

The City of Conyers, Georgia Comprehensive Plan Update 2018



**CITY OF
CONYERS**
Celebration of Community

This document was prepared by the Atlanta Regional Commission using funds provided by the
State of Georgia.

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Acknowledgments

Mayor and City Council

Randal Mills, Mayor (through 2017)
Vince Evans, Mayor (beginning 2018)
Chris Bowen (through 2017)
Vince Evans (through 2017)
John A. Fountain
Gerald Hinesley, Sr.
Cleveland Stroud
Jacob Bailey (beginning 2018)
Blair Barksdale (beginning 2018)

Comprehensive Planning Steering Committee

John A. Fountain - City Council representative
Tanna Santangelo
Blair Barksdale
Gina Hartsell
Pastor Timothy Hogg
Jo Carter-Harbin
Norma Shipp
Deacon Willie Henderson, Jr.
Tom Harrison
Reverend Al Sadler
Steven Holmes

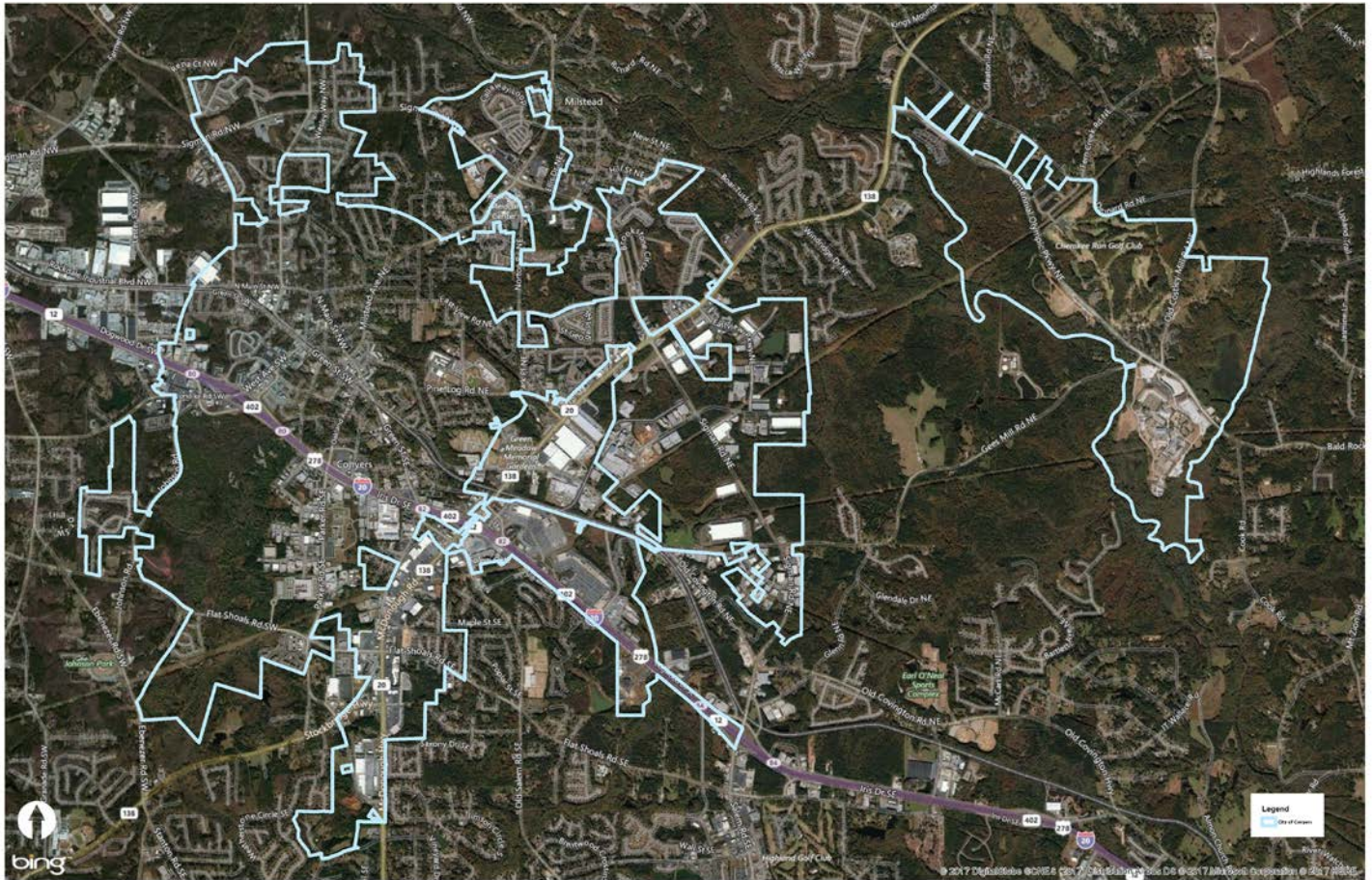
City of Conyers Staff

Marvin Flanigan
Matt Chalfa

Atlanta Regional Commission Staff

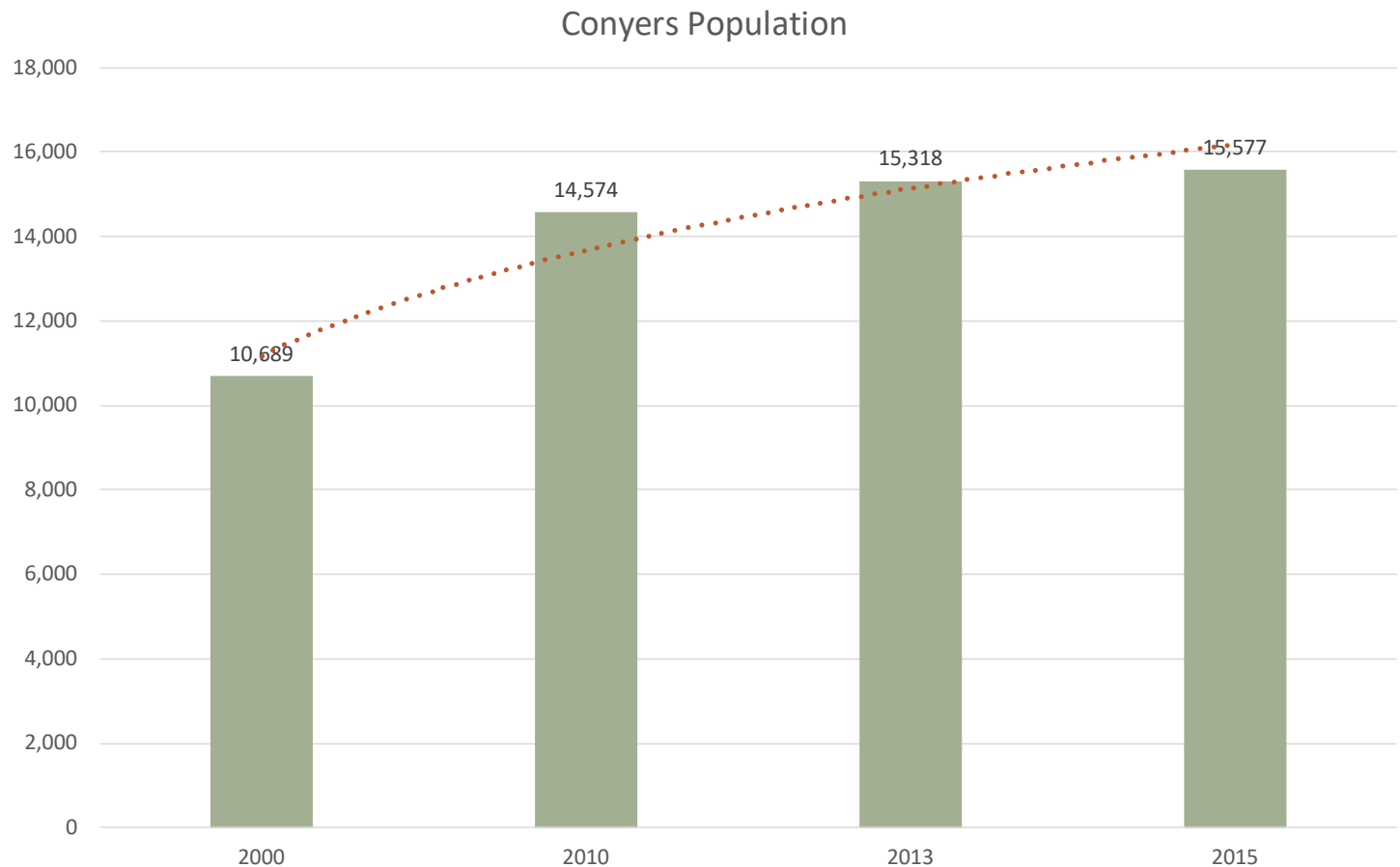
Allison Duncan
Robert Herrig

Data & Demographics



Conyers, Rockdale County, Georgia

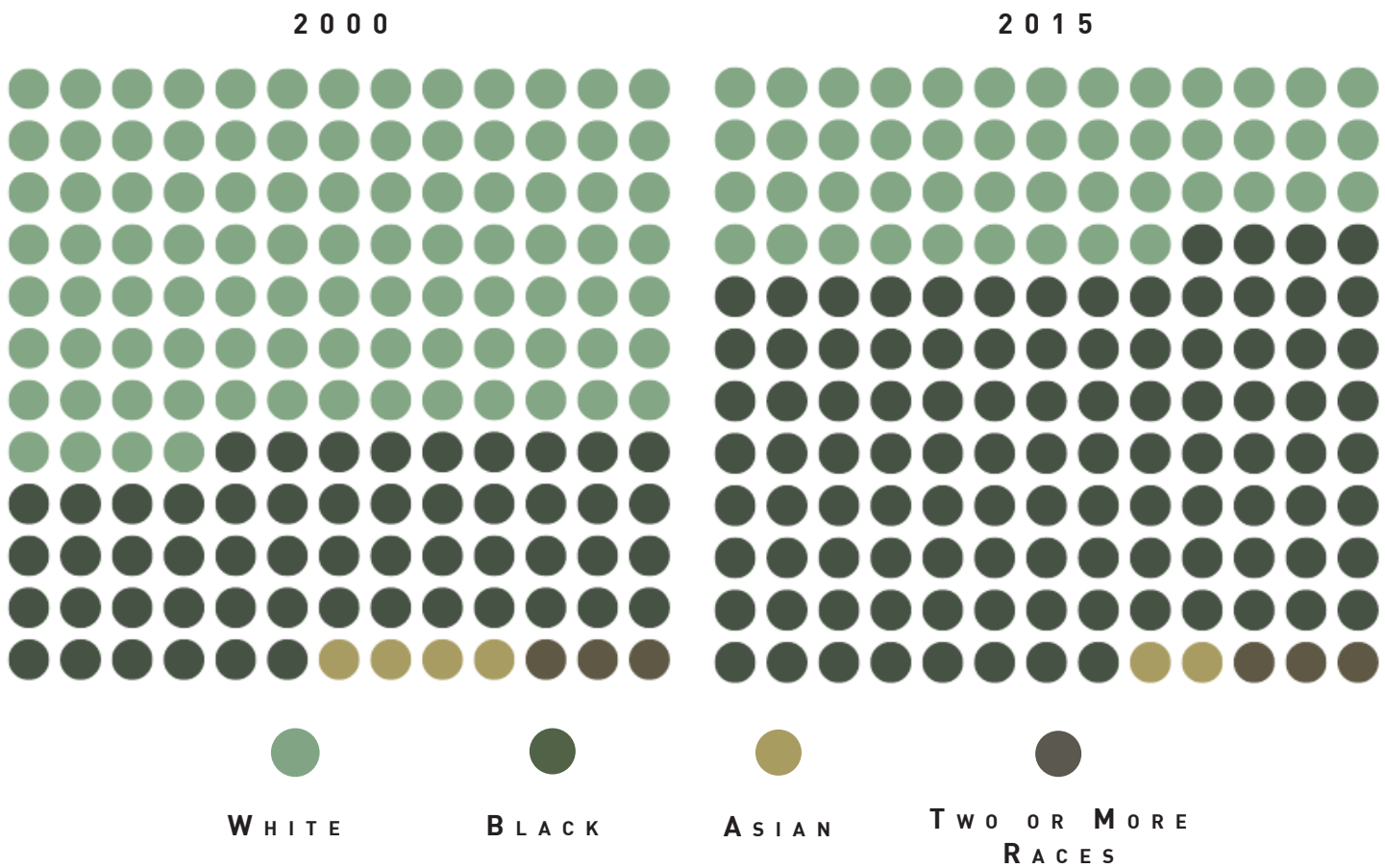
Population



Population has increased steadily since 2000. The population increase has leveled out and is increasing more slowly in recent years.

