

THE REGIONAL PLAN

The **2012 Comprehensive Economic Development Strategy (CEDS)** for Northwest Georgia serves as the region's roadmap for economic development. The strategy includes regional and local identified goals, objectives and priority projects developed with input from the regional CEDS Committee, addressing five areas of top concern to the region and local governments, and incorporating the Regional Agenda, Regional Resource Plan, and Joint Comprehensive Plans for the fifteen communities. The five priority areas include Job Creation and Retention in Key Economic Sectors, Workforce Development, Innovation in Infrastructure, Tourism, and Local Food.

JOB CREATION AND RETENTION

GOAL 1. ENSURE that all counties are adequately prepared to accommodate continued industrial development in the region.

OBJECTIVE 1. DEVELOP regionally significant industrial and commercial sites with complete infrastructure in place that can immediately accommodate prospects coming into or expanding in the region.

OBJECTIVE 2. IMPROVE each county's competitiveness for industrial development.



Figure 17: Vacant storefronts in downtown Bremen

- Use market research and analysis to assist small business and industry to identify markets and expand their customer base etc.
- Use best available data and research to inform regional priorities.

INDUSTRIAL DEVELOPMENT

GOAL: CONTINUE to diversify the manufacturing base.

OBJECTIVE 1: FOCUS industrial recruitment on diversified industry types that are compatible with available labor supply.

OBJECTIVE 2: DIVERSIFY the region's economic base to decrease reliance on a major industry sector and lessen the impact of economic cycles.

Strategy 1: Assist business and manufacturing to start up and/or expand in the region through programs such as:

- Export trade assistance
- Expand alternative financing assistance including SBA 504, EDA Revolving Loan Fund, USDA IRP and other funding programs, and partner with other funding agencies
- Industrial planning, engineering and other services
- Business planning and other services

- Cooperative, regional marketing and recruitment of diversified business and industries
- Investigating the feasibility of establishing additional business incubators
- Conducting entrepreneur assistance workshops and creating entrepreneurial networks
- Including entrepreneurial training in school curriculums
- Continue to seek local and regional needs assessment input for development of economic and community development assistance capacities
- Strengthen partnerships with local and regional partners for small business and industry assistance including networks of industries and suppliers, distribution and logistics support, financing assistance, and other assistance

Strategy 2: Assist the region's downtowns to remain economically viable through Main Street, Better Home Town and other technical assistance programs.

OBJECTIVE 3: DEVELOP regionally significant industrial and commercial sites with complete infrastructure in place that will be ready to immediately accommodate prospects coming to or expanding in the region.

Strategy 1: Identify and determine feasibility of potential regionally significant industrial and commercial sites (minimum of 100 acres) with respect to existing and needed infrastructure, environmental constraints, potential marketability and consistency with the Regional Conceptual Development Plan.

Strategy 2: Encourage multi-jurisdictional development efforts through Regional Development Authorities, regional promotion, and regional sharing of costs and benefits.

Strategy 3: Assist Development Authorities to acquire, prepare, and promote sites.

WORKFORCE DEVELOPMENT

GOAL 1: IMPROVE the public notice process for available opportunities for employment.

OBJECTIVE: WORK with Department of Labor and Chambers of Commerce and industries to coordinate job notice postings.

GOAL 2: PROVIDE targeted career information to parents and students to change



Figure 18: State of the art technology and skilled workforce inside Honda Precision Parts

perceptions that technical and agricultural education and careers are less desirable choices.

OBJECTIVE: BRING local Chambers of Commerce, Technical Schools and K-12 schools together to develop policies to ensure communication between agencies and promotion of technical skilled education.

GOAL 3: ENCOURAGE partnership between industry, business, K-12 and technical schools.

OBJECTIVE: USING Southwire Company, Carrolton Georgia, as a model, develop and implement a youth apprenticeship and OJT program in conjunction with middle and high schools and technical colleges to integrate high school classes with job training, teach students core manufacturing skills, and allow them to progress to a full-time job or additional technical training after graduation

INFRASTRUCTURE

GOAL 1: IMPROVE the quality of public information on infrastructure needs and the impact of these needs on daily lives of citizens. Encourage transparency in infrastructure projects.

OBJECTIVE: WORK with local governments to use comprehensive plans, CEDS, and other available planning tools to develop, fund and implement needed infrastructure projects.

GOAL 2: ASSURE that all vital infrastructure necessary to ensure continue economic development is in place when needed.

OBJECTIVE: Improve telecommunications services including broadband/fiber to expand accessibility and speed of service to all residential, business, institutional and governmental sectors in the region.

OBJECTIVE: Assist with efforts to replace aging infrastructure throughout region including financing, planning, innovation and resource leveraging.

GOAL 3: DEVELOP strong East-West corridors in the region for transportation and broadband.

OBJECTIVE 1: EXPAND Broadband fiber throughout the region especially along east-west routes.



Figure 19: Water Tower in Downtown Waco



Figure 20: Haralson County's abundance of industrial real estate also offers railway access in several areas

OBJECTIVE 2: STRENGTHEN regional transportation routes especially along east-west routes.

TOURISM

GOAL 1: EDUCATE the public of the benefits of tourism and what it brings to their community.

OBJECTIVE 1: WORK with local chambers of commerce to develop tourism-oriented customer service training for businesses and their staff.

OBJECTIVE 2: ENCOURAGE businesses that rely on tourism to research their customer base, using surveys to develop market research and real data to show the benefits of tourism in that community.

GOAL 2: RECOGNIZE AND PROMOTE tourism's impact on the local economy as well as the impact of traditional economic development. Encourage economic development organizations to promote the economic benefits of tourism.

OBJECTIVE 1. CONTINUE to nurture and develop the amenities that attract retirees to the region.

OBJECTIVE 2. REGIONAL cooperative efforts should be undertaken to more aggressively market and promote existing attractions, and develop new attractions.

OBJECTIVE 3. AS THE AREA GROWS and increasingly becomes a destination for both tourist and convention centers and trade shows, there is an increasing need for places for people to stay. The region should adopt a strategy for increased hotel/motel development.

OBJECTIVE 4: INCREASE tourism visitation and expenditures in the region on a par with State increases.



Figure 21: Thousands attend the annual Fried Pie Fest on the square in downtown Buchanan in 2016 leaving vendors pieless by noon

LOCAL FOOD

GOAL: DEVELOP a consortium of local growers to share common issues and seek solutions.

OBJECTIVE 1: SEEK funding and technical assistance to develop a regional and local farmers and growers group to identify solutions for training, marketing and promotion, processing, distribution and other shared needs.

OBJECTIVE 2: SEEK to address regulations on growing, production, sales and distribution that affect local, small scale growers adversely and disproportionately from large scale commercial growers.

Overall Goal: Ensure that all parts of the region enjoy the benefits of continued economic growth and community improvement.

Specific projects identified for Haralson County include projects from the 2011 Community Agenda, which are included in this document in the Report of Accomplishments and may be continued in the Community Work Program.

LAND USE: MAPPING THE FUTURE

Haralson County is located in northwest Georgia on the border with Alabama, and covers 282 square miles of land which derived from parts of Carroll and Polk counties. Since its establishment in 1856 the predominant land use throughout the county has been, and remains, rural in nature. The Georgia Department of Natural Resources classify Haralson's geographic location in the upper western piedmont of the state. Throughout the county the topography would be described as rolling terrain with no significant mountains or valleys. While there are no national forests or parks located in Haralson County the Georgia Forestry Commission has noted that of the 180,600 acres within the county 123,018 of those acres are classified as forest. That comes to a grand total of 68.12% of forested land in the county. Parts of Haralson have, however, developed into denser suburban land uses primarily within or nearby one of the four cities within the county. The Tallapoosa



Figure 22: Sewell Manufacturing in Bremen

River was once a major population center of the Creek Indians before the early 19th century, but now most of the land surrounding the river is agricultural. The Tallapoosa River runs 24 miles in Haralson County before entering Alabama, where it combines with the Coosa River to form the Alabama River which then continues to the coast. The Dub Denman Canoe Trail was recently developed with help from a grant by the Georgia Department of Natural Resources in order to create safe and accessible launch sites for paddlers. The canoe trail currently has four established access points as seen in Figure 22.

Other areas in this vicinity display industrial and commercial character with the anticipation of further growth. The leading industry in Haralson County is much like the rest of northwest Georgia, textile related. However, in recent history Haralson's industrial diversity increased when Honda Lock established a manufacturing facility within the city of Tallapoosa. Most of this higher intensity development has focused in and around the incorporated areas with a greatest density in southeast section of the county consisting of and surrounding the city of Bremen. This southeastern growth is primarily



Figure 23: Dub Denman Canoe Trail Map

associated with the US I-20 exit 5 (Bowdon, Tallapoosa) and exit 9 (Waco). This corridor is a heavily traveled route used by many commuters working in or nearby the Cities of Atlanta and Carrollton. The industrial and manufacturing uses are primarily located on or in near proximity of Georgia State Routes 100,120, and US Highways 27B, and 78. These major corridors will be where the majority of future high intensity industrial and manufacturing land uses occur throughout the county.

FUTURE DEVELOPMENT CHARACTER AREAS & MAPS

The 2012 Comprehensive Plan used future development maps with character areas to describe and plan land use in the county. Character area planning combines form and function to define distinct areas in a community and move the community toward its vision. The goal is to identify overall patterns of development, not just individual land uses on a lot-by lot basis. A character area has unique characteristics, holds potential to develop into a unique area when given planning and guidance, or must be cared for in special ways because of its particular development issues. Character area planning gives consideration to geographical features, like floodplains and existing greenspace, when planning future development. The 2012 Comprehensive Plan also followed the Transect Model, where character areas run the gamut from the least developed, most rural area, “Greenspace/Conservation”, to the most developed “Industrial” areas. Future development maps graphically guide managers in planning commercial, industrial, residential, and recreational development with the geography and existing land uses in mind.



Figure 24: Downtown Tallapoosa

FUTURE LAND USE MAP & NARRATIVE

The City of Tallapoosa’s future land use is depicted by a Future Land Use Map, different from the Future Development Maps, which shows the standard land use categories, and provides an explanation of how the Future Land Use Map is to be interpreted in terms of those categories. These categories will play an important role in determining the direction of the future growth of the Tallapoosa. This Future Land Use Map will play a pivotal role in all future re-zonings and other land use decisions within the City of Tallapoosa.

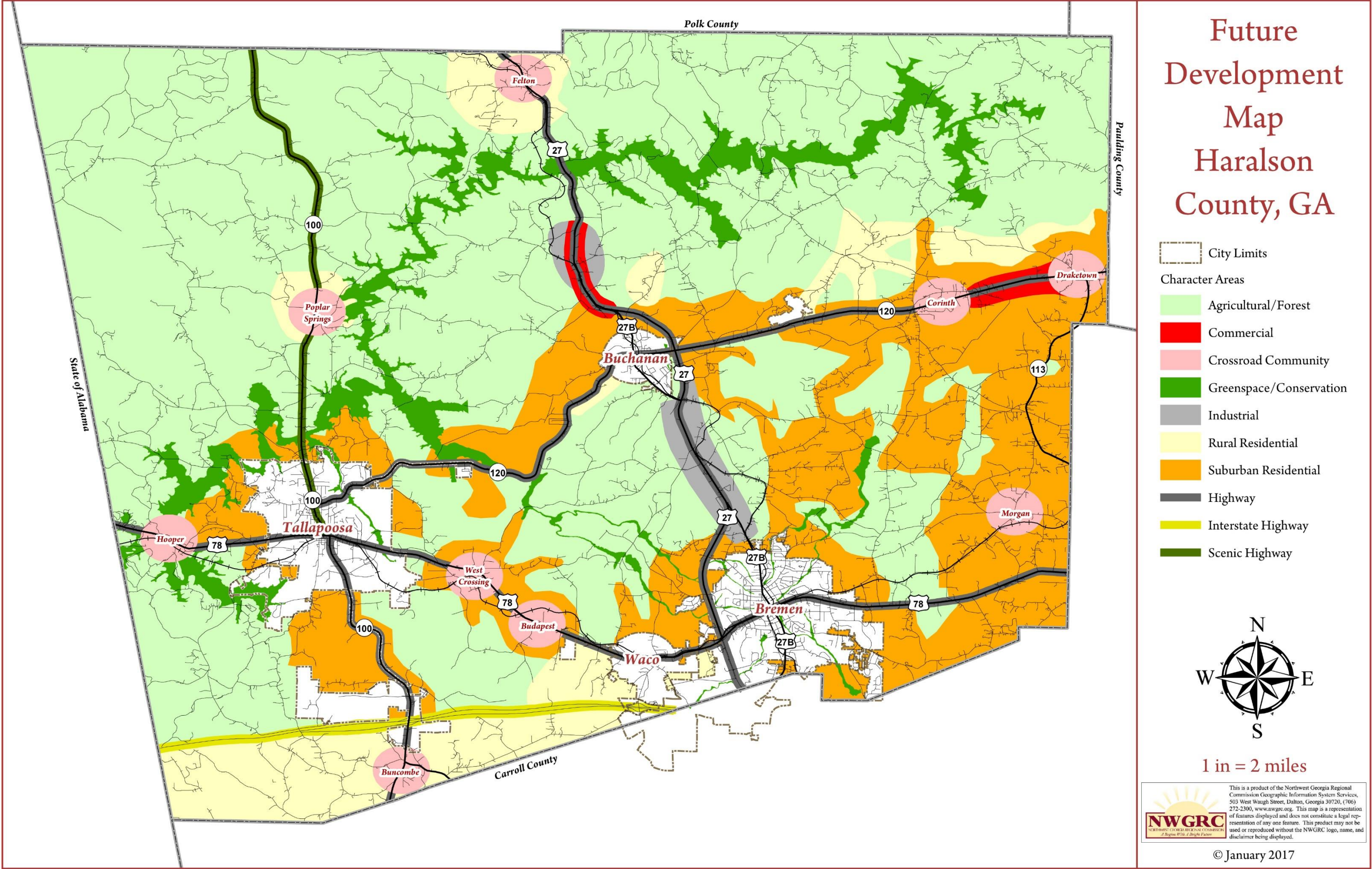


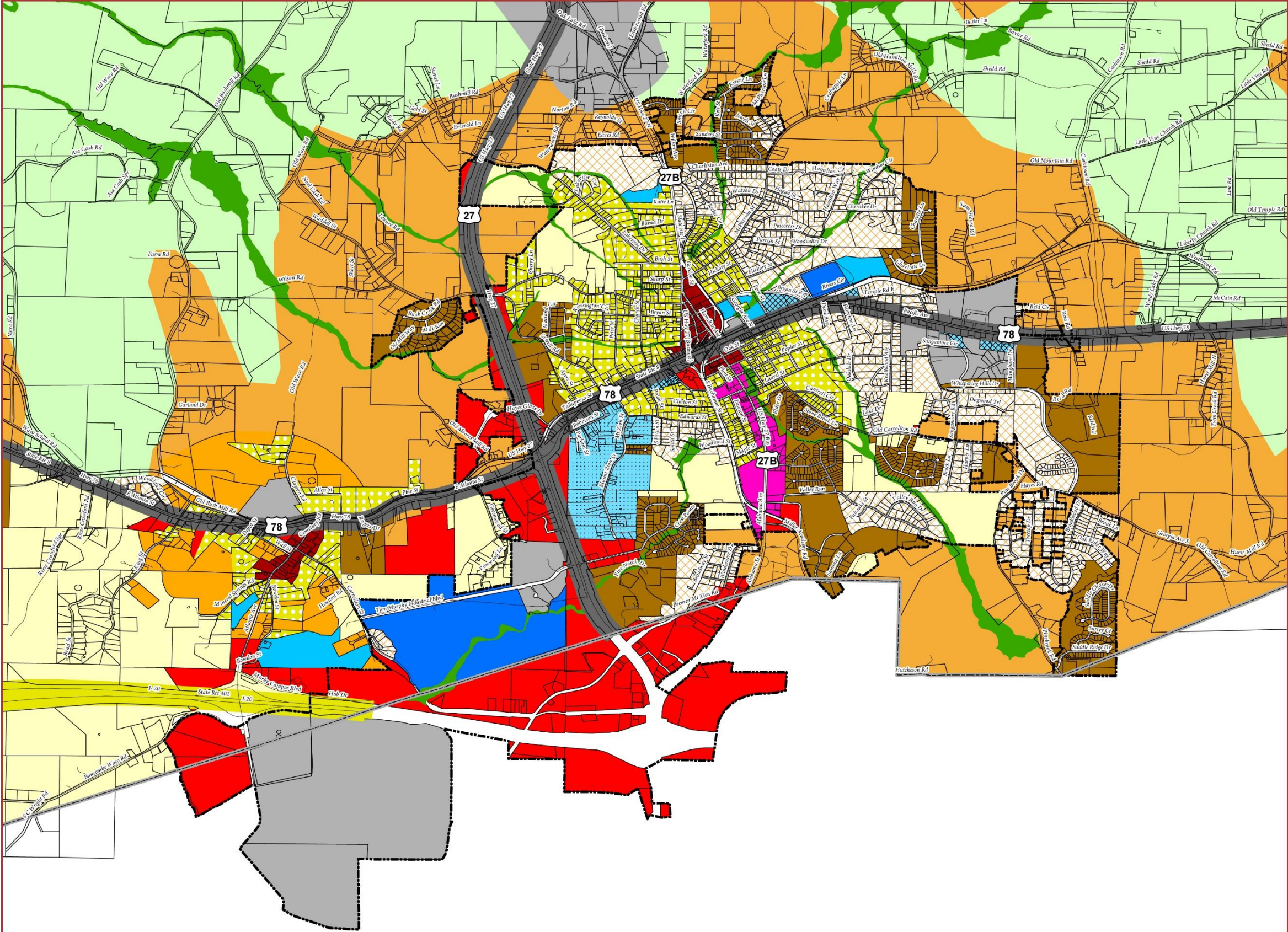
Figure 25: Historic Marker in Tallapoosa

FUTURE DEVELOPMENT MAPS

The future development maps for Haralson County, and the cities of Bremen, Buchanan, and Waco can be found on the following pages.

