

**JOINT COMPREHENSIVE PLAN
FOR PEACH COUNTY AND CITIES OF
BYRON AND FORT VALLEY**

COMMUNITY AGENDA – PEACH COUNTY

**Prepared by
The Comprehensive Planning Steering Committee
With Assistance from
The Middle Georgia Regional
Development Center**

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FUTURE DEVELOPMENT MAP – CHARACTER AREAS (REVISED)

COMMUNITY PARTICIPATION OPPORTUNITIES

Community Vision

General Vision Statement

The Peach County, City of Byron, City of Fort Valley Joint Comprehensive Plan is a community roadmap for the future; charting a course for smart growth and the enhancement of quality of life for all citizens, while maintaining a sense of place and community.

Future Development Map

The Appendix contains the Future Development Map for Peach County and the Cities of Byron and Fort Valley. The Future Development Map is comprised of the community's eleven Character Areas and presents a pictorial view of the desired future development patterns for the entire county. The identified Character Areas include: Agricultural/Open Spaces; Declining Neighborhoods; Downtown Byron; Downtown Fort Valley; Historic Area; Industrial; Major Highway Corridors; Rural Residential; Stable Traditional Neighborhoods; Developing Suburban Areas; University.

The following section identifies the community's specific vision for each Character Area as well as providing a defining narrative for each area, to include: types, forms, styles and patterns of development that are to be encouraged; specific land uses or zoning categories; Quality Community Objectives to be pursued in each area; and implementation measures to achieve desired development patterns.

Defining Narrative of Character Areas

Agricultural/Open Spaces

The Agricultural/Open Spaces Character Area includes the surroundings area of Big Indian Creek, Boy Scout Camp, Mossy Creek, Mule Creek, Flint River, areas southwest and southeast of Fort Valley, and areas east of Byron.

Vision: Peach County is dedicated to the preservation of their scenic landscape as well as maintaining their rich agricultural history and identity.

Development Patterns:

- Establish connectivity between greenspaces through the use of pedestrian walkways and bike paths.
- Encourage farming and the preservation of farmland.
- Large minimum lot size to limit development density and protect farmland and rural character.

- Protect and preserve agricultural areas as open space by encouraging individuals who sell off farming acreage to establish conservation easements to protect these lands from encroaching development.
- Carefully design roadway alterations to minimize visual impact.
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Agricultural/Open Spaces Character Area are as follows:

- Agriculture
- Greenways
- Bicycle/pedestrian trails
- Passive recreation
- Wildlife and fisheries management

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Agricultural/Open Spaces Character Area:

- Open Space Preservation
- Regional Identity
- Environmental Protection
- Growth Preparedness
- Regional Cooperation

Implementation Measures:

- Promote these areas as passive-use tourism and recreation destinations.
- Establish incentives to make land preservation attractive to sellers and owners.
- Strict enforcement of zoning regulations, applicable ordinances, subdivision regulations, and minimize re-zoning requests.
- Minimum lot size is 5 acres.
- Promote intergovernmental cooperative efforts.

Declining Neighborhood

The Toomerville neighborhood in the City of Byron, the southern portion of Fort Valley, and the Vineville neighborhood in northern Fort Valley have been identified as declining neighborhoods by the Peach County Joint Comprehensive Plan Steering Committee.

Vision: Peach County seeks to redevelop declining neighborhoods in the community while at the same time preserving the history and identity of these neighborhoods.

Development Patterns:

- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- Infill development on vacant or under-utilized sites.
- Ensure redevelopment efforts include adequate parks and greenspace.
- Housing options such as apartments and multi-family dwellings.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Declining Neighborhood Character Area are as follows:

- Residential
- Commercial
- Parks / Open Space

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Declining Neighborhood Character Area:

- Infill Development
- Sense of Place
- Open Space Preservation
- Employment Options
- Housing Choices
- Local self Determination

Implementation Measures:

- Enforcement of applicable ordinances and zoning regulations.
- Enlist community action groups and citizen participation.
- Encourage entrepreneurial opportunities.
- Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- Demolition of dilapidated houses/structures.
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts.
- Promote community involvement; Neighborhood Watch Program, etc.

Downtown Byron

Vision: Downtown Byron is to be an attractive, safe, and thriving gathering place within the community for all citizens to live, shop, socialize, and enjoy entertainment opportunities.

Development Patterns:

- Mixed-use and pedestrian friendly.
- Reuse of existing vacant structures.
- Adequate mix of retail, commercial, government services and operations, and public open space to encourage pedestrian use.
- Establish community hub or focal point identity.
- Development of residential loft apartments.
- Improvement of sidewalks and street appearance.
- Shared parking arrangements that reduce overall parking needs and help alleviate traffic congestion.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Downtown Byron Character Area are as follows:

- Commercial
- Public/Institutional
- Residential

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Downtown Byron Character Area:

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Housing Choices

Implementation Measures:

- Encourage entrepreneurial opportunities.
- Promote and market downtown activities (Battle of Byron, etc.)

- Active involvement on the part of the Byron Downtown Development Authority, Redevelopment Authority, and Better Hometown Program.

Downtown Fort Valley

Vision: Downtown Fort Valley is to be an attractive, safe, and thriving gathering place within the community for all citizens to live, shop, socialize, and enjoy entertainment opportunities.

Development Patterns:

- Mixed-use and pedestrian friendly.
- Reuse of existing vacant structures.
- Adequate mix of retail, commercial, government services and operations, and public open space to encourage pedestrian use.
- Establish community hub or focal point identity.
- Development of residential loft apartments.
- Improvement of sidewalks and street appearance.
- Shared parking arrangements (off-street parking) that reduce overall parking needs and help alleviate traffic congestion.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- On-street parking.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Downtown Fort Valley Character Area are as follows:

- Commercial
- Public/Institutional
- Residential

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Downtown Fort Valley Character Area:

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Housing Choices

Implementation Measures:

- Encourage entrepreneurial opportunities.
- Promote and market downtown activities (Picnic in the Park, Austin Theater productions, etc.)
- Active involvement on the part of the Fort Valley Downtown Development Authority and Fort Valley Mainstreet.

Historic Area

Both the Fort Valley Historic District and the Byron Historic District encompass the Historic Character Area as designated by the Steering Committee.

Vision: The historic footprint in both the City of Byron and the City of Fort Valley will be maintained and preserved, for not only the betterment of today's citizens, but for future generations to come.

Development Patterns:

- Maintain the integrity of the historic districts to ensure that such resources are not lost within the community.
- Site plans, building design, and landscaping that are sensitive to the historical resources.
- Pedestrian access to enhance citizen enjoyment of the area.
- Expand Historic District in both the City of Byron and the City of Fort Valley.
- Historical survey for unincorporated areas of Peach County.
- Historical survey of cemeteries in Peach County

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Historic Character Area are as follows:

- Commercial
- Residential

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Historic Character Area:

- Sense of Place
- Regional Identity
- Heritage Preservation
- Appropriate Businesses

Implementation Measures:

- Active involvement on the part of the Fort Valley Historic Preservation Commission and Tree Board.
- Active involvement on the part of the Byron Historical Society.
- Strict enforcement of applicable ordinances and regulations.
- Marketing campaign and educational efforts.

Industrial

The North Peach Industrial Park and the South Peach Industrial Park encompass the Industrial Character Area in Peach County.

Vision: Peach County will continue to promote the development of industry that is environmentally friendly, compliments the community, and practices good citizenship.

Development Patterns:

- Reuse of existing vacant or underutilized structures to accommodate new industry.
- Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
- Incorporate signage and lighting guidelines to enhance quality of development.
- Site ready facilities with infrastructure available in industrial parks in order to encourage industrial development within the Character Area and to minimize the conversion of undeveloped land for industrial purposes.
- Road design modifications to improve truck accessibility to North Peach Industrial Park.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Industrial Character Area are as follows:

- Industrial

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Industrial Character Area:

- Infill Development
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Employment Options

Implementation Measures:

- Encourage entrepreneurial opportunities.
- Active involvement on the part of local economic development organizations (i.e., Peach County Chamber of Commerce, Development Authority of Peach County, Byron Development Authority, etc.)
- Aggressively pursue economic diversification opportunities (e.g., hi-tech industry).
- Use of Job Tax Credits.
- Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College, Central Georgia Technical College, Fort Valley State University, Georgia Quick Start Program, etc.).
- Pursue workforce development center satellite facility in Peach County.

Major Highway Corridor

The following high-volume roadways have been designated by the Steering Committee as the Major Highway Corridor Character Area: I-75, U.S. Highway 341, S.R. 41, 42, 49, 96, and 247-C.

Vision: The development of corridors that present an attractive welcome to visitors as well as depicting a thriving and progressive community.

Development Patterns:

- Focus on appearance with appropriate signage, landscaping and other beautification measures.
- Manage access to keep traffic flowing; using appropriate directory signage.
- Retrofit or mask existing strip development or other unsightly features as necessary.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Lighting enhancements, particularly on Interstate 75.
- Driveway consolidation.
- Landscaped raised buffers where appropriate.
- Bicycle and pedestrian accommodations.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Major Highway Corridor Character Area are as follows:

- Focus on commercial zoning at Interstate interchanges.

- S.R. 96, from the city limits of Fort Valley to I-75, to be maintained as primarily open space/agricultural, with limited exceptions for commercial uses related to agriculture.
- Appropriate mixed use for other major highway corridors (Residential, Commercial, Open Space).

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Major Highway Corridor Character Area:

- Infill Development
- Transportation Alternatives
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Regional Cooperation

Implementation Measures:

- Promote the use of “Adopt a Highway/Mile” programs.
- Actively engage Georgia Department of Transportation (GDOT)
- Restrictions on the number and size of signs and billboards.
- Promote use of Homeowners Associations and subdivision covenants for upkeep of residential properties that front major corridors.

Rural Residential

The Peach County Joint Comprehensive Plan Steering Committee has designated the north central portion of the county as a Rural Residential Character Area.

Vision: Maintaining a rural atmosphere while smartly planning for new residential development.

Development Patterns:

- Permitting rural cluster or conservation subdivision design that incorporate adequate open space.
- Encourage compatible architecture styles that maintain the regional rural character.
- Enlisting significant site features (scenic views, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development.

- Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.
- Wherever possible, connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Buffer agricultural lands from new residential developments to reduce any incompatibility between the two uses.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Rural Residential Character Area are as follows:

- Residential
- Agriculture
- Greenways / Parks
- Bicycle/pedestrian trails
- Passive recreation

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Rural Residential Character Area:

- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Housing Choices

Implementation Measures:

- Develop and enact appropriate tree ordinances and greenspace designations.
- Large minimum lot size to limit development density and protect rural character.

Stable Traditional Neighborhoods

The Steering Committee has designated the peripheral sections of Fort Valley and Byron as Stable Traditional Neighborhoods.

Vision: Maintaining a sense of community, making improvements when and where needed, and laying a foundation for the future.