Source: US Census American Fact Finder;; US Census 2000, 2010, American Communities Survey- 2015. Data unavailable for 2005.

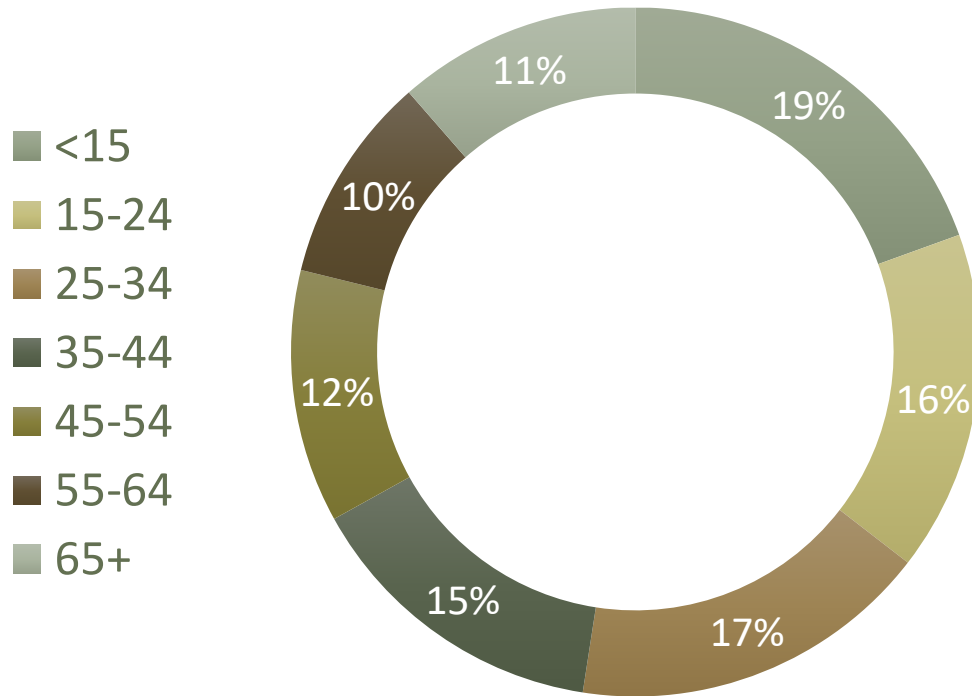
Race



From 2000 to 2015, the percentage of African American residents has more than doubled. The percentage of Asian population has decreased while the population of whites has remained relatively unchanged. The percentage of people of Hispanic origin has increased from 10.8% to 13% from 2000 to 2015.

Source: American Fact Finder American Communities Survey- US Census 2000, 2015

Age

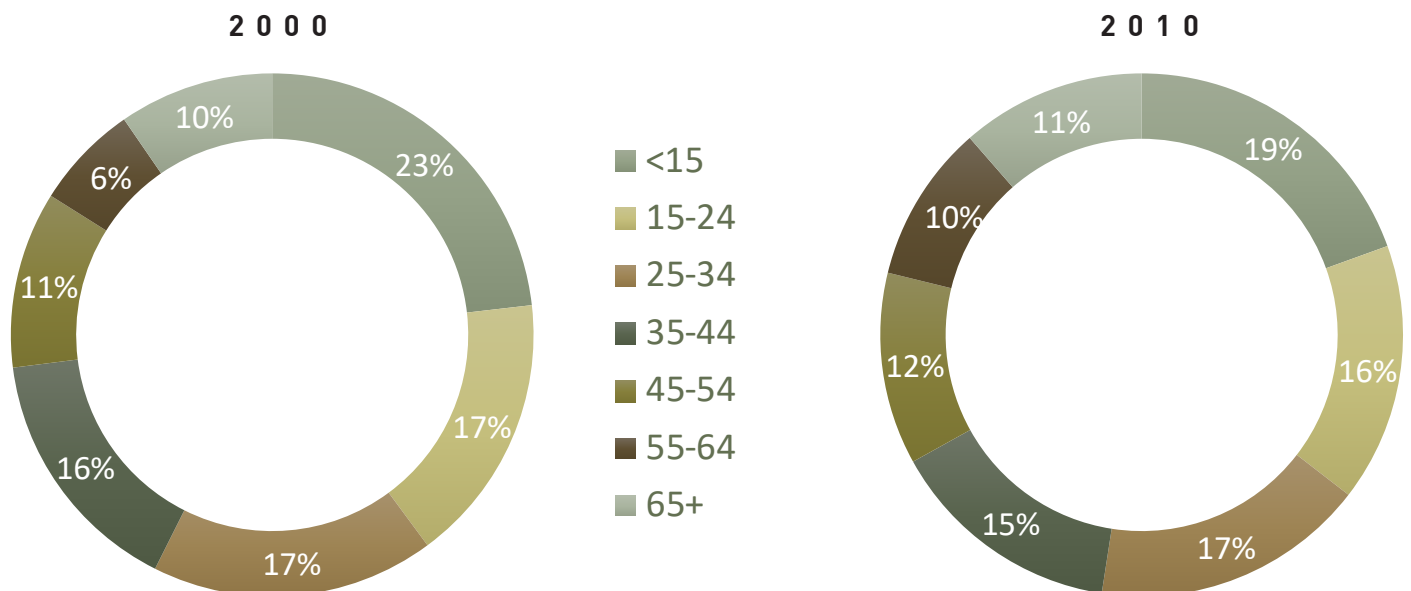


The City of Conyers has a relatively equal age distribution across all age groups. Age group 55-64 makes up the smallest proportion of the total population, while the age group under 15 has a slight majority in total population percentage.

Data Source: US Census Bureau 2010 Census Data

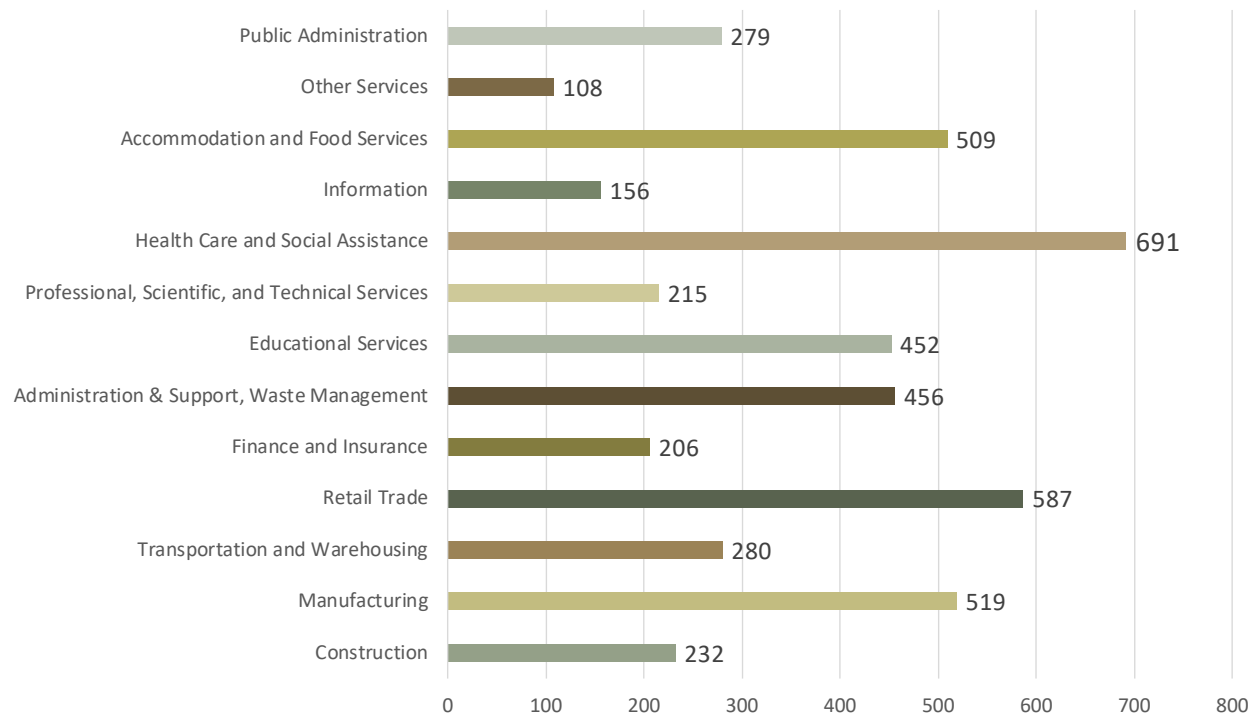
From 2000 to 2010, the distribution of age ranges has evened out. In 2000, about one-quarter of the population was under 15. This percentage decreased from 2000 to 2010. Additionally, the percentage of the population from 55-64 has increased from 2000 to 2010.