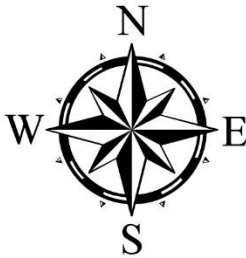
The City of Tallapoosa's future land use is depicted by a Future Land Use Map, unlike the other communities of Haralson County, and can its accompanying narrative can be found at the end of this section.





Future Development Map Bremen, GA

- Parcels
- City Limits
- Character Areas
- Agricultural/Forest
 - Bremen Gateway
 - Commercial
 - Downtown
 - Greenspace/Conservation
 - In-Town Corridor
 - Industrial
 - Public/Institutional
 - Regional Activity Center
 - Rural Residential
 - Suburban Built Out
 - Suburban Developing
 - Suburban Residential
 - TND-Redevelopment Area
 - Traditional Stable Neighborhood
 - Highway
 - Interstate Highway

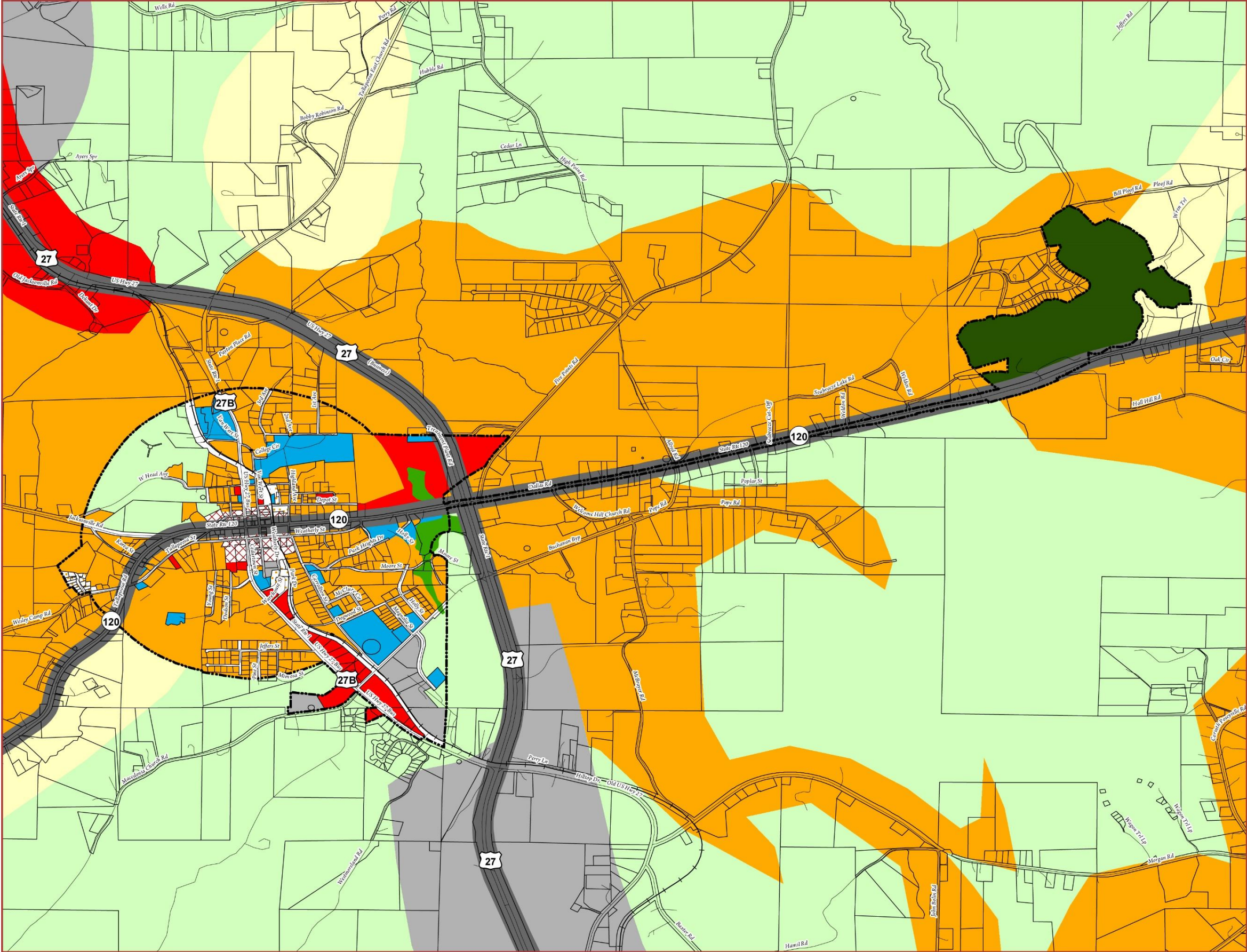


1 in = 3,075 feet



This is a product of the Northwest Georgia Regional Commission Geographic Information System Services, 503 West Waugh Street, Dalton, Georgia 30720, (706) 272-2300, www.nwgrc.org. This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NWGR logo, name, and disclaimer being displayed.

© January 2017



Future Development Map Buchanan, GA

- City Limits
- Parcels
- Character Areas
 - Agricultural/Forest
 - Commercial
 - Greenspace/Conservation
 - Historic Downtown
 - Industrial
 - Parks/Recreation/Conservation
 - Public/Institutional
 - Redevelopment
 - Rural Residential
 - Suburban Residential
 - Highway

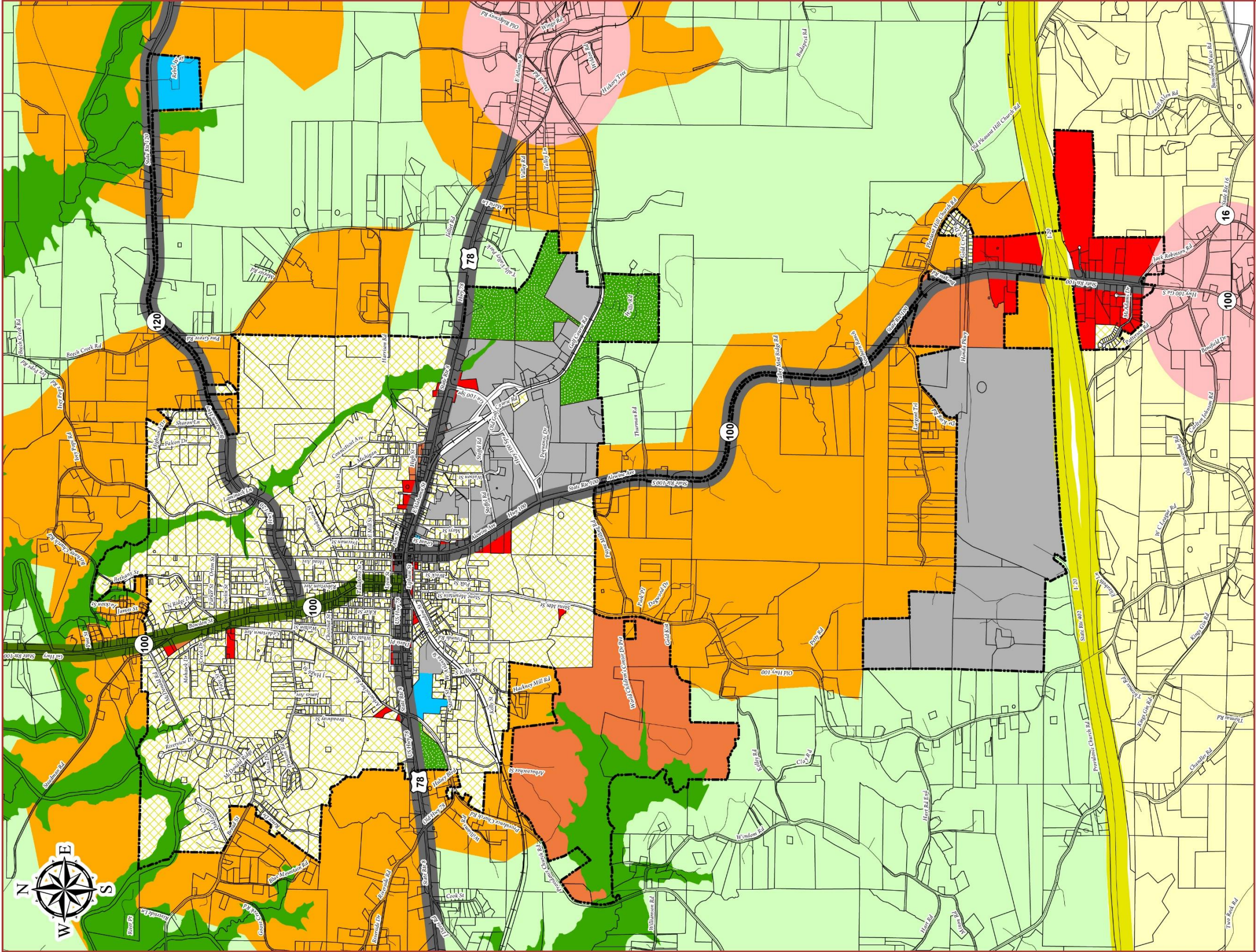


1 in = 2,025 feet

This is a product of the Northwest Georgia Regional Commission Geographic Information System Services, 503 West Waugh Street, Dalton, Georgia 30720, (706) 272-2300, www.nwgrc.org. This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NWGRG logo, name, and disclaimer being displayed.



© January 2017



Future Land Use Map Tallapoosa, GA

- Parcels

City Limits
- Commercial

Industrial

Mixed Use

Park/Recreation/Conservation
- Public/Institutional

Residential

Character Areas
- Agricultural/Forest

Commercial

Crossroad Community

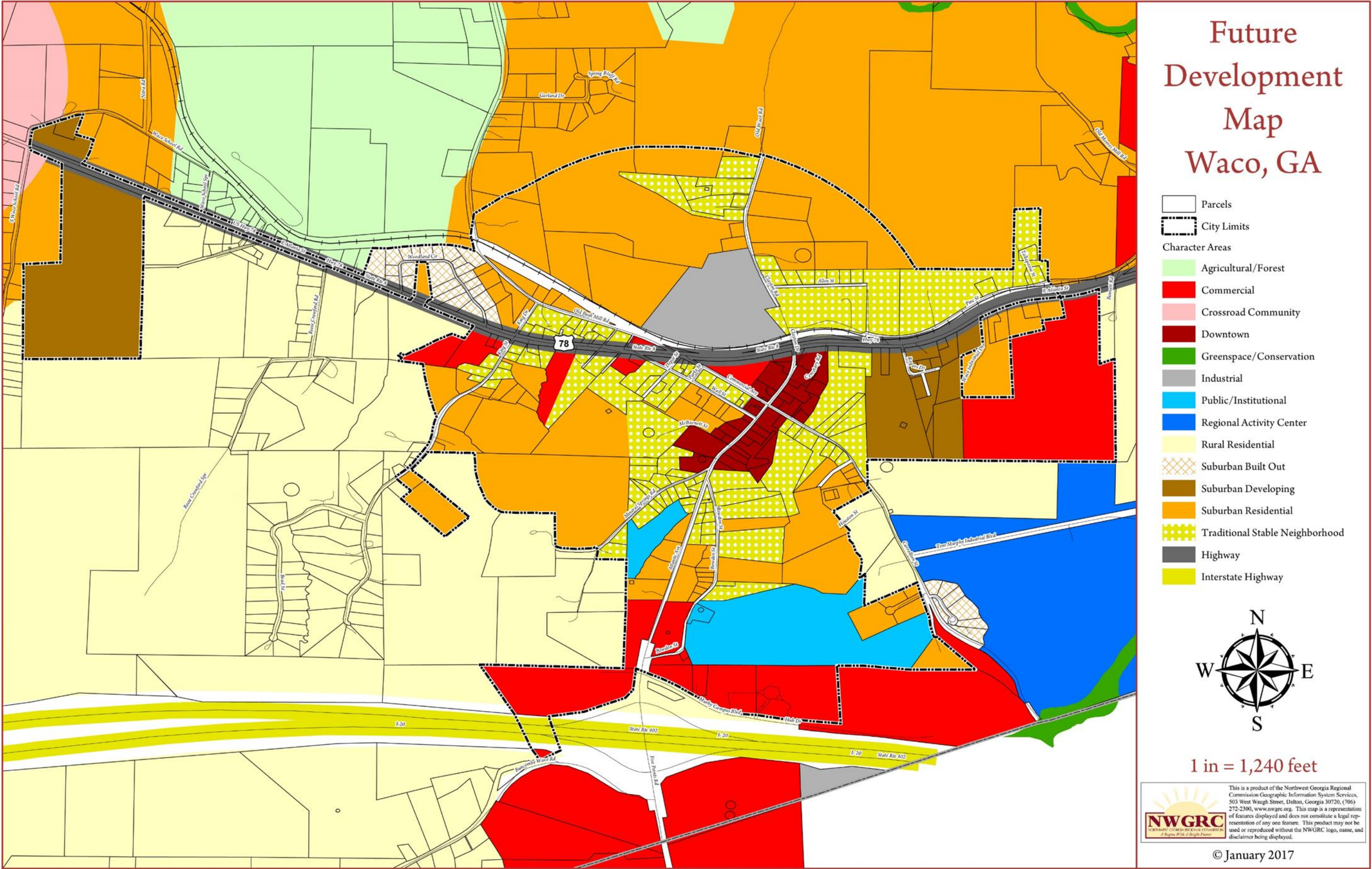
Greenspace/Conservation

- Industrial
- Rural Residential
- Suburban Residential
- Highway
- Interstate Highway
- Scenic Highway


1 in = 3,050 feet


This is a product of the Northwest Georgia Regional Commission Geographic Information System Services, 503 West Waugh Street, Dalton, Georgia 30720, (706) 272-2300, www.nwgrc.org. This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NWGRC logo, name, and disclaimer being displayed.


© January 2017





CHARACTER AREA DESCRIPTIONS


Character Area: Major Highway/Interstate Corridor		
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Transportation alternatives Regional identity <u>Resource Conservation</u> Open space preservation: Environmental protection <u>Social and Economic Development</u> Growth Preparedness <u>Governmental Relations</u> Local self-determination Regional cooperation	<ul style="list-style-type: none"> • More detailed sub-area planning Example: traffic studies • New or revised local development regulations Example: Restrict billboards • Incentives For example, in return for developers having alternative access roads, other variances could be allowed. • Public Investments Example: Beautification projects • Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers
Description		
<p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> • Maintain a natural vegetation buffer (at least 50 feet in width). • All new development should be set-back behind this buffer, with alternate access roads, no driveways or inter-parcel roads • Encourage landscaped, raised medians. • Provide pedestrian facilities behind drainage ditches or curb. • Provide paved shoulders for bike lanes or emergency lanes. • Coordinate land uses w/ transit stops. • Manage access to keep traffic flowing; using directory signs. • Unacceptable uses: new billboards. 	<p>Land Uses</p> <p>Limited residential</p>	


	Character Area: Scenic Corridor	
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation Open space preservation: Environmental protection <u>Social and Economic Development</u> Growth Preparedness	<ul style="list-style-type: none"> • More detailed sub-area planning Example: Historical assessments • New or revised local development regulations Example: Tree conservation • Incentives Example: Planned developments receive variances for alternative access • Public Investments Example: Beautification projects
Description	Land Uses	
<p>Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> • Establish guidelines on development to protect the characteristics deemed to have scenic value. • Guidelines for new development that enhances the scenic value of the corridor and addresses landscaping, architectural design. • Manage access to keep traffic flowing; using directory signage to clustered developments. 	Limited residential	


Character Area: In-town Corridor		
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Sense of place Transportation alternatives Regional identity <u>Resource Conservation</u> Heritage preservation: <u>Social and Economic Development</u> Appropriate businesses Employment options	More detailed sub-area planning: New or revised local development regulations Example: Streetscape requirements Incentives: For infill, rehabilitation Public Investments Example: Beautification projects
	Land Uses Commercial Residential Office Mixed Use	Infrastructure Improvements Example: Public technology, transit
Description Developed or undeveloped land paralleling the route of a street or highway in town that is already or likely to experience uncontrolled development if growth is not managed. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> • Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas. • In the longer term, enact design guidelines for new development, including minimal building setback requirements from the street, • Corridors leading to town centers or downtown, in particular, should be attractive, • Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures. • Provide basic access for pedestrians and bicycles, use safety measures including driveway consolidation and raised medians • Coordinate land uses and bike/pedestrian facilities with transit stops where applicable. 		


