

Jefferson County Comprehensive Plan: Partial Update

Prepared by the CSRA Regional Commission

2009-2014

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Chapter 1

Introduction

Chapter 1: Introduction

Overview:

This partial update to the 2005 Jefferson County Joint Comprehensive Plan is intended to serve as a bridge between that plan and the future. Many things have changed since 2005. Not only have Jefferson County, Avera, Bartow, Louisville, Stapleton, Wadley, and Wrens changed; the State of Georgia has taken a different approach to planning. These changes are reflected in the updated *Requirements for a Partial Update to the Local Government Comprehensive Plan*. Adopted in 2007, these new requirements make it easier for local governments to educate and engage the public as well as cultivate the type of development that creates communities of lasting value. As Jefferson County and its communities look towards the future, it is important to have an up-to-date policy guide that can reflect the communities' vision. That is the intent of this appendix. The subsequent sections are intended to replace the corresponding sections of the 2004 plan. Also included here are new concepts intended to assess the current conditions and ultimately advance Jefferson County and its communities closer to the ideal set forth in the State Planning Goals.

Partial Update Requirements:

In August of 2008 Jefferson County, and the Cities of Avera, Bartow, Louisville, Stapleton, Wadley, and Wrens contracted with the CSRA Regional Development Center to prepare the *Jefferson County Joint Comprehensive Plan: Partial Update*. Data gathering and the initial meetings of the locally appointed advisory committee began in late August of 2008. The plan was intended to be submitted to the RDC and DCA for their final review in February of 2009. As stated in the *Requirements for a Partial Update to the Local Government Comprehensive Plan* a partial update must contain the following elements:

1. **Quality Community Objectives Assessment**
2. **Analysis of Areas Requiring Special Attention**
3. **Identification of Issues and Opportunities**
4. **Updated Implementation Program**
 - a. Short Term Work Program
 - b. Policies
 - c. Report of Accomplishments

Quality Community Objectives Assessment

The Quality Community Objectives were adopted by DCA as statements of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The assessment was created using the Quality Community Objectives Assessment tool created by the Office of Planning and Quality Growth, and illustrates strengths and needs as they relate to the 4 main and 15 sub categories that make up the Quality Community Objectives.

Analysis of Areas Requiring Special Attention

Areas Requiring Special Attention are specific areas or situations where an opportunity for a community to advance toward a state planning goal. This is done through the identification of seven specific types of areas that are either deemed appropriate for development or areas where development should be

discouraged. Also identified are areas where additional investment in infrastructure may be needed in order to guide or sustain future development. Jefferson County and its communities have identified and mapped all applicable areas and a brief synopsis of each is contained in the Land Use Section of this Plan.

Identification of Issues and Opportunities

Using the Quality Community Objectives Assessment Tool, the Analysis of Areas Requiring Special Attention and the Community Improvement Strategy from the Communities of Opportunity Initiative a preliminary list of Issues and Opportunities was formed by the Advisory Committee. The list of Issues and Opportunities contained in the 2004 Comprehensive Plan along with their implementation program is detailed in the Report of Accomplishments. Some issues and opportunities remain unresolved, while some have been adequately addressed.

Updated Implementation Program

The implementation program for the identified issues and opportunities is presented in three parts. A Short Term Work Program, an assessment of policies that could be adopted to advance toward an action on an identified issue or opportunity, and a report of accomplishments from the previous Comprehensive Plan.

Report of Accomplishments

The Report of Accomplishments looks at each individual item in the previous Short Term Work Program and identifies its current status. Activities are given one of four statuses:

1. Have been completed;
2. Are currently underway (including a projected completion date);
3. Have been postponed (explaining why); or
4. Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

Short Term Work Program

This program identifies specific implementation actions that the local jurisdictions or other entities intend to take during the planning period. The program includes all ordinances, administrative systems, (historic preservation commission, design review, etc.), community improvements or investments, financing arrangements, and all programs and initiatives called for to be put into place by the plan.

Policies

The policies element of the Implementation Program lists all policies that can be adopted by each jurisdiction in order to provide ongoing guidance and direction to officials for making decisions that are consistent with the State Planning Goals and address the identified Issues and Opportunities.

Chapter 2

Quality Community
Objectives
Assessment

Chapter 2: Quality Community Objectives Assessment

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

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

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

This initial assessment is meant to provide an overall view of the community’s policies, not an in depth analysis. There is no right or wrong answer to the questions in this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development pattern.

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

Development Patterns								
Traditional Neighborhoods	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district			✓	✓			✓	P.U.D. standards allow for mixed uses.
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process			✓	✓			✓	Neo-traditional development is allowed by right in all P.U.D.’s.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.								Established neighborhoods with street trees along with a slower pace of development have made this unnecessary.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.								Established neighborhoods with street trees along with a slower pace of development have made this unnecessary.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓	✓	✓	✓	✓	✓	✓	Scheduled and special maintenance keep our public areas clean and safe.
6. Our community maintains it s sidewalks and vegetation so that walking is an option that some would choose.	✓	✓	✓	✓	✓	✓	✓	Scheduled and as needed maintenance as funding allows keep our sidewalks in proper working order.
7. In some areas several errands can be made on foot if so desired.				✓			✓	In the more urbanized areas this is true; in the unincorporated areas this isn’t the case.
8. Some of our children can and do walk to school safely.				✓			✓	Louisville is in the process of implementing a SRTS plan. Wrens Elementary is centrally located and easily accessible by foot.
9. Some of our children can and do bike to school safely				✓			✓	Louisville is in the process of implementing a SRTS plan. Wrens Elementary is centrally located and easily accessible by foot.
10. Schools are located in or near neighborhoods in our community				✓			✓	This is true in the more urbanized areas, less so in the unincorporated areas of the County.

Development Patterns								
Infill Development	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and / or infill development.	✓	✓	✓	✓	✓	✓	✓	This is maintained by the Development Authority.
2. Our community is actively working to promote brownfield redevelopment	✓	✓	✓	✓	✓	✓	✓	All communities are actively working with the Development Authority to achieve this goal.
3. Our community is actively working to promote greyfield development	✓	✓	✓	✓	✓	✓	✓	All communities are actively working with the Development Authority to achieve this goal.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).								The mostly rural nature and slower pace of development have made this strategy unnecessary to curb sprawl.
5. Our Community allows small lot development (5, 000 square feet or less) for some uses.	✓	✓		✓	✓	✓	✓	Preservation of the historical development patterns are allowed by right in the incorporated areas, not in the unincorporated areas. PUD standards allow for a variety of lot sizes.

Development Patterns								
Sense of Place	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. If someone were dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics	✓	✓	✓	✓	✓	✓	✓	All of Jefferson County has a character distinct to the region.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas	✓	✓	✓	✓	✓	✓	✓	The preservation of Jefferson County's unique history is and has been a priority.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.								This has so far been unnecessary.
4. We have ordinances to regulate the type and size of signage in our community.				✓			✓	The larger incorporated areas have ordinances that regulate signage, in the smaller cities and unincorporated areas it has been unnecessary.
5. We offer a development guidebook that illustrates the type of new development we want in our community.								Because of the rural nature of the majority of the County and the slower pace of development this has so far been unnecessary.
6. If applicable, our community has a plan to protect designated farmland	✓	✓	✓		✓	✓		Our zoning ordinance along with our Comprehensive Plan outline where our farmland should be preserved.

Development Patterns								
Transportation Alternatives	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. We have public transportation in our community	✓	✓	✓	✓	✓	✓	✓	We have County-wide transit services provided by the county as well as some private providers.
2. We require that new development connects with existing development through a street network, not a single entry / exit.								The rural nature of most of the County's developable land has made a requirement of this type seem overly burdensome.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.				✓			✓	The more urbanized areas have established sidewalk networks; in the more rural communities they have been unnecessary.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.				✓			✓	The rural nature of most of the county has made this unnecessary.
5. We require that newly built sidewalks connect to existing sidewalks whenever possible.								The rural nature of most of the County's developable land has made a requirement of this type seem overly burdensome.
6. We have a plan for bicycle routes through our community	✓	✓	✓	✓	✓	✓	✓	The all jurisdictions as members of the Regional Commission have adopted the CSRA Long-Range Bicycle and Pedestrian Plan.
7. We allow commercial and retail development to share parking areas wherever possible.				✓			✓	This is allowed in the jurisdictions where the majority of commercial development will be taking place.