Source: American Fact Finder American Communities Survey



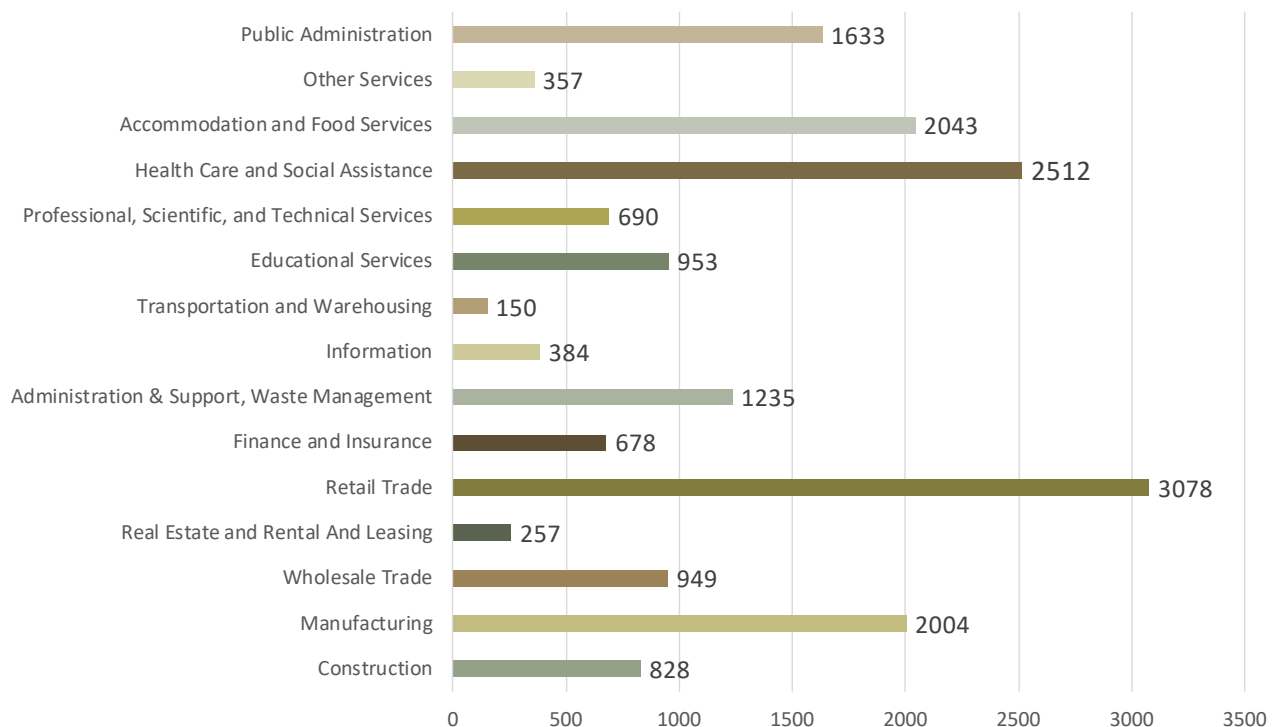
Employment

What Jobs do Conyers City Residents Do?



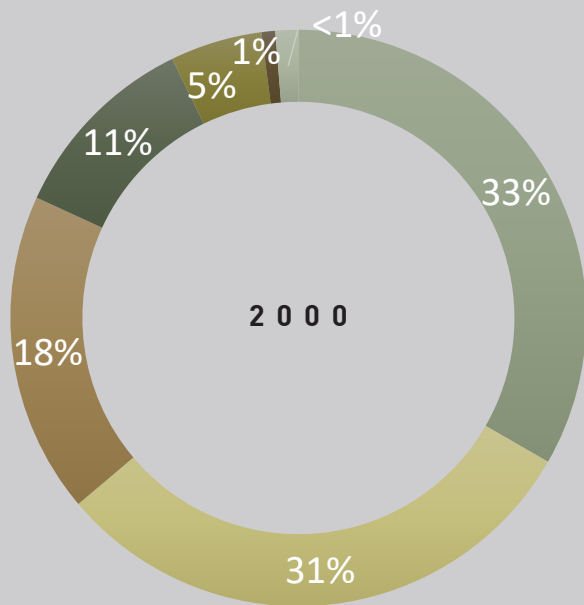
Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The vast majority of residents work in Health Care and Social Assistance, Retail Trade, Manufacturing, and Accommodation and Food Services.

What Jobs are available in the City of Conyers?

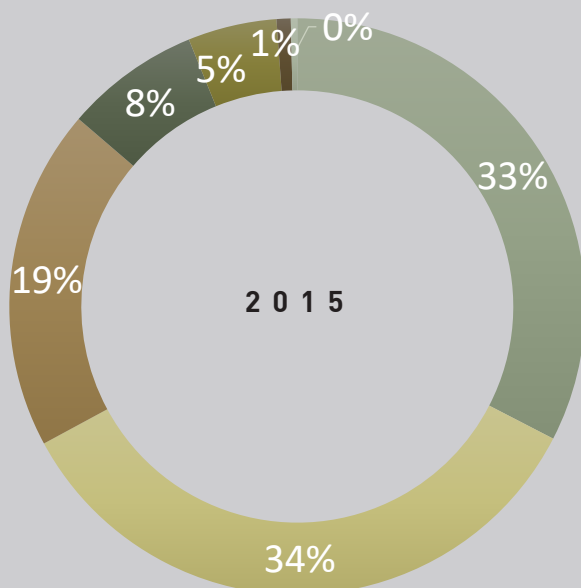


Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. The City of Conyers has a variety of job sectors, with the most popular ones being Retail Trade, Health Care and Social Assistance, Accommodation and Food Services, and Manufacturing.

Income



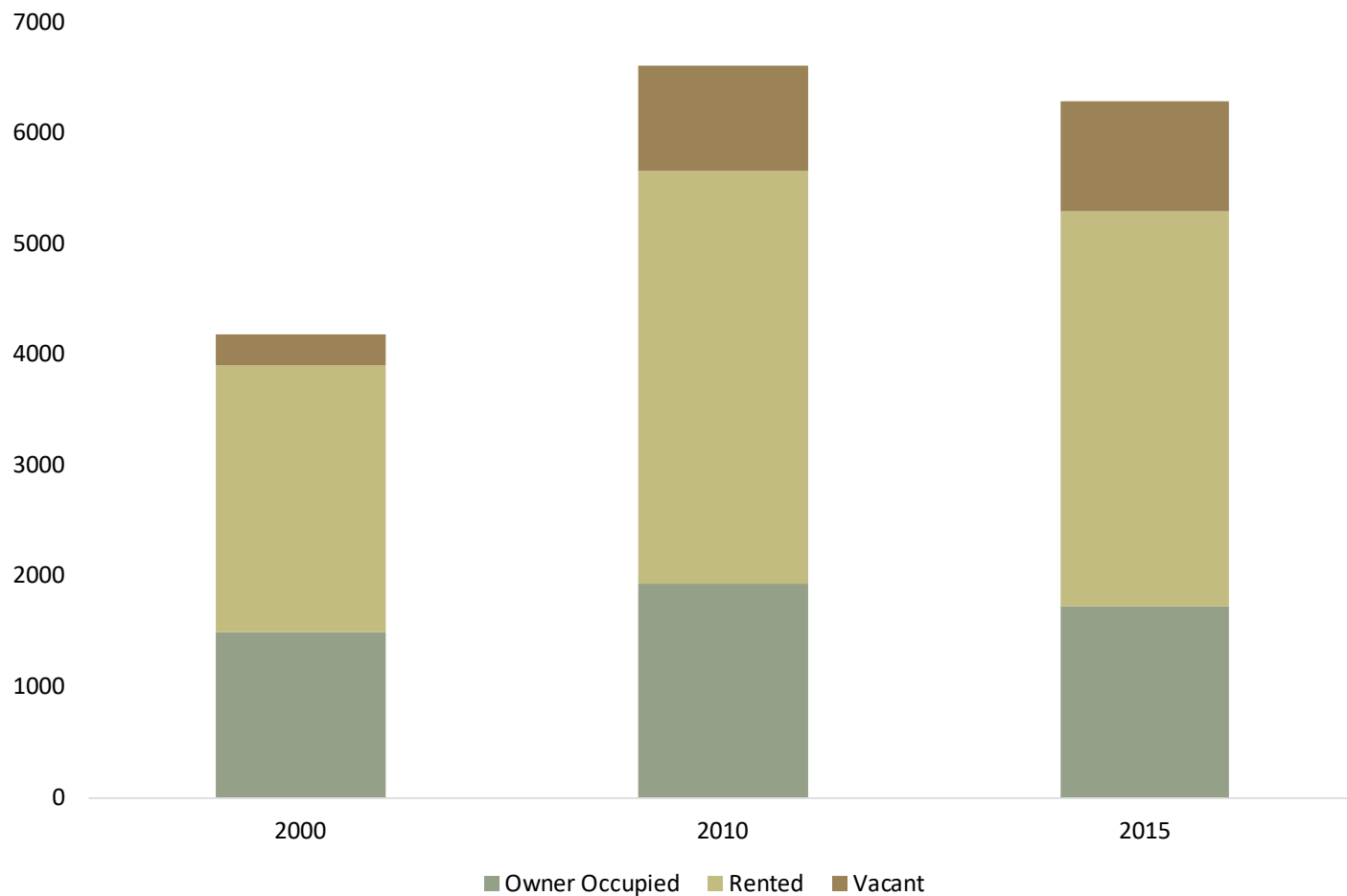
- <\$25,000
- \$25,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- \$150,000-\$199,999
- \$200,000+



The percentage of incomes under \$25,000 has increased from 2010 to 2015. Additionally, the percentage of incomes in the range \$75,000-\$99,999 has decreased significantly from 2010 to 2015.