	Character Area: Commercial	
Description	Quality Community Objectives	Implementation Measures
<p>An area concentrated with general retail, service commercial, professional office, and public space generally located on or near a highway/interstate corridor.</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Relatively high-density mix of retail, office, services, employment • Design for pedestrians with connections between uses • Include direct connections to the greenspace and trail networks. • Add sidewalks, pedestrian-friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc. 	<ul style="list-style-type: none"> • Infill development • Sense of place • Transportation alternatives • Regional identity • Open space preservation • Environmental protection • Growth preparedness • Appropriate businesses • Employment options 	<p>More detailed sub-area planning:</p> <p>New or revised local development regulations:</p> <ul style="list-style-type: none"> • Design guidelines, infill use restrictions <p>Public Investments:</p> <ul style="list-style-type: none"> • Ask that public spaces/ plazas be included in new developments
	Land Uses	<p>Infrastructure Improvements:</p> <ul style="list-style-type: none"> • Create wifi hotspots, improve utilities, public transit
	<p>Commercial</p> <p>Office</p> <p>Public/Institutional</p> <p>Parks/Greenspace</p>	


	Character Area: Gateway Corridor	
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation <u>Social and Economic Development</u> Appropriate businesses	<ul style="list-style-type: none"> • More detailed sub-area planning Example: historical overlay district • New or revised local development regulations Example: Sidewalk width, other streetscape elements • Incentives: Developer variances for preserving trees • Public Investments Example: Beautification projects • Infrastructure Improvements Example: maintain sidewalks, street lamps
	Land Uses	
Description Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. <u>Development Strategies and Policies</u> Focus on appearance with appropriate signage, landscaping and other beautification measures. <ul style="list-style-type: none"> • Manage access to keep traffic flowing; using directory signage to clustered developments. • Retrofit or mask existing strip development or other unsightly features as necessary. 	Commercial	


	Character Area: Greenspace Conservation Area	
	Quality Community Objectives	Implementation Measures
<p align="center">Description</p> <p>Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, coast, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas.</p> <p><u>Suggested Development Strategies</u> Maintain natural, rural character by:</p> <ul style="list-style-type: none"> • Not allowing any new development. • Promoting use of conservation easements. • Widen roadways in these areas only when absolutely necessary. • Carefully design the roadway alterations to minimize visual impact. • Promote these areas as passive-use tourism and recreation destinations. 	<p><u>Development Patterns</u> Sense of place Regional identity</p> <p><u>Resource Conservation</u> Heritage preservation: Open space preservation Environmental protection</p> <p><u>Social and Economic Development</u> Growth Preparedness Educational opportunities</p>	<p>More detailed sub-area planning Example: Specify features to be preserved, highlighted</p> <p>New or revised local development regulations Example: Minimal development</p>
	<p align="center"><u>Land Uses</u></p> <p>Recreation</p> <p>Agribusiness</p>	<p>Incentives Example: Permanent Conservation easements in endangered areas receive higher rental payments</p> <p>Public Investments Example: Maintenance, marketing as passive use recreation</p> <p>Infrastructure Improvements Example: Road maintenance, alteration guidelines</p>


	Character Area: Suburban Residential	
Description	Quality Community	Implementation Measures
<p>Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post-WWII.</p> <p>Development Strategies and Policies</p> <ul style="list-style-type: none"> • Retrofit to meet traditional neighborhood development principles. • Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations • Use traffic calming improvements, sidewalks, interconnections • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. • Sidewalk trails should be established well separated from all moving traffic. 	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> Traditional neighborhood Infill development Sense of place Transportation alternatives Regional identity <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> Heritage preservation: Open space preservation Environmental protection <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities 	<p>More detailed sub-area planning Example: Traditional Neighborhood Development principles</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: For infill, rehabilitation</p> <p>Public Investments Example: Beautification projects</p> <p>Infrastructure Improvements Example: Public technology, transit</p>
	<p><u>Land Uses</u></p> <p>Residential</p> <p>Neighborhood Commercial</p>	


	Character Area: Agricultural/ Forest	
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Regional identity <u>Resource Conservation</u> Open space preservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Restrict development and rural preserve characteristics New or revised local development regulations: Restrict commercial and residential development Incentives: T.D.R.
	<u>Land Uses</u> Agribusiness	Public Investments Public land as open space, recreation areas Infrastructure Improvements Use utility siting to control growth
Description Lands in open, cultivated state or sparsely settled, woods, farms. Development Strategies and Policies Maintain rural character by: <ul style="list-style-type: none"> • Strictly limiting new development. • Protecting farmland and open space • Promoting use of conservation easements by land owners • Limit residential subdivisions, require cluster or conservation subdivision design, architecture that maintains rural character. • Widen roadways only when absolutely necessary. • Carefully design the roadway alterations to minimize visual impact • Promote these areas as passive-use tourism, recreation 		


	<p align="center">Character Area: <u>Crossroad Community</u></p>	
<p align="center">Description</p> <p>Historic Communities, Unincorporated, at Intersection of Main Thoroughfares</p> <p>Development Strategies and Policies</p> <ul style="list-style-type: none"> • Similar Guidelines as for Residential, Rural Residential <p>Community Concerns</p>	<p align="center">Quality Community Objectives</p>	<p align="center">Implementation Measures</p>
	<p><u>Development Patterns</u></p> <p>Traditional neighborhood Sense of place Regional identity</p> <p><u>Resource Conservation</u></p> <p>Heritage preservation Open space preservation Environmental protection</p> <p><u>Social and Economic Development</u></p> <p>Growth Preparedness</p>	<p>More detailed sub-area planning Example: Traditional Neighborhood Development principles, encourage commercial development in nodes</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: For infill, rehabilitation, development around intersections</p>
	<p align="center"><u>Land Uses</u></p> <p>Commercial</p> <p>Residential</p>	<p>Public Investments Example: Beautification projects, signage</p> <p>Infrastructure Improvements Example: Public technology, transit, High speed internet, water and sewer around node</p>

Character Area: Bremen Gateway		
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Infill development Sense of place Transportation alternatives <u>Social and Economic Development</u> Appropriate businesses Employment options Housing choices	<ul style="list-style-type: none"> • More detailed sub-area planning Example: historical overlay district • New or revised local development regulations Example: Sidewalk width, other streetscape elements
	Land Uses	Streetscapes in this area should be continued from Downtown Area
	Mix of Office, Commercial, and Housing	<ul style="list-style-type: none"> • Incentives: Developer variances for preserving trees • Public Investments Example: Beautification projects • Infrastructure Improvements Example: maintain sidewalks, street lamps
Description		
<p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p>Development Strategies and Policies Focus on appearance with appropriate signage, landscaping and other beautification measures.</p> <ul style="list-style-type: none"> • Manage access to keep traffic flowing; using directory signage to clustered developments. • Retrofit or mask existing strip development or other unsightly features as necessary. 		

	Character Area: Suburban Residential (Developing)	
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Infill development Transportation alternatives <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities	More detailed sub-area planning Example: Traditional Neighborhood Development principles New or revised local development regulations Example: Streetscape requirements Incentives: For infill, rehabilitation Public Investments Example: Beautification projects
	Land Uses	Infrastructure Improvements Example: Public technology, transit
Description <p>Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII. Development Strategies and Policies</p> <ul style="list-style-type: none"> • Retrofit to meet traditional neighborhood development principles. • Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations • Use traffic calming improvements, sidewalks, interconnections • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. 	<p>Low-density single family residential with continuation of existing housing types.</p>	


	Character Area: Rural Residential	
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation: Open space preservation: Environmental protection <u>Social and Economic Development</u> Housing choices	More detailed sub-area planning Preserve rural features and limit residential development New or revised local development regulations: Require preservation of open space, trees, limit commercial and residential development Incentives Allow design variances for conservation subdivisions and individual homes
	Land Uses	
<p align="center">Description</p> <p>Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation.</p> <p><u>Development Strategies and Policies</u> Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space. • Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians. • Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings 	<p align="center">Low Density Residential.</p>	Public Investments Public parks and greenspace/ trails to connect Residential and small stores Infrastructure Improvements: Improve water and sewer, extend where practicable


	Character Area: Suburban Residential (Built Out)	
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Infill development Transportation alternatives <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities	More detailed sub-area planning New or revised local development regulations Example: Streetscape requirements Incentives: For infill, rehabilitation Public Investments Example: Beautification projects
	Land Uses	Infrastructure Improvements Example: Public technology, transit
<p align="center">Description</p> <p>Area where typical types of suburban residential subdivision development have occurred. Characterized by low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear</p> <p><u>Suggested Development Plan:</u></p> <ul style="list-style-type: none"> • Foster retrofitting of these areas to better conform with traditional neighborhood development (TND) principles. • This includes creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences. • Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods. • Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity. 	Residential	


Character Area: Regional Activity Center/ Recreation		
	Quality Community Objectives (Check those that fit)	Implementation Measures
	<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Open space preservation: <u>Land Uses</u> Recreation facilities	<ul style="list-style-type: none"> • More detailed sub-area planning • New or revised local development regulations • Incentives • Public Investments • Infrastructure Improvements
<p>Description Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by high degree of access by vehicular traffic, and high transit.</p> <p><u>Suggested Development Plan:</u></p> <ul style="list-style-type: none"> • Road edges should be clearly defined by locating buildings at roadside with parking in the rear. • Provide bike lanes or wide curb lanes to encourage bicycling. • Include a diverse mix of higher-density housing types, including multi-family town homes, apartments, lofts, and condominiums, including affordable and workforce housing. • Design should be very pedestrian oriented, with strong, walkable connections between different uses. • Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes. 		





Character Area: Parks, Recreation/Conservation		
Quality Community Objectives		Implementation Measures
<p>Description</p> <p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.</p> <p>Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> • Linking greenspaces into a pleasant network of greenways • Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas. 	<p><u>Development Patterns</u></p> <p>Sense of place</p> <p>Regional identity</p> <p><u>Resource Conservation</u></p> <p>Heritage preservation:</p> <p>Open space preservation:</p> <p>Environmental protection</p> <p>Social and Economic Development</p> <p>Growth Preparedness</p> <p><u>Governmental Relations</u></p> <p>Local self-determination</p> <p>Regional cooperation</p>	<p>More detailed sub-area planning</p> <p>Example: Highlight areas with historical significance</p> <p>New or revised local development regulations</p> <p>Example: Certain amount of area in development to be preserved as greenspace</p> <p>Incentives</p> <p>Land in conservation easements would provide rental payment</p>
	<p><u>Land Uses</u></p> <p>Recreation</p>	<p>Public Investments</p> <p>Example: park maintenance, patrols</p> <p>Infrastructure Improvements</p> <p>Example: Renovating park equipment</p>


	Character Area: School, Government, Institutional	
	Quality Community Objectives	Implementation Measures
<p align="center">Description</p> <p>Municipal Buildings, Schools, Libraries, Cemeteries</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> • Design, Maintenance Guidelines • Access for Bike, Pedestrian, Transit <p>Link to Open Spaces Where Possible</p>	<p><u>Development Patterns</u></p> <p>Infill development Transportation alternatives Regional identity</p> <p><u>Resource Conservation</u></p> <p>Heritage preservation Environmental protection Social and Economic Development Growth Preparedness Employment options Educational opportunities</p> <p><u>Governmental Relations</u></p> <p>Local self-determination Regional cooperation</p>	<p>More detailed sub-area planning Maintain historical or cultural features of older school or government building while rehabbing for current needs</p> <p>New or revised local development regulations: Infill and reuse guidelines</p> <p>Incentives</p> <p>Public Investments: Connect to parks, trails for walkability, open to public</p> <p>Infrastructure Improvements Maintain and patrol</p>
	<p align="center"><u>Land Uses</u></p> <p>Institutional</p>	

	Character Area: Industrial	
	Quality Community Objectives	Implementation Measures
<p>Description</p> <p>Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.</p> <p><u>Development Strategies and Policies</u> Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p>	<p><u>Development Patterns</u> Infill development Transportation alternatives Regional identity <u>Resource Conservation</u> Open space preservation: Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options <u>Governmental Relations</u> Local self-determination Regional cooperation</p>	<p>More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry</p> <p>New or revised local development regulations: Require percentage of openspace on site Tree Protection Requirements in Bremen</p> <p>Incentives: Tax breaks for incubators and small business for reuse and site cleanup</p> <p>Public Investments: Install high-speed internet, provide alternative access roads</p>
	<p><u>Land Uses</u></p> <p>Industrial</p>	<p>Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water</p>

	Character Area: Traditional Neighborhood (Declining) Redevelopment	
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Traditional neighborhood Infill development <u>Resource Conservation</u> Heritage preservation: <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices <u>Governmental Relations</u> Local self-determination	More detailed sub-area planning New or revised local development regulations Incentives: Public Investments Infrastructure Improvements
<u>Description</u> An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of home - ownership and neglect. <u>Suggested Development Plan:</u> Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable. • Vacant properties in the neighborhood offer an opportunity for infill development. • The neighborhood should, however, also include well-designed new neighborhood activity center at appropriate location, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.	<u>Land Uses</u> Redevelopment	

	Character Area: Historic Downtown	
Description	Quality Community Objectives	Implementation Measures
<p>Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary</p> <p>Development Strategies and Policies</p> <p>Protect historic properties from demolition, encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, tied to eligibility for tax incentive programs.</p> <ul style="list-style-type: none"> • Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior's Standards for Rehabilitation). • New development should fit historic scale and architectural design • Pedestrian access and open space should be provided • Linkages to regional greenspace/ trail system 	<p><u>Development Patterns</u> Traditional neighborhood Sense of place</p> <p><u>Resource Conservation</u> Heritage preservation</p> <p><u>Social and Economic Development</u> Growth Preparedness Housing choices</p> <p><u>Governmental Relations</u> Local self-determination</p> <p><u>Land Uses</u></p> <p>Commercial</p> <p>Residential</p>	<p>More detailed sub-area planning Example: Heritage-based planning</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: Variances granted for infill, preservation/ Free wifi access</p> <p>Public Investments Example: Beautification projects Create/ Empower Historic Preservation Commission</p> <p>Infrastructure Improvements Example: Public technology, transit</p>

	Character Area: Stable Traditional Neighborhood/Traditional or Historic Residential	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Infill development Sense of place Transportation alternatives Regional identity <u>Resource Conservation</u> Heritage preservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Housing choices <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning: Preserve traditional and historic features while adapting for current use New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis Incentives Tax incentives or variances Public Investments Sidewalks, beautification projects Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit
<p>A neighborhood having relatively well- maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home- ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point Strong pedestrian and bicycle connections for residents 		
	<u>Land Uses</u> Residential Commercial Government Facilities	

Character Area: Downtown/Town Center		
	<u>Quality Community Objectives</u>	Implementation Measures
	<u>Development Patterns</u> Infill development Sense of place Transportation alternatives Regional identity <u>Resource Conservation</u> Heritage preservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Housing choices <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Create vision for mixed use areas New or revised local development regulations: Design guidelines, infill use restrictions Incentives: Tax incentives for downtown mixed use infill Public Investments: Ask that public spaces/ plazas be included in new developments Infrastructure Improvements Create wifi hotspots, improve water and sewer, public transit
	<u>Land Uses</u>	
Description A concentrated focal point with general retail, service commercial, professional office, higher-density housing, public and open space <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> • Relatively high-density mix of retail, office, services, employment • Higher density mixed income housing options next to the center • Design for pedestrians with connections between uses • Define road edges by locating buildings at roadside, rear parking • Include direct connections to the greenspace and trail networks. • Add sidewalks, pedestrian-friendly trail/bike routes to link to neigh-boring communities, libraries, schools, parks, health centers, etc. 	Commercial and Residential	

FUTURE LAND USE DESCRIPTIONS

The categories and descriptions below are based on the Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning that came into effect on March 1, 2014. All photos depict current land uses within the City of Tallapoosa.

Residential - This category includes land used for single family and multi-family residential uses.



Figure 26: Historic residence on Bowden Street

Commercial - This category includes land used for non-industrial business uses, including retail sales, office, service, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Despite high visibility in certain areas.



Figure 27: Shopping Center along Highway 78 and Dewey Street

Industrial - This classification includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.



Figure 28: Honda Precision Parts on Dr. King Road

Public/Institutional - This grouping includes certain state, federal, or local government uses, and institutional land uses. Public uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals.



Figure 29: Public Library on Bowden Street

Transportation/Communication/Utilities -

This category includes such uses as roads, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.

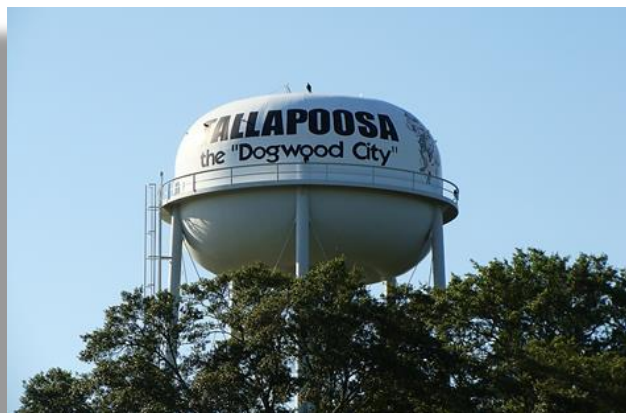


Figure 30: City Water Tower in Tallapoosa

Park/Recreation/Conservation - These usages include land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.



Figure 31: Helton Howland Military Park on Hwy. 78

Mixed Use- There are four areas indicated on the Tallapoosa Future Land Use Map indicated as mixed use do to their future use being beneficial as either commercial, residential, public/institutional, industrial, or parks/recreation/conservation, as follows:

- 1) Area of approximately 4 acres near GA 100 and Steadman Road intersection. This specific tract of land, currently vacant and farmed/gardened, could be developed as either commercial or residential.
- 2) The section of multiple parcels along US 78, from Crest Street east to just beyond Golf Course Road, has the same potential to remain residential or become commercially utilized due to their adjacency to the arterial corridor of US Hwy. 78.

The other two areas noted as mixed use consist of a massive 700 plus acre tract along Old GA 100 (World Children's Center) has a variety of uses as it was envisioned as a closed campus foster institute. Approximately 20% was to remain conservation, 50% residential and the remainder being institutional or commercially dedicated uses (Chapel, academic campus, some commercial). The final section, consisting of 152.24 acres, noted as mixed use is planned for split property uses as follows: Light industrial, 19%; Commercial 38%; Professional, 15%; Residential, 18% and 11% dedicated to buffers comprised of conservation area.



Figure 33: Historic residence on Bowden Street



Figure 32: Shopping center on Highway 78 and Dewey Street



Figure 34: Honda Precision Parts on Dr. King Road

REPORT OF ACCOMPLISHMENTS

The reports of accomplishment show the results of past planning efforts. The status of each work program item can be found here. Since work programs are updated every five years, the items under consideration here are from the period from 2012-2016. The county manager, city managers, and other government officials reviewed the 2012-2016 work programs for their respective governments and noted which projects had been completed. If projects were started but not completed, the "Underway" column was marked and the estimated year of completion was noted. There is no penalty for postponing or dropping a project, since this is a planning document and not a binding legal agreement. However, an explanation is required for postponed or dropped projects. For example, a project may not have been accomplished because voters rejected a ballot measure to fund it. Sometimes an item is dropped because it may have been a new initiative or new mandate several years ago, but over time it has become a routine or function of government. Items marked as underway or postponed are carried forward to the work programs in this current plan, *Haralson County Joint Comprehensive Plan, 2017-2021*. However, projects noted as "Ongoing," annual tasks, or policy statements will not be carried forward to the current 2017-2021 work programs unless noted otherwise in the explanation section of the table.