Development Patterns:

- Preserving and rehabilitating what remains of the original housing stock.
- Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Strong pedestrian and bicycle connections should be provided to encourage residents to walk/bike to work, shopping, or other nearby destinations.
- Residential development with mix of uses (corner groceries, barber shops, drugstores, etc.) within easy walking distance of residences.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Stable Traditional Neighborhoods Character Area are as follows:

- Residential
- Commercial
- Parks

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Stable Traditional Neighborhoods Character Area:

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Open Space Preservation
- Appropriate Businesses
- Housing Choices
- Local Self Determination

Implementation Measures:

- Enforcement of applicable ordinances and zoning regulations.
- Encourage entrepreneurial opportunities.
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts in order to ensure no degradation of existing housing stock.
- Promote community involvement; Neighborhood Watch Program, etc.
- Maintain and upgrade existing infrastructure.

- Collaborate with appropriate transportation agencies (railroads, GDOT) that have infrastructure located within these neighborhoods to ensure proper maintenance.

Developing Suburban Areas

The Peach County Joint Comprehensive Plan Steering Committee has identified the northeast portion of the county as well areas northwest and southwest of the City of Byron as Developing Suburban Areas.

Vision: Planning for a rapidly growing community by providing the citizens of Peach County with affordable housing options, convenient shopping, and adequate recreational opportunities.

Development Patterns:

- Promote moderate density, traditional neighborhood development style residential subdivisions.
- New development should be master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services.
- Mix of appropriate housing types (single family homes, town homes, and apartments), densities, and prices in the same neighborhood.
- Good vehicular and pedestrian/bike connections to retail/commercial services.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- Addition of neighborhood/village commercial centers on appropriate infill sites to serve surrounding neighborhood.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the Developing Suburban Character Area are as follows:

- Residential
- Commercial
- Parks / Open Space

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the Developing Suburban Character Area:

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity

- Open Space Preservation
- Growth Preparedness
- Appropriate Businesses
- Housing Choices

Implementation Measures:

- Enforcement of applicable ordinances and zoning regulations.
- Enlist community action groups and citizen participation.

University

The Steering Committee has identified the area occupied by and adjacent to Fort Valley State University (FVSU) as the University Character Area.

Vision: Developing a safe, attractive and thriving neighborhood community in partnership with Fort Valley State University.

Development Patterns:

- Vacant properties in the neighborhood offer an opportunity for infill development of new housing and businesses.
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- Focus on appearance with appropriate signage, landscaping and other beautification measures.
- Strong pedestrian and bicycle connections should be provided to encourage residents and students to walk/bike to work, school, shopping, or other nearby destinations.
- Commercial/retail/residential development with mix of uses (corner groceries, barber shops, drugstores, appropriate entertainment opportunities, etc.) within easy walking distance of neighborhood residences and FVSU.
- Encourage businesses geared towards a higher education environment, such as bookstores and internet cafes.
- Corridor management – beautification, signage.
- Improvement of sidewalk and street appearance.

Land Uses / Zoning Categories:

The specific land uses and zoning categories that will be allowed in the University Character Area are as follows:

- Public/Institutional
- Residential
- Commercial

Quality Community Objectives:

The following Quality Community Objectives will be pursued in the University Character Area:

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Housing Choices
- Educational Opportunities
- Local Self Determination
- Regional Cooperation

Implementation Measures:

- Continue on-going partnership between the community and FVSU.
- Renovate/demolish structures that don't meet housing codes.
- Encourage entrepreneurial opportunities.
- Enforcement of applicable ordinances and regulations.
- Initiate street and infrastructure improvements.
- Aggressively seek funding assistance through available grant programs.

Final Community Issues and Opportunities

Community Facilities and Services: Issues

- Each jurisdiction must evaluate the capacity of its water and wastewater system and determine if expansion, rehabilitation, or enhancement is desired to meet future demand. Without such improvements, steps should be taken to limit the amount of growth within the community to ensure water and wastewater availability.
- The Peach Regional Medical Center has considered relocation of its facilities, currently in Fort Valley, to a location in the eastern portion of the county. This proposal has been met with mixed reactions and requires extensive communication to convey information and alleviate concerns.
- Interest has been expressed for a better entrance into South Peach Recreation Park and the adjacent Senior Citizens Center that avoids Oaklawn Cemetery. Such action will require community leaders to develop a new primary entrance into the facility if it is the local government's desire to make such a change.
- City of Byron is under a consent order from EPD for its wastewater treatment system. Additionally, the City of Byron is working cooperatively with the City of Warner Robins for treatment of some wastewater.
- Peach County desires to upgrade North Peach Recreation Park to accommodate new recreational programs. Currently, Peach County owns a pecan grove adjacent to the existing North Peach Park and intends to develop this area into a recreational park in the future.

Community Facilities and Services: Opportunities

- The Austin Theater is in the process of being refurbished and rehabilitated to provide social activity space within the community. It is anticipated that the renovation will be completed during the fall of 2006.
- Everett Square Park is in the process of being developed within the community. This three-acre site is anticipated to have walking trails, a pavilion, and an amphitheater when fully developed.
- New Powersville fire station will be constructed and will house an EMS bay.
- The Peach County Board of Education is seeking to construct two new elementary schools to meet the demands of the community. SPLOST revenues have been approved to be used for such activities.

Economic Development: Issues

- The community has a relatively low number of persons who have completed high school, or its equivalent. A Significant number of jobs that could be attracted to the community require a high school diploma at a minimum, if not higher education. A focus should be to ensure that the population within the community possesses the skills and training to enable the community to have a competitive advantage on economic development projects.

- Many groups are working toward economic development activities within the community. With proper coordination, these individuals and groups might encourage additional economic development ventures within the community. Failure to coordinate and collaborate will likely result in stagnant or declining economic development opportunities.
- Many sales tax dollars are captured by other communities as Peach County residents shop in neighboring counties for a variety of purchases.
- The community lacks businesses that cater to Fort Valley State University students. With several thousand students on campus during the academic year, the opportunity for complementary businesses to cater to a student's lifestyle have the potential to be successful within the community.
- Infrastructure is still limited in some areas that are projected to experience tremendous growth. Community planning is essential to determining when this infrastructure will be available to meet the needs of the anticipated growth.
- Over half of Peach County's residents commute to other counties to work.

Economic Development: Opportunities

- A new spec building has been constructed in South Peach Park. It is currently being marketed to prospects.
- Peach County is located along the I-75 corridor, the path of the Fall Line Freeway, and several state highways. Significant economic development activities are likely to occur in areas near these highways.
- A Retail and Commercial Recruitment Committee is in effect and will work to attract such businesses to the community.
- Agricultural businesses have been a foundation for the Peach County economy.
- Growth at Robins Air Force Base is likely to impact Peach County through residential, commercial, and retail growth.

Historic and Cultural Resources: Issues

- The Cities of Byron and Fort Valley are lacking entertainment and leisure activities as well as fine arts and cultural venues in the downtowns. Both cities should try to cultivate a diverse mixture of businesses, retail, and entertainment facilities in the downtown areas.
- The Byron Community Center provides important community services, but a lack of funding is diminishing its operational capacity. As a much needed community facility, a more permanent and reliable means of support and assistance should be sought in addition to the private donations the center currently receives.
- The Toomerville neighborhood of Byron is in need of revitalization. Existing social, economic, and physical conditions of the area should be evaluated in order to determine the best course of action. This could provide a good opportunity to promote the African American cultural heritage in Byron.
- There has not been a comprehensive historic resource survey of the unincorporated areas of Peach County. It is likely that there are a number of historic resources that could be used to benefit the community and will be lost due to neglect or teardowns for new development.

Historic and Cultural Resources: Opportunities

- A concentrated effort to rehabilitate and utilize the buildings in Byron's historic district, accompanied by the formation of a Historic Preservation Commission, and establishment of a historic district ordinance are necessary steps to ensure the protection of Byron's heritage resources. Once accomplished, the Historic Preservation Commission and the Byron Better Hometown should work together to utilize its downtown and historic preservation efforts as a tool for local economic development.
- Peach County is part of the Middle Georgia Historic Preservation Advisory Committee (HPAC) and should utilize the new HPAC website as a promotional tool of its county and cities. The county should also continue using the HPC as a forum to support and foster regional historic preservation activities.
- The Fort Valley Main Street Program should continue its efforts to promote Fort Valley's cultural and historic resources. It might consider partnering with the Fort Valley HPC and the Peach County Historical Society to increase its effort and attention to the historic downtown and surrounding neighborhoods and make certain that Fort Valley is utilizing its many heritage resources to their best advantage.
- Fort Valley has three original turn-of-the-century train structures that have been preserved. It is important for the city to continue to protect and promote its railroad heritage.
- The HA Hunt School, which currently houses the Hunt Educational and Cultural Center, should be considered for nomination to the Georgia State Register and National Register of Historic Places. The school should also be protected at the local level by a historic preservation ordinance.
- Continue to capitalize on the Peach Blossom Trail, Andersonville Trail, Antiques Trail and Masee Lane Gardens, as a way to draw people into the county and its cities. While Peach County may only be one or two stops listed on the Peach & Antiques trails, it is important to promote a unique experience different from the other places along the trail. Marketing and promotional efforts should be tied to the trails but also extend beyond them to showcase the individuality of Byron, Fort Valley, and Peach County. Byron should also continue to promote its walking and driving tours.

Housing: Issues

- There has been a rapid infusion of single-family dwellings in the county, particularly in the City of Byron and the surrounding unincorporated areas. This indicates a potential lack of diverse housing choices as well as a lack of affordable housing alternatives such as apartments and/or town homes.
- There is a much higher percentage of aged, substandard, and/or dilapidated housing in the City of Fort Valley than found elsewhere in the county. Primary areas of concern include Branham and Green Streets, Miller Street north of Vineville Avenue, Spruce Street corridor, and Fort Valley State University

corridor. There is also aged, substandard and/or dilapidated housing in the City of Byron, particularly in the Toomerville neighborhood.

- Peach County is faced with a potential future shortage of affordable single-family homes as the county continues to grow in population and commuting patterns continue to reflect residents traveling to neighboring counties for employment. If wages remain constant, future affordability is diminished. Additionally, the City of Fort Valley has seen a substantial increase in cost-burdened and severely cost-burdened households over the past 20 years.
- There is a lack of quality housing in the City of Fort Valley needed to support the student population of Fort Valley State University. This problem is compounded by the fact that the seven current student residence facilities on the Fort Valley State University Campus are outdated and are in poor physical condition.

Housing: Opportunities

- Results of the 2004 Fort Valley Housing Assessment provides the community the opportunity to develop a long-term housing strategy geared towards specific, high-need target areas. Additionally, the assessment positions the community to address housing needs through various assistance programs, such as the Georgia Initiative for Community Housing Programs and the Community Housing Investment Program (CHIP). There has also been a recent groundbreaking for construction of a new 300,000-square-foot student housing complex on the Fort Valley State University campus.
- The City of Fort Valley has the opportunity to redevelop poverty census tracts to provide additional affordable housing for its citizens. These census tracts can become part of an Enterprise/Opportunity Zone that will be eligible for grant money that can fund revitalization efforts.
- Peach County and the Cities of Byron and Fort Valley have the opportunity to begin planning for the provision of housing for special needs populations. These special populations mostly encompass the elderly, college students, and those in the workforce who are struggling with affordable housing. As these populations increase and their housing needs are not met, they will seek residence in other communities.
- Peach County and the Cities of Byron and Fort Valley have the opportunity to research regional examples of successful redevelopment projects related to housing in a downtown area, student housing, and elderly housing. These regional examples could prove very helpful in gaining ideas about what type of projects could work in their community.

