



Partial Update to the Comprehensive Plan

2007-2027

City of Talmo, Georgia



Adopted September 2007



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Purpose

The purpose of this Partial Update to the Comprehensive Plan is to help Talmo address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The City is planning to start the full Update to the Comprehensive Plan in the Fall of 2007 and to adopt it in the Spring of 2009.

This Partial Update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards for the State of Georgia.

A Public Hearing was held on June 5, 2007. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Northeast Georgia Regional Development Center.

It is expected that the Talmo City Council will adopt the Partial Update by resolution in September of 2007, after it has been found to be in compliance with the planning requirements by the Georgia Department of Community Affairs (DCA).



Assessment of Quality Community Objectives

The following assessment was conducted to address the Quality Community Objectives (QCOs) requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, “Local Planning Requirements”. The analysis below uses the *Quality Community Objectives Local Assessment Tool* created by the Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix I of this report. In most cases, the City has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.

Development Patterns

Traditional neighborhoods, infill development, sense of place, regional identity, and transportation alternatives are Quality Community Objectives relating to development patterns. Talmo’s zoning ordinance has several districts which allow for multiple uses and traditional neighborhood developments. Sense of place is encouraged through preserving the Historic Downtown area and ordinances regulating signage, preserving trees, and safeguarding farmland. Currently there are no sidewalks in Talmo. However, the community requires sidewalks in new developments and residents can easily walk around town. For a more complete assessment of development patterns see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. Talmo recognizes that its natural and cultural resources are the most important factors leading to the character and quality of life in the City. The City actively protects its valuable farmland and has designated historic buildings and a registered National Historic District. While the Town does not have a greenspace ordinance, they do encourage greenspace set-asides in their new developments and have a conservation subdivision ordinance. Also, Talmo has an ordinance to help ensure that new development compliments the historic appeal of the City. For a more complete assessment of resource conservation see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development. Talmo is a very small city that is working toward



putting in place the prerequisites for the type of growth it wants. In the Fall of 2007 the City will begin working on a full Comprehensive Plan Update at the advanced planning level. The Social and Economic Development QCOs will be evaluated in detail at that time. For a more complete assessment of social and economic development see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Governmental Relations

Local self-determination combines with regional cooperation to form the governmental relations objective. Talmo has clear development guidelines and has recently reviewed and updated its zoning ordinance. Talmo's elected officials understand the land-development process. The City shares services with several local governments. For a more complete assessment of governmental relations see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Areas Requiring Special Attention

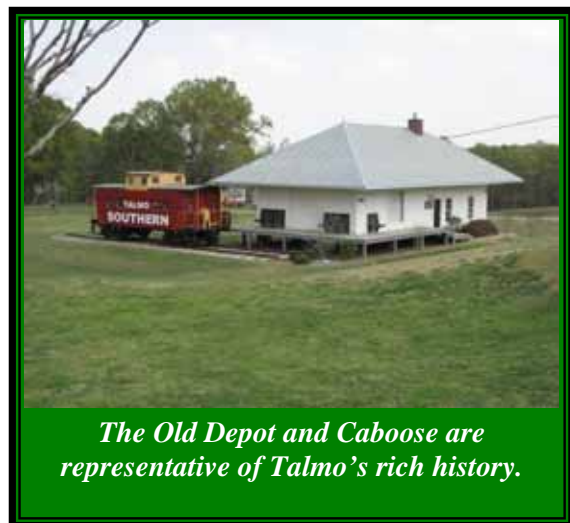
Jackson County is among the fastest growing counties in Georgia. A first step in preparing the City of Talmo for this growth is identifying "Areas requiring Special Attention". Existing land use patterns and trends were evaluated within Talmo and in areas that are likely to be annexed within the planning period. This section discusses the effects that anticipated growth may have on natural and cultural resources and the potential for infill development throughout the City. Also included in this section are the areas where development should be directed, areas where it should be avoided, and areas where additional investment may be needed. The Areas Requiring Special Attention are described below and identified on the map in Figure 1.

Natural and cultural resources

This section describes Talmo's abundant natural and cultural resources.

Floodplains and Water Resources

There are several small streams in Talmo. There is also a Floodplain along Allen Creek. Development potential is significantly limited in this area.