Figure 35: Bremen Public Works Entrance

Haralson County						
REPORT OF ACCOMPLISHMENTS, 2011-2015						
Haralson County						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Support implementation of the Appalachian Valley Fiber Network (to include Georgia West Industrial Park).	2012-2013	X				
Provide incentives to promote the poultry industry in Haralson County.	2012-2016	X				
Support the Georgia U.S. Highway 27 Association	2012-2016	X				
HOUSING						
Promote the Neighborhood Stabilization Program (NSP)	2012-2013	X				
Develop and implement a program to address blighted properties.	2012-2016		X 2019			
TRANSPORTATION						
Implement the Transportation Investment Act of 2010 projects	2013-2016				X	Did not pass in Haralson County
Holcombe Road new construction/ paving (triple treatment) – 0.75 miles length	2012-2016	X				

REPORT OF ACCOMPLISHMENTS, 2011-2015**Haralson County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Pope Road new construction (triple treatment) – 0.5 miles length	2012-2016			X		Lack of funding
Monroe Mill Road bridge structural work	2012-2016			X		Lack of funding
Debris removal – all bridges	2012-2016	X				
Develop walkable communities	2012-2016				X	Lack of Funding
Encourage a ride share community program	2012-2016				X	Lack of community Interest
Support regional bike and pedestrian task force	2012-2016				X	Lack of Funding
NATURAL AND CULTURAL RESOURCES						
Support the Treet Mountain wind turbine project/green energy initiative.	2012-2016				X	Lack of Funding
Establish a transfer of development rights (TDR) program	2012-2016			X		Lack of current community interest
Promote the cultural arts	2012-2016		X ongoing			
Plan for scenic byways	2012-2016	X				
Plan for river corridor protection	2012-2016	X				
COMMUNITY FACILITIES AND SERVICES						

REPORT OF ACCOMPLISHMENTS, 2011-2015**Haralson County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Strengthen zoning, especially regarding housing and to support retirement community and mixed-use developments.	2012-2016		X 2021			
Increase access to medical services.	2012-2016		X Ongoing			
Development substance abuse prevention, detection, intervention, and treatment programs.	2014-2016		X 2021			
Hire a professional planner	2015-2016				X	No funding
Promote development of the Haralson County Reservoir	2012-2016		X 2021			Pursuing Funding
Construct Haralson County Senior Center	2015	X				Scaled down project completed
Water treatment and distribution system improvements	2012-2015	X				
Water system improvements – Candy Kitchen Target Area	2012-2014	X				
Expand Haralson County recreation facilities	2012-2015	X				
Construct new Northwest Haralson and Providence Church Road fire stations.	2014-2015				X	No funding
Construct new county jail.	2013-2014	X				
Construct new Fire Department headquarters facility.	2016				X	Reduced funding; updated existing

REPORT OF ACCOMPLISHMENTS, 2011-2015**Haralson County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Purchase three new fire trucks	2014-2016		X 2021			
Construct new county government center	2015-2016				X	SPLOST voted to go elsewhere
Construct new courthouse complex	2015-2016				X	SPLOST voted to go elsewhere
INTERGOVERNMENTAL COORDINATION						
Review current intergovernmental agreements and develop communication and promote cooperation between Haralson County, its cities, and other counties.	2012-2016	X Ongoing				
Update the Service Delivery Strategy.	2016	X 2017				

City of Bremen						
REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Bremen						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
POPULATION						
Review and utilize 2010 Census data to evaluate community services and service delivery capacity.	2012-2016		X (2018)			
ECONOMIC DEVELOPMENT						
Encourage the local school district, technical schools, and universities to focus on job training.	2012-2016		X (2018)			
Survey industry needs and plans	2012-2016		X (2018)			
Develop a countywide economic development strategy	2012		X (2018)			Support, financial and otherwise, being provided to the “Grow Haralson” initiative
Expand capacity in sewer basins	2013		X (2018)			Awaiting final engineering for permitting.
Study modification to point discharge vs. land application	2014			X		No funding identified or provided.
Assess potential business park developments at the I-20 corridor	2012-2016		X (2018)			

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Bremen						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Evaluate the potential for Opportunity and Enterprise Zones	2013		X (2018)			Initial efforts made to compile data, meetings with DCA, etc. Support to continue effort is a goal of the current elected officials.
Construct a sequencing batch reactor (SBR) wastewater treatment plant system (0.8 MGD)	2016			X		No funding identified or provided
Promote downtown with marketing and festivals and events. A thoughtful marketing campaign consisting of advertising and events will raise the profile of the community and its interest to entrepreneurs and developers.	2012-2016		X			Partially complete; on-going process
Maintain inventory of commercial/ industrial properties with emphases as a reservation for growth of employment related conditions.	2012-2016	X				On-going task
Consider adoption of a commercial development policy.	2013	X				
HOUSING						
Maintain an inventory of undeveloped and under developed residential properties.	2012-2016	X				On-going task

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Bremen						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
Develop a comprehensive transportation plan with consideration of vehicular and pedestrian traffic. Program work plan with TIA proceeds.	2015			X		TIA Referendum failed
Participate in regional transportation planning efforts.	2012-2016		X			Continue efforts with GDOT STIP programming
NATURAL AND CULTURAL RESOURCES						
Implement state-mandated revisions to soil erosion and sedimentation control ordinances.	2012	X				
Review, assess, and/or revise city environmental ordinances (flood damage prevention, landscape and buffers, etc.)	2012-2016	X				On-going process
Continue to identify and assess properties for open space, greenspace, parks, and other public purposes.	2012-2016	X				On-going process
Continue development of Historic Preservation Program, Survey resources and evaluate ordinance, design guidelines, and regulatory process.	2014			X		DDA, as lead organization, has considered other projects and programs

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Bremen						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Continue support of the Bremen Textile and Railroad Museum, Inc.	2012-2016	X				The organization continues to be the recipient of city funds for tourist activities
Recommend reestablishment of the downtown façade grant program, utilizing <i>The Secretary of the Interiors Standards for Rehabilitation</i> .	2013			X		DDA, as lead organization has considered other projects and programs
Complete construction of Warren P. Sewell Memorial Library expansion and renovation.	2012	X				
COMMUNITY FACILITIES AND SERVICES						
Continue efforts toward development of a stormwater utility system.	2016			X		Not a current regulatory requirement for the city
Continue efforts to develop “passive recreational” park adjacent to public safety/soccer facilities.	2016			X		Concept Plan completed. Project not listed with SPLOST project due to diminished percentage shares (i.e. % not based on population %) in the most recent SPLOST program

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Bremen						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop outreach and education program with attention to community facilities and services. Utilize current technology (websites, email, social networks) along with conventional media (newspaper, radio, utility mailers) as basis to deliver community announcements.	2013		X (2018)			Monthly utility mailers, website postings, and large scale emails utilized. Social media provide by some departments (additional utilization needed). Contact continues with local media outlets
Continue implementation of Capital Improvements Plan as related to SPLOST (2009-2015)	2012-2015	X				
Develop Capital Improvements Plan for future SPLOST (2015-2021) referendum.	2013	X				
Continue support and coordination efforts toward the permitting of a "county" water reservoir.	2013				X	"Reservoir" site deemed unsuitable due to 'environmental' issues
INTERGOVERNMENTAL COORDINATION						
Initiate Service Delivery Strategy discussions with Carroll and Haralson Counties for purposes of tax equity.	2014	X				
Participate with Carroll and Haralson Counties to renegotiate shares of Local Option Sales Tax (LOST)	2012	X				
Participate with Haralson and Carroll	2013	X				

REPORT OF ACCOMPLISHMENTS, 2011-2015**City of Bremen**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Counties to plan for continuation of Special Local Options Sales Tax (SPLOST) programs (2015-2021). Referendums potentially in 2013-2014.						

City of Buchanan

REPORT OF ACCOMPLISHMENTS, 2011-2015

City of Buchanan

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Support Chamber of Commerce and Haralson County Development Authority economic development activities.	2012-2016	X				
Support implementation of the Appalachian Valley Fiber Network.	2012-2013	X				
Better Hometown Program implementation	2012-2016		2018 Ongoing			Now Georgia Mainstreet Program
Support the Georgia U.S. Highway 27 Association	2012-2016	X				
HOUSING						
Support the Kelly Foundation for Senior Living facility	2012-2016	X				
Develop a homeless shelter in the city.	2012-2016				X	Funding
Develop a shelter for victims of domestic violence.	2012-2016				X	Funding
Revise zoning/building ordinances to encourage affordable housing.	2012-2013		2018			

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Buchanan						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
Implement the Transportation Investment Act of 2010 projects.	2013-2016				X	Funding
Widen Highland Avenue, including curb and gutter, storm drains, and sidewalks	2012-2016			2018		
Create and maintain a street/road register with rights-of-way.	2013-2016		2018			
NATURAL AND CULTURAL RESOURCES						
Support city festivals (Fair on the Square, Fall Festival, Great Pumpkin Caper, Bell Tower Bash, and the Citywide Yard Sale.	2012-2016	X Ongoing				We provide annual help
COMMUNITY FACILITIES AND SERVICES						
Support development of the proposed Haralson County reservoir	2012-2016					Ongoing support
Expand the wastewater treatment facility	2012-2016		2018			
Develop the Buchanan City Playground / Park	2012-2016		2017			
Community policing services.	2012-2016		Ongoing			
Work on a stormwater management ordinance	2014-2016			X		Funding

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Buchanan						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Work with the Northwest Georgia Regional Commission to update land use maps.	2012-2013		2017			
Work with Haralson County to improve/add water and sewer infrastructure.	2012-2013	X				
Investigate the feasibility of using high flow rate wells.	2015-2016			X		Planning/Funding
INTERGOVERNMENTAL COORDINATION						
Update the Service Delivery Strategy	2016		Ongoing			

City of Tallapoosa						
REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Tallapoosa						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Support implementation of the Appalachian Valley Fiber Network.	2012-2013	X				
Market existing industrial sites and properties.	2012-2016		X 2021			
Recruit retail businesses to the central business district and the I-20 area.	2012-2016		X 2021			
Create an I-20 interchange redevelopment plan	2012-2016			X		Resources were lacking - time and funding.
Pursue installation of “attractions” logo boards on I-20, including signage for the historic district(s), in addition to the installation of a city-wide wayfaring system.	2012-2016			X		Cost, after complying with GDOT regulations, was prohibitive.
Investigate the feasibility of establishing a Convention & Visitors Bureau.	2012-2016			X		Cost. May be blended into the Civic Center.
Develop a marketing program and brochures/guides for all city amenities/ activities to enhance tourism potential (e.g., historic district driving tour guide, downtown business guide, restaurant guide, shopping guide, city attractions/	2012-2016		X 2021			

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Tallapoosa						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
annual events brochure).						
Develop a program to assist, support and/or retain existing industry and business.	2012-2016		X 2021			
HOUSING						
Promote the Neighborhood Stabilization Program (NSP)	2012-2013	X				
Consider expanding city limits to accommodate future growth	2012-2016		X 2021			
Continue to pursue CDBG funds to help renovate homes and neighborhoods	2012-2016			X		Not enough staff time for a grant of this complexity
TRANSPORTATION						
Implement the Transportation Investment Act of 2010 projects	2013-2016			X		Refer to new projects listed in current work program
Pass resolution of support for bus transit and lobby state legislators to create commuter rail and express/local bus service.	2012-2016		X 2021			
Complete the creation of a street register.	2012-2016		X 2021			
Establish and implement a street improvement program.	2012-2016		X 2021			

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Tallapoosa						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Create and implement a bike lane improvement program.	2012-2016			X		With the defeat of the 2010 TSPLOST, access to funding was unlikely to occur. The basic plan has been laid out. Refer to new projects that include bike lanes.
Construct improvements to GA 100, from US 78 north to GA 120.	2012-2016			X		With the defeat of the 2010 TSPLOST, access to funding was unlikely to occur. The basic plan has been laid out. Project is still needed.
Construct improvements to GA 100, from GA 120 north to Tallapoosa Bridge.	2012-2016			X		With the defeat of the 2010 TSPLOST, access to funding was unlikely to occur. The basic plan has been laid out. Project is still needed.
Construct improvements to GA 120, from GA 100 east to just past Haralson County High School.	2012-2016			X		With the defeat of the 2010 TSPLOST, access to funding was unlikely to occur. The basic plan has been laid out. Project is still needed.
Construct improvements to US 78, from the east city limit to the west city limit.	2012-2016			X		With the defeat of the 2010 TSPLOST, access to funding was unlikely to occur. The basic plan has been laid out. Project is still needed.

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Tallapoosa						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
GA 100 upgrades, from US 78 south to I-20 IAW Major Thoroughfare Plan	2012-2016			X		With the defeat of the 2010 TSPLOST, access to funding was unlikely to occur. The basic plan has been laid out. Project is still needed.
Upgrade the entire intersection of GA 100/I-20 (increase lanes and bridge on I-20 to 3 in each direction; re-design I-20 overpass over GA 100 to accommodate 6 lanes of traffic, plus bike lanes and sidewalks on GA 100)	2012-2016			X		With the defeat of the 2010 TSPLOST, access to funding was unlikely to occur. The basic plan has been laid out. Project is still needed.
Pursue the construction of a Park and Ride Commuter and retail parking lot on GA 120, near the GA 100/GA 120 intersection.	2012-2016			X		With the defeat of the 2010 TSPLOST, access to funding was unlikely to occur. The basic plan has been laid out. Project is still needed.
Update and amend the Major Thoroughfare Plan for Tallapoosa.	2012-2016		X 2021			
NATURAL AND CULTURAL RESOURCES						
Complete the renovation of the Cultural Arts Center	2012-2016		X 2021			
Complete the Dub Denman Canoe Trail	2012-2013		X 2021			

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Tallapoosa						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Pursue additional funding for the downtown facade renovation program	2012-2014		X 2021			
Pursue a National Register listing of a Tallapoosa Commercial Historic District, if determined eligible by the HPD.	2012-2016	X				
COMMUNITY FACILITIES AND SERVICES						
Complete the Tallapoosa Recreation complex.	2012-2016				X	The feasibility study and need for the additional recreation facility did not cost out.
Construct the Haralson County Reservoir	2012-2016				X	Haralson County Water Authority could not acquire permit from Corps of Engineers, and has created viable alternatives.
Waste water treatment plant and system renovations.	2012-2016		X 2021			
Renovate Police Department facilities	2012-2016		X 2021			
Renovate Fire Department facilities	2012-2016		X 2021			
City Hall renovations	2012-2016		X 2021			
Senior Center property improvements (embankment, renovations, paving)	2012-2016		X 2021			

REPORT OF ACCOMPLISHMENTS, 2011-2015**City of Tallapoosa**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Water, sewer, and gas utilities expansion/upgrade	2012-2016		X 2021			
Purchase old high school gymnasium	2012-2016		X 2021			
Expand and renovate library	2012	X				
Create a Master Plan for Rayford Roberts Memorial Park	2012-2016			X		Time and money prevented this project from being completed. Still needed.
Develop a master improvement plan for Tally Mountain Golf Course, including landscaping/tree planting.	2012-2016			X		Time and money prevented this project from being completed. Still needed.
Create and implement a capital improvement plan (CIP)	2012-2016		X 2021			
Upgrade and expand Cemetery.	2012-2016		X 2021			
Update and amend subdivision ordinance.	2012-2016				X	Due to the housing collapse in mid-2006, the necessity of this subsided for the current planning period of 2017-2021.
Pursue implementation of a neighborhood recreation park in each planning district.	2012-2016			X		Cost and time, and some practical obstacles. Still could be valuable.

REPORT OF ACCOMPLISHMENTS, 2011-2015						
City of Tallapoosa						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Update Helton Howland Park Master Plan.	2012-2016			X		Due to an extended period of no funding, this update was not considered priority. Recently, funding has become accessible, so this is becoming a higher priority.
INTERGOVERNMENTAL COORDINATION						
Update the Service Delivery Strategy	2015-2016		X 2020			
Renegotiation of the LOST	2012-2013		X 2021			
Consideration of a new SPLOST	2014-2016		X 2021			

City of Waco						
REPORT OF ACCOMPLISHMENTS, 2011-2016						
City of Waco						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Partner with the Haralson County Chamber of Commerce to promote new businesses.	2012-2016		X ongoing			Policy statements will not be included in the Community Work Program.
Partner with West Georgia Technical College in developing economic development strategies to include Waco.	2012-2016	X				Policy statements will not be included in the Community Work Program.
Sponsor and coordinate the annual Waco Fall Festival.	2012-2016	X				
Seek funding for the commercial redevelopment of the property at 100 Atlantic Avenue.	2012-2016			X		Noted as blighted downtown structure in new work program
HOUSING						
Consider future annexations.	2012-2016	X				Policy statements will not be included in the Community Work Program.
Improvements to substandard housing.	2012-2016	X				
TRANSPORTATION						
Continue sidewalk repairs	2012-2016	X				

REPORT OF ACCOMPLISHMENTS, 2011-2016						
City of Waco						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop walking/biking trails on the 8-acre, city-owned property adjacent to Atlantic Avenue.	2012-2016				X	Liability Issues
NATURAL AND CULTURAL RESOURCES						
Coordinate cultural events at the Waco Community Center.	2012-2016	X				
COMMUNITY FACILITIES AND SERVICES						
Seek funding for a senior citizen program at the Waco Community Center.	2012-2016			X		No current funding
Support the Waco volunteer fire department	2012-2016	X				
Water and sewer system improvements	2012-2016	X				
Install a drive-through / drop box facility at city hall for utility payments.	2012-2016				X	Unnecessary at this time
Update the city's zoning map.	2012	X				
INTERGOVERNMENTAL COORDINATION						
Update the Service Delivery Strategy	2016	X 2017				

COMMUNITY WORK PROGRAMS

HARALSON COUNTY

COMMUNITY WORK PROGRAM, 2017-2027

HARALSON COUNTY

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
	ECONOMIC DEVELOPMENT								
ED-1 -10	Participate in the Grow Haralson Initiative					X	\$50,000	General Fund	County
	HOUSING								
H-2, H-3	Strengthen Code Enforcement policies to address blighted structures			X			\$5,000	General Fund	County
	TRANSPORTATION								
T-2	Pope Road new construction (triple treatment) – 0.5 miles length					X	\$75,000	General Fund, GDOT	County, GDOT
T-2	Monroe Mill Road bridge structural work					X	\$100,00	General Fund, GDOT	County, GDOT
T-2	Expand 5311 transit program for senior transportation	X	X	X	X	X	\$75,000 match	General Fund, GDOT, Grants	County
T-2	Replace Beech Creek Road bridge					X	\$200,000	General Fund, Grants	County