Intergovernmental Coordination: Issues

- The community must update its Service Delivery Strategy to remain in compliance with the Georgia Planning Act. Failure to update the Strategy will result in the community's inability to obtain state funding for a variety of projects.
- Provision of service in all portions of the county will greatly impact development in the future. Proper planning for this growth requires local leaders to develop the

most efficient mechanism for providing services in areas that will experience growth.

- Zoning regulations from community to community differ. While this is not uncommon, some members of the community desire more unified zoning requirements to prevent developers from playing local governments off of each other for personal gain.

Intergovernmental Coordination: Opportunities

- The community can utilize its membership in the Middle Georgia Joint Development Authority to further economic development initiatives within the community.
- Urban Redevelopment Plan has the potential to greatly enhance the southern and southwestern portions of the City of Fort Valley and revitalize these areas of the community.
- Local leaders are currently collaborating to complete the development of this plan.

Land Use: Issues

- Future investment in the Byron downtown area will have to compete against resources needed to improve infrastructure necessary to accommodate the new residential and commercial growth.
- Strip commercial development needs to have aesthetic requirements to ensure its compatibility with the community. Similarly, strip commercial development along major thoroughfares may create a generally unattractive appearance and impact nearby residential areas.
- Because of the age and condition of housing structures and related infrastructure, resources within the City of Fort Valley will have to be directed to neighborhood redevelopment efforts. Additionally, the City of Fort Valley has experienced very little new residential development growth is foreseen on the horizon.
- Fort Valley has a definable downtown area but there are problems that prevent it from reaching its full potential, such as vacant buildings, vehicular/pedestrian traffic conflicts, limited financial resources, and the mix of uses.

Land Use: Opportunities

- The City of Byron has a definable downtown area where the Byron Better Hometown Program and business owners have made substantial investments in time and money to make it appealing to both residents to shop, and entrepreneurs to invest into new businesses.
- Industrial land is readily available to new development in the North Peach Industrial Park, off Highway 49, and in the South Peach Industrial Park.
- Renovation of the Austin Theatre in the City of Fort Valley could attract traffic to the downtown area, and with it, new business investment.
- Neighborhood redevelopment strategies in the City of Fort Valley should include plans to improve the surrounding commercial development, by encouraging

mixed use development, controlling signage, curb cuts, utility installations, and establishing building design and appearance standards.

- South Peach Industrial Park, though located just outside the City of Fort Valley, creates opportunities to link this employment center with redevelopment efforts in the southern end of the City.
- Opportunities exist to establish attractive entranceways into the County at the new interchanges at the Russell Parkway Extension and Highway 96 and the interstate corridor north to White Road.

Natural Resources: Issues

- Mossy Creek and Bay Creek were recently added to the 2006 Environmental Protection Agency's 303(d) list of impaired streams for such contaminants as Biota and Fecal Coliform. Corrective measures must be initiated and future mitigation efforts employed.
- Existing wetlands throughout Peach County must be protected and preserved. These wetlands protect water quality and provide habitat for various forms of plant and animal life. Peach County is also experiencing a rapid decline in agricultural land and open green space due to encroaching development.
- There is a need for improved storm water management efforts as the population and related development continues to increase throughout the county. Also, both federal and state regulatory guidance pertaining to storm water issues can be expected to become more stringent in future years.
- Development in flood-prone areas should be limited. Any development within a flood plain is prone to the effects of flooding. In most cases this is in the form of structure or property loss. Any development that is considered for the flood plain should be in the form of parks or other recreation areas to minimize the potential for loss when a flood event does occur.
- The remaining cleanup efforts at the Woolfolk Superfund Site should continue to be closely monitored. The affected areas along Pine and Preston Streets are expected to be completed in fall of 2008. When all cleanup efforts are complete, the once contaminated site will be replaced with public facilities, recreational areas, housing, and businesses.

Natural Resources: Opportunities

- Peach County and the Cities of Byron and Fort Valley have the opportunity to further protect and enhance their natural resources through continued active involvement with the Middle Georgia Clean Air Coalition. The Clean Air Coalition is committed to improving the region's air quality by increasing the use of alternative fuels and other clean air strategies.
- Peach County and the Cities of Byron and Fort Valley have the opportunity of improving and enhancing the community's water quality through future development of Big Indian Creek Reservoir. Discussions have also begun regarding the development of another reservoir within the community to further address future water needs.

- Peach County and the Cities of Byron and Fort Valley have the opportunity to protect and preserve agricultural areas as open space through appropriate planning and zoning initiatives. An additional option is to encourage individuals who sell off farming acreage to establish conservation easements to protect these lands from encroaching development.

Transportation: Issues

- There is no existing major north-south road between Interstate 75 and U.S. 341; consideration should be given to construct a road that acts as a major collector or minor arterial connecting SR 96 to SR 49 with eventual connection to U.S. 341.
- Possible upgrade of local road network in east-central Peach County area to accommodate projected traffic demand in the area. Lack of traffic modeling in area makes it difficult to forecast future traffic volumes, thus determining precisely what improvements are needed.
- Truck traffic in downtown Fort Valley is creating congestion, conflicts with pedestrian traffic, and possible harm to older historic buildings in the area.
- Sidewalks in Peach County are restricted to the downtown areas of Byron and Fort Valley.
- Projected increase in rail traffic along with the convergence of automobile traffic from US 341, SR 96, and SR 49 will likely cause more traffic delays and congestion in downtown Fort Valley, and significantly impact opportunities to redevelop this area.
- To access the North Peach Industrial Park, trucks are forced to negotiate a difficult turning radius at the intersection of SR 49 and Dunbar Road.
- Access to the Perry-Houston County Airport from Byron, Fort Valley, and Peach County is very difficult. Improving this access will be crucial if these communities are to derive the benefits from this facility and the neighboring industrial area.

Transportation: Opportunities

- The Warner Robins Area Transportation (WRATS) Long-Range Transportation Plan recommends short-range, mid-range, and long-range highway improvements, and if implemented, would significantly improve the level of service and connectivity by the end of the planning period. Several of these projects are listed in the WRATS Transportation Improvement Program.
- Two projects on the Fall Line Freeway in Peach County will greatly improve traffic flow and congestion in and around Fort Valley. The State Transportation Improvement Program includes a project to extend the SR 49 Bypass to Highway 96.
- Both the City of Byron and the City of Fort Valley are committed to building, improving, and maintaining an excellent sidewalk network that improves foot mobility in the downtown areas and provides pedestrian connections to other points of interest.
- Walkways between the main and agricultural campuses at Fort Valley State University need to be paved. There is no pedestrian network between the two

campuses. Designated crosswalks are needed on Carver Drive and State University Drive to access additional campus facilities.

- A separate facilities plan was developed for the City of Byron in the Regional Plan that includes new sidewalks, streetscape improvements, and a shared-use trail along White Road.

Implementation Program

The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. The specific measures to be undertaken by the community to implement the plan are included in short-term work programs and polices.

Short-Term Work Programs

The following short-term work programs identify specific implementation actions Peach County, the City of Byron, the City of Fort Valley, and other entities intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

For each subcategory, the following information must be provided:

- Brief Description of Activity
- Timeframe for Undertaking Activity
- Responsible Party for Implementing Activity
- Estimated Cost of Implementing Activity
- Funding Source(s)

Peach Short Term Work Program 2006-2011

COMMUNITY FACILITIES AND RESOURCES

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Construct a new Workforce Development Center in partnership with Middle Georgia Technical College.	Middle Georgia Technical College, Peach Co., Fort Valley	\$1.5 – 2.5 million	USDA, OneGeorgia, DCA, DTAE, SPLOST, donation	2010
Continuation of Literacy Programs in Peach County.	Peach Co., Literacy Education for Adults in Peach	\$5,000 per year	General Fund	2007, 2008, 2009, 2010, 2011
Develop an After-School Program to serve children within Peach County.	Peach County BOE	Staff-Time	Budget	2008
Upgrade signage in the cities and the historic districts.	Peach County, Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main Street, Chambers of Commerce	\$15,000	General Fund, Local Assistance Grant	2009
Develop brochures and driving routes to attract tourists to locations of interest in Peach County.	Peach County, Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main Street, Chambers of Commerce	\$7,000	General Fund, Local Assistance Grant	2010
Support and enhance the DARE program to provide educational opportunities to school children on the danger of various drugs.	Peach Co. Sheriff's Office, Byron P.D., Fort Valley P.D.	\$56,000 per year	Drug Abuse Penalty	2007, 2008, 2009, 2010, 2011
Complete a comprehensive Historic Resource Survey.	Peach Co.	\$12,000	DNR Historic Preservation Grant, General Fund	2007
Replace roof on buildings at Spruce Street complex.	Peach County	\$380,000	SPLOST	2007, 2008, 2009
Pursue funding under the Recreational Trails Grant program for the development of recreational opportunities at North Peach Recreational Park.	Peach County	Staff-Time	Budget	2007
Obtain funding for new fields and facilities at North Peach Recreational Park.	Peach County	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Construct new fields and facilities at North Peach Recreational Park.	Peach County	\$1.5 – 2.0 million	GADNR, SPLOST, General Fund	2011
Coordinate between cities and county to better address stormwater management issues.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Develop a stormwater management ordinance for each of the governmental jurisdictions.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Determine feasibility of and engineer Big Indian Creek Reservoir.	Peach Co.	\$25,000	General Fund	2010
Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction.	Peach Co., Byron, Fort Valley	\$15,000	General Fund	2008
Provide avenues for communication to address healthcare concerns within Peach County.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2008
Expand the services of the satellite health department facility in Byron.	Peach Co.	\$100,000	General Fund	2009
Construct a new fire station in the Powersville Area.	Peach Co.	\$200,000 + Staff-Time	Budget, SPLOST	2007
Construct two new elementary schools.	PCBOE	Unknown	State of Georgia, SPLOST	2011
Construct a new Phoenix Center facility.	Peach Co.	\$700,000 + Staff-Time	CDBG, General Fund	2007
Renovate Peach County 911 Center.	Peach Co.	\$150,000 + Staff-Time	General Fund	2008
Ensure beautification activities are completed along entranceways into the community	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Consider developing and implementing a "jake-brake" ordinance for the community	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Improve signage pointing toward Perry-Houston County Airport located in Peach County	Peach County	\$25,000	SPLOST, General Fund	2009, 2010
Install sidewalks along S.R. 49 in Fort Valley	Peach County, Fort Valley, Georgia DOT	\$300,000	DOT, SPLOST, General Fund	2011