Development Patterns								
Regional Identity	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓	✓	✓	✓	✓	✓	✓	Jefferson County and its municipalities share in and inform the regional identity.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.			✓				✓	Jefferson County and Wrens have processing facilities for local agricultural products.
3. Our community encourages businesses that create products that draw on our regional heritage(mountain, agricultural, metropolitan, coastal, etc.)	✓	✓	✓	✓	✓	✓	✓	Jefferson County has a thriving seasonal agri-tourism business.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	✓	✓	✓	✓	✓	✓	✓	This is administered through the Development Authority.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	✓	✓	✓	✓	✓	✓	✓	The Development Authority does an excellent job with this.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education		✓	✓	✓	✓	✓	✓	The County as a whole is an active participant in contributing to the region and its identity.

Resource Conservation								
Open Space Protection	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. Our community has a greenspace plan.								Because of the rural nature of the majority of the County and the slower pace of development this has so far been unnecessary.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.								Because of the rural nature of the majority of the County and the slower pace of development this has so far been unnecessary.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.								Because of the rural nature of the majority of the County and the slower pace of development this has so far been unnecessary.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.								Because of the rural nature of the majority of the County and the slower pace of development this has so far been unnecessary.

Resource Conservation								
Heritage Preservation	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. We have designated historic districts in our community.	✓	✓	✓	✓	✓	✓	✓	All communities have some level of historic designation.
2. We have an active historic preservation commission.			✓	✓			✓	The small population makes sustaining a HPC difficult.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	✓	✓	✓	✓	✓	✓	✓	All communities desire development that compliments historic development patterns.

Resource Conservation								
Environmental Protection	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. Our community has a comprehensive natural resources inventory.	✓	✓	✓	✓	✓	✓	✓	This was completed as part of our previous Comp. Plan
2. We use this resource inventory to steer development away from environmentally sensitive areas.			✓	✓			✓	The slow pace of development in the more rural communities has made this practice unnecessary.
3. We have identified our defining natural resources and taken steps to protect them.	✓	✓	✓	✓	✓	✓	✓	This has been accomplished through the adoption and enforcement of the necessary "Part V" ordinances.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	✓	✓	✓	✓	✓	✓	✓	See above
5. Our community has a tree preservation ordinance which is actively enforced.								This step has so far been unnecessary.
6. Our community has a tree-replanting ordinance for new development.								This step has so far been unnecessary.
7. We are using storm water best management practices for all new development.			✓	✓			✓	Little or no development within the communities that answered "no" has made this unnecessary.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	✓	✓	✓	✓	✓	✓	✓	Our "Part V" Ordinances do this.

Social and Economic Development								
Growth Preparedness	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	✓	✓	✓	✓	✓	✓	✓	These were done as part of our previous Comp. Plan
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	✓	✓	✓	✓	✓	✓	✓	When needed the same set are referred to.
3. Our elected officials understand the land-development process in our community.	✓	✓	✓	✓	✓	✓	✓	All have attended required training.
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.			✓	✓			✓	Some minor revisions may be necessary to achieve our QCO goals.
5. We have a Capital Improvements Program that supports current and future growth.								This has so far been unnecessary.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	✓	✓	✓	✓	✓	✓	✓	Growth appropriate areas have been identified in our existing population centers.
7. We have clearly understandable guidelines for new development.			✓	✓			✓	Where applicable.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	✓	✓	✓	✓	✓	✓	✓	No formal campaign exists, but information is open and accessible to anyone that wants it.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.			✓	✓			✓	Where applicable.
10. We have a public-awareness element in our comprehensive planning process.	✓	✓	✓	✓	✓	✓	✓	All communities do.

Social and Economic Development								
Appropriate Business	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	✓	✓	✓	✓	✓	✓	✓	The Chamber of Commerce and Development Authority work closely with our communities.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	✓	✓	✓	✓	✓	✓	✓	See above.
3. We recruit firms that provide or create sustainable products.	✓	✓	✓	✓	✓	✓	✓	We recruit business appropriate for Jefferson County.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	✓	✓	✓	✓	✓	✓	✓	Our job base could always be more diverse.

Social and Economic Development								
Employment Options	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. Our economic development program has an entrepreneur support program.	✓	✓	✓	✓	✓	✓	✓	Chamber of Commerce and the Development Authority encourage all new businesses
2. Our community has jobs for skilled labor.	✓	✓	✓	✓	✓	✓	✓	A moderate amount
3. Our community has jobs for unskilled labor.	✓	✓	✓	✓	✓	✓	✓	A moderate amount
4. Our community has professional and managerial jobs.	✓	✓	✓	✓	✓	✓	✓	A moderate amount

Social and Economic Development								
Housing Choices	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.			✓	✓			✓	These would be allowed as a P.U.D. where applicable
2. People who work in our community can also afford to live in the community.	✓	✓	✓	✓	✓	✓	✓	
3. Our community has enough housing for each income level (low, moderate and above-average).	✓	✓	✓	✓	✓	✓	✓	Supply is present, but quality can always be improved.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.			✓	✓			✓	Where appropriate
5. We have options available for loft living, downtown living, or “neo-traditional” development.				✓			✓	Options are limited but some do exist.
6. We have vacant and developable land available for multifamily housing.	✓	✓	✓	✓	✓	✓	✓	
7. We allow multifamily housing to be developed in our community.	✓	✓	✓	✓	✓	✓	✓	
8. We support community development corporations that build housing for lower-income households.	✓	✓	✓	✓	✓	✓	✓	
9. We have housing programs that focus on households with special needs.	✓	✓	✓	✓	✓	✓	✓	Special needs housing is being adequately addressed
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	✓	✓	✓	✓	✓	✓	✓	

Governmental Relations								
Regional Solutions	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. We participate in regional economic development organizations.	✓	✓	✓	✓	✓	✓	✓	The County's Development Authority is a member of the CSRA Unified Development Council
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	✓	✓	✓	✓	✓	✓	✓	We are participants in our Regional Water Planning Councils.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	✓	✓	✓	✓	✓	✓	✓	Where appropriate.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	✓	✓	✓	✓	✓	✓	✓	We are working towards this goal

Social and Economic Development								
Educational Opportunities	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. Our community provides workforce training options for its citizens.	✓	✓	✓	✓	✓	✓	✓	Opportunities are available.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	✓	✓	✓	✓	✓	✓	✓	
3. Our community has higher education opportunities, or is close to a community that does.	✓	✓	✓	✓	✓	✓	✓	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	✓	✓	✓	✓	✓	✓	✓	Supply is limited as it is in any rural community, but some jobs for college graduates exist here.

Governmental Relations								
Regional Cooperation	Avera	Bartow	Jefferson Co.	Louisville	Stapleton	Wadley	Wrens	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	✓	✓	✓	✓	✓	✓	✓	When appropriate
2. We are satisfied with our Service Delivery Strategy.	✓	✓	✓	✓	✓	✓	✓	When appropriate
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	✓	✓	✓	✓	✓	✓	✓	When appropriate
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	✓	✓	✓	✓	✓	✓	✓	When appropriate

Chapter 3

Identification of Issues and Opportunities

Chapter 3: Identification of Issues and Opportunities

The way to address issues facing any community is to identify them first. What follows is a comprehensive list of the issues and the opportunities facing Jefferson County, Avera, Bartow, Louisville, Stapleton, Wadley, and Wrens.

Economic Development

Jefferson County

- Infrastructure improvements are needed in order to help recruit new businesses
- We need to actively support the Development Authority

Avera

- New employers are needed in our community

Bartow

- Infrastructure improvements are needed to service our low to moderate income areas

Louisville

- In order to be competitive our airport must keep up with other airports in the region
- There needs to be a catalyst to spark development in our downtown
- We should pay attention to recruiting and retaining smaller local type businesses as well as major employers
- Our industrial park's infrastructure needs to be upgraded in order to compete with other sites
- Family Connection needs to be supported
-

Wadley

- Local as well as national employers need to be recruited to town
- We need to establish an industrial park to attract employment

Wrens

- In order to be competitive, our airport needs to be upgraded
- Members of our Downtown Development Authority need to be as educated and involved in our community as they can be
- We should pay attention to recruiting and retaining smaller local type businesses as well as major employers

Housing

- All jurisdictions identified the need to improve the quality and the housing options for residents with low to moderate income

Natural and Cultural Resources

Jefferson County

- Our historic courthouse needs to be rehabilitated
- All communities need a uniform floodplain ordinance

Avera

- All communities need a uniform floodplain ordinance

Bartow

- All communities need a uniform floodplain ordinance
- Some of our buildings downtown have fallen into disrepair

Louisville

- All communities need a uniform floodplain ordinance
- We need to establish an Historic Preservation Commission
- We need to review and amend our land development ordinances where appropriate

Stapleton

- All communities need a uniform floodplain ordinance

Wadley

- All communities need a uniform floodplain ordinance
- Some of our buildings downtown have fallen into disrepair