COMMUNITY WORK PROGRAM, 2017-2027**HARALSON COUNTY**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
T-2	Turn lane at Haralson County High School	X					\$400,000	LMIG, School Board	County, School Board
T-2	Turn Lane at Monroe Mill and Mormon Church Road	X					\$200,000	GDOT	County, GDOT
NATURAL AND CULTURAL RESOURCES									
NR-1, NR-2	Establish a transfer of development rights (TDR) program					X	\$40,000	Local, State, Federal	County
COMMUNITY FACILITIES AND SERVICES									
CF-2, CF-7	Promote development of the Haralson County Reservoir					X	\$30,000,000	Local, State, Federal, Grants, Loans	County
CF-9	Purchase three new fire trucks					X	\$900,000	SPLOST, Local, State, Federal	County
CF-9	Winters/Talbert Road area fire station				X		\$150,000	SPLOST, Local, State, Federal	County
CF-9	Draketown community fire station			X			\$150,000	SPLOST, Local, State, Federal	County
CF-9, CF-3	Ambucare ARC grant administration	X	X				\$300,000	Grant, Private	County

COMMUNITY WORK PROGRAM, 2017-2027**HARALSON COUNTY**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
CF-9, CF-3	Re-apply for Ambucare ARC grant			X			\$1,000	Staff Time	County
CF-10	Water expansion in east Haralson County					X	\$500,000	CDBG	County
CF-10	Expand sewer at Macedonia bus barn			X			\$130,000	School Board, GF	County, School Board
CF-10	Waste water lift station at Recreation Drive				X		\$200,000	SPLOST, GF	County
CF-10	Sewer expansion to Sea Breeze lake community and dredging Sea Breeze lake for drinking water					X	\$4,000,000	GEFA	County, Governor's office
H-5	Apply for funding to construct new facilities for Tallatoona non-profit organization				X	X	\$500,000	CDBG, USDA	County, Tallatoona
CF-2, CF-7	Cartersville water fault well resources and connection to Rocky Hill tank					X	\$100,000	GEFA	County
	LAND USE								
CF-5	Apply for recreational trails grant for 755 acre park					X	\$100,000	RTP Grant	County, NWGRC

COMMUNITY WORK PROGRAM, 2017-2027**HARALSON COUNTY**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
LU-1, LU-2	Strengthen zoning ordinance to prevent inappropriate commercial development in residential/agricultural areas			X			\$2,000	Staff Time	County, NWGRC
INTERGOVERNMENTAL COORDINATION									
IC-1, IC-3	Complete Service Delivery Strategy	X					\$5,000	Staff Time	County and cities

CITY OF BREMEN

COMMUNITY WORK PROGRAM, 2017-2027

CITY OF BREMEN

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-7	Encourage the local school district, technical schools, and universities to focus on job training.	X	X	X	X	X	\$1,000	Staff Time	City of Bremen, "Grow Haralson" (private economic development initiative)
ED-5, ED- 7, ED-8	Survey industry needs and plans; include an inventory of commercial/industrial properties with emphasis on the growth of employment related conditions.	X	X	X	X	X	\$25,000.00	Grow Haralson funds (via City financial participation in the initiative)	City of Bremen, "Grow Haralson"
ED:1-10	Develop a countywide economic development strategy.	X	X	X	X	X	\$50,000.00	Grow Haralson funds (via City financial participation in the initiative)	City of Bremen, "Grow Haralson"
ED-1, ED-2	Expand capacity in Turkey Creek WWTP sewer basin.	X	X	X			\$225,000.00	Water/Sewer Enterprise, SPLOST, other	City of Bremen, Haralson County, Carroll County, other
ED-1, ED- 2, CF-2, CF-7, IC-1	Assess potential business park developments at the I-20 corridor; evaluate the extension of water service south of I-20 at Exit 9 interchange; evaluate the connection of water service with Carroll County Water Authority with	X	X	X	X	X	\$75,000.00; Constructio n cost	General Fund, Water/Sewer Enterprise,	City of Bremen, Haralson County, Haralson County

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
	City of Bremen.						estimated for water connection with CCWA is \$650,000; estimate for extension to Exit 9 is \$700,000	Haralson County Water Authority, Haralson County, Carroll County, Grow Haralson funds, Carroll Tomorrow funds	Water Authority, Carroll County, "Grow Haralson" "Carroll Tomorrow", other
ED-1, 2, 3, 8, 9, 10	Seek designation of Opportunity and Enterprise Zones.	X	X				\$25,000.00	General Fund, Grow Haralson funds (via City financial participation in the initiative)	City of Bremen, "Grow Haralson" (private economic development initiative)
CF-2, CF-7	Seek Funding to construct a sequencing batch reactor (SBR) wastewater treatment plant system (0.8 MGD) at the Turkey Creek WWTP.	X	X	X	X	X	\$15,000,000.00	Water/Sewer Enterprise, SPLOST, Haralson County, Carroll County, State of GA (GEFA), grants, other	City of Bremen, Haralson County, Carroll County, "Grow Haralson", "Carroll Tomorrow", other
CF-2, CF-7	Maximize the use of the City of Bremen Water Treatment Facility; Revise purchase contract between the Haralson County Water Authority and the City of Bremen.	X	X				\$10,000.00	Water/Sewer Enterprise Fund	City of Bremen, Haralson County Water Authority
NR-3	Revise Hotel/Motel Excise Tax Rate.	X					\$500.00	General Fund	City of Bremen, Georgia General Assembly (local

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
									legislative act)
ED-1, 4, 5, 9, H-1, 2, 3	Develop and implement a comprehensive master plan for Downtown renovation.	X	X	X			\$60,000.00	General Fund, Hotel/Motel funds, Grow Haralson funds (via City financial participation in the initiative)	City of Bremen, “Grow Haralson”
T-1	Seek designation as a “Whistle Stop for Amtrak.	X	X				\$3,000.00	General Fund, Hotel/Motel Funds	City of Bremen
NR-3	Plan and construct “Train Observation” Platform/pavilion.	X	X	X			\$225,000.00	Hotel/Motel funds, SPLOST, GDOT, Norfolk Southern railway, other	City of Bremen, GDOT, other
ED-1, 2, 3, 9	Evaluate the potential for Community Improvement Districts (CID’s).	X					\$500.00	General Fund, Grow Haralson funds (via City financial participation in the initiative)	City of Bremen, “Grow Haralson” (private economic development initiative)
ED-1, 3, 5, 9	Evaluate the potential for a “Retail Analysis” and Strategy (Recruitment/Retention).	X	X				\$25,000.00	General Fund, Grow Haralson funds (via City	City of Bremen, “Grow Haralson”

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
								financial participation in the initiative)	
CF-2, CF-7	Study modification to point discharge vs. land application				X		\$30,000	Wastewater Fund	City of Bremen
ED:1-10, IC-1, IC-3	Develop a countywide economic development strategy		X				\$60,000	Public and Private Investment	City of Bremen; Haralson County; Chamber of Commerce
CF-2, 7, ED-1, 2	Expand capacity in sewer basins		X				\$250,000	Wastewater Fund, Grants, Loans, General Fund	City of Bremen; Haralson County; Chamber of Commerce
ED-1, 2	Assess potential business park developments at the I-20 corridor		X				\$5,000	General Fund	City of Bremen; Haralson County; Chamber of Commerce
	HOUSING								
H-1, H-2	Evaluate the potential for Architectural Standards and Design Review.	X	X				\$500.00	General Fund	City of Bremen, City of Bremen Planning Commission

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
H-1, H-2	Evaluate the potential for a "Blight Tax" for code enforcement purposes.	X	X				\$1,500.00	General Fund	City of Bremen, City of Bremen Planning Commission, City Attorney
TRANSPORTATION									
T-2	Develop a comprehensive transportation plan with consideration of vehicular and pedestrian traffic; evaluate "Complete Streets" standards/policy; emphasis toward General Obligation Bond programming.			X	X	X	\$50,000.00	General Fund, SPLOST, Bond revenues, LMIG, other	City of Bremen
T-2	Coordinate Traffic Control systems for the following GDOT intersections: US 78 (SR 8) and Mangham Drive US 27 (SR1) and Music Mill Road & Bremen-Mt. Zion Road US 27 (SR1) and Price Creek Road	X	X	X	X	X	\$375,000.00	GDOT, other	City of Bremen, GDOT

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
CF-4, T-2	Prepare Traffic Study for "Golf Cart" crossings on the following GDOT intersections: US 78 (SR 8) and Florida Ave & Fern Street US 78 (SR 8) and Buchanan Street US 27 Business (SR 1 BUS) and Oak Street US 27 Business (SR 1 BUS) and Bryan Street	X					\$12,000.00	General Fund	City of Bremen
T-2, IC-1	Participate in regional and state transportation planning efforts.	X	X	X	X	X	\$1,000.00	General Fund	City of Bremen, GDOT, NWRC, other
T-2, IC-1	Develop a comprehensive transportation plan with consideration of vehicular and pedestrian traffic. Program work plan with TIA proceeds.					X	\$25,000	TIA, Sales Tax	City of Bremen, Haralson County, GDOT, NWGRC
NATURAL AND CULTURAL RESOURCES									
NR-1, NR-2	Review, assess, and/or revise city environmental ordinances (flood damage prevention, landscape and buffers, etc.) as necessary.	X	X	X	X	X	\$5,000	Staff Time and Legal Fees	City of Bremen, City of Bremen Planning Commission
NR-1, 3, ED-6	Continue support of the Bremen Textile and Railroad Museum, Inc.	X	X	X	X	X	\$80,000 annually	Hotel/Motel Funds	City of Bremen

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
NR-1, 2	Continue development of Historic Preservation Program, Survey resources and evaluate ordinance, design guidelines, and regulatory process.					X	\$1,000	General Fund	City of Bremen, Bremen DDA
ED-4, 6, H- 1, 2, 3	Recommend reestablishment of the downtown façade grant program, utilizing <i>The Secretary of the Interiors Standards for Rehabilitation</i> .					X	\$20,000	General Fund	City of Bremen, Bremen DDA,
COMMUNITY FACILITIES AND SERVICES									
ED-4, CF- 4, 5, 8	Develop and implement a comprehensive master plan for recreational facilities and programs.		X	X			\$30,000.00	General Fund, SPLOST, other	City of Bremen, City of Bremen Recreation Commission
CF-9	Continue support of Public Safety services; emphasis on staffing and equipment needs and inventory. Bremen was named the 10 th "Safest small city in Georgia" (population 5,000 to 10,000) in 2015 (according to FBI crime statistics, 2013). Bremen was also ranked in 2015 as the #1 "Best Town to raise a Family" in Georgia among cities less than 100,000 (and #80 in the United States) {source: Niche.com}. These designations are indicative of community perspectives and only serve to solidify these goals.	X	X	X	X	X	\$2,000,000	General Funds, SPLOST, Assistance to Firefighter Grants (AFG), Staffing Adequate Fire and Emergency Response Grants (SAFER), "COPS Fast" staffing grants, other	City of Bremen

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
CF-3, 8	Continue developing outreach and education program with attention to community facilities and services. Utilize current technology (websites, email, social networks) along with conventional media (newspaper, radio, utility mailers) as a basis to deliver community announcements; utilize "Citizen Academy" programs and other similar forms for direct citizen engagement.	X	X	X	X	X	\$5,000.00	General Fund	City of Bremen
ED:1-10	Continue implementation of Capital Improvements Plan as related to SPLOST (2015-2021).	X	X	X	X	X	\$3,973,000 (total estimated proceeds in 2014 referendum and IGA)	SPLOST	City of Bremen
ED-1, 2, 3	Develop Capital Improvements Plan for future SPLOST (2021-2027) referendum.	X	X	X	X	X	\$1,000	General Fund	City of Bremen
LU-1, 2, CF-2, 3, 7, 8	Review and utilize 2010 Census data to evaluate community services and service delivery capacity.	X	X				\$5,000	General Fund	City of Bremen
NR-2, 3	Continue efforts to develop "passive recreational" park adjacent to public safety/soccer facilities.				X		\$1,000	SPLOST	City of Bremen
CF-2, 7	Continue efforts toward development of a stormwater utility system.					X	\$1,000	General Fund, Staff Time	City of Bremen

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
	LAND USE								
H-1, 2, 3, LU-1	Assess, monitor and update ordinances (e.g. zoning, sign, subdivision, etc.).	X	X	X	X	X	\$1,500.00	General Fund	City of Bremen, City of Bremen Planning Commission, City Attorney
NR-1, NR- 2	Survey and revise existing Land Use Maps and Future Land Use Maps.	X	X	X	X	X	\$10,000.00	General Fund	City of Bremen, City of Bremen Planning Commission, NWRC
	INTERGOVERNMENTAL COORDINATION								
IC-1	Participate in Service Delivery Strategy revision and updates with Carroll and Haralson Counties for purposes of tax equity; particular emphasis with Haralson County, required update by February 28, 2017.	X	X	X	X	X	\$2,000 (in case of litigation, \$150,000 estimated Attorney fees and Court costs)	Staff Time, (in case of litigation, General Fund)	City of Bremen, Cities of Haralson County, Haralson County
ED-1, 2, 3	Participate with Haralson and Carroll Counties to plan for the continuation of Special Purpose Local Option Sales Tax (SPLOST) programs (2021-2027). Referendums		X	X	X		\$2,000	Staff Time	City of Bremen, Cities of Haralson and Carroll

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BREMEN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
	potentially in 2019-2020.								Counties, Carroll and Haralson Counties.
IC-2	Continue support of City of Bremen Schools with joint use of facilities and administrative assistance.	X	X	X	X	X	\$3,000	General Fund, School General Fund, SPLOST, ESPLOST	City of Bremen, City of Bremen Board of Education

CITY OF BUCHANAN

COMMUNITY WORK PROGRAM, 2017-2027

CITY OF BUCHANAN

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
	ECONOMIC DEVELOPMENT								
ED-1, 2	Better Hometown Implementation	X	X				\$2,000	Staff Time	Mayor and Council
	HOUSING								
LU-1, H-1, 4	Revise Zoning / Building Ordinances to Encourage Affordable Homes	X	X				\$2,000	Staff Time, Legal Fees	Mayor and Council, Clerk P.W.D.
	TRANSPORTATION								
T-2, CF-7	Widen Highland, Including Curb and Gutters, Storm Drains, and Sidewalks.	X	X	X	X	X	\$750,000.00	Grants and City	Clerk, P.W.D. City
T-2	Safe Route to Schools	X	X	X	X	X	\$500,000	Grants and City Board of Education	P.W.D. Clerk, and County
T-2	Create and Maintain a Street / Road register and Rights of Ways	X	X	X	X	X	\$5,000	Staff Time	Clerk and P.W.D.
	NATURAL AND CULTURAL RESOURCES								

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BUCHANAN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
CF-8	Support Buchanan- Haralson County Library	X	X	X	X	X	\$10,000.00 Per Year	General Fund	Mayor and Council
COMMUNITY FACILITIES AND SERVICES									
CF-2, CF-7	Assist in the development of Reservoir for Drinking Water	X	X	X	X	X	\$1,000	Staff Time	P.W.D. City
CF-2, CF-7	Wastewater Treatment Plant Expansion		X				\$4,616,000	U.S.D.A. GEFA City	Water and Sewer Dept.
CF-8	Buchanan City Park (Depot Park) Playground	X	X				\$200,000	General Fund	City
CF-2, CF-7	Work on a stormwater management ordinance					X	\$3,500	General Fund	City
CF-2, CF-7	Investigate the feasibility of using high flow rate wells.					X	\$50,000	Local, State, and Federal	City
LAND USE									
IC-1	Work with Northwest Georgia Regional Commission to Update Zoning and Land Use Maps	X					\$2,000	Staff Time	Clerk, and PWD, NWGRC
CF-2, 7	Implementation of Wells for Drinking Water	X	X	X	X		\$500,000	Grants and City	PWD

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF BUCHANAN**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
	INTERGOVERNMENTAL COORDINATION								
IC-1	Update Service Delivery Strategy	X					\$2,000	Staff Time	Mayor , Council, Clerk and PWD

CITY OF TALLAPOOSA

COMMUNITY WORK PROGRAM, 2017-2027

CITY OF Tallapoosa

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-3, 3	Market existing industrial sites and properties.	X	X	X	X	X	\$500/YEAR	General fund, Industrial Authority	Philip Eidson, Tallapoosa Industrial Authority
ED-1, 3, 6, 9	Recruit retail businesses to the central business district	X	X	X	X	X	\$200 / Year	General fund, Downtown Development Authority of Tallapoosa	Philip Eidson, TDDA
ED-6	Create an I-20 interchange redevelopment plan	X	X	X	X	X	\$2 0,000	General fund, SPLOST	Philip Eidson, Patrick Clarey, GDOT
NR-2, 3	Pursue installation of "attractions" logo boards on I-20, including signage for the historic district(s).	X	X	X	X	X	\$25,00	SPLOST	Philip Eidson, GDOT
ED-3	Investigate the feasibility of establishing a Convention & Visitors Bureau.	X	X	X	X	X	\$5000	General fund, SPLOST	Philip Eidson, Patrick Clarey, Gail Priest
ED-6	Develop a marketing program and brochures/guides for all city amenities/ activities to enhance tourism potential (e.g., historic district driving tour guide, downtown business guide, restaurant guide, shopping guide, city	X	X	X	X	X	\$15,000	General fund, SPLOST, Tourism	Philip Eidson, Patrick Clarey, Gail Priest

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF Tallapoosa**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
	attractions/ annual events brochure).							Committee	
T-1	Continue to pursue capacity building on all state highways (improving traffic flow via additional lanes, dedicated turning lanes, bike lanes, sidewalks, etc) and local roads.	X	X	X	X	X	\$25,000,000 per year	SPLOST, STIP	Philip Eidson, Patrick Clarey, GDoT
CF-2, 7	Continue to expand service area of water, sewer and natural gas for economic development	X	X	X	X	X	\$45,000 per year	SPLOST, grants, GEFA	Philip Eidson, Patrick Clarey
ED-1, 2, 3	Develop a program to assist, support and/or retain existing industry and business.	X	X	X	X	X	\$10,000 per year	TIA, SPLOST, grants	Philip Eidson, Patrick Clarey
ED-4	Establish a city - wide "wayfaring" signage system.	X	X	X	X	X	\$4000 per year until system is complete	Hotel/motel, SPLOST, Tourism Committee	Philip Eidson, Patrick Clarey, Gail Priest
HOUSING									
H-1	Market city to middle class retirees, possibly NASCAR fans.	X	X	X	X	X	\$500 per year	General fund	Patrick Clarey
H-2, 4	Consider expanding city limits to accommodate future growth	X	X	X	X	X	\$1,000	Staff Time	Philip Eidson, Patrick Clarey, City council.
H-2, 5	Continue to pursue CDBG funds to help renovate homes and neighborhoods	X	X	X	X	X	\$3,000	Staff Time	Philip Eidson, Patrick Clarey, City council