ECONOMIC DEVELOPMENT

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Seek Entrepreneur Friendly Community designation from the Georgia Dept. of Economic Dev.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2008
Conduct mass marketing campaign to promote the community's assets.	Peach Co., Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main St., Chambers	\$10,000	Budget	2007
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration.	Peach Co., Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main St., Chambers	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Survey students at Peach County schools to determine the types of businesses and industries that the community is suited for.	Peach County, Board of Education, development authorities	Staff-Time	Budget	2010
Pursue professional, managerial, and high-tech jobs for Peach County.	Development Authorities	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Study the need for the creation of an additional industrial park within Peach County.	Peach County Development Authority	\$10,000	Local Funds, Local Assistance Grant	2008
Conduct a needs assessment that can better position industry, Fort Valley State University, and economic development entities in Peach County to train potential employees with the proper skills sets required for employment.	Development Authorities, Peach Co., Byron, Fort Valley, FVSU	\$2,500 + Staff-Time	General Fund, Local Funds, Local Assistance Grant	2008
Seek businesses and industries that complement existing businesses and industries in the community.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Fill the Spec Building in South Peach Industrial Park.	Peach County Development Authority	Staff-Time	Budget	2009
Conduct more coordination between all economic development entities within Peach County.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Promote the economic development resources available within the community (FVSU, Middle Georgia RDC – Georgia Small Business Lender, community financial institutions, etc.)	Peach County, Byron, Fort Valley, FVSU, GSBL, local banks, development authorities, Chambers	Staff-Time	Budget	Ongoing
Continue marketing of property in industrial areas by Peach County Development Authority	Peach County Development Authority	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

HOUSING

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU).	Peach Co., Byron, Fort Valley, FVSU, USDA, DCA	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Educate community of need for diverse housing alternatives	Peach County, Byron, Fort Valley, FVSU	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage landlords to clean up overgrown and run-down properties	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Continue demolition of dilapidated structures	Peach County, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach Co.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Pursue CHIP funding to improve housing quality within Peach County	Peach County, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Construct housing specifically for senior citizens in areas along S.R. 96	Private developers	Unknown	Private Sources	2011
Encourage the development of in-town housing to sustain downtown businesses	Peach County, Byron, Fort Valley, Byron DDA, Fort Valley DDA	Staff-Time	Budget	2007, 2008

INTERGOVERNMENTAL COORDINATION				
Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Participate in the Clean Air Coalition.	Peach County, Byron, Fort Valley	\$3,600 per year + Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Participate in the Georgia Military Affairs Committee.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Participate in the 21 st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes.	Peach County, Byron, Fort Valley	\$10,000 per year + Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Increase awareness of the Peach County community in Houston County welcome centers, chambers of commerce, and other attractions.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Establish incentives to make land preservation attractive to sellers and owners of agricultural property.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Utilize tools provided by the state of Georgia for the downtown redevelopment in Fort Valley	Peach County, City of Fort Valley, Fort Valley DDA	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Update Service Delivery Strategy	Peach County, Byron, Fort Valley, Perry, Warner Robins	Staff-Time	General Fund	2007
Create and provide an annexation notification list	Peach County, Byron, Fort Valley, Perry, Warner Robins	Staff-Time	General Fund	2007
Pursue Unified Zoning Ordinance	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Request new city limit maps after annexations completed by municipalities	Peach County	Staff-Time	General Fund	2007, 2008, 2009, 2010, 2011
Extend invitation to legislators to attend quarterly meetings of local officials	Peach County, Byron, Fort Valley	Staff-Time	General Fund	2007, 2008, 2009, 2010, 2011

LAND USE & TRANSPORTATION

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Continue participation in the Warner Robins Area Transportation Study (WRATS).	Peach Co., Byron, Fort Valley	\$900 per year + Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Implement a paving program for unpaved roads within Peach County.	Peach County	Staff-Time	DOT, SPLOST	2007, 2008, 2009, 2010, 2011
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2008
Identify road expansions necessary to enhance economic development opportunities.	Peach County, Byron, Fort Valley	Staff Time	Budget	2010
Capitalize on the presence of S.R. 96 within the community to further economic development activities.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Ensure that minimum lot sizes in agricultural zoned areas are at least 5 acres.	Peach Co.	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Ensure that plans and designs for development in/near flood-prone areas properly address excess water due to flooding.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Update FEMA flood maps.	Peach Co., FEMA	\$50,000	FEMA	2009
Pursue a new entrance to the South Peach Recreational Park and Senior Citizens building.	Peach Co.	Staff-Time	Budget	2009
Review International Property Maintenance Code to determine if appropriate for local jurisdictions	Peach County, Byron, Fort Valley	Staff-time	Budget	2007, 2008
Complete State University Drive Corridor redevelopment project	Peach County, Fort Valley, FVSU, Fort Valley DDA	Unknown	DCA, USDA, SPLOST	2011
Encourage making Main Street in Fort Valley a two-way street	Peach County, Fort Valley, Georgia DOT	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Install turn lane on S.R. 49 between Five Points and Camellia/Main Streets in downtown Fort Valley	Peach County, Fort Valley, Georgia DOT	3,000,000	DOT, general fund	2010
Encourage Georgia DOT to increase lighting along Interstate corridor	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Continue Perimeter Road from its current terminal point to intersect with U.S. 341	Peach Co., Georgia DOT	Unknown	DOT, SPLOSt	2010
Encourage Georgia DOT to increase U.S. 341 toward Barnesville to a four-lane highway	Peach Co.	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct traffic modeling to address future traffic concerns between Five Points and the east-central portion of Peach County	Peach County, Byron, Fort Valley, WRATS, Georgia DOT	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49	Peach County, Byron, Fort Valley, WRATS	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Upgrade Housers Mill Road	Peach County	\$500,000	DOT, SPLOST	2007, 2008
Upgrade John E. Sullivan Road	Peach County	\$300,000	DOT, SPLOST	2009, 2010
Continue Russell Parkway Extension into Peach County	Peach County, Georgia DOT	Unknown	DOT	2007, 2008, 2009, 2010, 2011
Upgrade sidewalks along State University Drive	Peach County, Fort Valley, Georgia DOT	Unknown	DOT, SPLOST	2008, 2009, 2010, 2011
Rework Frontage Road to reduce the amount of traffic congestion	Peach County, Byron, Georgia DOT	Unknown	DOT, SPLOST	2008, 2009, 2010, 2011

NATURAL & CULTURAL RESOURCES				
Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Seek state financial support for the Peach Festival.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007
Preserve old Fort Valley High School.				
Complete a countywide historical cemetery survey.	Peach County, Byron, Fort Valley	\$5,000 + Staff-Time	Historic Preservation Grant, General Fund	2009
Complete a historic survey of unincorporated Peach County.	Peach County	\$12,000	Historic Preservation Grant, General Fund	2007
Explore the creation of landscaping ordinances for future developments	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Explore the adoption of landscaping ordinances for future developments	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Review sign ordinances	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Increase directional signage to points of attention within the community, including historical properties	Peach County, Byron, Fort Valley	\$20,000	General Fund	2007, 2008, 2009, 2010, 2011

Byron Short Term Work Program 2006-2011

COMMUNITY FACILITIES AND RESOURCES

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas.	Byron, FVUC	Staff-Time	USDA, DCA, GEFA, SPLOST, developers	2007, 2008, 2009, 2010, 2011
Determine the feasibility of extending water and wastewater infrastructure to additional unserved areas of Peach Co.	Byron, FVUC, Fort Valley, Peach Co. Water & Sewer Authority, Peach Co.	\$15,000	General Fund	2007, 2008, 2009, 2010, 2011
Upgrade signage in the cities and the historic districts.	Peach County, Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main Street, Chambers of Commerce	\$15,000	General Fund, Local Assistance Grant	2009
Develop brochures and driving routes to attract tourists to locations of interest in Peach County.	Peach County, Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main Street, Chambers of Commerce	\$7,000	General Fund, Local Assistance Grant	2010
Support and enhance the DARE program to provide educational opportunities to school children on the danger of various drugs.	Peach Co. Sheriff's Office, Byron P.D., Fort Valley P.D.	\$56,000/year	Budget	2007, 2008, 2009, 2010, 2011
Promote façade improvements in downtown Byron with the assistance of Façade grants.	Byron	\$500 grants	DCA	2009
Construct a Byron Municipal Complex.	Byron	\$5,000,000	SPLOST, General Fund, Insurance Settlement	2008
Construct Veterans Memorial in front of new Municipal Complex in Byron.	Byron Historical Society	\$50,000	Donations, Grant Funding	2008
Seek grant funding to refurbish the Byron Community Center.	Byron Community Center, Byron	\$100,000	Donations, Grant Funding	2011
Seek collaborative partnership with Kaboom! to construct playground adjacent to Byron Community Center.	Byron	\$20,000	Kaboom!/ Home Depot	2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Develop and approve a Historic Preservation Ordinance for the City of Byron.	Byron, MGRDC	\$10,000	Historic Preservation Grant	2008
Form a Historic Preservation Committee.	Byron	Staff-Time	Budget	2007
Better Hometown Program and Historic Preservation Committee to promote preservation activities in Byron.	Byron Better Hometown Program, Byron Historic Preservation Committee	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Coordinate between cities and county to better address stormwater management issues.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Develop a stormwater management ordinance for each of the governmental jurisdictions.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction.	Peach Co., Byron, Fort Valley	\$15,000	General Fund	2008
Provide avenues for communication to address healthcare concerns within Peach County.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2008
Improve conditions of the Wastewater Treatment Plant in Byron by connecting to Warner Robins sewer system.	Byron, Warner Robins	\$500,000	OneGeorgia	2007
Development of Memorial Park and Walking Area near new Municipal Complex in Byron	Byron	\$10,000	Unspecified grant funding	2008
Ensure beautification activities are completed along entranceways into the community	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Consider developing and implementing a "jake-brake" ordinance for the community	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Provide full-time certified fireman	Byron	\$120,000	Budget	2007

ECONOMIC DEVELOPMENT

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Seek Entrepreneur Friendly Community designation from the Georgia Dept. of Economic Dev.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2008
Conduct mass marketing campaign to promote the community's assets.	Peach Co., Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main St., Chambers	\$10,000	Budget	2007
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration.	Peach Co., Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main St., Chambers	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Survey students at Peach County schools to determine the types of businesses and industries that the community is suited for.	Peach County, Board of Education, development authorities	Staff-Time	Budget	2010
Pursue professional, managerial, and high-tech jobs for Peach County.	Development Authorities	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct a needs assessment that can better position industry, Fort Valley State University, and economic development entities in Peach County to train potential employees with the proper skills sets required for employment.	Development Authorities, Peach Co., Byron, Fort Valley, FVSU	\$2,500 + Staff Time	General Fund, Local Funds, Local Assistance Grant	2008
Seek businesses and industries that complement existing businesses and industries in the community.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct more coordination between all economic development entities within Peach County.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Promote the economic development resources available within the community (FVSU, Middle Georgia RDC – Georgia Small Business Lender, community financial institutions, etc.)	Peach County, Byron, Fort Valley, FVSU, GSBL, local banks, development authorities, Chambers	Staff-Time	Budget	Ongoing
Byron Better Hometown Program to promote newly defined downtown area to encourage development and investment within the area	Byron Better Hometown Program	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Continue marketing of property in industrial areas by Peach County Development Authority	Peach County Development Authority	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Cooperate with Peach County Chamber of Commerce to develop a marketing strategy for the City of Byron	Byron	Unknown	Budget	2007, 2008, 2009, 2010, 2011