Wrens

- All communities need a uniform floodplain ordinance

Community Facilities and Services

Jefferson County

- There is a need for an animal control office in the County
- Our E-911 system needs to be upgraded to serve the entire county
- Some of our bridges are in need of repair

Louisville

- Our low and moderate income families are being underserved by failing water and sewer infrastructure
- Our storm water mitigation system needs to be improved
- Our water meters need to be upgraded to improved digital versions
- Some of our solid waste collection equipment is obsolete
- Our current well and water tower will have trouble supplying water to residents as we grow
- We need to expand our fire protection facilities

Stapleton

- Our water system is in need of upgrading and repair
- Our fire hydrants are in need of upgrade and repair

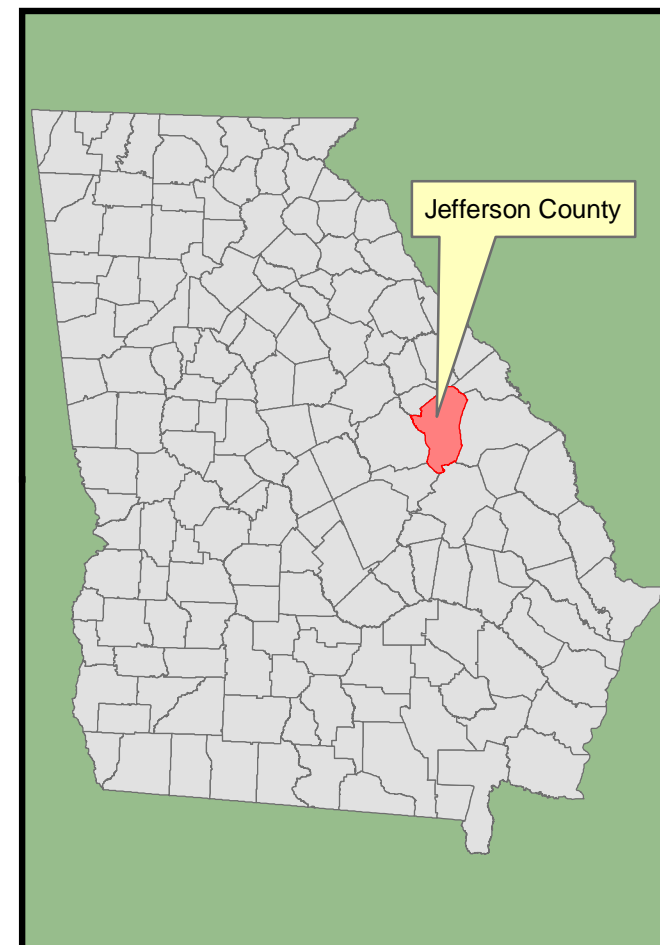
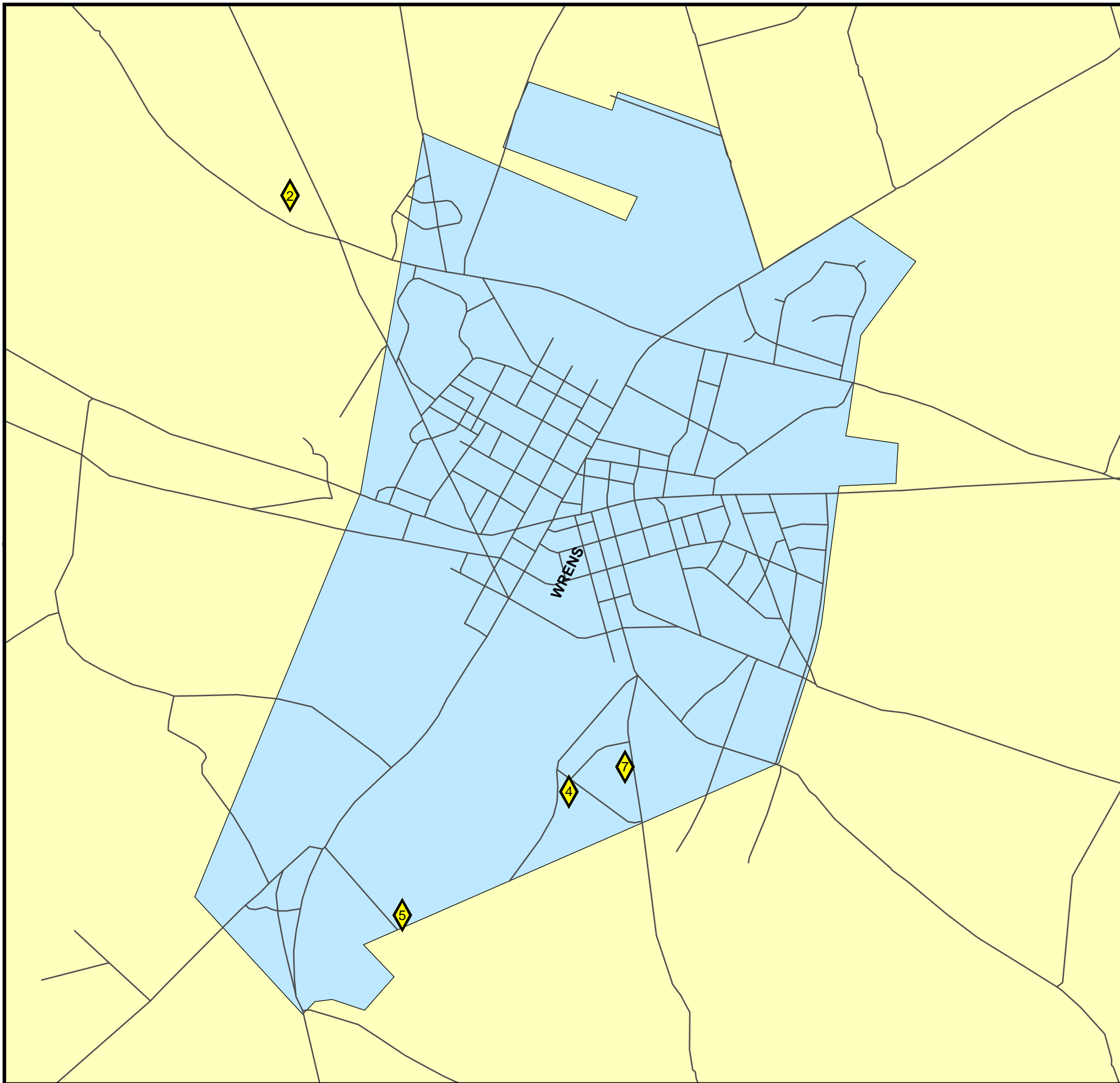
Wrens