Data Source: American Fact Finder American Communities Survey-2014
US Census 2000, 2010

Housing Demand



The majority of homes in Conyers is rented. The percentage of renters has remained relatively steady from 2000 to 2015. The percentage of vacant homes decreased from 2000 to 2010, but increased significantly from 2010 to 2015.

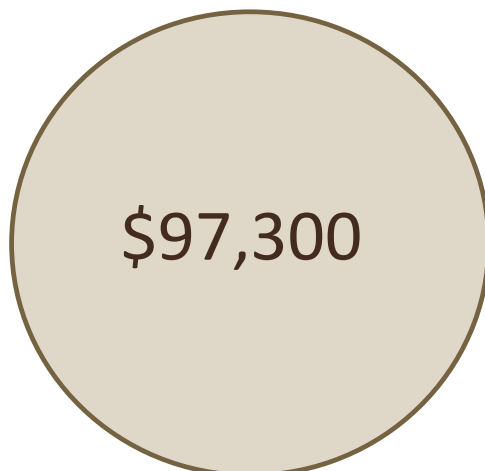
Data Source: American Fact Finder

Housing Values

Selected Monthly
Owner Costs
2015



Median Home Values
2015



Median Rent
2015



Data Source: Source: U.S. Census American FactFinder Selected Housing Characteristics, 2014 American Community Survey 5-year Estimates

Vision and Principles

The City of Conyers adopted a Strategic Plan in 2015, which included the following Vision Statement:

Conyers is a community that remembers its rich history and heritage while embracing progressive and innovative ideas and thinking without compromising its safe environment to raise families, to thrive, and to be successful. Conyers is a desirable, healthy and highly sought-after community that anchors the Eastern Atlanta Metropolitan area economically, physically, and spiritually.

The Comprehensive Plan Vision draws inspiration from the Strategic Plan:

Conyers is a desirable, healthy, highly sought-after community, rich in history and heritage.

The Strategic Plan included a series of Guiding Principles to inform decision-making within the City. Those principles have been slightly modified for inclusion here.

PROGRESSIVE

The city of Conyers should stay open to new ideas and always be looking for innovative ways to improve the quality of life.

PERSONAL

Feeling connected to the small-town feel of Conyers will strengthen the community.

ATTRACTIVE

Conyers should be able to attract a wide variety of people and businesses. A high quality of life, prosperous economy, and aesthetically pleasing physical environment will draw in residents and employers.

LIVABLE

Conyers should have everything it needs to be a livable community – ample employment opportunities, amenities, entertainment options, and residential options as well as good schools.

EQUITABLE

There should be fair and just opportunities for everyone.

HOSPITABLE

Citizens and businesses are hospitable and welcoming to people from all walks of life.

SUSTAINABLE

Growth and Infrastructure needs to be sustainable and supported. A good balance of industry, housing, and commercial development is needed for a stable economy and satisfied community.

Issues & Opportunities

The City of Conyers adopted a Strategic Plan in 2015, which identified areas for improvement based on public feedback. These issues were revised and presented for feedback from both the Steering Committee and the public. The following list of Issues and Opportunities was developed through this Comprehensive Plan Update.

CONNECTIVITY

- To fully embrace the identity of a walkable, family-friendly community, Conyers needs to be better connected and more amenable to pedestrians and bikers.
- Increasing the number of transportation options available will foster activity within city limits.
- Gateways into Conyers should be attractive and inviting. When entering into town, people need to know that Conyers is cared about and looked after by its residents.

FACILITIES

- Conyers needs to fully embrace its existing community assets, such as the Georgia International Horse Park, Monastery of the Holy Spirit, and the train depot. These are resources for the community and should be highlighted as much as possible.
- Parking is one of the main barriers to people coming to Olde Town.

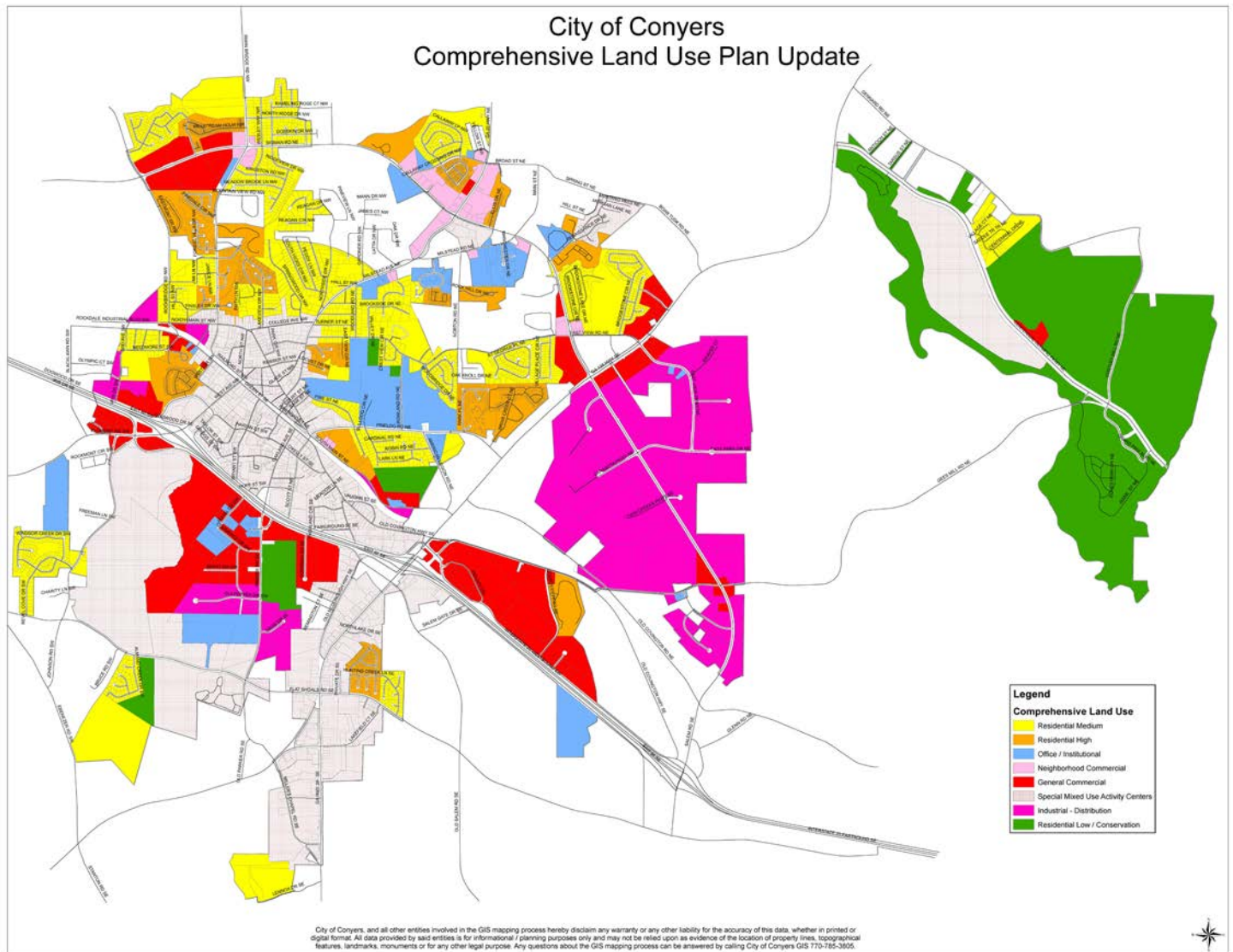
DEVELOPMENT

- Additional housing is needed to meet market demand. A variety of residential development, including downtown lodging, mixed-use, and elderly living communities, is needed to attract different ages and sustain growth.
- Visual blight such as abandoned buildings and empty parking lots should be reconfigured or eliminated.
- There is a major disconnect between the aesthetic feel of Olde Town and the rest of the city. Similar architecture and design principles are needed to create a connection between Olde Town and the rest of Conyers.
- People want to see increased variety in dining and retail in Olde Town. Having more restaurant and shopping choices would boost daily tourism and bring citizens into the area more often.
- New development and redevelopment is needed in and around Olde Town.
- Centralizing development will highlight Olde Town as the focal point of Conyers as well as bring in new customers to the existing businesses.
- Certain zoning and permitting requirements might be hindering desirable development and remodeling efforts in the district.
- Reviewing the current standards and adjusting some requirements may also help draw in new businesses and housing developments.

IDENTITY

- With so many families around town, Conyers should plan more annual or semi-annual festivals and events. Marketed events help cities feel more like a destination.
- A communal gathering area and greenspace would provide a venue for events as well as beautifying the area.
- Establishing an incentive program, including inducements like mini-grants or tax refunds, would make this task easier for both the city and businesses looking to relocate.
- Although it is considered one of the most attractive parts of the city, the visual appeal of Olde Town stands to benefit from streetscape, façade, and greenery enhancements.
- Although crime rates have been steadily decreasing, the perception of crime in Conyers needs to be addressed by local law enforcement officials and city leaders. Safety is a main draw for families looking to relocate.