HOUSING

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Encourage the development of upscale, downtown loft apartments with mixed retail developments in downtown Byron.	Byron	Staff-Time	Budget	2010
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU).	Peach Co., Byron, Fort Valley, FVSU, USDA, DCA	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Educate community of need for diverse housing alternatives	Peach County, Byron, Fort Valley, FVSU	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage landlords to clean up overgrown and run-down properties	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Continue demolition of dilapidated structures	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach Co.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Construct housing specifically for senior citizens in areas along S.R. 96	Private developers	Varies	Private sources	2007, 2008, 2009, 2010, 2011
Encourage the development of in-town housing to sustain downtown businesses	Peach County, Byron, Fort Valley, Byron DDA, Fort Valley DDA	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

INTERGOVERNMENTAL COORDINATION

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Participate in the Clean Air Coalition.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Participate in the Georgia Military Affairs Committee.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Participate in the 21 st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Increase awareness of the Peach County community in Houston County welcome centers, chambers of commerce, and other attractions.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Establish incentives to make land preservation attractive to sellers and owners of agricultural property.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Update Service Delivery Strategy	Peach County, Byron, Fort Valley, Perry, Warner Robins	Staff-Time	General Fund	2007
Create and provide an annexation notification list	Peach County, Byron, Fort Valley, Perry, Warner Robins	Staff-Time	General Fund	2007
Pursue Unified Zoning Ordinance	Peach County, Byron, Fort Valley	Staff-Time	General Fund	2007, 2008
Extend invitation to legislators to attend quarterly meetings of local officials	Peach County, Byron, Fort Valley	Staff-Time	General Fund	2007, 2008, 2009, 2010, 2011
Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained	Byron, Keep Peach County Clean	Staff-Time	General Fund	2007, 2008, 2009, 2010, 2011

LAND USE & TRANSPORTATION

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Continue participation in the Warner Robins Area Transportation Study (WRATS).	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2008
Identify road expansions necessary to enhance economic development opportunities.	Peach County, Byron, Fort Valley	Staff Time	Budget	2010
Improve I-75 access in northeast Peach County to alleviate traffic congestion along and near S.R. 49 in Byron.	Byron, DOT	Unknown until DOT engineers	DOT, SPLOST, Grants, General Fund	2011
Capitalize on the presence of S.R. 96 within the community to further economic development activities.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Ensure that plans and designs for development in/near flood-prone areas properly address excess water due to flooding.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Review International Property Maintenance Code to determine if appropriate for local jurisdictions	Peach County, Byron, Fort Valley	Staff-time	Budget	2007, 2008
Evaluate traffic flow patterns in Byron near schools	Peach Co. BOE, Byron, DOT	Staff-Time	Budget	2007, 2008
Encourage Georgia DOT to increase lighting along Interstate corridor	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct traffic modeling to address future traffic concerns between Five Points and the east-central portion of Peach County	Peach County, Byron, Fort Valley, WRATS, Georgia DOT	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49	Peach County, Byron, Fort Valley, WRATS	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Rework Frontage Road to reduce the amount of traffic congestion	Peach County, Byron, Georgia DOT	Unknown until DOT engineers	DOT, SPLOST, Grant Funds	2011

NATURAL & CULTURAL RESOURCES

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Seek state financial support for the Peach Festival.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007
Complete a countywide historical cemetery survey.	Peach County, Byron, Fort Valley	\$5,000 + Staff Time	DNR Historic Preservation Grant, General Fund	2009
Explore the creation of landscaping ordinances for future developments	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Explore the adoption of landscaping ordinances for future developments	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Review sign ordinances	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Increase directional signage to points of attention within the community, including historical properties	Peach County, Byron, Fort Valley	\$20,000	General Fund	2008, 2009
Develop U.S. Genealogy Web Archives program	Byron	\$0	N/A	2009
Acquire property for use as a cemetery	Byron, Property Owner	\$0	N/A	2009

Fort Valley Short Term Work Program 2006-2011				
COMMUNITY FACILITIES AND RESOURCES				
Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Construct a new Workforce Development Center in partnership with Middle Georgia Technical College.	Middle Georgia Technical College, Peach Co., Fort Valley	\$1.5 – 2.5 million	USDA, OneGeorgia, DCA, DTAE, SPLOST, donation	2010
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas.	Byron, FVUC	Staff-Time	USDA, DCA, GEFA, SPLOST, developers	2007, 2008, 2009, 2010, 2011
Determine the feasibility of extending water and wastewater infrastructure to additional unserved areas of Peach Co.	Byron, FVUC,	\$50,000	General Fund	2008
Upgrade signage in the cities and the historic districts.	Peach County, Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main Street, Chambers of Commerce	\$15,000	General Fund, Local Assistance Grant	2009
Develop brochures and driving routes to attract tourists to locations of interest in Peach County.	Peach County, Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main Street, Chambers of Commerce	\$7,000	General Fund, Local Assistance Grant	2010
Develop museum that will include the agricultural history of Peach County.	Fort Valley DDA	\$500,000	TE grant	2007, 2008
Complete Austin Theater Renovation.	Fort Valley DDA	\$500,000	DCA	2007
Renovate the Vienna Wastewater Treatment Plant.	FVUC	\$5,000,000	SPLOST, General Fund, GEFA	2008
Coordinate between cities and county to better address stormwater management issues.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Develop a stormwater management ordinance for each of the governmental jurisdictions.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction.	Peach Co., Byron, Fort Valley, FVUC	\$15,000	General Fund	2008
Provide avenues for communication to address healthcare concerns within Peach County.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2008

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Construct a new Fort Valley City Hall.	Fort Valley	\$300,000	USDA, SPLOST, General Fund	2011
Construct a new Fort Valley Fire Station.	Fort Valley	\$250,000	USDA, SPLOST, General Fund	2011
Hold activities in the Austin Theater to generate additional downtown pedestrian traffic	Fort Valley DDA	Staff-Time	User Fees, Budget	2007, 2008, 2009, 2010, 2011
Ensure beautification activities are completed along entranceways into the community	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Consider developing and implementing a "jake-brake" ordinance for the community	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Install sidewalks along S.R. 49 in Fort Valley	Peach County, Fort Valley, Georgia DOT	\$300,000	DOT, SPLOST, General Fund	2011

ECONOMIC DEVELOPMENT				
Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Coordinate with Fort Valley State University to adequately prepare community residents for jobs within the community.	FVSU, education professionals, industry reps.	Staff-Time	Budget	2008
Seek Entrepreneur Friendly Community designation from the Georgia Dept. of Economic Dev.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2008
Conduct mass marketing campaign to promote the community's assets.	Peach Co., Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main St., Chambers	\$10,000	Budget	2007
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration.	Peach Co., Byron, Fort Valley, PCDA, BDA, BDDA, FVDDA/Main St., Chambers	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct an Assessment to determine what Middle Georgia Technical College's needs are within Peach County	Middle Georgia Technical College	Unknown	GDTAE	2007
Pursue professional, managerial, and high-tech jobs for Peach County.	Development Authorities	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Conduct a needs assessment that can better position industry, Fort Valley State University, and economic development entities in Peach County to train potential employees with the proper skills sets required for employment.	Development Authorities, Peach Co., Byron, Fort Valley, FVSU	\$2,500 + Staff Time	General Fund, Local Funds, Local Assistance Grant	2008
Seek businesses and industries that complement existing businesses and industries in the community.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct more coordination between all economic development entities within Peach County.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Develop a redevelopment plan for the Woolfolk site.	Fort Valley, Woolfolk Alliance, E ²	\$70,000	EPA	2007
Implement redevelopment plan for the Woolfolk site.	Fort Valley, Woolfolk Alliance, E ²	\$50,000	Local Funds, Local Assistance Grant, Private	2007
Utilize the top floor of the Evans Building (FVSU), as well as develop a small business incubator.	Fort Valley State University	Unknown	FVSU	2007, 2008, 2009, 2010, 2011
Promote the economic development resources available within the community (FVSU, Middle Georgia RDC – Georgia Small Business Lender, community financial institutions, etc.)	Peach County, Byron, Fort Valley, FVSU, GSBL, local banks, development authorities, Chambers	Staff-Time	Budget	Ongoing
Develop the Signal Building in downtown Fort Valley for the purpose of increasing commercial activity	Fort Valley DDA	Unknown	Fort Valley DDA	2008, 2009, 2010
Seek funding for rehabilitation projects associated with properties owned by the Fort Valley DDA from all potential funding sources	Fort Valley DDA	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

HOUSING				
Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU).	Peach Co., Byron, Fort Valley, FVSU, USDA, DCA	\$1,000,000	CHIP, CDBG, Foundation, General Fund	2007, 2008, 2009, 2010, 2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Educate community of need for diverse housing alternatives	Peach County, Byron, Fort Valley, FVSU	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage landlords to clean up overgrown and run-down properties	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Continue demolition of dilapidated structures	Peach County, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach Co.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Pursue CHIP funding to improve housing quality within Peach County	Peach County, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Construct new dormitories on the Fort Valley State University Campus	FVSU			
Pursue CDBG Housing funds to improve the quality of housing available within the City of Fort Valley	Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Construct housing specifically for senior citizens in areas along S.R. 96	Private developers	Unknown	Private	2011
Market the Fort Valley community as a retirement destination	Fort Valley	\$25,000	General Fund, Private Donations	2008
Encourage joint advertising between Fort Valley State University and school alumni to develop student housing	Fort Valley, FVSU, alumni	Unknown	FVSU, FVSU Alumni	2007, 2008, 2009, 2010, 2011
Conduct Housing Fair during annual Peach Festival	Fort Valley State University, Mayor's Housing Task Force	\$1,500	FVSU, General Fund, Private Donations	2007, 2008, 2009, 2010, 2011
Encourage the development of loft apartments in the downtown Fort Valley area	Fort Valley, Fort Valley DDA	Staff-Time	Private Developers	2007, 2008, 2009, 2010, 2011
Encourage the development of in-town housing to sustain downtown businesses	Peach County, Byron, Fort Valley, Byron DDA, Fort Valley DDA	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

INTERGOVERNMENTAL COORDINATION

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Participate in the Clean Air Coalition.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Participate in the Georgia Military Affairs Committee.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Participate in the 21 st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Increase awareness of the Peach County community in Houston County welcome centers, chambers of commerce, and other attractions.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Establish incentives to make land preservation attractive to sellers and owners of agricultural property.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Utilize tools provided by the state of Georgia for the downtown redevelopment in Fort Valley	Peach County, City of Fort Valley, Fort Valley DDA	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Update Service Delivery Strategy	Peach County, Byron, Fort Valley, Perry, Warner Robins	Staff-Time	General Fund	2007
Create and provide an annexation notification list	Peach County, Byron, Fort Valley, Perry, Warner Robins	Staff-Time	General Fund	2007
Pursue Unified Zoning Ordinance	Peach County, Byron, Fort Valley	Staff-Time	General Fund	2007, 2008
Extend invitation to legislators to attend quarterly meetings of local officials	Peach County, Byron, Fort Valley	Staff-Time	General Fund	2007, 2008, 2009, 2010, 2011