- We are in need of a new water tank to replace the old one






Chapter 4

Areas Requiring Special Attention

Map 1: Wrens Areas Requiring Special Attention



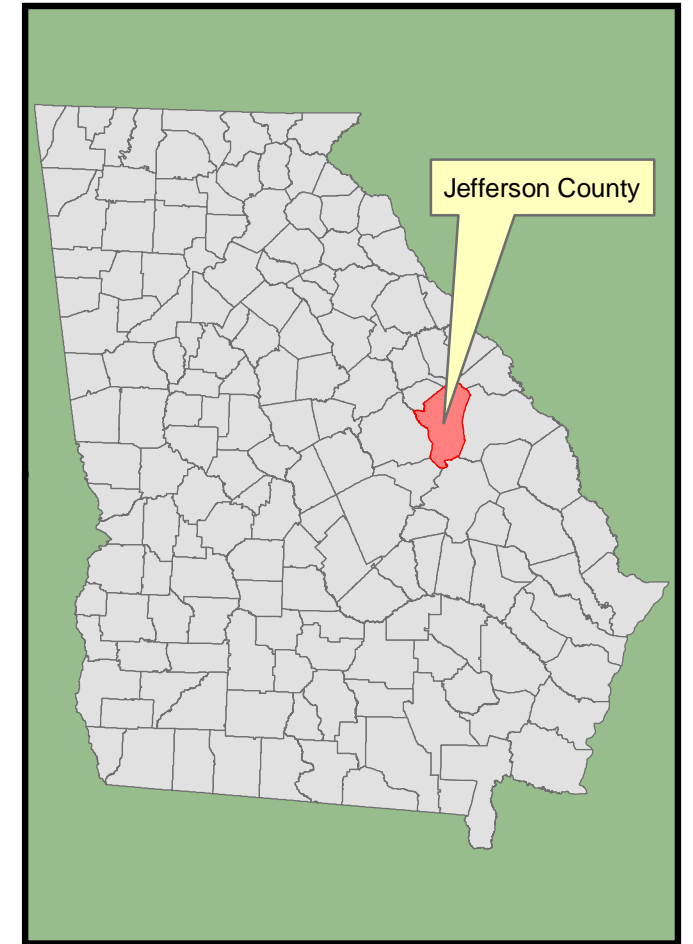
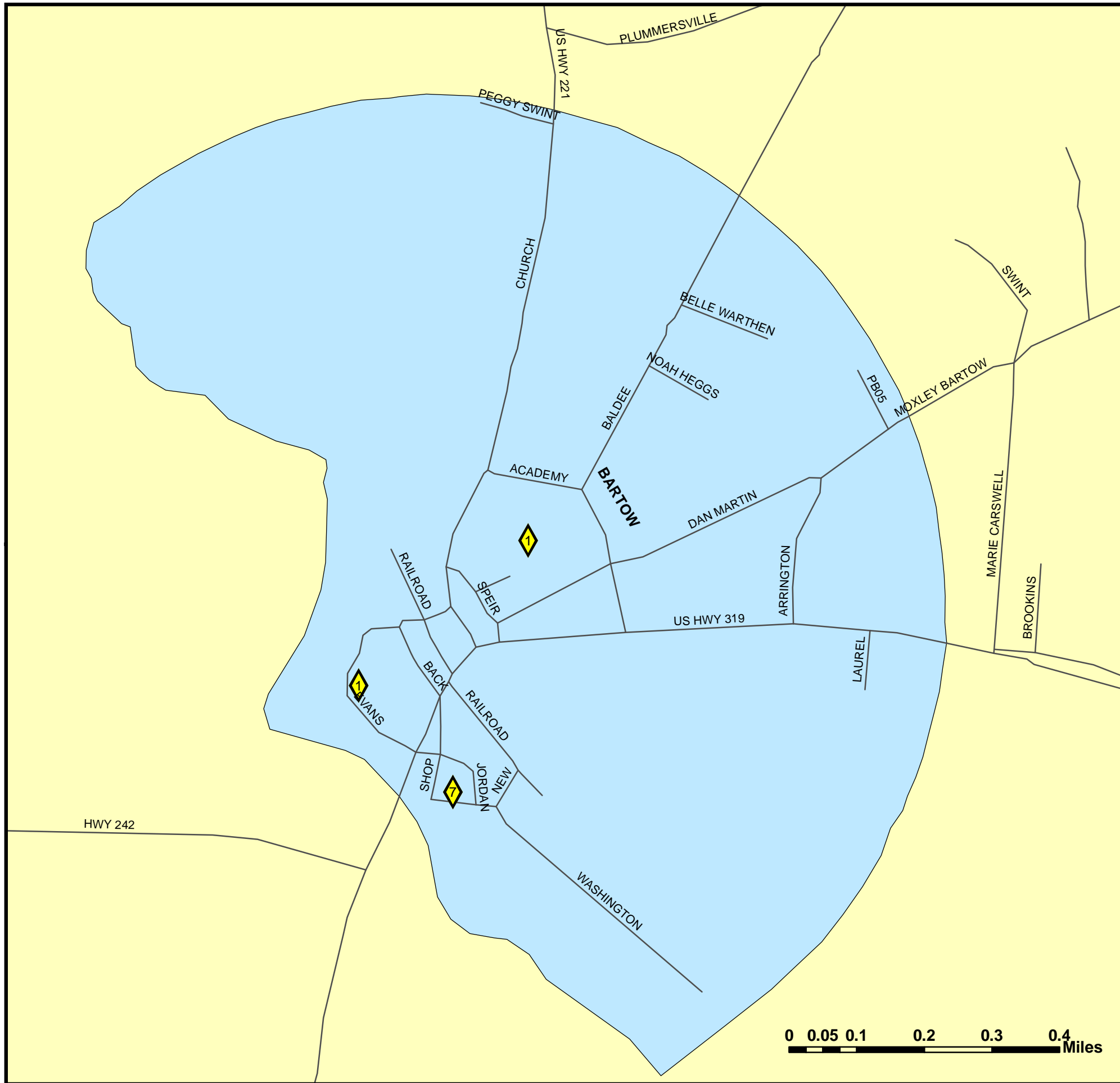
Legend

-  Significant Natural or Cultural Resource
-  Area of Potential Rapid Development
-  Area in Need of Redevelopment
-  Large Abandoned Structure or Site
-  Area of Significant Disinvestment



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Miles

Map 2: Bartow Areas Requiring Special Attention

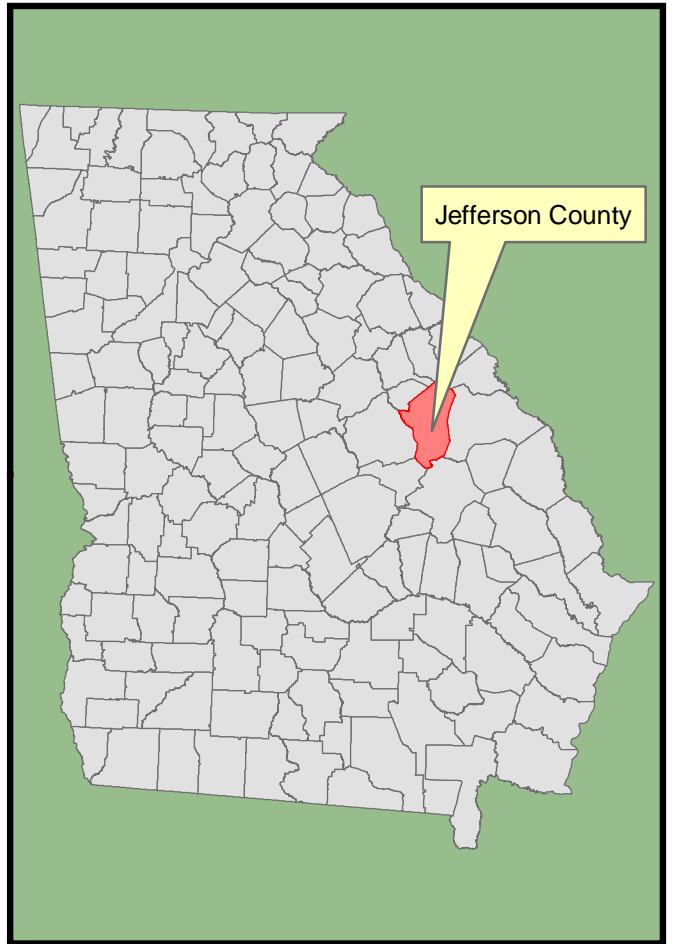
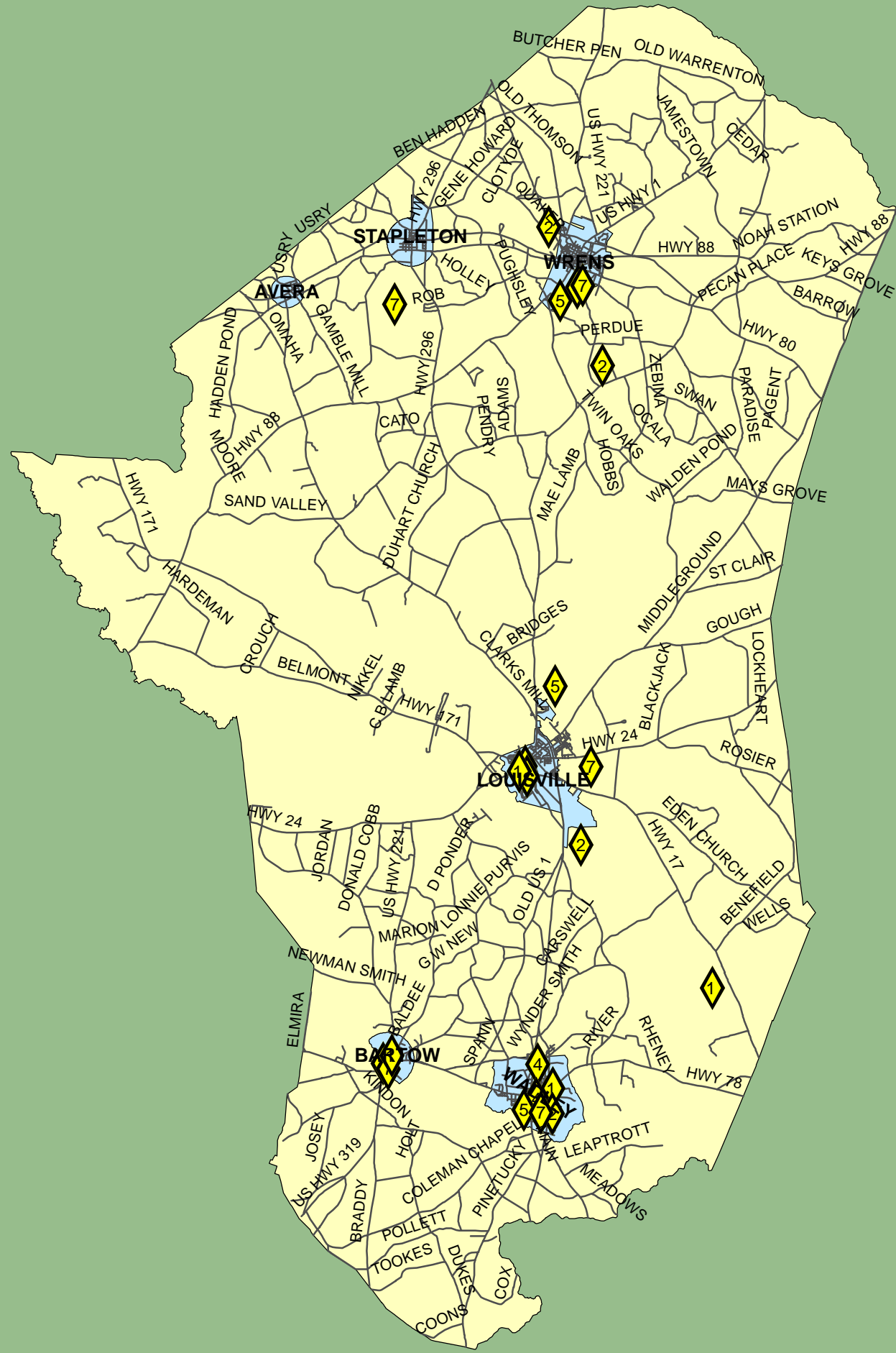