Future Land Use & Narrative



The colors of the Land Use Categories below coordinate with the colors of the Comprehensive Land Use Plan.

Residential Low/ Conservation

These areas are primarily composed of low density residential uses (1 unit per 1 acre – 1 unit per 3 acres). Included in this classification are environmental conservation areas (such as wetlands, groundwater recharge, river protection and watershed protection areas, along with community recreation areas).

Residential Medium

These areas are primarily composed of single family residential uses (1 unit per acre or less).

Residential High

These areas are primarily composed of multi-family residential uses that can include apartment, condominium and townhomes, as well as higher density developments such as manufactured home parks.

Office/ Institutional

These areas primarily include civic uses such as schools, churches, libraries, government and social organizations. Stand-alone professional uses that are not developed as a part of a shopping center or mixed use development are included in these areas. Medical complexes, hospitals and doctors buildings are also included.

General Commercial

These areas consist primarily of strip centers, big box centers and large shopping facilities clustered around major corridors and highways and along Interstate 20.

Neighborhood Commercial

These areas primarily consist of nodes located at the intersections of principal thoroughfares that include convenience shops, specialty retail and service uses.

Special Mixed Use Activity Centers

These areas are designed to encourage flexibility in combining land uses to produce compact, connected, economically viable centers. Employment, shopping and recreation opportunities are within, or in close proximity, to these centers. Each will include a variety of travel options such as roadways, walking, biking and transit (when available). Neighborhoods will include a mix of residential options to accommodate variety among incomes and household composition.

Industrial/ Distribution

These areas are primarily designed to encourage land uses that the City anticipates will accommodate future economic competitiveness and job growth. Light industrial uses will be encouraged to located within existing planned industrial parks, and office/ distribution uses will be encouraged to locate in the city based upon the accessibility to Interstate 20 and to the Atlanta Metro Area. Clean, high technology companies and lower tech enterprises that employ a wide range of skilled workers are encouraged to locate in these areas.

Land Use and Zoning Compatibility

This matrix identifies the based zoning districts that are appropriate in each land use classification.

Land Use Classifications

Zoning Districts

	Residential (Low)/ Conservation	Residential (Medium)	Residential (High)	Neighborhood Commercial	General Commercial	Office/ Institutional	Industrial/ Distribution	Special Mixed Use Activity Center
Residential-Agriculture (RA)								
Residential Single-Family District (RS-20)								
Residential Single-Family District (RS-14)								
Traditional Neighborhood Development District (TND)								
Townhouse Residential District (TH)								
Residential Manufactured Housing District (RMH)								
Residential Multifamily District (RM)								
Office-Institutional District (O-I)								
Neighborhood Business District (BN)								
Mixed Use Development District (MxD)								
General Business District (BG)								
Downtown District (D)								
Highway Service Business District (HSB)								
Industrial/ Distribution District (I-D)								

Land Use Policies

Development

Housing

1. Ensure the provision of quality housing in a range of size, cost and density.
2. Encourage traditional neighborhood development patterns that promote human scale development with a mix of uses.
3. Prevent the expansion of isolated pockets of substandard housing in the City.

Land Use

1. Air quality and environmentally sensitive areas should be protected from negative impacts of development
2. Wetlands will be preserved where they exist. If they cannot be preserved on site, wetland loss will be mitigated by increasing ecologically equivalent wetland on other appropriate sites.
3. Development is prohibited within floodways and floodplains.
4. Preserve trees, prevent unnecessary grading, protect trees during the land development process, and maintain tree density and diversity of tree species.

Economic Opportunities

1. A range of job types should be provided that meet the needs of the local workforce.
2. Ensure that educational and training opportunities are readily available in the community.
3. Diversify the city's economic base to ensure that employment is not highly concentrated in a few sectors.
4. Encourage industrial, manufacturing and storage uses to locate within existing industrial parks.

Identity

1. Maintain the traditional character of the community by preserving and revitalizing established areas.
2. Encourage new development that is compatible with the traditional features of the community.
3. Protect scenic or natural features that are important to community character.
4. Encourage the preservation of historic resources.

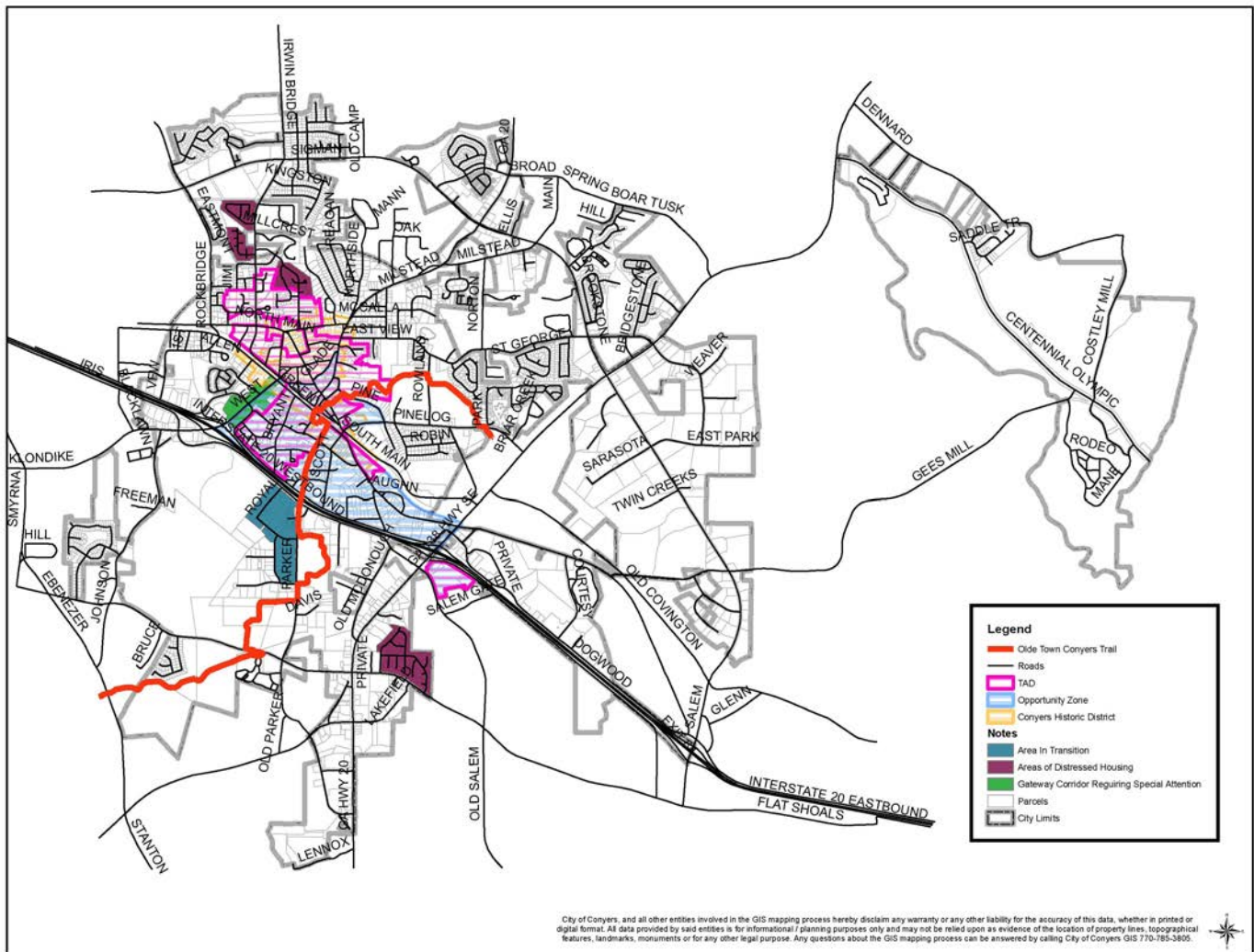
Connectivity

1. Coordinate with Rockdale County to implement the Comprehensive Transportation Plan recommendations.

Facilities

1. Recreational uses and open space should be an integral part of new, larger scale developments.
2. Continue to prepare and annually update the city's capital improvement program.

Special Planning Areas



In addition to the general land use categories outlined in the Future Land Use narrative, the City of Conyers has identified several Special Planning Areas. Development in these areas may benefit from consideration or conditions that help bring the vision for these areas into completion, or encourage redevelopment. In several instances, Community Work Program Items have been identified to further the planning goals for these areas.

OLDE TOWN CONYERS TRAIL In 2010, the first 1.7 miles of the Olde Town Conyers Trail was constructed between downtown Conyers and Wheeler Park, and then later extended the trail to Johnson Park. Future connections to the Rockdale River Trail are contemplated. The trail is a collaborative effort among the City of Conyers, Rockdale and the PATH Foundation

OPPORTUNITY ZONE The City of Conyers has an approved Opportunity Zone that includes Olde Town Conyers; the Central Conyers Activity Center (the area bounded by West Avenue, Highway 138, Old Covington Highway and Green Street); and the Salem Gate Shopping Center Area south of I-20. This designation allows for new and existing businesses in the area that add a minimum of two new positions to tax advantage of tax credits up to \$3,500 per new employee in the business or withholding taxes for up to five years.

CONYERS HISTORIC DISTRICT The Conyers Historic District preserves the architectural integrity of Olde Town and surrounding neighborhoods through design review by Department of Planning and Inspection Services and the Conyers Historic Preservation Commission. Property owners within this district undergo review and approval of any material changes to the appearance of a historic property in the district.

CONYERS TAX ALLOCATION DISTRICT (TADs) Tax Allocation Districts allocate increases in property tax revenues, generated primarily from new investment in the district, to pay infrastructure costs or certain private development costs, within the district. The Olde Town Conyers TAD is located in the area of historic Olde Town, along with many of the surrounding neighborhoods. The Salem Gate Tax allocation District is at the intersection of Interstate 20, Georgia Highway 138 and Old Salem Road.