LAND USE & TRANSPORTATION

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Design and complete a corridor revitalization project for the State University Drive/Carver Drive area.	FVSU, Fort Valley, Georgia DOT	\$400,000	DOT, SPLOST, general fund	2010
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors.	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Continue participation in the Warner Robins Area Transportation Study (WRATS).	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2008
Identify road expansions necessary to enhance economic development opportunities.	Peach County, Byron, Fort Valley	Staff Time	Budget	2010
Capitalize on the presence of S.R. 96 within the community to further economic development activities.	Development Authorities, Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Complete depot renovation project where railroad history museum is developed in Fort Valley.	Fort Valley DDA	\$500,000	DOT, DDA	2008, 2009
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Ensure that plans and designs for development in/near flood-prone areas properly address excess water due to flooding.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Review International Property Maintenance Code to determine if appropriate for local jurisdictions	Peach County, Byron, Fort Valley	Staff-time	Budget	2007, 2008
Upgrade traffic signals in downtown Fort Valley	Fort Valley, Georgia DOT			
Encourage making Main Street in Fort Valley a two-way street	Peach County, Fort Valley, Georgia DOT	Staff-Time	Budget	2007, 2008, 2009
Install turn lane on S.R. 49 between Five Points and Camellia/Main Streets in downtown Fort Valley	Peach County, Fort Valley, Georgia DOT	\$3,000,000	DOT, General Fund	2010
Encourage Georgia DOT to increase lighting along Interstate corridor	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Conduct traffic modeling to address future traffic concerns between Five Points and the east-central portion of Peach County	Peach County, Byron, Fort Valley, WRATS, Georgia DOT	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49	Peach County, Byron, Fort Valley, WRATS	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

NATURAL & CULTURAL RESOURCES

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Seek state financial support for the Peach Festival.	Peach Co., Byron, Fort Valley	Staff-Time	Budget	2007
Develop, print, and distribute brochures on the history of the Hunt Education and Cultural Center (H.A. Hunt School).	HECC	\$5,000	GADNR, donations	2007
Develop plans for a Wall of History depicting the events surrounding the H.A. Hunt School.	HECC	Staff-Time	Donations	2007
Obtain funding for the development of a Wall of History at the H.A. Hunt School.	HECC	\$15,000	DNR Historic Preservation Grant, Donations	2008
Preserve old Fort Valley High School.	Fort Valley DDA	\$500,000	DCA, Private Donations	2011
Complete development of Everett Square Park in Fort Valley.	Fort Valley DDA	\$485,000	DCA, Private Donations	2011
Complete a countywide historical cemetery survey.	Peach County, Byron, Fort Valley	\$5,000 + Staff Time	DNR Historic Preservation Grant, Donations	2009
Explore the creation of landscaping ordinances for future developments	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Explore the adoption of landscaping ordinances for future developments	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Review sign ordinances	Peach County, Byron, Fort Valley	Staff-Time	Budget	2007, 2008
Increase directional signage to points of attention within the community, including historical properties	Peach County, Byron, Fort Valley	\$20,000	General Fund	2008, 2009

Peach County: Report of Accomplishments

Action Item	Status	Explanation
<i>Community Facilities</i>		
Pave remaining dirt roads in the unincorporated area of Peach County.	Underway	Projected Completion 2009
Plan and construct Phase I of the new wastewater treatment plant facility to meet future growth needs in the unincorporated areas of Peach County and the City of Fort Valley.	Completed	Plan was revised to have two major providers upgrade, renovate and expand existing facilities.
Continue participation in the Middle Georgia Regional Solid Waste Management Authority.	Completed	
Expand existing jail facility.	Underway	Projected Completion 2008
Plan and construct a new community center.	Not Accomplished	Awaiting DOT action.
Purchase additional land near North Peach Park for future facilities.	Completed	
Improve US 341 and Knoxville Street intersection.	Not Accomplished	Awaiting DOT action.
Implement an information exchange between the City of Fort Valley, the City of Byron, Peach County, local economic organizations, and the Peach County Board of Education that will aid in the development of the local school facilities plan.	Completed	
Develop water distribution system plan for the unincorporated area of Peach County that is consistent with the County's land use plan.	Underway	Projected Completion 2009
Conduct a study on the consolidation of the Fort Valley and Peach County Fire Departments.	Completed	
Develop an alternative entrance to the South Peach Recreation Park.	Not Accomplished	Funding not available.
Construct a new lake in Peach County to be used for recreational purposes.	Not Accomplished	Action still being considered, but is not a high priority.
<i>Economic Development</i>		
Establish an aggressive recruitment program to pursue the relocation of state offices to Peach County.	Underway	Projected Completion 2008
Consider a proposal to establish 100% Freeport Tax exemption.	Completed	
Re-establish leadership development program.	Completed	

Action Item	Status	Explanation
Implement next phase of the South Peach Industrial Park expansion that includes the placement of appropriate infrastructure.	Completed	
Construct Speculative Building #2 at the South Peach Industrial Park.	Completed	
Develop and implement plan for new industrial park at I-75 at Russell Parkway or I-75 at Hwy 96.	Underway	Projected Completion 2009
<i>Housing</i>		
Establish a database on substandard housing in the unincorporated area of Peach County.	Underway	Projected Completion 2008
Prepare a Plan of Action to address the rehabilitation of deteriorated housing and the demolition of structurally unsound housing in the unincorporated area of Peach County.	Completed	
Implement Housing Plan of Action.	Underway	Projected Completion 2008
<i>Land Use</i>		
Prepare a master development plan that would be a cooperative effort of Peach County and the City of Fort Valley, and would focus on land use, housing, and community facilities issues- considered a major plan amendment to the Peach County/Fort Valley Comprehensive Plan.	Not Accomplished	Lack of resources (both personnel and time).
Using the recommendations from the master plan, coordinate the zoning and subdivision regulations between Peach County and Fort Valley.	Not Accomplished	Lack of resources (both personnel and time).
<i>Natural and Historic Resources</i>		
Enforce local soil and sedimentation control ordinance.	Completed	
Adopt and enforce the Part V Environmental Criteria Ordinances (wetlands, groundwater recharge, river corridor).	Completed	
Implement TMDL Plan for Bay Creek.	Completed	
Identify potential greenspace and highway beautification corridors in Peach County.	Completed	
Implement highway beautification program along priority corridors identified in the study noted above.	Underway	Projected Completion 2009
Lobby legislative delegation to include Peach County as a designated recipient of the Georgia Greenspace Program.	Completed	

Action Item	Status	Explanation
Encourage the establishment of a local Greenspace Trust Fund administered by a non-profit corporation that would be used to acquire greenspace corridors.	Not Accomplished	Greenspace Program no longer operational.
Acquire greenspace corridors based on priorities identified in the above study.	Not Accomplished	Greenspace Program no longer operational.
Amend the local land development ordinance to provide incentives for private developers to preserve sensitive natural resources, to create usable open space for the citizens of Peach County, and to set aside land for the county's greenspace corridors where the proposed development is located within these planned corridors.	Not Accomplished	Tax incentives are offered as a means of encouragement to private developers, but no action to amend the local development ordinance has been taken.
Conduct a historic resources survey in the unincorporated area of Peach County.	Underway	Projected Completion 2007
Utilizing the results of the historic resources survey, nominate eligible properties for the National Register of Historic Places.	Underway	Projected Completion 2008
Implement watershed protection study developed as requirement for new wastewater treatment plant permit.	Completed	

City of Byron: Report of Accomplishments

Action Item	Status	Explanation
<i>Community Facilities</i>		
Upgrade wastewater treatment facility to comply with all terms, conditions and limitations of the National Pollutant Discharge Elimination System.	Underway	Projected Completion 2009
Purchase additional land near North Peach Park for future facilities.	Completed	
Expand water and sewer services, with the emphasis on ultimately providing water and sewer services to all city residents.	Underway	Projected Completion 2011
Install traffic signals at the intersections of Hwy 49 and Hwy 42, and Hwy 42 and Moseley Road.	Not Accomplished	Financial limitations.
Enforce ordinance that requires all buildings within city limits with septic systems where the sewer line is available to convert to public water and sewer services.	Not Accomplished	Existing sewer capacity limits the ability of the city to strictly enforce this ordinance.
Study the feasibility of enacting an ordinance that would require developers to pay for all or part of the cost of expanding water and sewer services to development outside the city limits, and require them to agree to annex their property into the City.	Completed	
Implement program to maintain, repair and improve older sections of water and sewer lines ensuring that EPA water quality guidelines are met.	Completed	
Implement a street resurfacing program in coordination with GDOT's Local Assistance Road Program (LARP).	Completed	
Continue to implement existing public education program to encourage solid waste management reduction actions such as recycling, yard waste disposal alternatives, and used motor oil collection.	Completed	
Re-evaluate source of natural gas to consider need for increased capacity to meet future demand. Consider cooperation with Warner Robins and Fort Valley Utilities System.	Completed	
Upgrade two-inch high pressure natural gas line from intake station to City low pressure system to at least a four-inch pipe.	Not Accomplished	Financial limitations.
Develop plans to construct a new City Hall.	Completed	
Develop sidewalk plan for Byron that includes sidewalks between Hwy 49 and Linda Drive.	Not Accomplished	Not a priority.

Action Item	Status	Explanation
Improve access and traffic flow on Chapman Rd./Old Macon Rd. from I-75.	Underway	Projected Completion 2010
Study options for improvement of access and traffic flow to Boy Scout Road from I-75.	Completed	
Implement agreement with Warner Robins for sanitary sewage treatment by building sewerage on east side of I-75.	Completed	
Implement an information exchange between the City of Fort Valley, the City of Byron, Peach County, local economic development organizations, and Peach County Board of education that will aid in the development of the local school facilities. Plan.	Completed	
<i>Economic Development</i>		
Establish an aggressive recruitment program to pursue the relocation of state offices to Peach County.	Underway	Projected Completion 2008
Revitalize the downtown area in coordination with Byron Better Hometown.	Underway	Projected Completion 2011
Work with Peach County Chamber of Commerce, Better Hometown program and other assistance organizations to develop and implement a marketing plan for commercial and industrial development and tourism in the City.	Completed	
Update and maintain the City of Byron website with the focus on using it as an economic development tool.	Completed	
Develop and implement a downtown parking plan.	Not accomplished	Not a priority at this time. Will be reconsidered when new City Hall is constructed and other development occurs.
<i>Housing</i>		
Prepare a study for City Council review on the various tax relief incentives available to encourage property owners to develop and annex property into the City.	Not Accomplished	Not a priority.
Conduct an inventory of substandard and dilapidated structures.	Not Accomplished	Lack of resources (both personnel and time).
Repair or demolish dilapidated structures identified in the inventory.	Not Accomplished	Lack of resources (both personnel and time).
Strengthen and enforce ordinances to improve the appearance and condition of the community (Building Codes, Certificate of Occupancy requirements, and Abandoned Car ordinance).	Completed	
<i>Land Use</i>		
Revise existing zoning ordinance text and map, including sign and subdivision regulations.	Completed	
Prepare major amendment to the housing, community facilities, and economic development elements of the Byron Comprehensive Plan.	Not Accomplished	Lack of resources (both personnel and time).