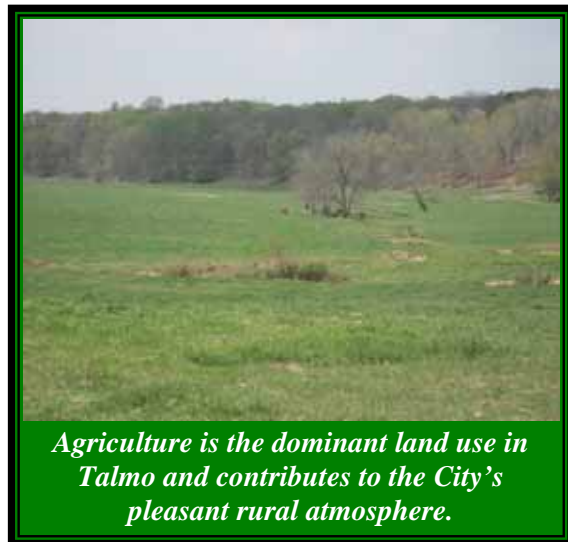


Historic Town Center

The historic areas in Talmo are its most prized resources. The Historic Town Center is located on Main Street. The new City Hall and Library, Fire Station, and Historic District are located in the Town Center. These old buildings represent the image of Talmo. The Historic District was listed in the National Register in 1997. These valuable historic areas will likely experience infill development and modification to existing structures.

Agricultural Areas

Agriculture is important to the economy and quality of life in Talmo. There are several large tracts of land that are dedicated to farming activities. These tracts contribute significantly to the rural aesthetic and open spaces of Talmo. The rural landscape and agricultural use of these areas will be at risk as development pressure increases.



Developable Areas

Because of the rapid pace and low density of projected growth over the next 20 years in Jackson County, all of Talmo's developable land is likely to develop within the next twenty years. Development will challenge the community's ability to provide adequate infrastructure, community facilities, and services.



Anticipated Change of Land Use

Rapid development is likely to occur on the large undeveloped areas adjacent to highway 129. Commercial development pressure along the highway and residential development behind the commercial is expected. Also, there is a large area southwest of downtown that is for sale and will likely experience residential development within the next several years.



Infill development opportunities

In 1997, nearly 70% of the acreage in Talmo was agricultural. Much of this agricultural land could be considered underdeveloped and are candidates for infill development. These ranches and pastures are very important to the quality of life in Talmo and should not be targeted for development. These areas are among the City’s most valued resources and are considered Natural and Cultural Areas Requiring Special Attention.

In 1997 there were about 65 acres of undeveloped land in Talmo. This amounted to about 6% of the City’s land. The several small undeveloped properties within the City will be identified when the Existing Land Use Map is updated as part of the Community Assessment portion of the full Comprehensive Plan Update.