AREAS IN TRANSITION Conyers has areas that are ready to transition from aging industrial and warehousing to contemporary commercial and mixed use development. The jobs of the new economy demand flexible spaces that are both centrally located and provide ease of transition. Capitalizing on these opportunities in Conyers will create opportunity for new investment.

AREAS OF DISTRESSED HOUSING Several housing communities have been identified as areas that would benefit from increased investment or redevelopment. Opportunities for improving some of the aging housing stock of the City of Conyers could include historic designation, establishment of a land bank, or working with community partners to improve the condition of existing housing.

GATEWAY CORRIDOR REQUIRING SPECIAL ATTENTION A renewed interest in human-scaled infrastructure accessible by pedestrian, automobile and transit creates options for redevelopment in established areas. Revitalized aging shopping centers and supportive infrastructure will create opportunity for new investment in Conyers.

Other Plans and Programs

In addition to the City's Comprehensive Plan, there are other plans and studies that support the Comprehensive Plan and guide growth and decision-making for the City. They are identified below and referenced herein.

- City of Conyers Strategic Vision and Plan, adopted October 2015
- City of Conyers Urban Redevelopment Plan, adopted December 2012
- Rockdale County/ City of Conyers Comprehensive Transportation Plan, adopted December 2009
- Downtown Conyers LCI (Activity Center 1) & Central Conyers Activity Center LCI, adopted 2000 and 2009 (respectively)

Transportation

The City of Conyers passed a resolution of support for the Rockdale County/ City of Conyers Transportation Plan in 2009. This plan is currently being updated, and the City is playing an active role in its development. When the Comprehensive Transportation Plan is complete, the City of Conyers will consider its adoption as an element of this Comprehensive Plan Update.

Several of the Goals and Objectives of the 2009 Transportation Plan are relevant to the City, and are adopted as a part of this Comprehensive Plan Update. Below is a summary of the currently adopted Goals and Objectives, as well as the current list of projects included in the CTP. Two additional projects have been initiated since the adoption of the CTP and are added to the project table for information.

Goals and Objectives

Based on input from County and City officials, the Stakeholder Advisory Committee, and citizens of Rockdale County, the following goals and objectives were established for the Rockdale County CTP to guide the transportation decision-making process:

Goal 1: Enhance access to jobs, homes, and services within Rockdale County and throughout the Atlanta Region through a multi-modal transportation system.

Objectives:

- 1.1 Ensure that funding is established for bicycle and pedestrian improvements identified in the Long Range Transportation Plan.
- 1.2 Explore projects that improve access to and from I-20.
- 1.3 Work with the Georgia Regional Transportation Authority (GRTA) in support of future Xpress Park and Ride lot expansion and explore the potential for future regional rail transit connections.
- 1.4 Improve cross county connections with DeKalb, Newton, Gwinnett, and Walton Counties.
- 1.5 Coordinate with Planning Partners including the Georgia Department of Transportation, the Georgia Regional Transportation Authority, the Atlanta Regional Commission, and neighboring Counties regarding regional plans and opportunities for partnership.

Goal 2: Improve mobility within Rockdale County through enhanced multimodal connectivity.

Objectives:

- 2.1 Identify potential projects that provide key linkages between existing roadway facilities and/or improve linkages by upgrading existing facilities on a grid-like system.
- 2.2 Address congested corridors with solutions that enhance and connect existing roadways.
- 2.3 Enhance north-south and east-west connectivity in the County by improving existing connections and creating new connections including additional crossings over I-20.
- 2.4 Connect residential and commercial activity center nodes through roadway, bicycle, pedestrian, and transit improvements along major transportation corridors.
- 2.5 Explore the potential for future local transit connections within Rockdale County.

Goal 3: Maintain a safe, reliable and efficient transportation network which will sustain economic activity and promote economic development.

Objectives

- 3.1 Improve the safety of the roadway network by identifying high-crash locations and identifying safety-related funding sources to implement improvements at these locations.
- 3.2 Identify projects that improve and enhance access to employment and activity centers.
- 3.3 Ensure mobility for freight within the County.
- 3.4 Explore transportation solutions that accommodate growth in travel demand while enhancing quality of life.
- 3.5 Promote system preservation through projects and funding commitments that maintain and enhance the existing transportation network.
- 3.6 Coordinate with the Rockdale County Chamber of Commerce and Development Authority regarding future initiatives and opportunities.

Goal 4: Promote sustainability through the coordination of land use and transportation plans.

Objectives

- 4.1 Review the plan in conjunction with the future land use element of the Rockdale County Comprehensive plan to assess potential impacts to the transportation system.
- 4.2 Encourage transportation improvements compatible with area development types.
- 4.3 As development is permitted, review the impact to the transportation system to ensure mobility is protected as parcel level development occurs.
- 4.4 Focus transportation improvements on developed and developing areas outside of the County's watershed protection area.

Goal 5: Facilitate implementation of plan recommendations through coordination efforts and local initiatives.

Objectives:

- 5.1 Explore projects that link to other ongoing studies in the County, in neighboring Counties, and the Region.
- 5.2 Identify programmatic funding sources for potential projects.
- 5.3 Coordinate with Elected Officials and Citizens during the identification of projects to ensure support and identify potential issues early in the process.
- 5.4 Work with local Elected Officials and County Staff to appropriately integrate plan recommendations into ongoing County Initiatives.

Rockdale CTP Project List for the CTP of Conyers

Project Ref. No.	Improvement Type	Facility	Segment Limits		Existing Configuration	Potential Improvements
			From	To		
116	New Alignment / Upgrade	Courtesy Parkway / Extension	Old Covington Road NE	Flat Shoals Road	0 lanes	2 lanes, new bridge over I-20
117	New Alignment / Upgrade	Salem Gate Way SE	Old Salem Road	Old Covington Road NE	0 lanes	2 lanes, new bridge over I-20
119	New Alignment / Upgrade	Green Street SE	Old McDonough Hwy	Old Salem Road / Iris Drive	0 lanes	2 lanes, new bridge over I-20
120	Upgrade / Operations	Old McDonough Hwy SE	Old Salem Road	SR 20	2 lanes (gutter/curb shoulders - grass shoulders)	2 lanes, hard shoulders
128	Widen	Old Salem Road	SR 162	Flat Shoals Road	2 lanes	4 lanes
129	New Alignment / Upgrade	East Freeway Drive Extension	Old McDonough Hwy SE	Parker Road	0 lanes	2 lanes
142	Widen	Railroad Street	Center Street	West Avenue	2 lanes	traffic operation improvements and signalization
143	Upgrade / Operations	Main Street	Pine Logging Road	Peek Street	2 lanes	4 lanes
203	Miller Chapel Road @ SR 20	SPLOST	Two-way stop control, right and left turn lanes on SR 20	Signalization		
106	Widening	Sigman Road	East of Rockbridge	I-20	6.6	Tier 1
145	Upgrade / Operations	East View Road	SR 20	Milstead Avenue	1.64	Tier 1
239	Intersection Improvements	Scott Street @ Pine Log / Pine Log @ Main Street	N/A	N/A	N/A	Tier 1
241	Intersection Improvements	Sigman Rd @ E Park Dr/Sarasota Pkwy	N/A	N/A	N/A	Tier 1
411	Sidewalk	Milstead Ave	Turner St	Sigman Rd	1.4	Tier 1
421	Sidewalk	S Main St	Pine Log Rd	SR 20	1	Tier 1
427	Sidewalk	Milstead Rd	Milstead Ave	Sigman Rd	0.6	Tier 1
502	Rail Crossing Improvements	# 279665U	Center Street	N/A	N/A	Tier 1

Project Ref. No.	Improvement Type	Facility	Segment Limits		Existing Configuration	Potential Improvements
			From	To		
228	Intersection Improvements	Sigman Road @ Irwin Bridge Road	N/A	N/A	N/A	Tier 2
235	Intersection Improvements	Rockbridge Road @ Sigman Road	N/A	N/A	N/A	Tier 2
302	Bridge Upgrade	Centennial Olympic Pkwy @ Big Haynes Creek	N/A	N/A	N/A	Tier 2
402	Sidewalk	Bryant St/Veal Street	Green Street SW	Dogwood Drive	0.7	Tier 3
406	Sidewalk	North St	N Main St NW	Railroad St NW	0.28	Tier 3
405A	Intersection Improvements	North Street @ Rosser Street	Pave crosswalk		\$5,850	
405B	Intersection Improvements	Rosser Street @ Almand Street	Pave crosswalk		\$22,500	
406A	Intersection Improvements	North St @ West Ave / Railroad St	Pave crosswalk		\$31,200	
410A	Intersection Improvements	Sigman Road @ Milstead Avenue	Construct ped crossing islands		\$30,000	
421A	Intersection Improvements	S Main Street @ Pine Logging Road	Pave crosswalk and provide ped count down timer		\$1,675	
449	Intersection Improvements	Rowland Rd Crossing Pave-	Pave crosswalk and provide signs		\$30,000	
450	Intersection Improvements	SR 138 @ Sigman Rd	Pave crosswalk and construct ped crossing islands		\$23,700	
Projects not currently in the CTP, but under construction						
	Intersection Improvements	Gees Mill Road @ Old Covington Road	Improve crosswalks, turn lanes and signalization			
	Complete Streets	O'Kelly Street @ Hardin Street	Adding sidewalks, bike lanes, roundabout and drainage improvements			

Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update, unless otherwise noted.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Project ID	Description	Status	Explanation/Comment
Natural Resources			
1	Revise regulations as necessary to protect integrity of "303(d)" List of Impaired Waters.	Complete	Regulations were revised in 2010 to strengthen the Environmental Services ability to control illicit discharges as well implementing mandates as required by the Metropolitan North Georgia Water Planning District. The enforcement of this program will continue.
2	Prepare and implement guidelines or regulations for low impact development. Standards were adopted in 2010 to address low impact developments.	Complete	The implementation of this program is ongoing.
3	Continue to implement the 2002 stormwater management plan	Complete	The implementation of the stormwater program will continue.
4	Monitor flooding and request floodplain boundary maps from the Federal Emergency Management Agency for areas experiencing 100-year flooding events	Complete	Maps on file have been updated
5	Revise the Tree Preservation and Landscape Ordinance.	Complete	