Legend

-  Significant Natural or Cultural Resource
-  Area With Potential Rapid Development
-  Areas in Need of Redevelopment
-  Large Abandoned Structure or Site
-  Area of Significant Disinvestment



Map 3: Jefferson County Areas Requiring Special Attention



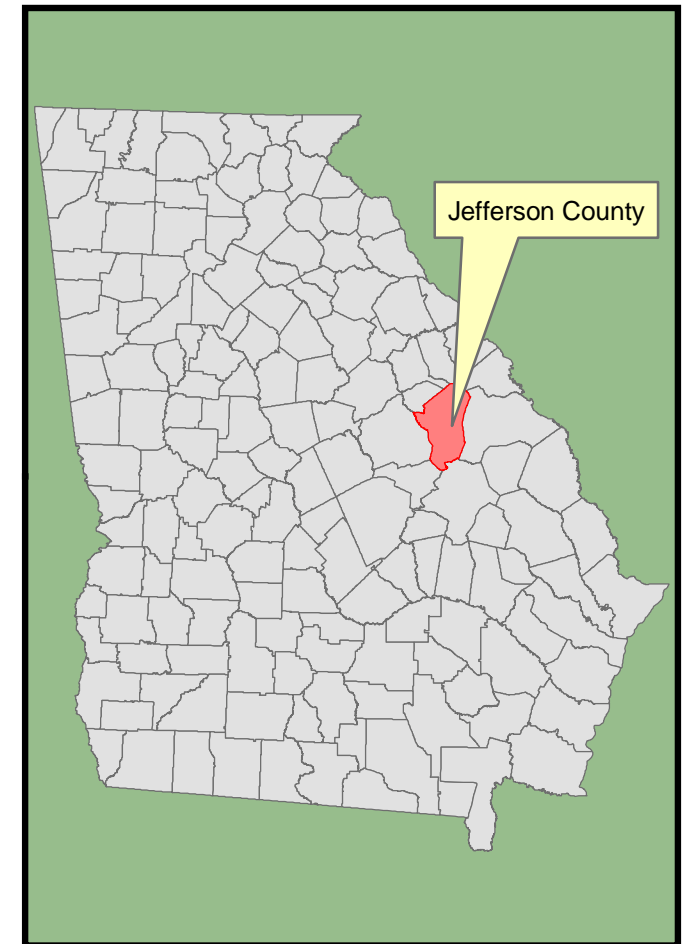
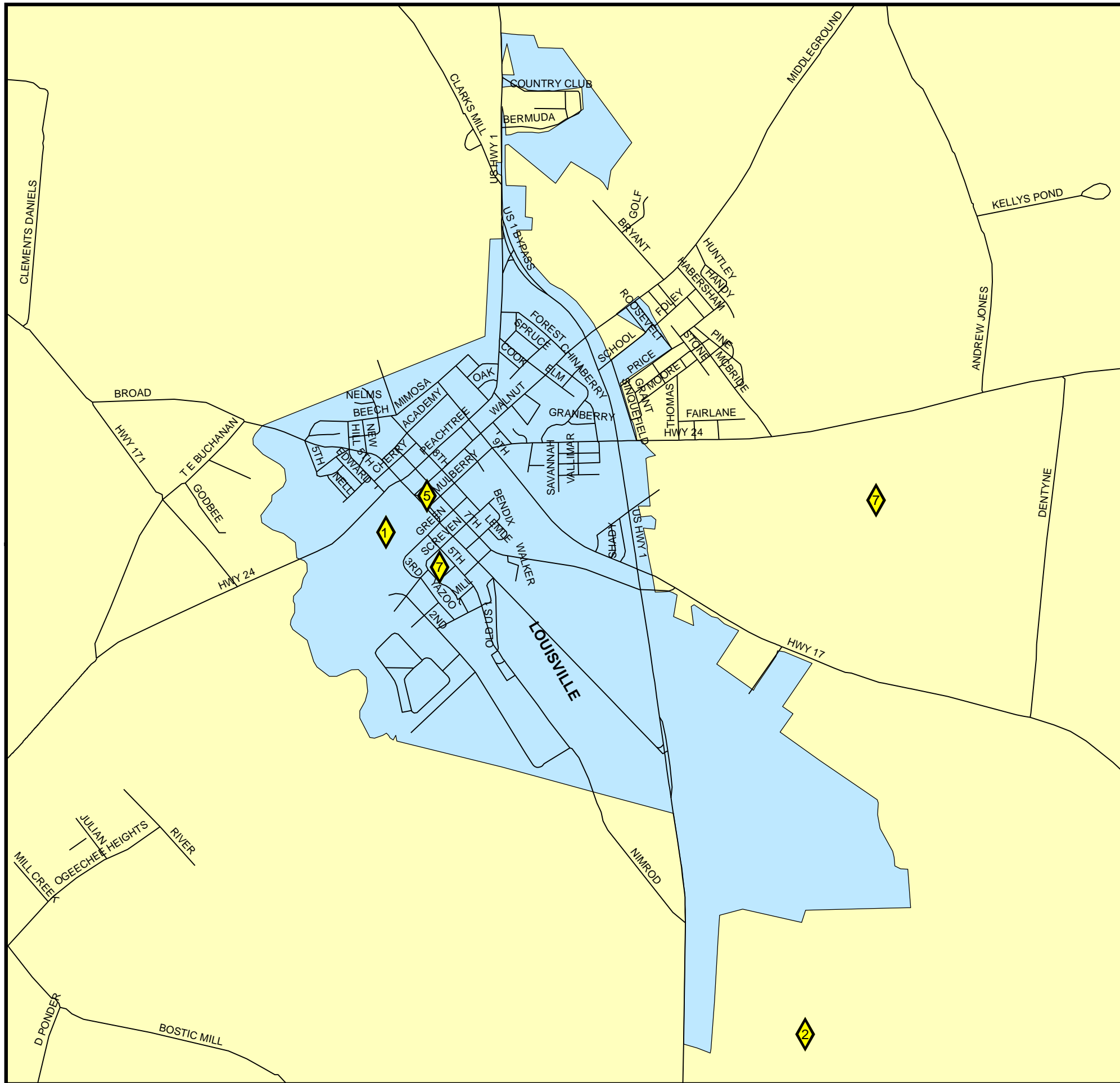
Legend

-  Significant Natural or Cultural Resource
-  Area Where Rapid Development is Likely
-  Area in Need of Redevelopment
-  Large Abandoned Structure or Site
-  Area of Significant Disinvestment