Redevelopment Areas and Disinvestment Areas

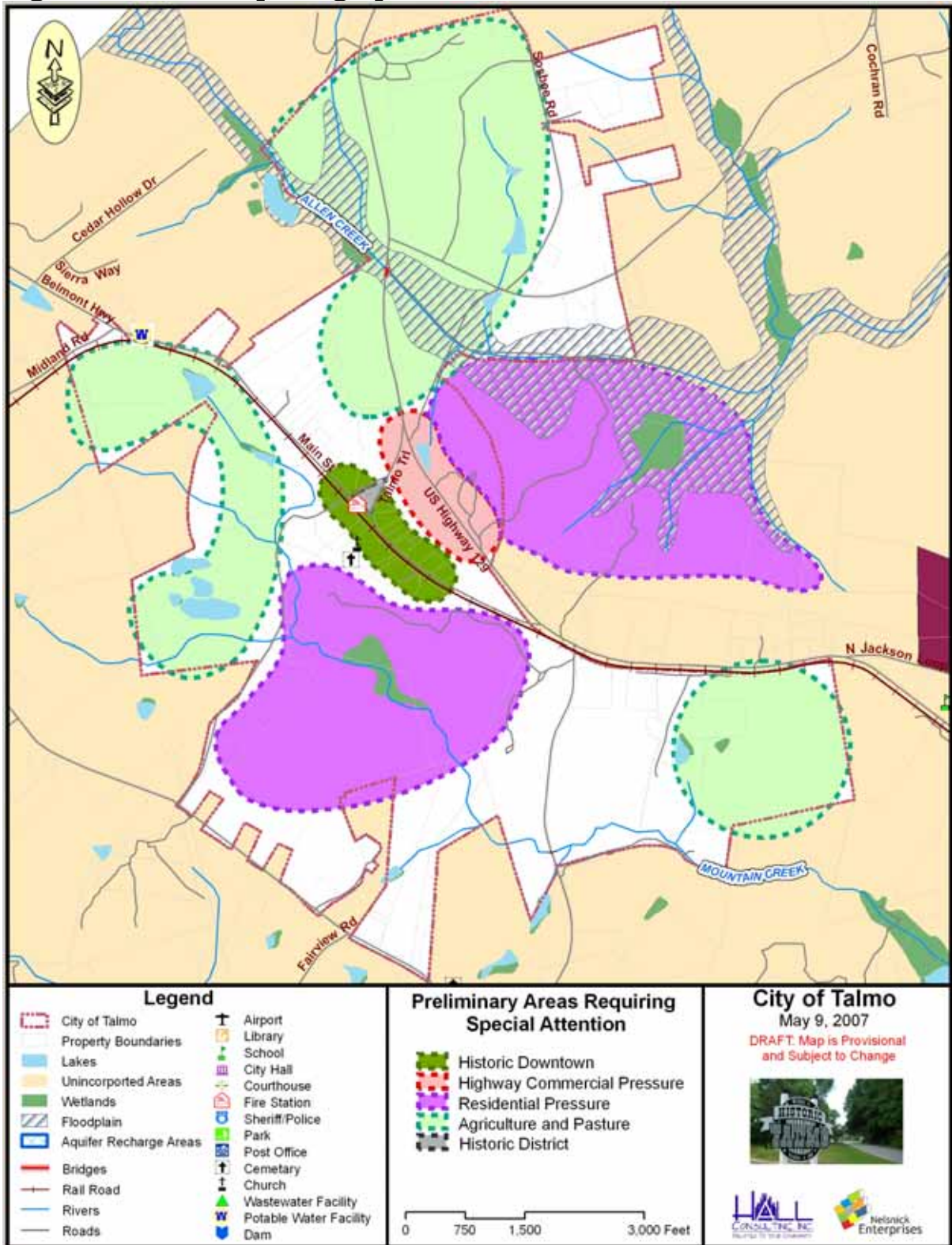
There are no large areas of substandard or deteriorating housing within the City of Talmo. However, there are several individual mobile homes and single family homes distributed throughout the City that appear to be deteriorating.

Brownfields

There are no brownfields within the small City of Talmo.



Figure1: Areas Requiring Special Attention





Issues and Opportunities

The following Issues and Opportunities were identified using the Georgia Department of Community Affairs' *Quality Community Objectives Local Assessment Tool* and *Typical Issues and Opportunities*, and a survey of community leaders and stakeholders. The full Update to Comprehensive Plan will use a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources to elaborate and expand this preliminary list. The full Update will also use an extensive Community Participation Program to choose which issues are the highest priorities for Talmo to address.

Rapid Growth

Jackson County is one of the fastest growing counties in the State of Georgia. It is expected that Jackson County will continue to grow at a faster rate than the region. How the City of Talmo is impacted by this growth is dependant on the policies and strategies the city adopts over the next few years.

Economic Development

Talmo has a limited economy and depends heavily on nearby cities and the region for employment and services. However, as the demand for development increases in the Talmo area, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.

Natural & Cultural Resources

The character of Talmo is closely tied to the quality of its natural and cultural resources. Preserving the rural atmosphere is essential to maintaining and improving quality of life.

Disappearing Farmland and Rural Scenery Farmland will disappear as residential and commercial growth approaches Talmo. The City has the opportunity to actively protect its farmland and open spaces from development.

Historic Resources The City of Talmo has a wealth of historic resources. The historic resources provide the unique character of the town and could form the foundation of an economic development campaign emphasizing tourism. The creation of a Historic Preservation Committee should be considered to formalize



the importance of historic preservation and to develop strategies for historic preservation.