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF Tallapoosa**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
TRANSPORTATION									
ED-1, 2, 3	Pursue the adoption of a Haralson County transportation SPLOST	X	X	X	X	X	\$1500	General fund	County commission, City council, Philip Eidson, Patrick Clarey
T-2	Develop complete list of local streets where trucks are either restricted or prohibited.	X	X	X	X	X	\$2500	General fund.	Patrick Clarey
CF-4, 5	Create and implement a bike lane master plan and improvement program.	X	X	X	X	X	\$2500	General fund.	Patrick Clarey
T-2	Pass resolution of support for bus transit and lobby state legislators to create commuter rail and express/local bus service.	X	X	X	X	X	\$250	General fund.	City Council, Philip Eidson, Patrick Clarey
ED-5	Complete the creation of a street register.	X	X	X	X	X	\$2500	General fund.	Philip Eidson, Patrick Clarey
T-1, CF-4, 5	Establish and implement a street improvement program.	X	X	X	X	X	\$250 per year	General fund	Patrick Clarey
CF-4, 5	Create and implement a sidewalk master plan and improvement program.	X	X	X	X	X	\$1500	General fund.	Philip Eidson, Patrick Clarey, Alan Morris
ED-1, 2, T-2	Create an economic develop highway zone surrounding Exit 5/I-20: Include: 3 lanes, each direction, on I -20; On GA 100 between McAdams Drive and Honda PKWY: two	X	X	X	X	X	\$15,000,000 (Does not	SPLOST, STIP, GDoT	Philip- Eidson, Patrick Clarey,

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF Tallapoosa**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
	lanes in each direction; at overpass of I-20, install dedicated on ramp left turn lanes for each ramp - each turn lane would run the entire length between each on ramp (6 total traffic lanes under I-20 overpasses).						include improvements to I-20 overpasses)		GDoT
T-2, ED-3	From Honda Parkway NORTH on GA 100 to downtown, upgrade GA 100 - include bike lanes, sidewalks, curb and gutter and passing lanes for both directions throughout Gold Mine Curve - implement the gateway corridor design and the Major Thoroughfare Plan.	X	X	X	X	X	\$8,000,000	SPLOST, STIP, GDoT	Philip- Eidson, Patrick Clarey, GDoT
T-2, CF-4, 5	Construct improvements to US 78, from the east city limit to the west city limit, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Turning lanes, bike lanes, sidewalks, curb and gutter (with context sensitive design standards - avoid damaging the use of private property and protect mature trees).	X	X	X	X	X	\$15,000,000	SPLOTS, STIP. GDoT	Philip Eidson, Patrick Clarey, GDoT
CF-4, 5, T- 2	Construct improvements to GA 100, from US 78 north to GA 120, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Drainage improvements, flexible bike lanes, sidewalks (where missing), curb and gutter.	X	X	X	X	X	\$11,000,000	SPLOST, STIP, GDoT	Philip Eidson, Patrick Clarey, GDoT

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF Tallapoosa**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
T-2, CF-4, 5	Construct improvements to the GA 100/ GA 120 / Broad Street intersection, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal). Included in these upgrades: Center and right turning lanes, bike lanes, sidewalks, curb and gutter AND grade adjustments between Eastside Drive and this intersection.	X	X	X	X	X	\$6,000,000	SPLOST, STIP, GDoT	Philip Eidson, Patrick Clarey, GDoT
T-2	Pursue the construction of a Park and Ride Commuter and retail parking lot on GA 120, near the GA 100/GA 120 intersection.	X	X	X	X	X	\$1,500,000	SPLOST, STIP, GDoT	Philip Eidson, Patrick Clarey, GDoT
T-2, CF-4, 5	Construct improvements to GA 100, from GA 120 north to the Tallapoosa Bridge, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Turning lanes, bike lanes, sidewalks, curb and gutter and grade adjustments to remove dangerous sight line obstructions throughout this section.	X	X	X	X	X	\$12,000,000	SPLOST, STIP, GDoT	Philip Eidson, Patrick Clarey, GDoT

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF Tallapoosa**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
T-2, CF-4, 5	Construct improvements to GA 120, from GA 100 east to just past Haralson County High School, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Bike lanes, sidewalks, curb and gutter and turning lanes - at Beech Creek Drive and westbound before the high school to accommodate school bus traffic.	X	X	X	X	X	\$17,000,000	SPLOST, STIP, GDOT	Philip Eidson, Patrick Clarey, GDOT
T-2	Continue to Update and amend the Major Thoroughfare Plan for Tallapoosa.	X	X	X	X	X	\$700 per year	General fund	Philip Eidson, Patrick Clarey
T-2	Continue to utilize LARP to fund repaving projects annually throughout the City, based on the Planning Commission District system.	X	X	X	X	X	\$20,000 per year	SPLOST, General fund, LARP proceeds	Philip Eidson, Patrick Clarey, GDOT
NATURAL AND CULTURAL RESOURCES									
CF-8	Continue to renovate / upgrade the Cultural Arts / Civic Center.	X	X	X	X	X	\$350,000	General fund, SPLOST	Philip Eidson, Patrick Clarey
CF-6	Continue to develop the Dub Denman Canoe Trail.	X	X	X	X	X	\$40,000	Tourism Committee funds, grants	Patrick Clarey, Gail Priest
IC-1	Pursue additional funding for the downtown facade renovation program.	X	X	X	X	X	\$120,000	Grants	Patrick Clarey

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF Tallapoosa**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
CF-8	Continue to expand and improve the West Georgia Museum.	X	X	X	X	X	\$100,000	Grants, SPLOST, General fund	Philip Eidson, Bud Jones, Patrick Clarey
CF-8	Continue to expand and upgrade all the parks and recreation facilities, including the golf course, Helton Howland Park, Rayford Roberts Ball Park, etc., in the city.	X	X	X	X	X	\$250,000	LWCF, SPLOST	Philip Eidson, Randall Brown, Patrick Clarey
COMMUNITY FACILITIES AND SERVICES									
CF-2, 7	Continue to expand, improve, upgrade and maintain the waste water treatment plant and system renovations.	X	X	X	X	X	\$50,000 per year	General fund, enterprise funds, SPLOST	Philip Eidson
CF-9	Renovate or replace the Police Department facilities	X	X	X	X	X	\$300,000	General fund, SPLOST, grants	Philip Eidson, Scott Worthy
CF-9	Renovate or replace the Fire Department facilities	X	X	X	X	X	\$125,000	General fund, SPLOST, grants	Philip Eidson
CF-11	Continue to expand, improve, upgrade and maintain City Hall - including keeping abreast of technological advances as appropriate.	X	X	X	X	X	\$70,000	General fund, SPLOST, grants	Philip Eidson
CF-3	Senior Center property improvements (embankment, renovations, paving), including potential landscaping and renovations to the gazebo and lighting.	X	X	X	X	X	\$85,000	General fund, SPLOST, grants	Philip Eidson, Judy Piper
CF-2, 7, 10	Water, sewer, and gas utilities expansions/upgrades.	X	X	X	X	X	\$75,000 per year	General fund, SPLOST, GEFA loans/grants	Philip eidson

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF Tallapoosa**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
CF-8	Purchase/long term lease for old high school gymnasium.	X	X	X	X	X	\$125,000	SPLOST, General fund, grants	Philip Eidson
CF-8	Continue to expand and renovate library.	X	X	X	X	X	\$150,000	SPLOST, General fund, grants	Philip Eidson, Karen McWhorter
CF-5	Create a Master Plan for Rayford Roberts Memorial Park, continue to upgrade and renovate the park as needed.	X	X	X	X	X	\$2500	General fund, grants	Philip Eidson, Patrick Clarey
ED-4	Develop a master improvement plan for Tally Mountain Golf Course, including landscaping/tree planting. Continue to upgrade and renovate the course as needed.	X	X	X	X	X	\$20,000 per year	General fund, Enterprise funds	Philip Eidson, Billy McCloskey, Patrick Clarey
ED-1, 2	Create and implement a capital improvement plan (CIP), utilizing SPLOST proceeds.	X	X	X	X	X	\$300,000 per year	SPLOST funds, grants	Philip Eidson, Patrick Clarey
NR-4	Upgrade and expand Cemetery.	X	X	X	X	X	\$75,000	SPLOST, General funds, Enterprise funds, grants	Philip Eidson, Patrick Clarey
CF-4, 5	Pursue implementation of a neighborhood recreation park in each planning district.	X	X	X	X	X	\$150,000 per year	SPLOST, grants	Philip Eidson, Patrick Clarey
CF-4, 5	Update Helton Howland Park Master Plan.	X	X	X	X	X	\$750	General fund	Patrick Clarey

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF Tallapoosa**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2010	2021	Cost Estimate	Funding Source	Responsible Party
	LAND USE								
LU-1	Update and amend the zoning ordinance and map, as necessary.	X	X	X	X	X	\$800	General fund	Philip Eidson, Patrick Clarey
LU-1	Update and amend subdivision ordinance.	X	X	X	X	X	\$5,000	General fund	Philip Eidson, Patrick Clarey
LU-1	Update and amend the future land use map, as necessary.	X	X	X	X	X	\$800	General fund	Philip Eidson, Patrick Clarey
	INTERGOVERNMENTAL COORDINATION								
IC-1	Update the Service Delivery Strategy	X	X	X	X		\$1,500	General fund.	Philip Eidson, Patrick Clarey
ED-1, 2	Renegotiation of the next LOST	X	X	X	X	X	\$800	General fund.	Philip Eidson, Patrick Clarey
ED-1, 2	Consideration of future SPLOST's		X	X	X	X	\$500	General fund.	Philip Eidson, Patrick Clarey

CITY OF WACO

COMMUNITY WORK PROGRAM, 2017-2027

CITY OF WACO

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
	ECONOMIC DEVELOPMENT								
H-2, ED-5	Remove blighted commercial building downtown				X		\$150,000.00	Grant	City
CF-2, 7	Sewage to industrial park in phases (engineer study)					X	\$25,000	ARC Grant	City, NWGRC
	TRANSPORTATION								
T-2, CF-4, 5	Sidewalk repair on US Highway 78 to Carrollton Street on the West side. Estimated cost -\$20,000				X		\$20,000	Grant	City
T-2, CF-4, 5	Sidewalk extension		X				\$10,000.00	Grant	City
T-2	Atlantic Ave Street repair from Bowdon St to 395 Atlantic Ave	X					\$20,000.00	Grant	City
	NATURAL AND CULTURAL RESOURCES								
CF-5	Resurface tennis, basketball courts and walking track			X			\$30,000	Grant	City

COMMUNITY WORK PROGRAM, 2017-2027**CITY OF WACO**

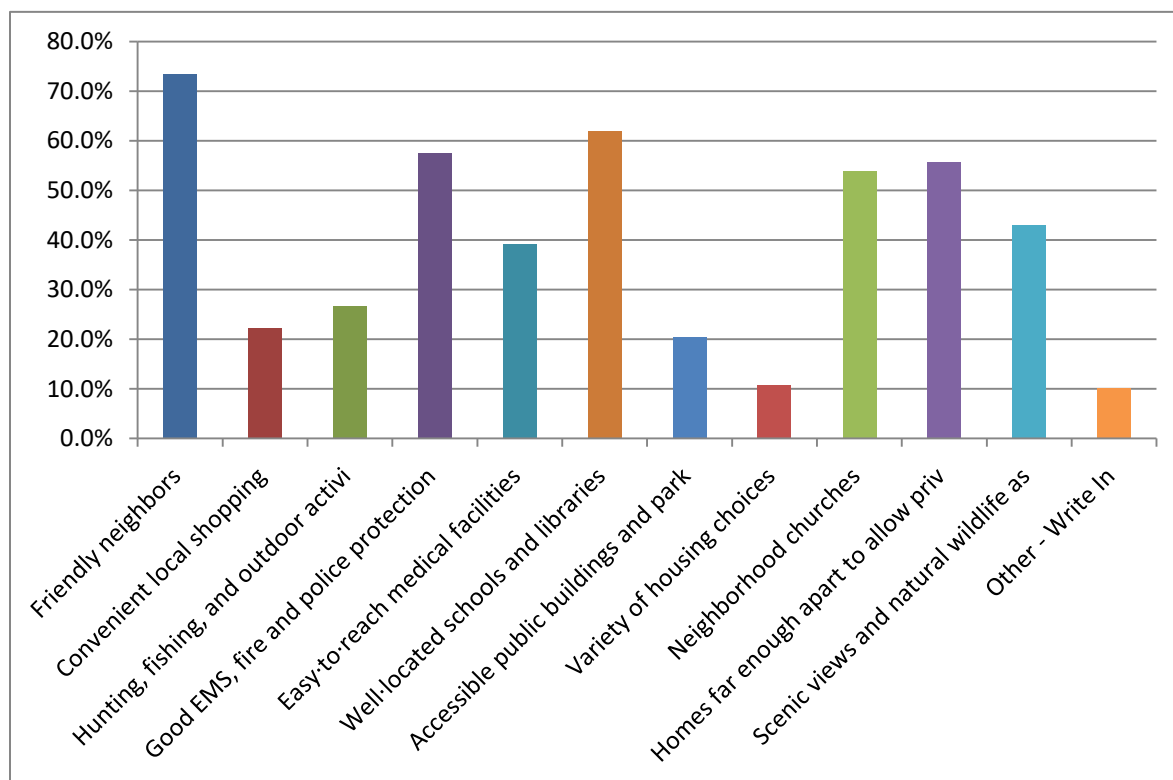
Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
CF-5, 8	Fence, maintain, create green space park					X	\$15,000.00	Grant	City
COMMUNITY FACILITIES AND SERVICES									
CF-2, 7	Reline ponds at sewer treatment					X	\$100,000	Grant	City
CF-2, 7	Bar screen ponds				X		\$15,000	Grant	City
CF-3	Community Center – senior classes		X				\$10,000	Grant	City, NWGRC
CF-9	New fire truck			X			\$300,000	SPLOST, USDA, GF	County, City
LAND USE									
LU-1, 2	Update and digitize zoning map	X					\$1,000	Staff Time	City, NWGRC GIS
INTERGOVERNMENTAL COORDINATION									
IC-1	Complete Service Delivery Strategy	X					\$2,000	Staff Time	County and cities

APPENDIX A: COMMUNITY SURVEY RESULTS

The results of the eleven question community survey can be found on the following pages. Planners attended Waco Fest in September to promote citizen knowledge of the Comprehensive Plan. All three public libraries in Haralson County also promoted the survey along with each local government via fliers, emails, and hyperlinks posted on websites.

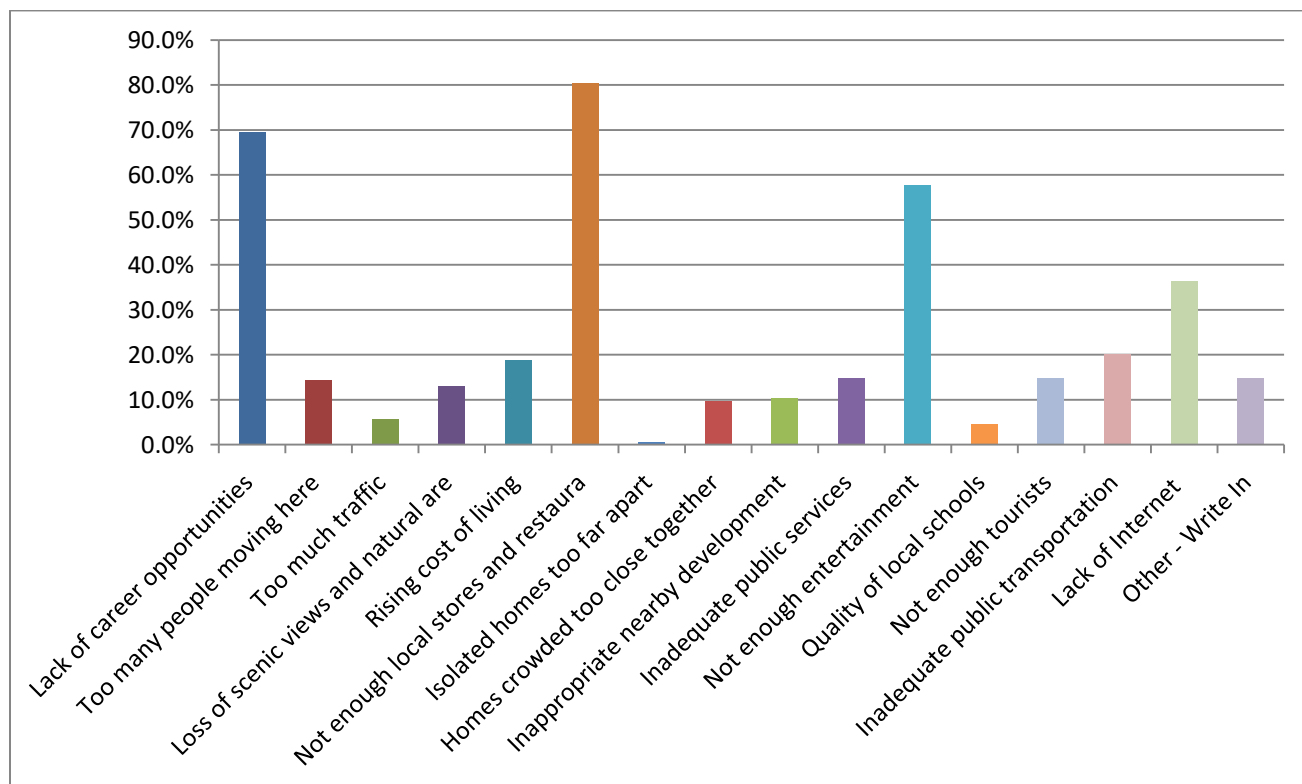
1. What do you like about your community? (Check all that apply)

Value	Percent	Count
Friendly neighbors	73.4%	116
Convenient local shopping	22.2%	35
Hunting, fishing, and outdoor activities	26.6%	42
Good EMS, fire and police protection	57.6%	91
Easy-to-reach medical facilities	39.2%	62
Well-located schools and libraries	62.0%	98
Accessible public buildings and park	20.3%	32
Variety of housing choices	10.8%	17
Neighborhood churches	53.8%	85
Homes far enough apart to allow privacy	55.7%	88
Scenic views and natural wildlife assets	43.0%	68
Other - Write In	10.1%	16