Project ID	Description	Status	Explanation/Comment
Historic Resources			
6	Revise the existing Olde Town Overlay District Regulations and also to rename zoning district.	Complete	
7	Complete acquisition of an easement that will allow for complete restoration of the Dinky Trail	Postponed	Project deferred due to lack of funding
Community Facilities and Services			
8	Continue to monitor and report crime statistics.	Underway	This is a routine function of government and has been removed from the Work Program.
9	Annually review staffing and equipment needs of the Police Department and add new positions commensurate with population growth and incidences of crime.	Underway	As the population continues to grow within the City of Conyers, the annual review of staff and equipment will continue. This is a routine function of government and has been removed from the Work Program.
10	Complete a comprehensive review of office space and personnel needs.	Underway	The City of Conyers is currently evaluating options for relocation or the reconfiguration of currently owned facilities to meet the future office space needs of all City Government entities. This is a routine function of government and has been removed from the Work Program.
11	Public Safety Dept. to replace radio communications system to include radio and supporting infrastructure	Complete	
12	Complete construction of Phase II of the Big Haynes Creek Nature Center which includes a welcome center, plant identification signs, outdoor amphitheater, multi-purpose and river trails within the Georgia International Park and Big Haynes Creek Nature Center.	Underway	
13	Participate in the countywide stormwater utility.	Underway	Inventory of infrastructure not complete. Maintenance of system is on-going. This is a routine function of government and has been removed from the Work Program.
14	Extend the Olde Town Conyers Trail Master Plan	Complete	The City of Conyers proposes to extend the Olde Town Trail by 2.5 miles from Nancy Quinn Library to Pine Log Park
15	Participate in the county-sponsored Greenway Master Plan as component to Parks and Recreation Comprehensive Master Plan	Postponed	Will be funded by SPLOST and prepared by consultant.

Project ID	Description	Status	Explanation/Comment
16	Evaluate and if appropriate implement the following additional (potential) recreation funding mechanisms: dedicated millage rate, bond referendums, SPLOST participation and development impact fees	Postponed	This is a routine function of government and has been removed from the Work Program
17	Pursue additional federal and state funding for open space acquisition and park and greenway improvements	Postponed	The City is in conversation with the PATH Foundation seeking funds to expand the Olde Town Trail system
18	Continue to prepare and annually update the city's capital improvement program	Underway	This update is prepared to coincide with annual budget approval. This is a routine function of government and has been removed from the Work Program.
Urban Design and Aesthetic Improvement			
19	SR 138 Beautification and Economic Initiative including Conyers	Postponed	South of I-20 completed. North of I-20 underway
20	Reclassify West Avenue to Gateway Village, Neighborhood Village	Cancelled	The proposed Neighborhood Village will require renovated or new construction to comply with detailed architectural and landscape requirements.
21	Analyze all residential and commercial zoning regulations and revise in an effort to further the process of revitalizing and promoting the redevelopment of areas of Conyers through building aesthetics landscaping and uses to encourage connectivity and economic development	Underway	Several regulations related to zoning, development, landscaping, connectivity, etc. have been revised. This process will continue.
Economic Development and Redevelopment			
22	Continue to pursue efforts to establish a Tax Allocation District in Olde Town	Complete	A redevelopment plan has been completed for the implementation of the Tax Allocation District
23	Attract desirable businesses and industries to Rockdale County through active recruitment efforts and business assistance programs.	Underway	Created Opportunity Zone in 2011; Work Ready Program since 2007; Camera Ready since 2011; This is a routine function of government and has been removed from the Work Program.
24	Maintain an inventory of vacant industrial and commercial building spaces and market vacant spaces to new users (implement industrial marketing plan)	Underway	Maintained by Conyers Rockdale Economic Council; This is a routine function of government and has been removed from the Work Program.

Project ID	Description	Status	Explanation/Comment
25	Formalize more detailed strategies for the redevelopment of aging and obsolete commercial strip centers.	Underway	As a participant in the 2009 ARC Lifelong Communities, the zoning ordinance is being revised to address this strategy
26	Continue pursuit of a new technology park area emphasizes office-distribution-technology.	Postponed	The trend in the community is changing from manufacturing to office/technology uses. Current ordinances are being revised to address architectural design and uses in pursuit of office/technology type uses
Housing and Community Development			
28	Monitor housing and neighborhood conditions in Census Tract 603.09.	Postponed	Code Enforcement is constantly addressing housing code violations and nuisance violations to prevent blight. This is a routine function of government and has been removed from the Work Program.
29	Propose new architectural standards for single family dwellings.	Complete	
30	Evaluate the need and if necessary implement housing code enforcement programs targeted in Census Tract 603.09.	Underway	Currently, there is a need for housing code enforcement to avoid further decline of property values in this area.
Land Use			
31	Monitor and report on efforts to implement the ACTIPS(2001) (now LCI) study for four activity centers in Conyers.	Complete	Three study areas of The Livable Centers Initiative have been deactivated and the LCI overlay district regulations were transitioned into a new North Conyers Design Overlay.
32	Monitor the balance of residential and non-residential development in the city by regularly updating the existing land use map.	Underway	There have not been any significant changes in development patterns since 2008, the down turn of the economy. We will continue to monitor the mix of residential and non-residential and modify regulations as needed. This is a routine function of government and has been removed from the Work Program.

Project ID	Description	Status	Explanation/Comment
33	Develop a marketing program that can be distributed to Atlanta area developers having prior experience with "smart growth" and LCI type projects.	Postponed	Based on the current development activity in the LCI Overlay, the city is receiving more inquiries concerning the potential development.
34	Prepare a strategy and regulations to promote residential infill development on lots within the original 1-mile circular limits of the city.	Postponed	Revised Mixed Use Development and is currently revising the Olde Town Overlay zoning to promote residential infill development.
35	Annually update future land use plan map.	Underway	Required by the City of Conyers Code of Ordinances. This is a routine function of government and has been removed from the Work Program.
36	Prepare New Comprehensive Plan	Complete	
37	Prepare amendments to land use regulations after five year comprehensive review	Underway	Land Use regulations currently being reviewed and updated for adoption.
Transportation			
38	Participate in preparation of five-year update of Comprehensive Transportation Plan.	Underway	Update due in 2019.
39	Complete regional and local road and intersection improvements per Comprehensive Transportation Plan and Regional Plans	Underway	The City is currently prioritizing which road improvements/intersections should be addressed in the immediate future.
40	Coordinate with Georgia DOT and CSX to secure additional traffic signals and crossing enhancements for those intersections identified in the LCI Plan as posing crossing problems for pedestrian traffic.	Postponed	Project is in the discussion phase to determine the best alternative.
41	Develop bikeways along Main Street, Oakland Avenue and Sigman Road to link with bikeways planned by Rockdale County.	Underway	Bike lanes have been completed on Oakland Avenue.
42	Consider Implementing the bus shuttle system recommended in the LCI Plan that would provide linkage between the City's four activity centers.	Complete	A private bus system has begun operating in the City.

Project ID	Description	Status	Explanation/Comment
43	Continue to monitor studies of the Georgia Department of Transportation with regard to implementing commuter rail.	Cancelled	Commuter Rail is project is deferred as a long-term program.
44	O'Kelly/Hardin corridor improvements	Underway	Proposed complete street
45	Irwin Bridge Road Revitalization	Complete	Install bikes lanes, improve sidewalks and drainage.
46	Railroad Street Widening	Complete	
Intergovernmental Coordination			
47	Continue to participate in the Intergovernmental Planning Committee	Underway	Ongoing conversations will continue concerning land use, development and transportation
48	Monitor plan amendment efforts and continue to comply with all mandates of the Metro North Georgia Water Planning District.	Underway	This is a routine function of government and has been removed from the Work Program.
49	Work with Rockdale County to agree upon a future annexation plan or sphere of influence for the City of Conyers.	Cancelled	As annexations are requested by property owners, the city will notify Rockdale County as required by law.
50	Participate in the Update of the Rockdale County Service Delivery Strategy.	Complete	Will be updated concurrently with Comprehensive Plan
Activity Centers			
51	AC1 Intersection Improvements	Postponed	Concept Plan has been completed for Green St/Scott St/Pine log Rd/ Main Street.
52	AC1 Main Street Streetscape Project	Cancelled	Streetscape project deferred as a long term project due to lack of funding.
53	AC2 Complete Landscaping/Aesthetic Improvements	Cancelled	Project deferred as a long term due to lack of funding.
54	AC2 Multi-Use Path/Dinky Trail	Cancelled	Project deferred as a long term due to lack of funding.
55	AC3 Complete Landscaping/Aesthetic Improvements	Cancelled	Project deferred as a long term due to lack of funding.
56	AC3 Dinky Trail Connections	Cancelled	Project deferred as a long term due to lack of funding.
57	AC4 Multi-Use Path/Boar Tusk Greenway	Cancelled	Part of this will be constructed by a private developer in 2014
58	AC4 Landscaping/ Aesthetic Improvements	Cancelled	Project deferred as a long term due to lack of funding.

Project ID	Description	Status	Explanation/Comment
59	AC1-4 Sidewalk/Crosswalk Improvements	Cancelled	Project deferred as a long term due to lack of funding.
60	AC1-4 Bikeway Development	Cancelled	Project deferred as a long term due to lack of funding.
61	AC1-4 Signage/Landscaping	Cancelled	Project deferred as a long term due to lack of funding.