Map 4: Louisville Areas Requiring Special Attention



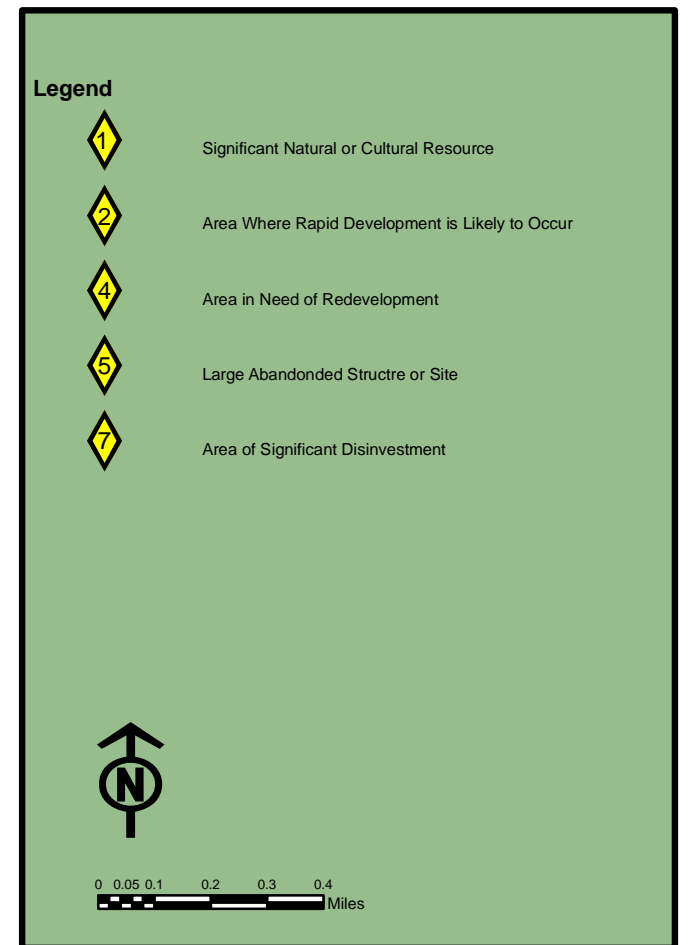
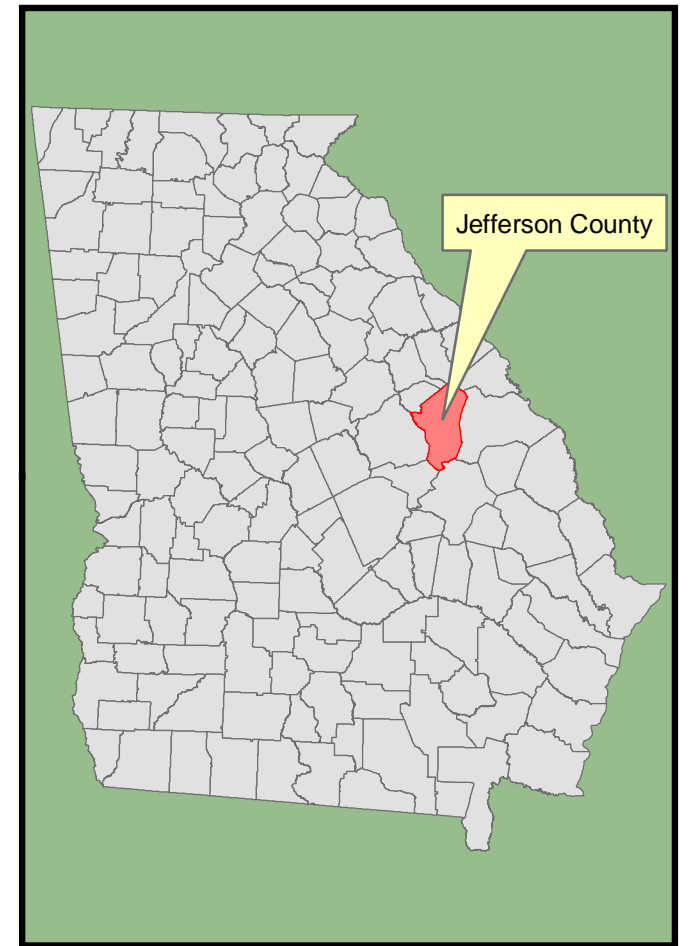
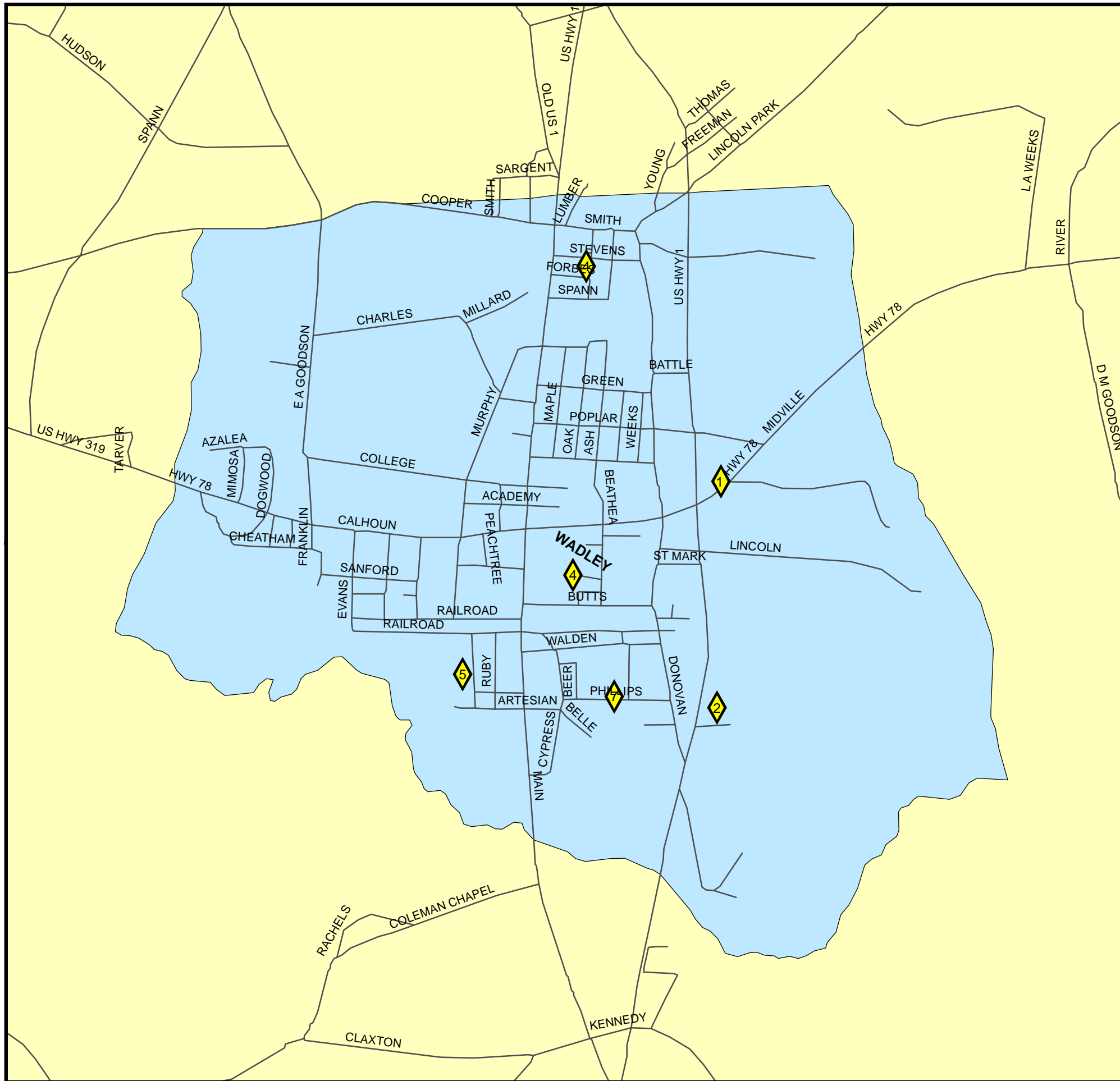
Legend

-  Significant Natural or Cultural Resource
-  Area Where Rapid Development is Likely
-  Large Abandoned Structure or Site
-  Area of Significant Disinvestment



0.04 0.09 0.18 0.27 0.36
Miles

Map 5: Wadley Areas Requiring Special Attention



AREAS REQUIRING SPECIAL ATTENTION

In preparing the update of the *Jefferson County Joint Comprehensive Plan*, it is necessary to evaluate existing land development patterns to determine if any areas should be given special attention. By analyzing knowledge gained from stakeholder meetings, interviews and field research, clear land use characteristics emerge.

The “areas requiring special attention” listed in this section are compiled under headings contained in the State of Georgia’s “Standards and Procedures for Local Comprehensive Planning.” The locations of each of these can be found on **Maps 1-5**.

Growth inevitably impacts the natural and cultural environment as well as community facilities, services and infrastructure. This section of the *Plan’s* update outlines areas where growth should be well managed due to the environmentally-sensitive nature of the land, or where historical districts and elements should be maintained as they comprise much of the identity of the County. That is not to say that development around these areas should be prohibited outright. An agreeable outcome for all interested parties is development that respects the existing character while at the same time contributing to the lasting value of the community.