Air Quality The Atlanta metropolitan area has fallen out of compliance with the Clean Air Act's air quality standards. While Jackson County does not fall into the non-attainment area, the nearby counties of Hall and Barrow County do. As the Atlanta metropolitan area expands up I-85 into Jackson County, the County and its Cities need to adopt landuse, transportation, and other policies to ensure that the County does not fall out of compliance with air quality standards.

Facilities and Services

Growing Demand for Public Services A rapidly growing population can put a strain on public facilities and services. The City has the opportunity to plan ahead for growth by developing and maintaining a Capital Improvements Plan that includes parks, transportation, public safety, and all other public facilities and services.

Water and Sewer Talmo does not provide sanitary sewer. As development spreads toward Talmo from I-85, sewer is likely to come with it. The availability of sewer will change development patterns dramatically.

Housing

Housing Types There is insufficient mix of housing sizes, types, and income levels within Talmo. The majority of housing in Talmo is single family detached and mobile homes. There is an adequate supply of affordable housing to serve current residents. There is very little housing available for upper income households.

Housing Condition There are scattered housing units throughout Talmo that are in poor condition. The City should encourage reinvestment and infill over developing existing farmland.



Land Use

Incompatible Land Uses Incompatible land uses in the unincorporated county are causing a foul odor in the City of Talmo. The City needs to continue to work with the County on eliminating this nuisance.

Public Spaces Talmo lacks an attractive public space designed for community gatherings, social interaction, arts activities, and performances. An open-air pavilion or other public gathering space would serve as a community focal point. Community events foster a sense of community and small town appeal.

Regional Growth Pressure It is anticipated that future growth in Jackson County will profoundly impact the City of Talmo. The trend of new development in the area has been traditionally single-family residential with associated commercial development located along main arteries for convenient automobile access. As properties within Talmo and adjacent to its borders develop, the character of the City, its infrastructure, and its ability to provide public services will be affected.

Transportation

Traffic Congestion Traffic will increase along highways 129 and 332 as the population of Jackson County continues to increase. Though the existing road network is operating satisfactorily, it is anticipated congestion will become a major issue if not addressed.

Pedestrian Network There are no sidewalks in the City of Talmo. As traffic congestion increases sidewalks in the historic downtown will become an important safety consideration. The City should consider developing a sidewalk installation program. Talmo has the opportunity to ensure that streets and sidewalks in new developments are connected to those in neighboring parts of the community and to develop a local trail network.

Intergovernmental Coordination

Coordination between Talmo and Jackson County is necessary to further the implementation of each local government's long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be



evaluated further in the full Update to the Comprehensive Plan that will begin in the Fall of 2007.



Implementation Program

Short Term Work Program

The Short Term Work Program identifies specific implementation actions the City intends to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

Each item in the Short Term Work Program includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The Short Term Work Program for Talmo is presented in the table on the following pages. The List of Accomplishments for the 2002 Short Term Work Program is included in Appendix II of this Partial Update to the Comprehensive Plan.



Project Description	2007	2008	2009	2010	2011	2012	Estimated Total Cost	Funding Source	Responsible Party
Natural and Historic Resources									
Form Historic Preservation Committee		✓					\$100	Local	City
Investigate additional strategies to preserve farmland.		✓	✓				\$1,000	Local*	Quad Cities Planning Commission
Update and revise policies and strategies concerning natural and historic resources as an important part of the full Comprehensive Plan Update.	✓	✓	✓				\$2,000	Local*	Quad Cities Planning Commission
Promote the placement of historic buildings in historic downtown.	✓	✓	✓	✓	✓	✓	\$100	Local	City
Economic Development									
Update and revise policies and strategies concerning economic development as part of the full Comprehensive Plan Update.	✓	✓	✓				\$2,000	Local*	Quad Cities Planning Commission
Participate in creating a strategy for county-wide public involvement in economic development matters	✓	✓	✓	✓	✓	✓	\$250	Local	City, Chamber of Commerce
Housing									
Evaluate housing needs based on revised population projections and public involvement.	✓	✓	✓				\$2,000	Local*	Quad Cities Planning Commission