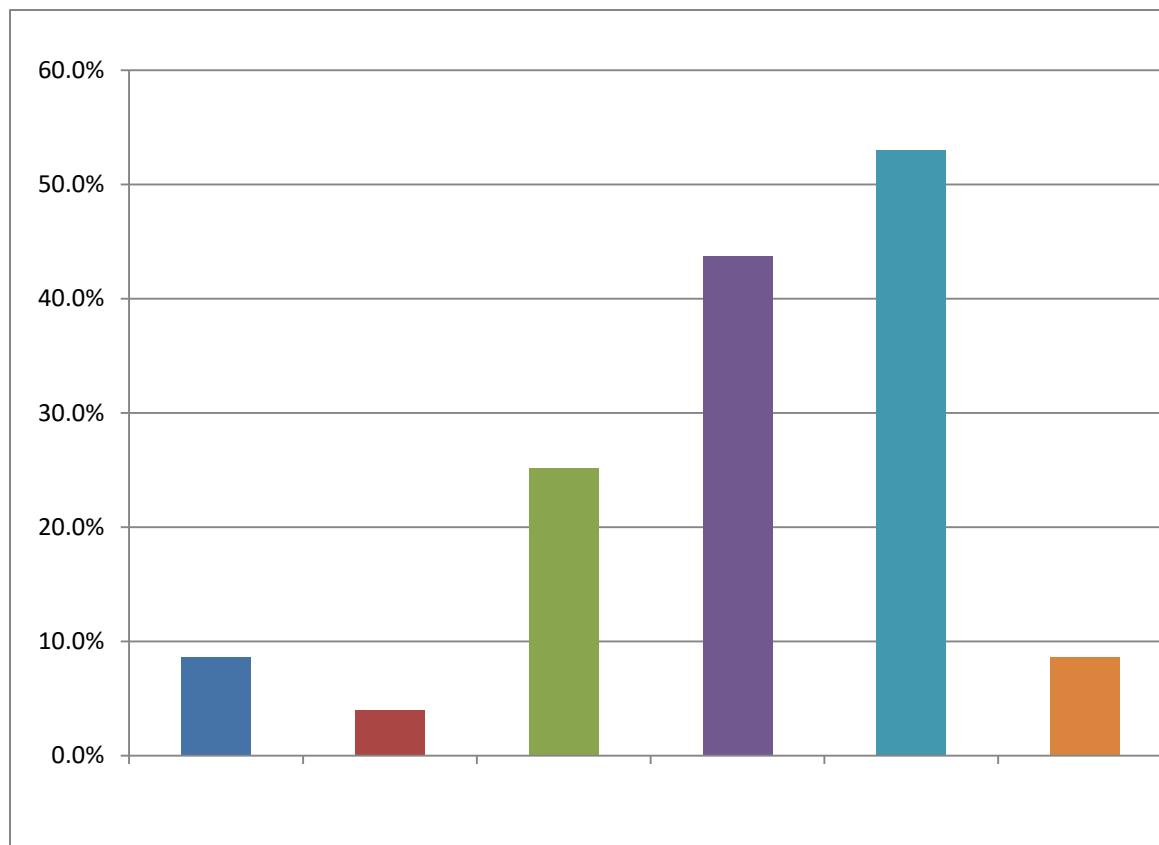
2. What don't you like about your community? (Check all that apply)

Value	Percent	Count
Lack of career opportunities	69.5%	107
Too many people moving here	14.3%	22
Too much traffic	5.8%	9
Loss of scenic views and natural areas	13.0%	20
Rising cost of living	18.8%	29
Not enough local stores and restaurants	80.5%	124
Isolated homes too far apart	0.6%	1
Homes crowded too close together	9.7%	15
Inappropriate nearby development	10.4%	16
Inadequate public services	14.9%	23
Not enough entertainment	57.8%	89
Quality of local schools	4.5%	7
Not enough tourists	14.9%	23
Inadequate public transportation	20.1%	31
Lack of Internet	36.4%	56
Other - Write In	14.9%	23



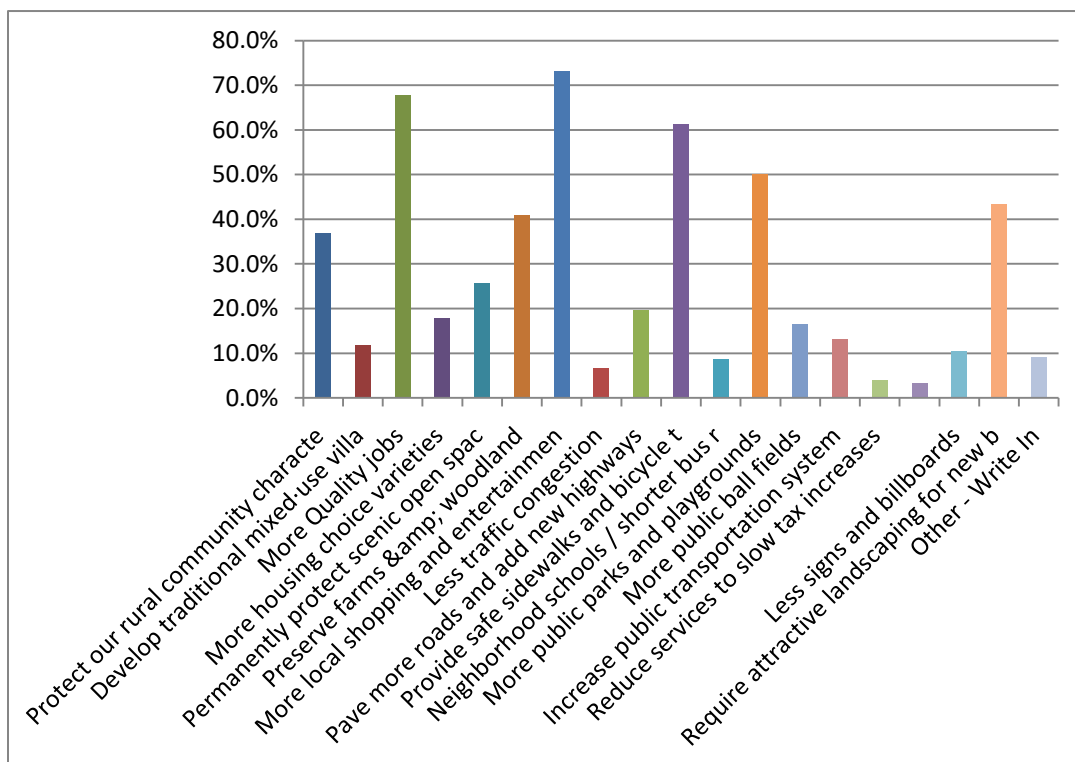
3. How do you feel about changes in your community? (Check all that apply)

Value	Percent	Count
The community is growing too fast	8.6%	13
All development should be stopped	4.0%	6
Our rate of growing is just right	25.2%	38
We're not growing fast enough	43.7%	66
Land use should be carefully managed	53.0%	80
Land use should not be restricted	8.6%	13



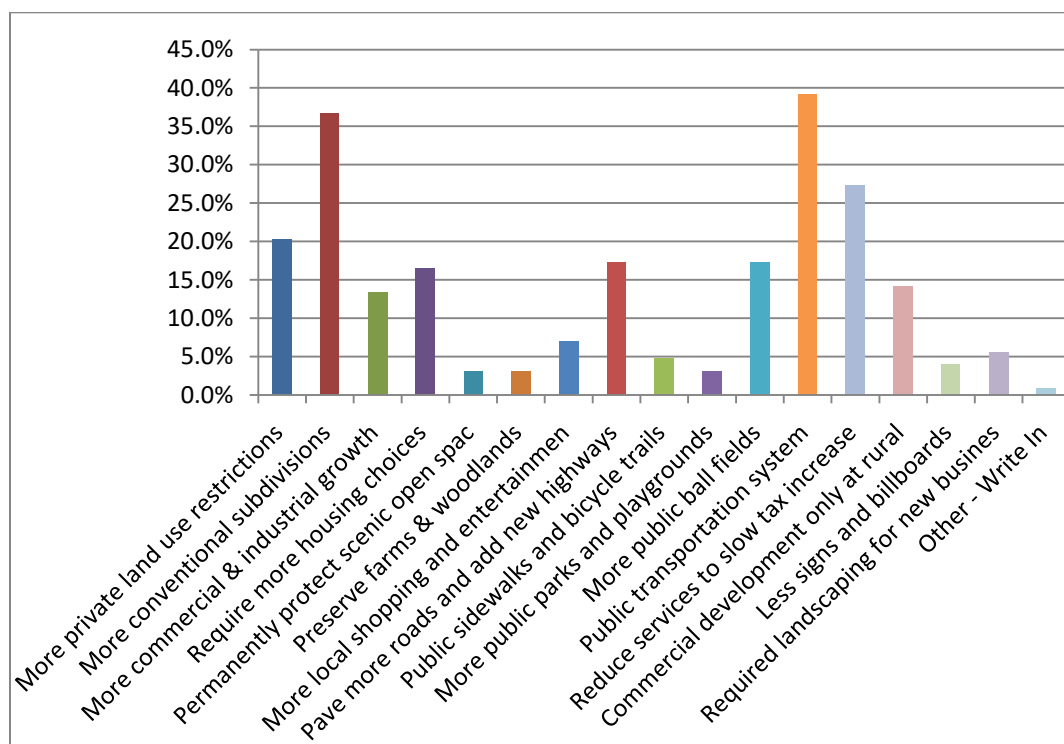
4. What changes would you like to see made? (Check all that apply)

Value	Percent	Count
Protect our rural community character	36.8%	56
Develop traditional mixed-use villages	11.8%	18
More Quality jobs	67.8%	103
More housing choice varieties	17.8%	27
Permanently protect scenic open spaces	25.7%	39
Preserve farms & woodland	40.8%	62
More local shopping and entertainment	73.0%	111
Less traffic congestion	6.6%	10
Pave more roads and add new highways	19.7%	30
Provide safe sidewalks and bicycle trails	61.2%	93
Neighborhood schools / shorter bus routes	8.6%	13
More public parks and playgrounds	50.0%	76
More public ball fields	16.4%	25
Increase public transportation system	13.2%	20
Reduce services to slow tax increases	3.9%	6
County commercial development only at rural crossroads	3.3%	5
Less signs and billboards	10.5%	16
Require attractive landscaping for new businesses	43.4%	66
Other - Write In	9.2%	14



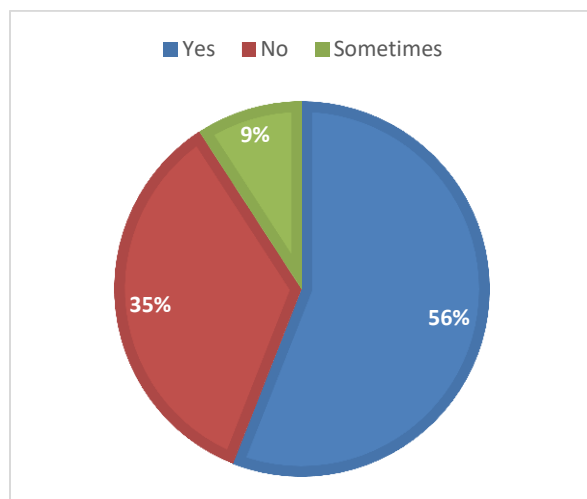
5. What changes would you not like to see? (Check all that apply)

Value	Percent	Count
More private land use restrictions	20.0%	26
More conventional subdivisions	36.9%	48
More commercial & industrial growth	13.1%	17
Require more housing choices	16.2%	21
Permanently protect scenic open spaces	3.1%	4
Preserve farms & woodlands	3.1%	4
More local shopping and entertainment	6.9%	9
Pave more roads and add new highways	17.7%	23
Public sidewalks and bicycle trails	4.6%	6
More public parks and playgrounds	3.1%	4
More public ball fields	16.9%	22
Public transportation system	38.5%	50
Reduce services to slow tax increases	28.5%	37
Commercial development only at rural crossroads	14.6%	19
Less signs and billboards	3.8%	5
Required landscaping for new businesses and industry	5.4%	7
Other - Write In	0.8%	1



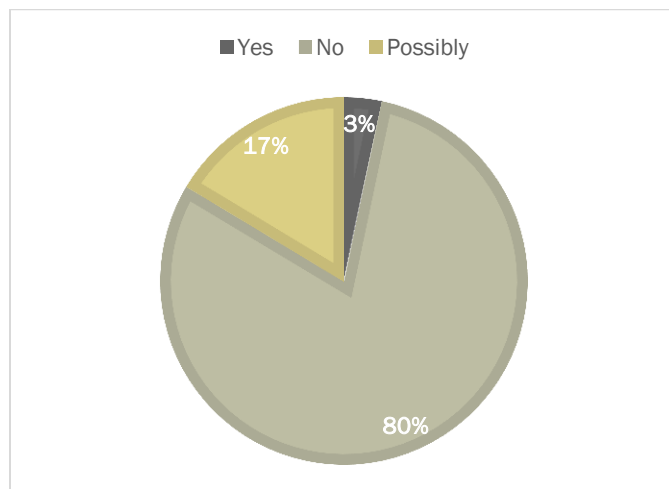
6. Do you work in Haralson County?

Value	Percent	Count
Yes	56.7%	85
No	35.3%	53
Sometimes	9.3%	14



7. Do you now or within the next ten years rely on public transportation as a senior citizen?

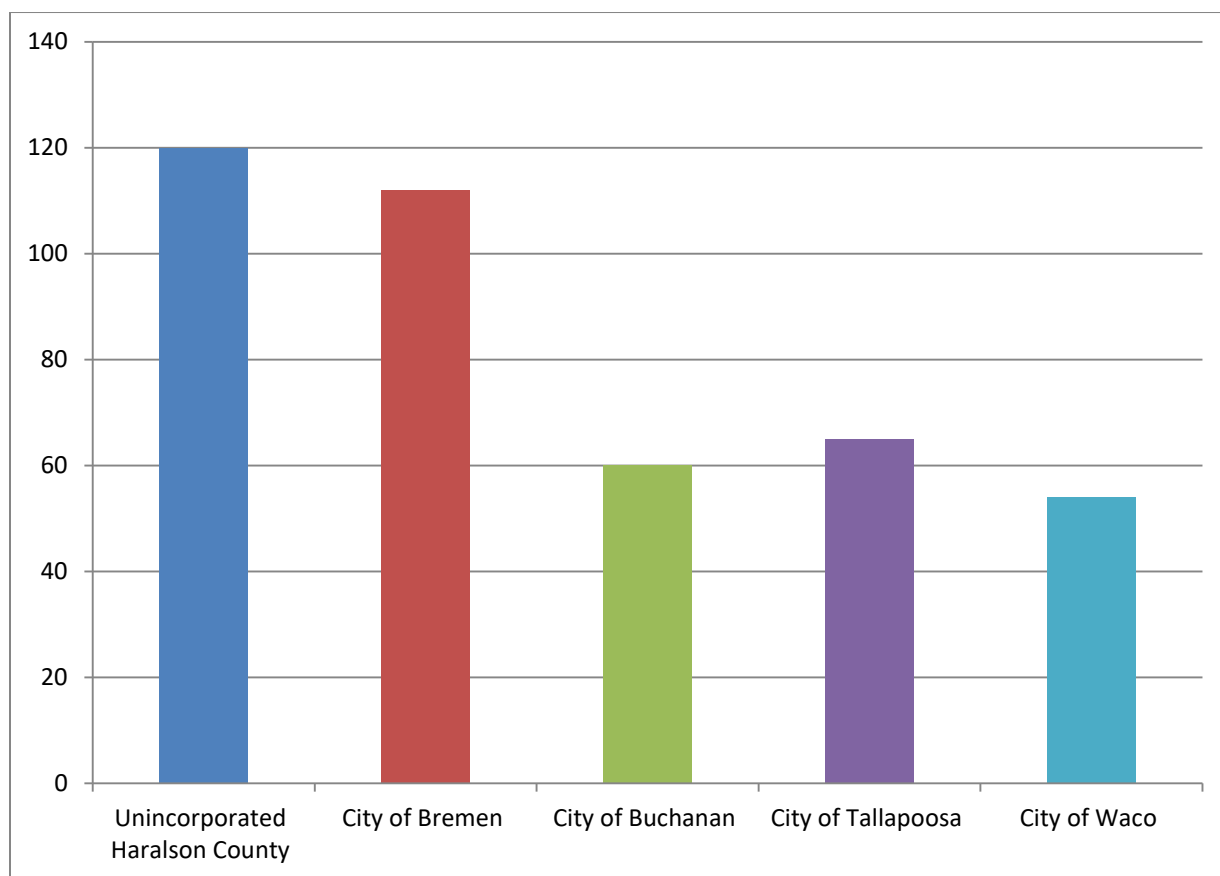
Value	Percent	Count
Yes	3.3%	5
No	80.3%	122
Possibly	16.4%	25