1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development. These areas are denoted by a 1 on **Maps 1-5**.

2. Areas where rapid development or change of land uses is likely to occur. These areas are denoted by a 2 on **Maps 1-5**.

4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors) These areas are denoted by a 4 on **Maps 1-5**.

5. Large abandoned structures or sites, including those that may be environmentally contaminated. These areas are denoted by a 5 on **Maps 1-5**.

7. Area of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole. These areas are denoted by a 7 on **Maps 1-5**.

No other area outlined in the Department of Community Affairs’ “Standards and Procedures for Local Comprehensive Planning” was identified by stakeholders. Additionally, the Cities of Avera and Stapleton identified no “areas requiring special attention”.

Chapter 5

Implementation

Chapter 5: Updated Implementation Program

Report of Accomplishments:

The best measure of any plan’s success is to assess the progress it is making towards its stated goals. The report of accomplishments that follows attempts to do just that; it looks at the short-term work program from the 2004 plan and gives an update as to the status of each item. Items that have been completed are noted. A brief explanation is given for items that have not been completed as well as their future status as a long or short-term goal or policy.

Land Use			
Jurisdiction	Element	Completed?	Reason
Avera	Review/revise land use regulations	No	Initiative Stalled
	Pursue annexation possibilities	No	Ongoing
Bartow	None		
Jefferson County	Adopt Comprehensive Land Use Plan	Yes	
	Review and Revise Land Use Plan	Yes	
Louisville	Develop historic district and historic district ordinance	Yes	Ongoing
	Review/revise land use regulations	Yes	
	Provide Planning Commission Training	Yes	
	Pursue annexation possibilities	Yes	Ongoing
	Continue to enforce zoning ordinance	Yes	
Stapleton	None		
Wadley	Review and Revise Land Use Regulations	Yes	Ongoing
	Pursue Annexation	Yes	Ongoing
Wrens	Provide Planning Commission training	Yes	Ongoing
	Develop historic district and historic district ordinance	No	Initiative Stalled
	Review/revise land use regulations	Yes	Ongoing
	Pursue annexation possibilities	Yes	Ongoing

Natural & Cultural Resources			
Jurisdiction	Element	Completed?	Reason
Avera	Update and enforce environmental protection ordinances	Yes	
	Renovate historic downtown city-owned building	No	Lack of funding
Bartow	Renovate downtown business facades	Yes	Ongoing
	Depot restoration/rehabilitation	Yes	Ongoing
	Citywide National Register of Historic Places listing	Yes	Completed 2007

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Natural & Cultural Resources Continued			
Jefferson County	Pursue training for E & S Implementation and enforcement	Yes	Ongoing
	Adopt and enforce sewerage disposal land ordinance	No	Future
	Develop Ogeechee River Crossing	No	Future
	Update and enforce environmental protection ordinances	Yes	Ongoing
Louisville	Develop design guidelines for the Historic Preservation	Yes	Some activities still ongoing
	Commission and an Historic Preservation Ordinance	Yes	
	Pursue training for E&S implementation and enforcement	Yes	
	Update and enforce environmental protection ordinances	Yes	
Stapleton	Rehabilitate city-owned two-story mercantile building	No	City no longer owns
	Rehab city-owned historic gym	No	Funding
Wadley	Develop design guidelines for historic preservation	Yes	Completed 2006
	Develop historic district ordinance	Yes	
	Update and enforce environmental protection ordinance	Yes	Ongoing
Wrens	Develop design guidelines for the Historic Preservation	No	Voted down
	Commission and an Historic Preservation Ordinance	No	Voted down
	Update historic resources survey	Yes	
	Pursue training for E&S implementation and enforcement		Ongoing
	Pursue Certified Local Government Status	Yes	
	Include green space element in the development of a recreation facility	Yes	Completed 2008
	Update and enforce environmental protection ordinances	Yes	Ongoing
	Renovate historic downtown city-owned building	Yes	Completed 2007
	Support Wrens Better Home Town revitalization efforts	Yes	Ongoing
	Implement TE Streetscape	Yes	Completed 2008
	Upgrade old ROTC building	Yes	Completed 2005
	Encourage preservation of Howard Manor		Ongoing
	Restore appearance of 1925 water tank	No	Change of priorities
Renovate historic downtown city-owned buildings	No	Still ongoing	

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Housing			
Jurisdiction	Element	Completed?	Reason
Avera	Continue to encourage private companies to construct low-moderate income housing	Yes	Ongoing
Bartow	None		
Jefferson County	Encourage new residential development	Yes	Ongoing
	Enhance existing building inspection program and make adjustments as code changes	Yes	Ongoing
Louisville	Pursue rehabilitation of low-moderate income housing	No	Ongoing
	Pursue home-buyer education program	No	Ongoing
	Continue to utilize the existing inspection system in conjunction with the standard building code and provide for proper recording and documentation	Yes	Ongoing
Stapleton	None		
Wadley	Pursue rehabilitation of low-moderate income housing	No	Ongoing
	Utilize building codes to improve housing conditions	Yes	Ongoing
Wrens	Pursue rehabilitation of low-moderate income housing	No	Ongoing
	Pursue home-buyer education program	No	Ongoing
	Continue to utilize the existing inspection system in conjunction with the standard building code and provide for proper recording and documentation	No	Ongoing
	Continue to encourage private companies to construct low-moderate income housing	No	Ongoing

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Economic Development			
Jurisdiction	Element	Completed?	Reason
Avera	Recruit new local businesses	No	Ongoing
Bartow	None		
Jefferson County	Construct Road Into Industrial Park	No	Ongoing
	Work closely with Development Authority to retain existing businesses	Yes	Ongoing
	Work closely with Development Authority to attract new businesses	Yes	Ongoing
	Continue allotting 3/4 mills to Economic Development from Ad Velourum Taxes	Yes	Ongoing
Louisville	Airport Improvements	No	Ongoing
	Re-establishment of Downtown Development Authority	Yes	Ongoing
	Provide training for Downtown Development Authority members	Yes	Ongoing
	Recruit new local businesses	Yes	Ongoing
	Rely on Local Development Fund to support small business	Yes	Ongoing
	Work closely with County Development Authority for business recruitment	Yes	Ongoing
	Support Family Connection	Yes	Ongoing
	Infrastructure improvements to Industrial Park	Yes	Ongoing
Stapleton	None		
Wadley	Establish Industrial Park	No	Ongoing
	Recruit local businesses	No	Ongoing
	Work with County Development Authority and local Industrial Board	Yes	Ongoing
	Improve infrastructure at industrial park	No	Ongoing
Wrens	Airport runway expansion	No	Funding
	Re-establishment of Downtown Development Authority	Yes	Completed 2005
	Provide training for Downtown Development Authority members	No	Ongoing
	Recruit new local businesses	No	Ongoing
	Sewer expansion and new lift station	Yes	Completed 2008
	Gas line extension to Quaker Road Development	Yes	Completed 2007
	Infrastructure improvement along US 1 South	Yes	Completed 2007
	Rely on local development fund to support small businesses	Yes	Ongoing
	Work closely with County Development Authority for business recruitment	Yes	Ongoing
	Implement/Support Weed and Seed program	No	Initiative Stalled

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Intergovernmental Coordination			
Jurisdiction	Element	Completed?	Reason
Avera	Continue following and updating service delivery strategy	Yes	Ongoing
	Continue to improve coordination on HB 489	Yes	Ongoing
Bartow	Continue following and updating service delivery strategy	Yes	Ongoing
	Continue to improve coordination on HB 489	Yes	Ongoing
Jefferson County	Continue following and updating service delivery strategy	Yes	Ongoing
	Continue to improve coordination on HB 489	Yes	Ongoing
	Expand all recreation facilities	No	Ongoing
	Expand all fire departments	No	Ongoing
Louisville	None		
Stapleton	Continue following and updating service delivery strategy	Yes	Ongoing
	Continue to improve coordination on HB 489	Yes	Ongoing
Wadley	Continue following and updating service delivery strategy	Yes	Ongoing
	Continue to improve coordination on HB 489	Yes	Ongoing
Wrens	Continue following and updating service delivery strategy	Yes	Ongoing
	Continue to improve coordination on HB 489	Yes	Ongoing

Community Facilities			
Jurisdiction	Element	Completed?	Reason
Avera	Build new city hall	No	Insufficient funding
	Build new fire station	No	Insufficient funding
	Upgrade city park	No	Insufficient funding
	Purchase new fire truck	No	Insufficient funding
	Purchase new firefighting equipment	No	Insufficient funding
	Upgrade water lines	No	Unable to secure grant funding
Bartow	Complete renovation of Bartow Community Center (old school)	No	Efforts ongoing
	Water system improvements	No	Unable to secure grant funding