Project Description	2007	2008	2009	2010	2011	2012	Estimated Total Cost	Funding Source	Responsible Party
Investigate possibility of inviting DCA Housing experts to visit and evaluate housing opportunities in Talmo.			✓				\$0	n/a	City
Community Facilities									
Evaluate Community Facilities needs based on revised population projections and public involvement.	✓	✓	✓				\$2,000	Local*	Quad Cities Planning Commission
Investigate feasibility of creating a Police Department.		✓					unknown	Local/SPLOST	City
Use Comprehensive Planning Process to collect ideas on appropriate location and type of public gathering place for Talmo.		✓					\$2,000	Local*	Quad Cities Planning Commission
Investigate opportunities for financing sidewalks on Main Street.		✓					\$0	Local	
Land Use and GIS									
Create checklist for plan review process	✓	✓							Quad Cities Planning Commission
Fully Update Comprehensive Plan at the advanced planning level	✓	✓	✓				\$11,000	Local*	Quad Cities Planning Commission

*Local Funds for this project already included in the Comprehensive Planning Budget.



Long Term and Ongoing Activities

The City of Talmo is active in several ongoing activities intended to improve intergovernmental cooperation. The Municipal Association of Jackson County meets every month. The mayor of Talmo and all the municipalities in the County meet to discuss current issues in the County. For example, in June 2007 the mayors and staff will prepare their respective economic development plans. These plans will be presented to the Jackson County Government Roundtable. The Government Roundtable is another regular activity intended to improve intergovernmental coordination. The group meets quarterly and includes all the government entities of the County, including the Water and Sewer Authority, municipalities, and the County. The third ongoing meeting between governments is the Quad Cities Mayors Meeting which meets quarterly. The mayors of Arcade, Jefferson, and Talmo get together to discuss planning issues.¹ Also, the mayor of Talmo serves on the Board of the Chamber of Commerce along with the other mayors in the County.

Policies

The following policies are designed to help City officials and staff in the decision-making process. They are based on the Georgia Department of Community Affairs' State Planning Recommendations and input from officials and stakeholders. The policies address community issues and opportunities and provide the foundation for the policies to be developed in the full Update to the Comprehensive Plan to start in Fall of 2007.

The policies will help the city to adjust to regional growth pressure and apply to areas within the existing city limits and areas to be annexed in the future.

Economic Development

- ✓ We will target reinvestment on highway 129 to encourage private sector redevelopment and accommodate future growth.
- ✓ We will encourage the development of the Historic Town Center as a vibrant center for culture, festivals, and recreation.
- ✓ Our community will accommodate new development while enhancing existing local assets.

¹ The City of Pendergrass is no longer of member of the Quad Cities Planning Commission.



- ✓ We will work closely with Jackson County in the planning of developments near Talmo so as to protect the area within the current City limits and to provide nearby employment and shopping opportunities.
- ✓ We will target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment and accommodate future growth.

Natural and Cultural Resource

- ✓ The protection and conservation of our community's resources will play an important role in the decision-making process.
- ✓ We will incorporate the connection, maintenance, and enhancement of greenspace in all new development.
- ✓ Land and transportation networks will be developed and managed to ensure the quality of our air and water.
- ✓ We will reduce the impact of development on the natural topography and existing vegetation through limiting land disturbance activities and clear cutting.
- ✓ We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, farmland, and valuable historic resources.

Facilities and Services

- ✓ We will invest in parks, trails, and open space to encourage private reinvestment in our community.
- ✓ We will limit the amount of development within our community to areas that can be reasonably served by public infrastructure.
- ✓ Our community will use planned infrastructure to support areas identified as suitable for development.
- ✓ Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.



- ✓ We will coordinate public facilities and services with land use planning to reduce development pressure on agricultural lands and preserve farmland.
- ✓ We will ensure that new development does not cause a decline in locally adopted level of service and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.

Housing

- ✓ We will stimulate infill housing development in existing neighborhoods.
- ✓ We will promote walkable, safe neighborhoods.
- ✓ We will provide pleasant, accessible public gathering places.
- ✓ We will encourage common open space, walking paths, and bicycle lanes that are easily accessible.
- ✓ We will encourage parks and community facilities to be located as focal points in neighborhoods.
- ✓ We will work toward improving substandard or dilapidated housing in our community.
- ✓ We will encourage residential development that adds to the diversity of our housing stock.

