

GREATER WARE COUNTY 2031 COMPREHENSIVE PLAN



WORKBOOK
June 2010

Identification of Issues and Opportunities

1. Population Trends

Issues:

Example: The county is not retaining its young people

Example: Young families are not attracted by the pay structure and are therefore moving out of the county

Example: Immigration – the county now has a high percentage of Spanish speaking population, around 4,000 to 5,000 hispanic residents at any given time.

Opportunities:

Example: The area with its slower pace and peace can be promoted as a good retirement area

2. Economic Development

Issues:

Example: Growth and development have slowed considerably due to the economic situation.

Example: Most jobs have low-paying salaries

Example: High unemployment rate

Opportunities:

Example: Attract more technology industry with higher salaries

Example: Provide more support and development for agriculture (ag-economy)

Example: Increase & better public education to create a better workforce

Example: Continue the Literacy Program (certified literacy community)

Example: Work Ready Program

3. Housing:

Issues:

Example: Vacant parcels downtown

Example: Clearing of housing debris

Example: The area needs more diversity in housing choices

Opportunities:

Example: Eliminate slum/blighted old homes to create new affordable housing.

Example: Increase the downtown infill development program

4. Cultural Resources

Issues:

Example: Lack of a regional Historic Preservation Tourism map/guide to combine day trips into a several day historic preservation tour.

Opportunities:

Example: The City is a name brand for historic resources

Example: The Arts Council is very active

5. Natural Resources

Issues:

Example: The natural resources in the county are not sufficiently marketed

Example: Mixing private and public rights of using the river shorelines.

Opportunities:

Example: County has a great supply in ground/drinking water.

Example: Create a long range utility plan to protect groundwater sources.

6. Land Use

Issues:

Example: The county's small size requires that development needs to concentrate on quality of land use rather than quantity in order to create higher land values and growth to the tax digest

Example: Need to plan to minimize incompatible uses

Example: The area needs more dining and entertainment uses

Opportunities:

Example: Utilize more Planned Developments

Example: Improve planning for residential subdivisions

Example: Create subdivision regulations to ensure compatibility of use

7. Community Facilities and Services:

Issues:

Example: Water and sewer line expansions are needed in the county

Example: The area lacks recreation opportunities for young people, specifically teens

Opportunities:

Example: Create a long range utility plan to protect groundwater sources.

Example: County has a large water capacity.

Example: County has water & sewer lines in place for future development.

8. Transportation

Issues:

Example: The area lacks transportation opportunities for transportation disadvantaged residents

Example: The transportation system needs to be better utilized

Opportunities:

Example: The public transit system has additional funding from grant applications

9. Intergovernmental Coordination

Issues:

Example: The city and county need to work together to annex some properties.

Example: The city, county and the school system need to work together better

Example: Relationships with neighbor to the east could be improved

Opportunities:

Example: Increased outreach to involve people and recruit volunteers.

Example: Collaboration by the City and County to plan for future utilities.

Example: The Community has good leadership

Areas Requiring Special Attention (ARSA)

Areas within the jurisdiction that will require special attention over the next five years:

1. Areas of Significant Natural Resources

- **Groundwater recharge areas**
- **Wetlands**
- **Floodplains**
- **Watershed**

2. Areas of Significant Cultural Resources

- **Historic structures**
- **Historic districts**

3. Areas where rapid development or change in land use is likely?

4. Areas where community facilities and services can't keep up with growth?

5. Areas in need of rehabilitation or redevelopment?

- **Old unattractive residential areas**

- **Old unattractive commercial strip centers**

- **Old unattractive industrial areas**

6. Areas with large abandoned structures or sites

7. Areas with Infill Opportunities (scattered vacant parcels)

8. Areas with high levels of poverty, unemployment and blight