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Community Facilities Continued			
Jefferson County	Air Condition- Armory for rentals	Yes	Completed
	Restripe all county paved roads	Yes	Completed
	Pave 20 miles of county roads	Yes	Ongoing
Louisville	Sewer expansion	No	Insufficient Funding
	Build new fire station	No	Insufficient Funding
	Purchase street sweeper	No	Insufficient Funding
	Purchase new fire truck	Yes	Ongoing
	Construct new municipal well and storage tank	No	Insufficient Funding
	Upgrade water/sewer/gas meters to digital	No	Insufficient Funding
	Renovate historic home to be used as City building	No	Insufficient Funding
	Upgrade sewer lines and waste water treatment plant	Yes	
	Purchase new police cars	Yes	Ongoing
	Purchase playground equipment for three city parks	Yes	Ongoing
	Drainage improvements	No	Insufficient Ongoing
	Purchase garbage packer truck	No	Insufficient Funding
	Purchase new backhoe	Yes	
	Continue existing TE streetscape project	Yes	
Stapleton	Purchase First National Bank building	No	City no longer owns
	Water service on H296	No	Insufficient Funding
Wadley	Sewer upgrade and expansion throughout city	No	Ongoing
	Upgrade oxidation pond	No	Ongoing
	Upgrade sewer lines Waste Water Treatment Plant	No	Ongoing
	Purchase police cars	Yes	
	Flood, drainage and road improvements	No	Ongoing
	Continue to upgrade park	Yes	
Wrens	Sewer expansion/ 2 lift stations	No	Ongoing
	Develop new recreation facility	Yes	
	Build new fire station	No	Ongoing
	Purchase street sweeper	No	Ongoing
	Purchase new fire truck	Yes	
	Construct new municipal well and storage tank	No	Ongoing
	Upgrade water/sewer/gas meters to digital	Yes	Ongoing

Community Facilities Continued			
Wrens	Renovate historic downtown city-owned building	No	Ongoing
	Upgrade 911 system incorporating CAD and provide training	No	Ongoing
	Develop city pond as recreation area to include picnic area and walking trail	Yes	
	Upgrade sewer lines and waste water treatment plant	Yes	
	Purchase police cars	Yes	

5 Year Short-Term Work Program

This program identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include 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. The Short Term Work Program must include the following information for each listed activity:

- Brief description of the activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if any) of implementing the activity
- Funding source(s), if applicable
-

Economic Development								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Avera	Recruit new local businesses	x	x	x	x	x	City- Staff Time	City
Bartow	Improve Water System servicing low to moderate income areas	x	x	x	x	x	CDBG -\$250,000	City
Jefferson County	Construct Road Into Industrial Park		x	x	x		County / DOT	County/DOT
	Work closely with Development Authority to retain existing businesses	x	x	x	x	x	County/Dev. Auth	County/Dev. Auth
	Work closely with Development Authority to attract new businesses	x	x	x	x	x	County/Dev. Auth	County/Dev. Auth
Louisville	Airport Improvements	x	x	x	x	x	Fed/St/Local \$1.5 M	City
	Re-establishment of Downtown Development Authority	x	x	x	x	x	City – Staff Time	City
	Provide training for Downtown Development Authority members	x	x	x	x	x	N/A	City
	Recruit new local businesses	x	x	x	x	x	City – Staff Time	City
	Rely on Local Development Fund to support small business	x	x	x	x	x	N/A	City
	Work closely with County Development Authority for business recruitment	x	x	x	x	x	County/Dev. Auth	County/Dev. Auth
	Support Family Connection	x	x	x	x	x	N/A	N/A
Infrastructure improvements to Industrial Park	x	x	x	x	x	One Georgia/ GEFA/USDA \$1.5 M	City	

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Economic Development Continued								
Stapleton	None							
Wadley	Establish Industrial Park		x	x	x			City
	Recruit local businesses	x	x	x	x	x		City
	Improve infrastructure at industrial park		x	x	x	x		City/One Georgia/ USDA \$1.5 M
Wrens	Airport runway expansion	x	x	x	x	x		Fed/St/Local \$1.5 M
	Provide training for Downtown Development Authority members	x	x	x	x	x		N/A
	Recruit new local businesses	x	x	x	x	x		Staff Time

Natural & Cultural Resources								
Jurisdiction	Element	10	11	12	13	14	Funding Source	Responsible Party
Avera	Develop and adopt uniform county-wide floodplain ordinance	x					N/A	City
Bartow	Façade improvements to downtown buildings	x	x	x	x	x	State & Local	City
	Develop and adopt uniform county-wide floodplain ordinance	x					N/A	City
Jefferson County	Rehabilitate historic courthouse			x	x	x		
	Develop and adopt uniform county-wide floodplain ordinance	x					N/A	County
Louisville	Develop design guidelines for the Historic Preservation Commission and an Historic Preservation Ordinance		x	x			DCA/Local	City/ RC
	Pursue training for E&S implementation and enforcement	x	x	x	x	x	City	City
	Develop and adopt uniform county-wide floodplain ordinance	x					N/A	City
	Review/revise land use regulations		x	x			DCA/Local	City
Stapleton	Develop and adopt uniform county-wide floodplain ordinance	x					N/A	City
Wadley	Façade improvements to downtown buildings	x	x	x	x	x	State & Local	City
	Develop and adopt uniform county-wide floodplain ordinance	x					N/A	City
Wrens	Develop and adopt uniform county-wide floodplain ordinance	x					N/A	City

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Community Facilities								
Jurisdiction	Element	10	11	12	13	14	Funding Source	Responsible Party
Avera	None							
Bartow	None							
Jefferson County	Repair and replace insufficient bridges throughout the county						DOT / County	DOT / County
	Establish County-wide E-911 system	x	x	x	x	x	Federal Grants/ County	County
	Establish County-wide animal control office	x	x	x	x	X	All jurisdictions	All jurisdictions
Louisville	Sewer Expansion to better serve LMI population	x	x	x	x	X	CDBG / City	City
	Build new Fire Station			x	x	x	Federal Grants/ City	City
	Build new well and elevated water tank		x	x	x		State & Federal Grants/ City	City
	Upgrade water & sewer meters to digital	x	x				Federal Grants/ City	City
	Purchase new solid waste equipment		x	x	X		State & Federal Grants/ City	City
	Make necessary storm water improvements		x	x	x	X	State & Federal Grants/ City	City
	Purchase new Public Safety and Public Works equipment	x	x	x	x	X	State & Federal Grants/ City	City
	Upgrade and renovate City offices	x	x	x	x	X	State & Federal Grants/ City	City
	Water system repair and upgrades	x	x	x			State & Federal Grants/ City	City
Stapleton	Water tank renovation			x	x	x	State & Federal Grants/ City	City
	Fire hydrant installation and renovation			x	x	x	State & Federal Grants/ City	City
	None							
Wadley	None							
Wrens	Build new water tank		x	x	x		State & Federal Grants/ City	City

Housing								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Avera	Improve low & moderate income housing options	x	x	x	x	x	CHIP & CDBG / Local Funds	City
Bartow	Improve low & moderate income housing options	x	x	x	x	x	CHIP & CDBG / Local Funds	City
Jefferson County	Improve low & moderate income housing options	x	x	x	x	x	CHIP & CDBG / Local Funds	County
Louisville	Improve low & moderate income housing options	x	x	x	x	x	CHIP & CDBG / Local Funds	City
Stapleton	Improve low & moderate income housing options	x	x	x	x	x	CHIP & CDBG / Local Funds	City
Wadley	Improve low & moderate income housing options	x	x	x	x	x	CHIP & CDBG / Local Funds	City
Wrens	Improve low & moderate income housing options	x	x	x	x	x	CHIP & CDBG / Local Funds	City

Policies

The policies identified in this section are focused around the major plan elements identified in the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning*. Those elements include

- Economic Development
- Natural and Cultural Resources
- Community Facilities
- Housing
- Land Use
- Intergovernmental Coordination
-

They are intended to address the issues and opportunities presented in this partial update to the Comprehensive Plan.

Economic Development

Actively recruit businesses that will enhance the quality of life for all citizens of Jefferson County

Natural & Cultural Resources

Work to preserve the resources that make each of our communities unique

Community Facilities

Strive to provide all of our citizens with the highest quality and most cost-effective services

Housing

Actively work to increase housing choice as well as quality in all of our communities

Land Use

Partner with other local jurisdictions and other entities to plan for our region’s future.

Intergovernmental Coordination

Work closely with our neighboring communities to ensure that services are provided and delivered in the most cost effective manner