Land Use

- ✓ Greenspace and farmland will be integral facets of our community's land use.
- ✓ We will support opportunities for residential and non-residential in-fill development that positively impacts the character of existing neighborhoods.
- ✓ We will encourage the use of landscaping, lighting, signage, underground utilities, and building design to add value to our community.
- ✓ Our gateways and corridors will create a "sense of place" for our community.



- ✓ Green space will be a major component within our neighborhoods, along our streets, parking lots and within commercial developments.
- ✓ We will review land planning and development concepts that may be new to our area, but have been successful in other places.
- ✓ We will preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community.
- ✓ We will encourage developments that provide a mix of shopping, housing and jobs.
- ✓ We will reduce the adverse visual impact of the automobile in both commercial and residential areas of our community.
- ✓ Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.

Transportation

- ✓ We will encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community.
- ✓ We will address the location, vehicular/pedestrian/open space design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure, and development pattern of the community.
- ✓ We will ensure that vehicular traffic will not harm the residential nature of our neighborhoods.
- ✓ Our new and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship, and urban design.
- ✓ We will encourage walking, biking, car-pooling, and other sustainable transportation choices.

Intergovernmental Coordination

- ✓ We will share services and information with other public entities within the jurisdiction.



- ✓ We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- ✓ We will pursue joint processes for collaborative planning and decision-making.



Appendix I: Quality Community Objectives Local Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give the community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No’s” may identify a need showing how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.



Completed by Hall Consulting, Inc. April, 2007

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	✓		Mixed uses are allowed in the Planned Community Development (PCD), Central Business District(CBD) and Town Center (TC) districts. Talmo utilizes the TC district.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	✓		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	✓		
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		✓	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓		Contracted out some clean-up, Adopt-a-Highway, etc
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	✓		No sidewalks, but people walk all around. Grass and roadways are maintained for pleasant walking. New developments are required to have sidewalks.
7. In some areas, several errands can be made on foot, if so desired.	✓		Small scale errands. Post Office, visiting neighbors, etc
8. Some of our children can and do walk to school safely.		✓	n/a – no school in Talmo
9. Some of our children can and do bike to school safely.		✓	n/a – no school in Talmo
10. Schools are located in or near neighborhoods in our community.		✓	n/a – no school in Talmo



Infill Development Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		✓	
2. Our community is actively working to promote Brownfield redevelopment.		✓	n/a – no brownfields
3. Our community is actively working to promote greyfield redevelopment.		✓	n/a – no greyfields
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		✓	
5. Our community allows small lot development (5000 SF or less) for some uses.		✓	
Sense of Place Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	✓		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	✓		Talmo has placed several buildings on the National Register of Historic Places
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	✓		All Areas are regulated to some degree
4. We have ordinances to regulate the size and type of signage in our community.	✓		



5. If applicable, our community has a plan to protect designated farmland.	✓	Several Areas are zoned Planned Commercial Farm Districts
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Transportation Alternatives Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.		✓	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		✓	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		✓	Have sidewalk requirements in regulations. When new development comes they will be required to have sidewalks.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	✓		Required for most non-rural/exurban developments
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	✓		
6. We have a plan for bicycle routes through our community.		✓	No plan, but the Talmo area is a popular cycling location.
7. We allow commercial and retail development to share parking areas wherever possible.	✓		Article 12.4.2 in zoning ordinance



Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	✓		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	✓		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		✓	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	✓		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	✓		
<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.	✓		Have designated historic buildings and a registered National Historic District.
2. We have an active historic preservation commission.		✓	One person serves as unofficial town historian
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	✓		



<p>Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</p>			
1. Our community has a greenspace plan.		✓	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.		✓	
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		✓	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	✓		
<p>Environmental Protection Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	✓		In 1998 Comprehensive Plan
2. We use this resource inventory to steer development away from environmentally sensitive areas.		✓	There has been little new development
3. We have identified our defining natural resources and have taken steps to protect them.	✓		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	✓		
5. Our community has and actively enforces a tree preservation ordinance.	✓		
6. Our community has a tree-replanting ordinance for new development.	✓		
7. We are using stormwater best management practices for all new development.	✓		
8. We have land use measures that will protect the natural resources in our community (steep slope	✓		



regulations, floodplain or marsh protection, etc.)			
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<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	✓		Will be updated in new Comprehensive Plan
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	✓		
3. We have a Capital Improvements Program that supports current and future growth.		✓	
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.		✓	The Comprehensive Plan Update (2008) will include this analysis.



Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		✓	County-wide Chamber of Commerce and Industrial Development Authority
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.		✓	County-wide Chamber of Commerce and Industrial Development Authority
3. We recruit businesses that provide or create sustainable products.	✓		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		✓	n/a – There are very few employers in the City
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		✓	These resources are located in nearby Cities. Talmo is very small and cannot support these programs.
2. Our community has jobs for skilled labor.		✓	These resources are located in nearby Cities.
3. Our community has jobs for unskilled labor.		✓	These resources are located in nearby Cities.
4. Our community has professional and managerial jobs.		✓	These resources are located in nearby Cities.



Housing Choices A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓		In Rural Residential (RR)-1, RR-2, RR-3, Residential (R) -1, and R-2 districts
2. People who work in our community can afford to live here, too.	✓		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)		✓	No high-end housing
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	✓		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	✓		
6. We have vacant and developable land available for multifamily housing.		✓	Available in nearby Cities.
7. We allow multifamily housing to be developed in our community.		✓	Available in nearby Cities.
9. We support community development corporations building housing for lower-income households.		✓	Available in nearby Cities.
10. We have housing programs that focus on households with special needs.		✓	Available in nearby Cities.
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	✓		



Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.		✓	Available in nearby Cities.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		✓	Available in nearby Cities.
3. Our community has higher education opportunities, or is close to a community that does.	✓		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		✓	Available in nearby Cities.
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		✓	Website is up to date
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	✓		
3. We have a public-awareness element in our comprehensive planning process.	✓		
4. We have clearly understandable guidelines for new development.	✓		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		✓	
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	✓		
7. We have a budget for annual training for planning commission members and staff, and we use it.		✓	



Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	✓	✓	We work with some other cities in our County
2. We are satisfied with our Service Delivery Strategies	✓		
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	✓		



Appendix II: Report of Accomplishments

2002-2007 List of Accomplishments

Project or Activity from Previous STWP	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity	Notes
Natural and Historic Resources					
Amend zoning ordinance to require vegetative cover replacement of at least 5 percent for all development. However, maintenance of existing vegetation is preferred.	City, RDC	2002	Complete		Included in the Land Use Management Code of the Quad Cities (LUMC) adopted in May, 2005
Amend zoning ordinance to provide for river and stream corridor protection, wetland protection, and watershed protection.	City, RDC	2002	Complete		Included in LUMC adopted in May, 2005
Produce and provide educational materials about historic preservation	Local Historic Society, RDC	2004	Complete		Extensive materials on the history of Talmo in the city's new library.
Amend zoning ordinance and subdivision regulations to provide for conservation subdivisions.	City, RDC	2003	Complete		Included in LUMC adopted in May, 2005



Project or Activity from Previous STWP	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity	Notes
Promote the placement of historic buildings in historic downtown.	City	2007	Complete		Many building have been restored.
Produce and provide educational materials about historic preservation	City, Local Historic Society, RDC	2005	Complete		duplicate item
Amend zoning and subdivision regulations to provide for open space development.	City, RDC	2002	Complete		Included in LUMC adopted in May, 2005
Economic Development					
Participate in creating a strategy for county-wide public involvement in economic development matters	City, Chamber of Commerce	2007	Underway		Mayor serves on Chamber of Commerce Board.
Housing					
Develop and adopt ordinance requiring manufactured homes to be placed on permanent foundations.	City, RDC	2002	Complete		Included in LUMC adopted in May, 2005
Develop more comprehensive manufactured housing regulations, similar to subdivision regulations, addressing minimum buffer, landscaping, and structural design requirements.	City, RDC	2002	Complete		Included in LUMC adopted in May, 2005
Community Facilities					



Project or Activity from Previous STWP	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity	Notes
Build a new City Hall	City	2005	Complete		New City Hall and Library are an example of creative, adaptive reuse of residential structure.
Create a joint public safety office with other cities	City	2003	Not Accomplished	The City is served by the County. This item is no longer a high priority.	
Land Use and GIS					
Create joint Quad Cities Planning Commission with the cities of Arcade, Jefferson, and Pendergrass.	City	2002	Complete		City of Pendergrass no longer participates.