8. How do you rate your community? (Rate only the community in which you live)

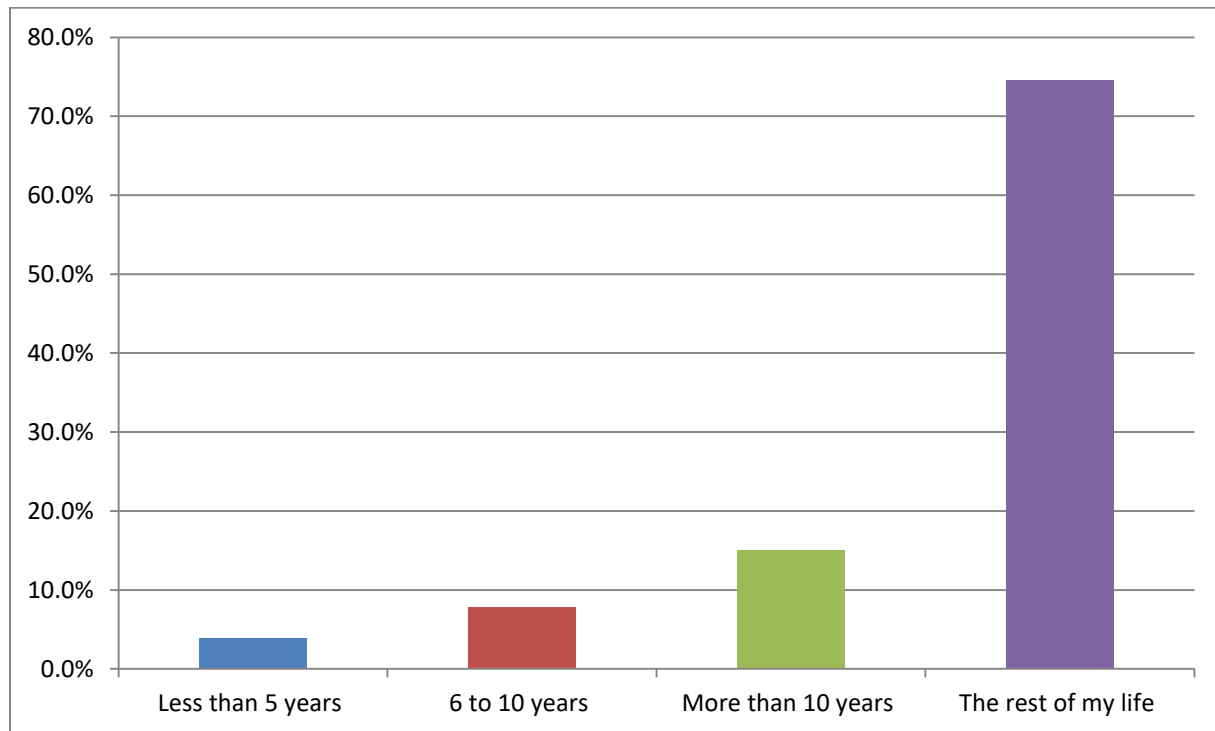
Overall Rating

Unincorporated Haralson County	Count: 121 Not Applicable: 0
City of Bremen	Count: 113 Not Applicable: 0
City of Buchanan	Count: 61 Not Applicable: 0
City of Tallapoosa	Count: 67 Not Applicable: 0
City of Waco	Count: 55 Not Applicable: 0



9. How much longer do you expect to live here in northwest Georgia? (Check one)

Value	Percent	Count
Less than 5 years	3.9%	6
6 to 10 years	7.8%	12
More than 10 years	15.0%	23
The rest of my life	74.5%	114



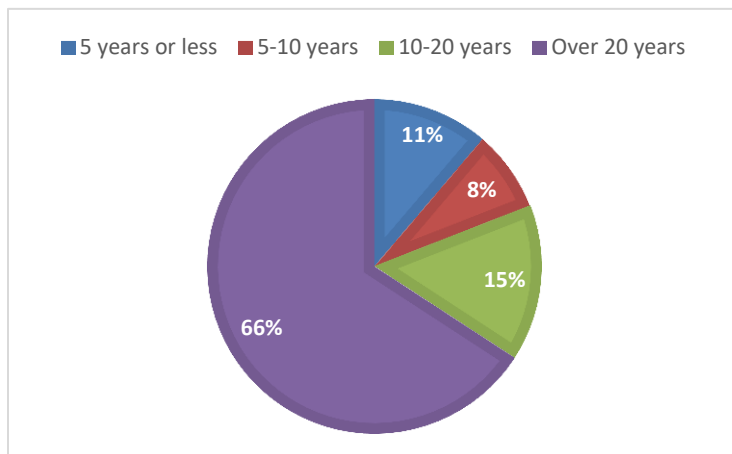
10. Rank the importance of the following: (Where 1 is most important and 7 is the least important)

Overall Rank	Item	Score	Total Respondents
1	Improve economic opportunities	703	133
2	Provide efficient community infrastructure	603	129
3	Improve educational opportunities	525	135
4	Maintain rural quality of community life	511	134
5	Protect natural resources & environment	501	133
6	Manage development type and location	459	128
7	Control rising cost of community services	437	130



11. How long have you lived in Haralson County

Value	Percent	Count
5 years or less	11.3%	17
5-10 years	7.9%	12
10-20 years	15.2%	23
Over 20 years	66.2%	100



APPENDIX B: LEGAL NOTICES

THE HARALSON COUNTY GATEWAY-BEACON, Thursday, November 26, 2015 **5**

OBITUARIES

Dorothy Smith

Dorothy E. Smith of Bremen passed away Wednesday, Nov. 18, 2015, in a Rome hospital. She was born in Haralson County, May 20, 1933, daughter of the late Herman Smith and Rosie Cline Smith. Mrs. Smith was a retired employee of the Sewell Manufacturing



Company and a member of Corinth Baptist Church. In addition to her parents, she was preceded in death by her husband, Bill Smith, in 2003; a son, Michael Smith, in 2014; five sisters, Myrtle Lepard, Iver Griffith, Sara Meeks, Elvie Smith and Emma Jean Collins; five brothers, J.C. Smith, Earl Smith, Ed Smith, Luther Smith and Robert Smith.

Survivors include a daughter and son-in-law, Denise and Stevie Adams,

of Tallapoosa; sons and daughters-in-law, Dennis and Carolyn Smith, of Carrollton, Gary and Kristie Smith of Bremen, Bill Dobie and Elaine Smith of Bremen; 12 grandchildren; six great-grandchildren; and a brother, Freddie Smith of Buchanan.

The family received friends at the funeral home Friday, Nov. 20, from 5-8 p.m.

Services were Saturday, Nov. 21, at 2

p.m. at Corinth Baptist Church with the Rev. John Lemmings officiating. Scott Adams, Erik Smith, Ethan Smith, Mac Smith, Scott McElroy, John Wallace, Seth Benefield and Tyler Smith served as pallbearers. Interment followed in Corinth Church Cemetery.

Share your thoughts and memories in the guestbook at www.hightowerfuneralhome.com.

Hightower Funeral Home of Bremen.

William Lester

David William "Bill" Lester died on November 17, 2015, at Piedmont Hospital in Atlanta. He was born in LaGrange, Ga., on Nov. 19, 1929, to the late Hiram Dewey Lester and Elizabeth Reid Lester. He graduated from Russell High School, attended Georgia State University and was a graduate of School of Banking of the South, Louisiana State University in 1965.

In addition to his parents, he was preceded in death by a brother, Hiram Dewey Lester Jr.; a sister, Bette Lester Ward; nephew, John Lester; and sister-in-law, Mildred Woodring Lester.

Survivors include his wife of 60 years, JessiMae Driver Lester; a son, Matthew and Kerin Lester; a daughter, Jan and Todd Wozniak; a grandson, Reid Carter Wozniak; nephews, Mark Lester, Brian Lester and a niece, Tom and Pamela Lester Alderman.

He served during the Korean War as sergeant in the Third Finance Division. After returning from Korea, he began his banking career with the Bank of Georgia in Atlanta, later moving to the Bank of Fulton County in East Point serving as vice president and CEO. In 1976, he came to the Citizens and Merchants

Bank of Bremen as president.

He retired from the Georgia Department of Labor in Atlanta in 2007. He was active in the First Baptist Church of East Point for many years, where he served on various committees and taught an adult Sunday school class. He later was choir director at East Point Headland Heights Baptist Church, where he was ordained and served as deacon. He later became an active member of Calvary Temple, East Point, where he served on the church school board. After moving to Bremen, he was a member of the First Baptist Church. At his death, he was a member of the Church of the Apostles, North Side Drive, Atlanta.

He held leadership positions and was active in civic organizations, including president of the Georgia Jaycees, Rotary, Civitan and Boys and Girls Clubs in the Atlanta area.

The family received friends at the funeral home on Thursday, Nov. 19, from 5-8 p.m. Private graveside services was at 11 a.m. on Friday, Nov. 20, at the Liberty Christian Church cemetery in Temple with the Rev. Doug Couch officiating.

Mattie Lou Pope

Mrs. Mattie Lou Williams Pope, age 100, of Tallapoosa, passed away Saturday, Nov. 21, 2015. Mrs. Pope was born in Haralson County, Ga., on June 2, 1915. She was the daughter of the late J.W. Williams and the late Cynthia Dobbs Williams. Mrs. Pope was a homemaker.



Besides her parents, she was preceded in death by her husband, Gilbert Reece

Pope; three grandchildren, Jeffery Swafford, Randy Johnson and Roger Dwayne Pope; two great-grandchildren, Kevin Clayton and Miranda Kuck; two sons-in-law, Donald Johnson and Bernard Swafford; three sisters, Thelma Bowman, Martha Williams and Gladys Wood; and three brothers, Fred Williams, Elbert Williams and J.T. Williams.

Survivors include four daughters and two sons-in-law, Marlene and Edward Garner of Buchanan, Miranel Swafford of Tallapoosa, Sandra Johnson of

Tallapoosa and Cynthia and Wendell Fielder of Buchanan; three sons and daughters-in-law, Roger and Katie Pope of Buchanan, Johnny and Sherry Pope of Buchanan and Tom and Linda Pope of Dixie, Ga.; 16 grandchildren; 26 great-grandchildren; 13 great-great-grandchildren; and a number of other relatives.

Funeral services were Tuesday, Nov. 24, at 2 p.m. at Cross Roads Baptist Church with the Rev. Wendell Fielder and the Rev. Travis Warren officiating. Music was under the direction of

Michael and Joan Brown. Interment followed in Cross Roads Baptist Church Cemetery with the following gentlemen serving as pallbearers: Murray Fielder, Sidney Garner, Stephen Garner, Rodney Johnson, Michael Pope and Tony Pope.

The family received friends at the funeral home Monday, Nov. 23, from 6-9 p.m.

You may post an online condolence at www.hutchesonmemorialchapel.com.

Hutcheson's Memorial Chapel & Crematory of Buchanan.

James H. Rayburn

James Howard Rayburn, 69, of Bremen, died Sunday, Nov. 22, 2015.

The family received friends at the funeral home Tuesday, Nov. 23, from 10 a.m. until 3 p.m.

Services were held graveside with Dr. J.

Howard Mills officiating. Burial followed in Pineywoods Baptist Church Cemetery.

Share your thoughts and memories in the guestbook at www.hightowerfuneralhome.com.

Hightower Funeral Home of Bremen.

Michael Reeves

Michael "Mike" Reeves, 52, of Tallapoosa, died Monday, Nov. 16, 2015.

The family received friends at the funeral home Thursday, Nov. 19, from 5-8 p.m.

Services were Friday, Nov. 20, at 2 p.m. at Bremen First Baptist Church with

Bro. Herman Parker officiating. Interment followed in Forest Lawn Memorial Park.

Share your thoughts and memories in the guestbook at www.hightowerfuneralhome.com.

Hightower Funeral Home of Bremen.

CSB

FROM THE FRONT PAGE

donation from CSB. Donations were tallied weekly and posted on www.mycsbonline.com. "CSB is committed to investing in the continued education of the future leaders

in our communities," said Pat Frawley, CEO of CSB. "The Earning for Learning initiative demonstrates our support for local schools, and we are eager to see the tangible impact of each donation."

Several other schools in the region also received donations,

including Haralson County High, West Haralson Elementary, Bremen Middle and Bowdon Elementary.

A check presentation ceremony took place

on Nov. 17 at Bremen Academy.

The personal checking account must have had either a direct deposit or five debit card transactions post

to the new account by Oct. 30 and business checking accounts must have had five debit card transactions post to the new account by Oct. 30 in order for the school to

receive the designated funds.

The full list of schools receiving Earning For Learning dollars can be found at www.mycsbonline.com.

PUBLIC HEARING NOTICE FOR COMPREHENSIVE PLAN-TEN YEAR UPDATE

Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco are beginning a ten-year update of their joint comprehensive plan that was previously adopted in February 2007. The ten-year update is required and will be prepared according to the new rules promulgated by the Georgia Department of Community Affairs, which were effective on March 1, 2014. This joint public hearing will explain the process that will be followed for the update, which has a state established deadline of February 28, 2017. This update will include a Report of Accomplishments regarding the last work program; Needs and Opportunities Element; Community Goals Element, review and update to the Land Use Element; as well as a new Community Work Program. Updates or creation of other portions of the plan are discretionary per the rules.

Following such process will allow the participating local governments to maintain their Qualified Local Government (QLG) status, and therefore their eligibility for state grant funds, state loans, and state permits.

The public meeting begin the Comprehensive Plan process will be held at the Haralson County Commissioners' Office, 155 Van Wert St, Buchanan, GA 30113 at 10:00a.m. on Tuesday, December 15, 2015.



Advancing Health

WITH REMARKABLE SURGICAL SPECIALISTS.

Haralson beat Lady Dogs, 61-42

FROM STAFF REPORTS

The Haralson County High School girls' basketball team clubbed Cedartown on Friday night, using a 24-point performance from Dea Harbison to capture the

61-42 home victory.

Rounding out the top scorers for the Rebelettes (6-3) were Tori Causey with 19 points, Katie Planagan with 10, Kayleigh Bagwell with four and Claire Robinson and Indiya

Smith with two apiece.

The Rebelettes travel to Pepperell on Thursday to close out play before hosting the 41st Annual Hilburn-Patterson Haralson County Invitational Tournament on Dec. 28-30.

Hamman signs with Berry College

Bremen High School cross country and track and field standout Lillian Hamman recently signed her National Letter of Intent to continue her academic and athletic career at Berry College. Hamman will be competing in both cross country and track and field at the next level. Pictured, from left, are Lillian Hamman and Ashley Hamman, mother.

Submitted photo



PUBLIC HEARING NOTICE

HARALSON COUNTY, BREMEN, BUCHANAN, TALLAPOOSA, WACO UPDATE OF JOINT COMPREHENSIVE PLAN

Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco have prepared a draft Joint Comprehensive Plan Update for 2017-2027 according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the "Draft Joint Comprehensive Plan for Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco," for the period 2017-2027. This draft plan was prepared by Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco with broad public participation and with guidance from a Steering Committee of public and private sector individuals. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 28, 2017 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

The public hearing on the draft plan will be held on Thursday, December 29, 2016 at 10:00 am at the Haralson County Commission Office (Commission Meeting Room) at 155 Van Wert Street, Buchanan, GA 30113.

Copies of the draft plan will be available for review at City and County offices, or on the Northwest Georgia Regional Commission website, nwgrc.org.

Start your new year off with amazing shows at **Mill Town Music Hall**
1031 Alabama Ave., Bremen • 770.537.6455 • milltownmusicall.com

HARALSON HAPPENINGS

There is no charge to have your listing included in the Haralson Happenings calendar. Publication dates or frequency of publication cannot be guaranteed. Submit items to ccampbell@times-georgian.com.

WATER AUTHORITY EVENT

Please join us at the Haralson County Water Authority office on Thursday, Dec. 29, between 1-4 p.m. to honor Charlie Walker in his retirement.

BOGO AT BUCHANAN LIBRARY

Buchanan-Haralson Public Library will be having a buy one, get one free sale on all of the items available in the used book areas. This includes books, DVDs and magazines. This special sale will run through the end of December. For more information, call 770-646-3369.

DOGWOOD CITY ART GALLERY EXHIBITION

Oil paintings by Beverly Culver and Jim McCoy will be on display during the Dogwood City Art Gallery's exhibition, "Nature in the Wild," until Tuesday, Jan. 3. The gallery in downtown Tallapoosa is open Tuesday through Saturday from 11 a.m. until 5 p.m. and by appointment. Visit www.dogwoodcityartgallery.com for more information.

SONS OF CONFEDERATE VETERANS MEETING

The Haralson Invincible, Camp 673, invite everyone to visit its regular monthly gathering at Wright Way BBQ & Wings on Alabama Avenue in Bremen every first Wednesday at 6:30 p.m. For more information, email invincibles673@gmail.com.

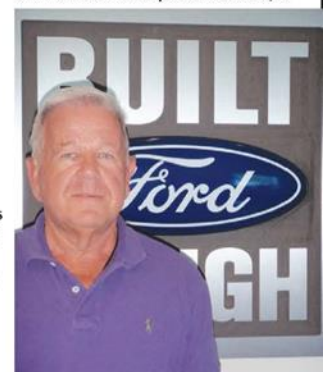


Car Talk

The Obama administration is proposing more regulations on automakers in the near future. All new cars and trucks sold in the U.S. will soon be required to talk wirelessly with each other, with traffic lights and with other roadway infrastructure. Officials say the technology holds the potential to dramatically reduce traffic deaths and transform driving.

Vehicle to vehicle communications, or V2V, enables cars to transmit their locations, speed, direction and other information ten times per second. That lets cars know when other vehicles are about to run a red light, for example, in time for a driver to prevent a crash. The Transportation Department's proposal requires that V2V systems "speak the same language" through standardized messaging the Obama administration is developing with the industry. Automakers say the technology can be ready as soon as the government releases them. All automakers will have to ensure their own system meets compatibility. I wonder what the cost will be to automakers and government agencies that maintain their infrastructure, such as red lights, etc. Cadillac has been attempting to remake their brand into a standalone automobile retailer that can compete with European luxury automakers. First, Cadillac's official location was moved to New York. For over one year, small dealers have been offered several options to quit. Only two percent have accepted a buyout option. Cadillac president, Johan de Nysschen, wants to reduce the dealership total by several hundred. I wonder if this is the trend of the future!

in the most vulnerable vehicles, those in high temperature and high humidity locations. All vehicle owners should regularly check your vehicle for recalls at SaferCar.gov and get them fixed if a recall is listed for your vehicle. Fiat Chrysler is expected to unveil an all-electric concept car at the Consumer Electronics Show next month. It will be a mini-van. No information was released on projected miles it will travel on one charge. Don't know why their first electric was not going to be introduced at the Detroit Auto Show next month. Fiat Chrysler CEO, Sergio Marchionne, has been reluctant to enter the electrification race. It could be a smart move. Let others absorb the initial cost and learn from them. There is probably another reason he has been reluctant to build electric cars. It is money. It was just announced that Fiat Chrysler dealers would have to wait on two much anticipated vehicles, a



redesigned Ram heavy duty pickup and the new Jeep Grand Wagoneer. These are two high ticket, high profit vehicles. It looks more and more like the company may be in trouble. President-elect, Donald Trump, has been meeting with the nation's best and brightest business and career executives for the past few weeks with the goal of recruiting them to serve in his administration. Former Ford Motor Company CFO, Alan Mulally, had his