Action Item	Status	Explanation
<i>Natural and Historic Resources</i>		
Identify potential greenspace and highway beautification corridors in Peach County.	Completed	
Implement highway beautification program along priority corridors identified in the study noted above.	Underway	Projected Completion 2009
Lobby legislative delegation to include Peach County as a designated recipient of the Georgia Greenspace Program.	Completed	
Encourage the establishment of a local Greenspace Trust Fund administered by a non-profit corporation that would be used to acquire greenspace corridors.	Not Accomplished	Greenspace Program no longer operational.
Acquire greenspace corridors based on priorities identified in the above study.	Not Accomplished	Greenspace Program no longer operational.
Amend the local land development ordinance to provide incentives for private developers to preserve sensitive natural resources, to create usable open space for the citizens of Byron, and to set aside land for the county's greenspace corridors where the proposed development is located within these planned corridors.	Not Accomplished	Tax incentives are offered as a means of encouragement to private developers, but no action to amend the local development ordinance has been taken.
Enforce existing Soil and sedimentation Control Ordinance, Floodplain Damage Prevention Ordinance, and Stormwater Management Ordinance.	Completed	
Adopt and implement the Part V Environmental Criteria Ordinances (Water Resource Protection Ordinance) for wetlands and groundwater recharge areas.	Completed	

City of Fort Valley: Report of Accomplishments

Action Item	Status	Explanation
<i>Community Facilities</i>		
Conduct a study on the consolidation of the Fort Valley and Peach County Fire Departments.	Completed	
Develop water distribution system plan for the unincorporated area of Peach County that is consistent with the County's land use plan.	Underway	Projected Completion 2009
Continue participation in the Middle Georgia Regional Solid Waste Management Authority.	Completed	
Convert Main Street from one-way to two-way street.	Not Accomplished	Financial limitations.
Implement streetscape plan for downtown area.	Completed	
Pave remaining unpaved streets in the City.	Underway	Projected Completion 2008
Improve US 341 and Knoxville Street intersection.	Not Accomplished	Awaiting DOT action.
Construct turn-lane at Camilla Boulevard.	Not Accomplished	Awaiting DOT action.
Plan and implement a pedestrian/bikeway facility connecting Fort Valley State University and key business and entertainment areas in the City of Fort Valley.	Underway	Projected Completion 2009
Coordinate with County Clean and Beautiful Commission to develop a recycling and composting education program within the City of Fort Valley.	Completed	
Monitor waste stream to determine need to utilize regional landfill in Macon County.	Underway	Projected Completion 2008
Construct and equip new fire station at a location to be determined.	Underway	Projected Completion 2011
Renovate the building that is the headquarters for the Boys and Girls Club.	Completed	A new facility was built versus renovation of the old building.
Expand the Hunt Cultural Center.	Completed	
Provide playground equipment and other facilities at several neighborhood parks in the City.	Not Accomplished	Financial limitations.

Action Item	Status	Explanation
Develop a stormwater management plan for the entire city.	Underway	Projected Completion 2008
Implement an information exchange between the City of Fort Valley, the City of Byron, Peach County, local economic organizations, and the Peach County Board of Education that will aid in the development of the local school facilities plan.	Completed	
Plan and construct Phase I of the new wastewater treatment facility to meet future growth needs in the City of Fort Valley and the unincorporated area of Peach County.	Completed	Plan was revised to have two major providers upgrade, renovate and expand existing facilities.
<i>Economic Development</i>		
Construct parking lot to serve the local economic development agencies and welcome center.	Completed	
Eliminate hazard from downtown building owned by the Main Street Program.	Completed	
Develop use plan for downtown building owned by the Main Street Program.	Completed	
Renovate building owned by Main Street Program as recommended by the use plan.	Completed	
Acquire and renovate three railroad buildings to be used for transportation museums (railroad, bus, and transportation of peaches).	Completed	Two of three buildings acquired. Third facility is privately owned.
Develop a plan to begin implementation of the Freeport Tax Exemption.	Not Accomplished	Financial limitations. No alternative funding sources identified to prevent potential revenue shortfall.
Re-activate the leadership development program.	Completed	
Utilizing the previous work performed by PCHS and the Byron Historical Society, establish an active tourism program that promotes the scenic and historic character of Fort Valley and the remainder of Peach County.	Completed	
Implement the next phase of the South Peach County Industrial Park expansion that includes the installation of appropriate infrastructure.	Completed	
Construct Speculative Building #2 at the South Peach County Industrial Park.	Completed	

Action Item	Status	Explanation
Establish an aggressive recruitment program to pursue the relocation of state offices to peach County.	Underway	Projected Completion 2008
<i>Housing</i>		
Conduct a study that would identify the deteriorated housing stock that can be rehabilitated, as well as the contributing issues that have an impact on housing conditions.	Completed	
Based on the results of the study, establish a comprehensive housing rehabilitation and neighborhood revitalization program in the City of Fort Valley.	Completed	
Condemn and demolish structurally unsound housing in the City of fort Valley.	Underway	Projected Completion 2009
Identify structurally unsound (dilapidated) housing in the City of Fort Valley.	Completed	
<i>Land Use</i>		
Amend current land development ordinance to include PUD regulations.	Not Accomplished	Not identified as a priority.
Conduct study on the usage of non-conforming 50' residential lots.	Completed	
Prepare a master development plan that would be a cooperative effort of the City of Fort Valley and Peach County, and would focus on land use, housing, and community facilities issues-considered a major plan amendment to the Peach County/Fort Valley Comprehensive Plan.	Not Accomplished	Lack of resources (both personnel and time).
Prepare and adopt a five-year capital improvements program on an annual basis.	Completed	
Using the recommendations from the master development plan, coordinate the zoning and subdivision regulations between the City of Fort Valley and Peach County.	Not Accomplished	Lack of resources (both personnel and time).
<i>Natural and Historic Resources</i>		
Enforce local soil and sedimentation control ordinance.	Completed	
Adopt and enforce the Part V Environmental Criteria Ordinances (wetlands and groundwater recharge).	Completed	
Implement TMDL Plan for Bay Creek.	Completed	

Action Item	Status	Explanation
Implement watershed protection study developed as requirement for new wastewater treatment plant permit.	Completed	
Final clean-up of the Superfund site.	Underway	Projected Completion 2008
Identify potential greenspace and highway beautification corridors in Peach County.	Completed	
Implement highway beautification program along priority corridors identified in the study noted above.	Underway	Projected Completion 2009
Lobby legislative delegation to include Peach County as a designated recipient of the Georgia Greenspace Program.	Completed	
Encourage the establishment of a local Greenspace Trust Fund administered by a non-profit corporation that would be used to acquire greenspace corridors.	Not Accomplished	Greenspace Program no longer operational.
Amend the local land development ordinance to provide incentives for private developers to preserve sensitive natural resources, to create usable open space for the citizens of Fort Valley, and to set aside land for the county's greenspace corridors where the proposed development is located within these planned corridors.	Not Accomplished	Tax incentives are offered as a means of encouragement to private developers, but no action to amend the local development ordinance has been taken.
Conduct survey of remaining un-surveyed historic resources.	Completed	
Utilizing the survey results, nominate eligible properties for the National Register of Historic Places.	Underway	Projected Completion 2007
Acquire greenspace corridors based on priorities identified in the above study.	Not Accomplished	Greenspace Program no longer operational.

Long Term and Ongoing Activities

The following activities represent the long-term or ongoing activities to be undertaken by Peach County and the Cities of Byron and Fort Valley beyond the first five-year time frame of the planning period.

Improve Byron, Fort Valley, and Peach County Water and Wastewater Capacity

Byron's existing sewer system was built in 1965. The system is susceptible to infiltration and inflow (where ground and surface water intrusion occurs) during storm events, often driving flow volume over three times the system's permitted capacity. The plant treatment processes cannot handle this tremendous influx of flow, and high levels of bacteria are released back into area surface waters. Georgia EPD has imposed a consent order, and the City is forced to pay fines with each ensuing infraction. A small portion, the eastern portion of the City of Byron, has tied into the Warner Robins wastewater system to alleviate much of the stress on the system. However, more capacity and withdrawal issues still exist that must be addressed by the City of Byron. Presently, the City of Byron is in discussions with the Macon Water Authority and Peach County to jointly undertake measures that could benefit the City of Byron.

Despite the proactive development efforts at North Peach Industrial Park in Byron, the tapped capacity of the City's wastewater system coupled with the EPD consent order is a definite deterrent to industrial prospects looking to locate here. According to the Peach County Development Authority, Byron's dire wastewater situation was a significant factor in their recent loss of a very promising distribution prospect, a business that would have created over 500 jobs for the residents of this Tier One county. In addition to wastewater woes, the City of Byron needs additional water withdrawal capability.

When the limiting issue of wastewater capacity is solved for the City of Byron, the effect of a start-up or relocating industry on job creation within Peach County would be tremendous, where per capita income is just 75% of the Georgia average and unemployment stands at 5.8%--almost 2% more than the Georgia average. Another benefit in Peach County job creation would be to address the 50% of county residents who have to commute outside the county to find adequate jobs, 12% more than the Georgia average. Even the location of one medium-sized industry in Byron would provide significant benefits to the area. Besides providing an assumed 100 needed jobs and adding an estimated payroll of \$2,200,000 to employees and the area economy, one industry alone could generate over \$52,000 in annual local governmental revenue.

Extra capacity would also provide direct benefit in the form of access to greater wastewater capacity for approximately 60 existing industrial, commercial, professional, and service businesses located along the Highway 49 corridor and I-75. These businesses represent a large majority of Byron's commercial activity, employing over 465 Middle Georgians. Reducing the net flow will, in turn, lower the levels of bacteria being released

into area surface waters, decreasing the relative health risk to the citizens of Byron and Peach County.

The City of Fort Valley's wastewater system is currently operating over capacity, and the level of treatment is not sufficient. The Peach County Water & Sewer Authority was formed to essentially provide water and wastewater treatment and distribution for the City of Fort Valley and Peach County. The Authority is searching for suitable sites for land application and has already committed a substantial amount of money from past Special Purpose Local Options Sales Tax referenda. If the wastewater capacity of the city and county cannot be expanded, current residents and businesses will be negatively impacted and economic growth will stagnate for lack of adequate infrastructure. System expansion will allow service to be provided to the interchange of I-75 and Highway 96, an important step in development.

Stormwater Drainage Improvements in Fort Valley, Byron, and Peach County

Within Peach County, significant runoff problems are occurring within the community. All areas of the community are suffering as more impervious surfaces are being constructed within each of the cities and the unincorporated portions of the county. Rain water must be diverted in appropriate manners to ensure that flooding does not cripple the Peach County community. Currently, each of the local government entities are in the process of developing means to remedy the problem.

By expanding district infrastructure capacity, Peach County enhances its opportunity to locate new or expanding industrial prospects to the community. Available infrastructure within Peach County to address stormwater issues greatly enhances opportunities for economic development within the county. In an attempt to alleviate stormwater drainage issues, Peach County has obtained an inmate crew to clean ditches throughout unincorporated portions of the county. Not only has this resulted in greater aesthetic value in the community, the stormwater drainage system has greatly improved. Furthermore, Peach County has adopted ordinances and required personnel to obtain State of Georgia approved certifications for Erosion & Sedimentation Control.