Community Work Program

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Facilities								
Complete construction of Phase II of the Big Haynes Creek Nature Center which includes a welcome center, plant identification signs, outdoor amphitheater, multi-purpose and river trails within the Georgia International Park and Big Haynes Creek Nature Center	X	X	X	X	X	\$1,500,000	Hotel/ Motel Tax	Chief Operating Officer and Dept. of Public Works and Transportation
Participate in the county-sponsored Greenway Master Plan as component to Parks and Recreation Comprehensive Master Plan			X	X	X	City share TBD	SPLOST	City Council; City Manager; Chief Operating Officer; Dept. of Public Works and Transportation; consultants
Pursue additional federal and state funding for open space acquisition and park and greenway improvements	X	X	X	X	X	Staff Time	General Fund/ PATH Foundation	City Manager; Chief Operating Office; and Public Works and Transportation
Undertake an inventory and audit of existing recreation facilities and infrastructure to determine needs for repair and replacement			X	X	X	Staff Time/ Consultant	General Fund	Dept. of Public Works and Transportation
Identify and install (funds permitting) amenity directional and wayfinding signage for the Georgia International Horse Park and adjacent areas			X	X		Staff Time/ Consultant	General Fund	Dept of Public Works and Transportation; GIHP staff
Support activities related to the development of the new City Hall complex, pending the outcome of a voter referendum to allocate resources	X	X	X	X	X	Staff Time	General Fund	Dept. of Planning and Inspection Services
Assemble a task force of stakeholders, including representatives of city, county, hospital, and community stakeholders to consider an expansion of hospital facilities on the south side of Conyers		X	X	X		Staff Time	General Fund	Dept. of Planning and Inspection Services

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Identity								
SR 138 Beautification and Economic Initiative including Conyers	X	X	X	X	X	\$1,000,000	Congressional Appropriations, County Capital Fund	Rockdale Co. Board of Commissioners
Analyze all residential and commercial zoning regulations and revise in an effort to further the process of revitalizing and promoting the redevelopment of areas of Conyers through building aesthetics landscaping and uses to encourage connectivity and economic development	X	X				Staff Function	General Fund	Dept. of Planning and Inspection Services
Identify areas of visual blight within the community, including public properties that may need attention, and undertake a campaign to improve code compliance	X	X				Staff Function	General Fund	Dept. of Planning and Inspection Services; Chief Operating Officer; City Attorney; Keep Conyers-Rockdale Clean and Beautiful
Complete acquisition of an easement that will allow for complete restoration of the Dinky Trail	X	X	X			Staff Time	General Fund	Dept. of Planning and Inspection Services
Make the Olde Town Pavilion a central feature and community asset			X	X	X	Olde Town Event Coordinator	Greenspace Fund, General Fund	Dept. of Public Works and Transportation
Development								
Formalize more detailed strategies for the redevelopment of aging and obsolete commercial strip centers	X	X				Staff Function	General Fund	Chamber of Commerce; Economic Development Council, Inc.; Department of Tourism and Public Affairs; Dept. of Planning and Inspection Services

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Continue pursuit of a new technology park area emphasizes office-distribution-technology	X	X	X			Staff Function	General Fund	Chamber of Commerce; Economic Development Council, Inc.; Department of Tourism and Public Affairs; Dept. of Planning and Inspection Services
Create a strategy to attract retail stores, creating more merchant diversity, to increase commerce in the Olde Town area	X	X				Staff Function	General Fund	Conyers-Rockdale Economic Development Council, Inc, DDA, Dept. of Planning and Inspection Services, Olde Town property owners
Create a Land Bank Authority to deal with blighted properties through the acquisition, demolition, and revitalization of properties whose owners otherwise are unable or unwilling to maintain their property in a state of good repair		X	X	X		Staff Time	General Fund	City and County Planning Depts; Conyers City Council; Rockdale County Board of Commissioners, GA Dept of Community Affairs
Evaluate the need and if necessary implement housing code enforcement programs targeted in Census Tract 603.09.	X	X	X	X	X	Staff Function	General Fund	Dept. of Planning and Inspection Services
Develop a marketing program that can be distributed to Atlanta area developers having prior experience with "smart growth" and LCI type projects	X	X				Staff Function	General Fund	Dept. of Planning and Inspection Services; Technical Assistance ARC; Conyers/Rockdale Economic Dept.
Prepare a strategy and regulations to promote residential infill development on lots within the original 1-mile circular limits of the city	X					Staff Function	General Fund	Dept. of Planning and Inspection Services or Consultant; GIS
Prepare amendments to land use regulations after five year comprehensive review	X	X				Staff Function	General Fund	Dept. of Planning and Inspection Services
Continue to participate in the Intergovernmental Planning Committee	X	X	X	X	X	Staff Function	General Fund	Dept. of Planning and Inspection Services
Undertake an update of the City of Conyers LCI Plan	X					\$125,000	General Fund, ARC	Dept. of Planning and Inspection Services

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Develop and implement strategies to encourage development in the City's Urban Redevelopment Area	X	X	X	X	X	Staff Function	General Fund	Conyers-Rockdale Economic Development Council, Inc., Dept. of Planning and Inspection Services
Undertake the assemblage of underutilized land parcels in the City's Urban Redevelopment Area, particularly those which are too small to entice private sector interest	X	X	X	X	X	Staff Function	General Fund	Conyers-Rockdale Economic Development Council Inc., Dept of Planning and Inspection Services
Work with Rockdale County to agree upon a future annexation plan or sphere of influence for the City of Conyers	X	X	X	X	X	Staff Function	General Fund	City Council; City Manager; Chief Operating Officer
Participate in the Update of the Rockdale County Service Delivery Strategy	X	X	X	X	X	Staff Function	General Fund	City Council; City Manager; Chief Operating Officer
Connectivity								
Participate in preparation of five-year update of Comprehensive Transportation Plan	X	X				Staff Function	General Fund	Dept. of Public Works and Transportation
Complete regional and local road and intersection improvements per Comprehensive Transportation Plan and Regional Plans	X	X	X	X	X	Per Adopted Plans	Federal, State, and Local Funding Sources Per Adopted Plans	Dept. of Public Works and Transportation
Coordinate with Georgia DOT and CSX to secure additional traffic signals and crossing enhancements for those intersections identified in the LCI Plan as posing crossing problems for pedestrian traffic.	X	X	X	X	X	Unknown	SPLOST	Dept. of Public Works and Transportation; Consultant
Develop bikeways along Main Street, Oakland Avenue and Sigman Road to link with bikeways planned by Rockdale County	X	X	X	X	X	Per Adopted Plans	SPLOST	Dept. of Public Works and Transportation
O'Kelly/Hardin corridor improvements	X	X	X	X	X	\$840,000	SPLOST; GDOT	Dept. of Public Works and Transportation
AC1 Intersection Improvements	X	X	X	X	X	TBD	SPLOST	Dept. of Public Works and Transportation

Appendix A:

Community Engagement

Community Input Opportunities

The Conyers Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials and Conyers staff. The Steering Committee provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled City Council meetings where the plan was discussed. Meetings were advertised through local media outlets and on the city's social media sites.

City Council Hearings

Wednesday July 19 Public Kick Off Meeting	Wednesday April 18 Second Public Hearing	Day Month XX City Council Final Adoption
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Steering Committee Meetings

Tuesday September 12 Steering Committee Meeting	Tuesday November 14 Steering Committee Meeting	Tuesday March 13 Joint Steering Committee/ City Council Meeting
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Public Open House Meetings

Tuesday October 10 Public Open House	Tuesday January 9 Public Open House
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Final Adoption Deadline: October 31, 2018



Mayor
Randal S. Mills

City Council
Chris Bowen
John A. Fountain, M.D.
Gerald Hinesley
Cleveland Stroud

City Manager
Tony Lucas

City of Conyers
1184 Scott Street
Conyers, GA 30012
(770) 483-4411
Fax (770) 929-4244
www.conyersga.com

NEWS RELEASE

Contact: Jennifer Edwards
Phone: 770-929-4299
Fax: 770-929-4244
E-Mail: jennifer.edwards@conyersga.com

FOR IMMEDIATE RELEASE

Public Input Sought in Comprehensive Land Use Plan Update

(Conyers, GA—September 28, 2017) As the city of Conyers prepares to update the Comprehensive Land Use Plan (CLUP), the public is invited to a series of five public meetings designed to inform, educate, and solicit feedback from citizens.

The city of Conyers is working with the Atlanta Regional Commission (ARC) to update the CLUP, a document that helps dictate public policy through transportation, land use, recreation, housing and economic development. The public meetings, conducted by ARC officials, city leaders and members of the CLUP steering committee, will solicit input from citizens in providing objectives and goals, identifying strengths and challenges within the community, and applying action steps to achieve goals by 2038, as part of the 20-year plan.

“Citizen participation and input is critical to the planning process,” said Director of Planning and Inspections Marvin Flanigan. “These meetings are designed to be highly informative and interactive for our citizens in order to provide a roadmap of how Conyers can evolve and what it should look like 20 years from now.”

--more--

The schedule of the series of meetings to discuss the CLUP is as follows:

- Tuesday, October 10, 2017, 7:00 p.m., City Council Chambers
(second floor of the Conyers Police Department), 1194 Scott Street
- Tuesday, January 9, 2018, 7:00 p.m., City Council Chambers,
(second floor of the Conyers Police Department), 1194 Scott Street
- Tuesday, February 13, 2018, 7:00 p.m., City Council Chambers,
(second floor of the Conyers Police Department), 1194 Scott Street
- Thursday, March 8, 2018, 7:00 p.m., Rockdale County Assembly
Hall, 901 Main Street
- Wednesday, March 21, 2018, 7:00 p.m., City Council Chambers,
(second floor of the Conyers Police Department), 1194 Scott Street

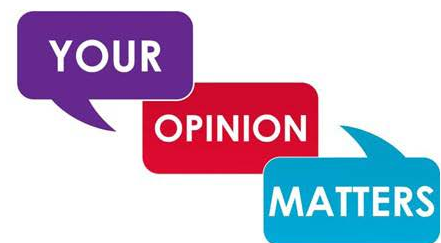
Citizens unable to attend a public meeting may request a copy of materials and information shared at the public meeting by contacting the Department of Planning Inspections at 770-929-4280.

Social Media

City of Conyers Comprehensive Land Use Plan Update

Your opinion is needed in determining future plans for:

- Transportation
 - Land Use
 - Recreation
 - Housing
 - Economic Development



Public Input Meeting

Tuesday, October 10, 2017

7:00 p.m.

Conyers City Council Chambers

1194 Scott Street (Second floor of the Conyers Police Department)



Questions?
Call 770-929-4270.