Excursion Train

A vision within the community to capitalize on its railroad history has been established. A concept has been developed from this vision to link the City of Fort Valley's former railroad depot to the Georgia National Fairgrounds & Agricenter in the City of Perry (in neighboring Houston County). The City of Fort Valley has obtained \$500,000 in funding from the Georgia Department of Transportation for the rehabilitation of the historic train depot and its subsequent conversion to a railroad museum. This project is currently in the design phase and will be two years before bids are actually let on the project.

In order to make the linkage with the Georgia National Fairgrounds & Agricenter, the concept contains a railroad line dedicated to transporting visitors from one location to the other. This is a similar concept to several other similar projects within the state of

Georgia. In order to accomplish this, track improvements must be completed as well as securing an entity to provide the rail service between the two locations. Track improvements are anticipated to cost approximately \$2,000,000 in order to make the track compatible for passenger travel. Initial discussions have been held with the entity operating the SAM line in southwestern Georgia, which provides a similar operation. This project would allow the City of Fort Valley to create unique recreation opportunities for the community and its visitors by seeking to capture outside dollars through tourism and improving heritage tourism opportunities.

Acquire & Develop Industrial Property

Peach County leaders have identified a need that will become more critical in coming months and years that will allow for the acquisition of and development of industrial property. At present, there is limited availability of land in the South Peach Industrial Park. Similarly, there are no large continuous tracts available within the North Peach Industrial Park. In order to remedy this need, the community has identified this need should be addressed in a timeline of approximately 3-5 years from the present. The first phase of this will be to develop a conceptual and master plan for the activities. Subsequently, funding must become available, land must be acquired, and infrastructure must be ensured available to the location.

Roadway Improvements

Peach County and the Cities of Byron and Fort Valley have identified specific long term roadway improvements and expansion projects that will serve to enhance the quality of life for its citizens. These include a Perimeter Road bypass from SR 96 to US 341 and from SR 49 South to SR 96 West. The State Transportation Improvement Program includes a project to extend the SR 49 Bypass to Highway 96. Additionally, further extension of Russell Parkway into Peach County is anticipated to occur over the next decade.

Regional Records Retention Center

Peach County and the Cities of Byron and Fort Valley have agreed to partner with other communities in the middle Georgia region in developing a plan to establish a Regional Records Retention Center.

Water Quality

Peach County and the Cities of Byron and Fort Valley have the opportunity of improving and enhancing the community's water quality through future development of Big Indian Creek Reservoir. Discussions have also begun regarding the development of another reservoir within the community to further address future water needs.

Policies

Peach County and the Cities of Byron and Fort Valley will adopt the following policies to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision and appropriately addressing Community Issues and Opportunities.

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new development in previously undeveloped areas of our community, particularly open spaces.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will continue to work with the Chambers of Commerce and the Development Authority to attract and retain clean, sustainable industry and commercial development that will bolster and support the tax base.
- We will support programs that aid in the education and retention of a skilled labor force.

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect existing agricultural and forestry land, other natural resources, environmentally sensitive areas, and valuable historic, archaeological and cultural resources from encroachment.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland and to protect and preserve this important component of our community.
- We will promote the use of heritage and cultural resources for economic development and tourism purposes.

- We will promote the protection and maintenance of trees and green open space in all new development.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will encourage the identification and protection of significant historic resources important to the local, state and national heritage.

Community Facilities and Services

- We will encourage the creation of attractive, accessible recreational facilities, public gathering places and parks throughout the community.
- We will protect existing infrastructure investments by encouraging infill redevelopment.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

Housing

- We will encourage the development of neighborhoods that include a range of housing options to accommodate all members of the community.
- We will promote the creation of affordable housing options.
- We will work to ensure that high quality housing is constructed and maintained.
- We will work to eliminate substandard and dilapidated housing in our community.
- We will encourage the development of loft apartment-style housing in downtown Byron and downtown Fort Valley.
- We will promote compatible infill development in existing neighborhoods.

- We will encourage home ownership.
- We will encourage the creation of walkable, safe neighborhoods.
- We will protect, maintain, and enhance the viability, character, identity and physical condition of established neighborhoods.

Land Use

- We will promote neighborhood and commercial infill development in the Cities of Byron and Fort Valley that are compatible with traditional development patterns.
- We will preserve the rural character of our community and provide the opportunity for agricultural activities to remain a vital part of our community.
- Our decisions on new development will contribute to, not take away, from our community’s character and sense of place.
- We will encourage development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our gateways and corridors will create a “sense of place” for our community.
- We will encourage the development of downtown Byron and downtown Fort Valley as vibrant centers of the community in order to improve overall attractiveness and local quality of life.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.

Transportation

- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit as well as local vehicular circulation.

- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- We will address the location, design, and landscaping of residential and non-residential streets, trails and paths as one of the most important components contributing to the character, structure and development pattern of the community.
- We will ensure that transportation and greenway corridors will adhere to the community standards of aesthetics, urban design and environmental stewardship.

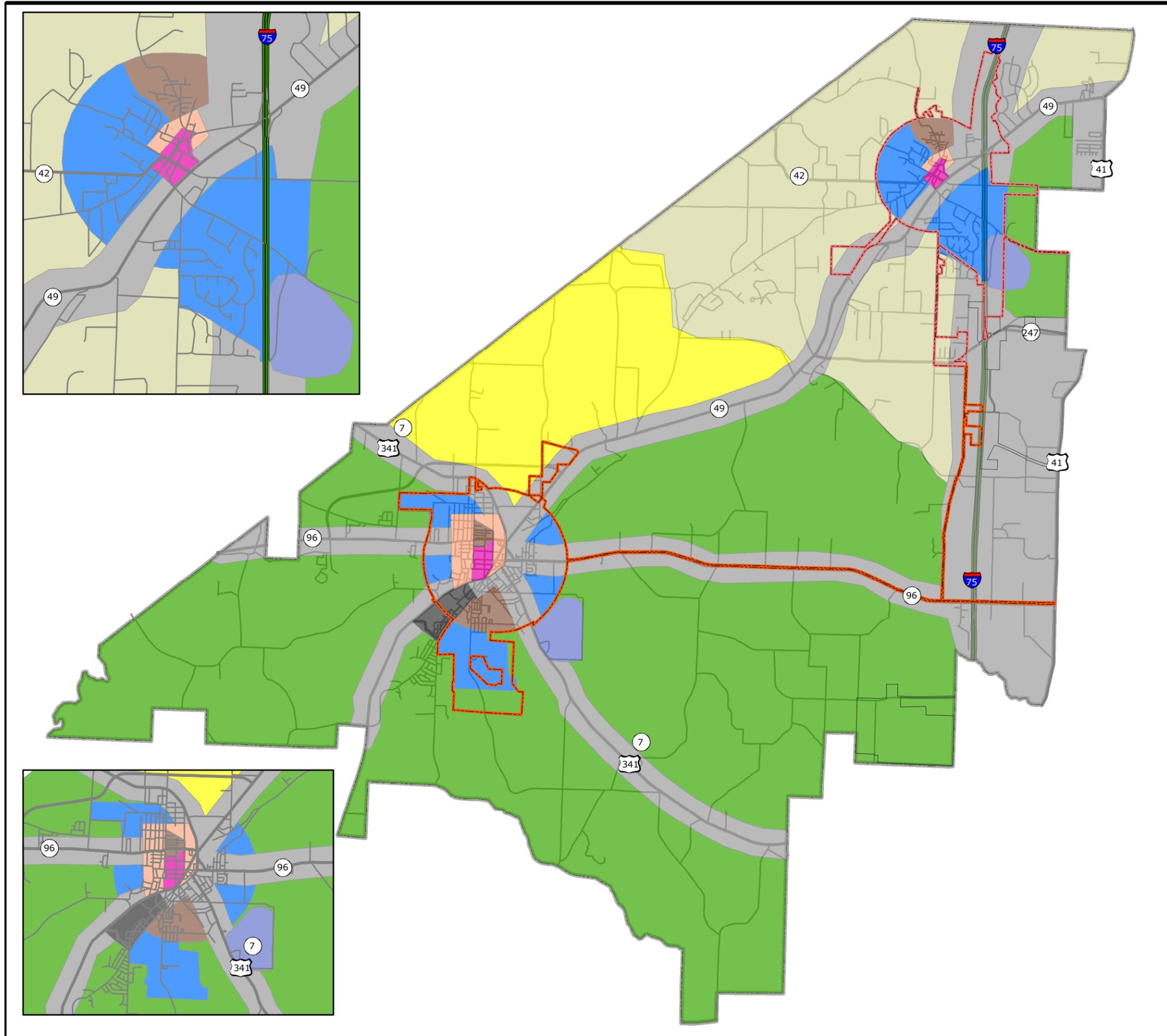
Intergovernmental Coordination

- We will support existing educational institutions and encourage development of new opportunities to educate our citizens.
- We will promote greater information sharing between governments.
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- We will work together to achieve community objectives and promote total community involvement in future community improvement efforts.
- We will attempt to coordinate with neighboring jurisdictions on projects and issues that cross county borders.

APPENDIX

Peach County 2006-2026 Comprehensive Plan

Future Development Map Character Areas



Legend

- Agricultural/Open Space
- Decreasing Neighborhood
- Downtown Byron
- Downtown Ft. Valley
- Historic Area
- Industrial
- Major Highway Corridor
- Rural Residential
- Stable Traditional Neighborhood
- Developing Suburban Area
- University
- Byron
- Fort Valley
- Peach County Boundary
- Interstate
- City Street
- County Road
- State Highway



PRESS RELEASE

For immediate release

By the Peach County Board of Commissioners, Byron City Council & Fort Valley City Council

The Peach County Board of Commissioners, Byron City Council, and Fort Valley City Council hereby notify interested individuals of the opportunity to examine a preliminary draft of the community's update to the Short-Term Work Program (STWP). This STWP update is a component of the update to the Joint Comprehensive Plan, being developed to satisfy requirements set forth by the Georgia Department of Community Affairs under the Georgia Planning Act. A draft copy of the Short-Term Work Program and Community Agenda can be obtained from the Peach County Board of Commissioners Office, Byron City Hall or Fort Valley City Hall on or after Friday, October 13, 2006. Additionally, the information will be available on the joint planning website www.planpeach.com on or after the same date.

COMPREHENSIVE PLAN PUBLIC NOTICE

The Peach County Board of Commissioners, Byron City Council, and Fort Valley City Council will host a joint public meeting on Thursday, October 19, 2006 at 6:00 pm in the Byron Depot on West Heritage Street. This meeting is for the purpose of providing interested parties with an overview of and copies of the draft Community Agenda, a component of the Joint Comprehensive Plan update.

A joint public hearing will be held on Tuesday, October 24, 2006 at 6:00 pm in the Peach County Courthouse Public Meeting Room in order to receive comments related to the Community Agenda portion of the Comprehensive Plan. Prior to this public hearing, copies of this draft will be available to members of the general public at the Peach County Courthouse – County Commissioners Office, Byron City Hall, Fort Valley City Hall, and online at www.peachplan.com. Individuals unable to attend the meeting can forward comments to either Bob Rychel or Rusty Haygood of the Middle Georgia RDC at (478) 751-6160.