

**COMMUNITY AGENDA ELEMENT**

**of**

**GREATER TAYLOR COMPREHENSIVE PLAN 2009-2028**

**TAYLOR COUNTY  
CITY OF BUTLER  
CITY OF REYNOLDS**

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Assistance provided by:  
Middle Flint Regional Development Center  
228 West Lamar Street  
Americus, Georgia

# ***SITE LOCATION MAP***



## Table of Contents

Introduction	1
Issues and Opportunities	3
Character Areas	
Taylor Map	7
Rural	8
Gateway Corridor	9
Valley View	10
Motorsports	11
Jarrell Community	12
Conservation Area	13
Butler Map	15
Historic Downtown	16
Urban Community	17
Gateway Corridor	19
Conservation Area	20
Reynolds Map	22
Historic Downtown	23
Urban Community	24
Gateway Corridor	26
Conservation Area	27
Policies	29
Implementation Program	
Taylor STWP 2009-2013	32
Butler STWP 2009-2013	37
Reynolds STWP 2009-2013	40
Reports of Accomplishments	
Taylor STWP 2001-2005	45
Butler STWP 2001-2005	48
Reynolds STWP 2001-2005	51

## **Introduction**

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a public process involving community leaders and stakeholders in making key decisions about the future of the community. It is the most important part of the plan, for it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure the plan is implemented.

The Community Agenda consists of three major components, all prepared with adequate public and stakeholder involvement as laid out in the previously developed Community Participation Program. The result is a concise, user-friendly document usable for day-to-day decision-making by community leaders as they work toward achieving the desired future of the community.

- A. Community Vision - a picture of what the community desires to become, including a complete description of the development patterns to be encouraged.
  1. Future Development Map - a delineation of major character areas covering the entire community. The character areas recommended in the Community Assessment have been revised, added and deleted on the basis of stakeholder input reflecting preferences for future development patterns.
  2. Defining Narrative - a carefully worded description of the specific vision for each character area. This defining narrative includes the following information:
    - A written description that make it clear what types, forms, styles, and patterns of development are to be encouraged in each area,
    - A listing of specific land uses or zoning categories to be allowed in the area.
    - A listing of the Quality Community Objectives that will be pursued in the area.
    - Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.
- B. Community Issues and Opportunities - The final, locally agreed upon, list of issues and opportunities the community intends to address. The potential issues and opportunities identified in the Community Assessment were revised, added and deleted on the basis of stakeholder knowledge of the community and interpretation of the Community Assessment report. Each of these issues or opportunities is followed-up with corresponding implementation measures in the Implementation Program.

- C. Implementation Program - the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the plan.
1. Short Term Work Program – identification of specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.
  2. Policies - the local governments will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

## Issues and Opportunities

Provided below is the final, locally agreed upon, list of issues and opportunities the community intends to address. The potential issues and opportunities identified in the Community Assessment, an earlier, complementary document, were revised, added and deleted on the basis of stakeholder knowledge of the community and interpretation of the Community Assessment report. Each of these issues or opportunities is followed-up with corresponding implementation measures shown in the Implementation Program in the rear of the document. The reader should be aware that because some issues generate more than one opportunity, and an opportunity may address more than one issue, there are usually not the same number of issues and opportunities in each category.

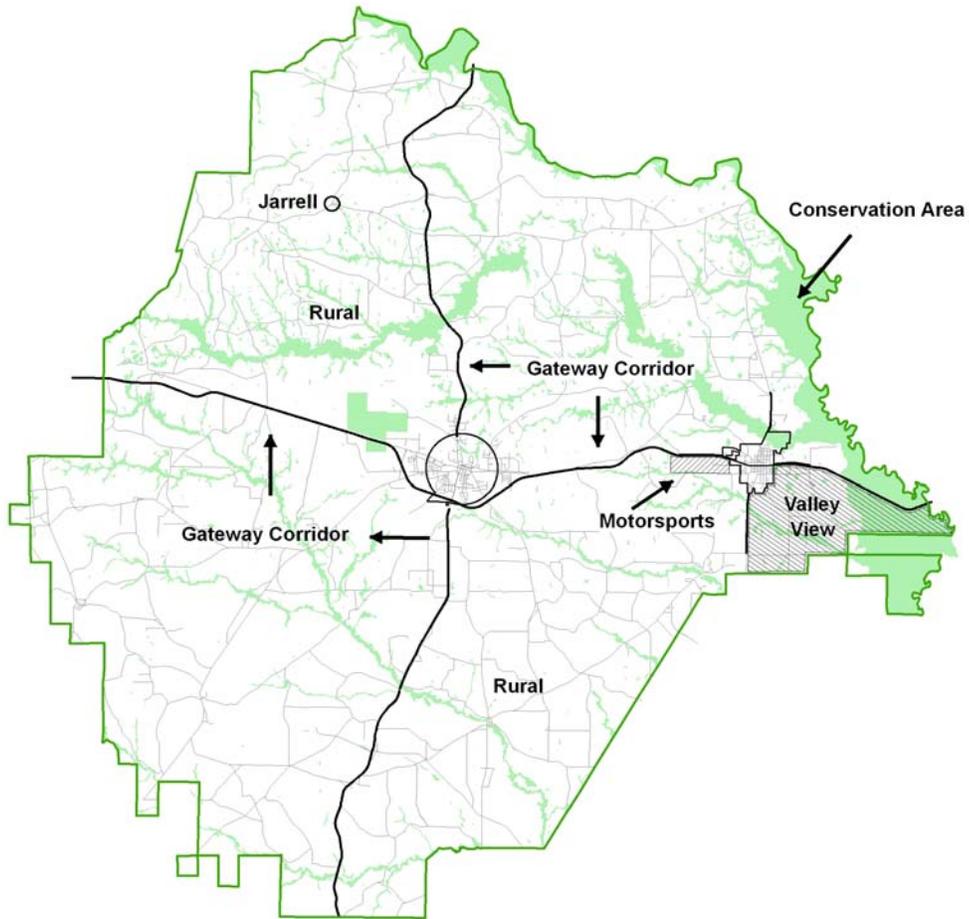
Population	
Issues	Opportunities
Educational attainment level	Greater civic involvement in mentoring programs
Per capita income level	Promotion of GED/adult literacy offerings
School dropout rate	Promote “Work Ready” program
Presence and use of illicit drugs	Increased support for Family Connections programs
At-risk youth population	Expand after-school programs
	Creation of multi-county anti-drug task force
	Increase anti-drug message throughout community
Housing	
Issues	Opportunities
High and increasing presence of manufactured housing	Develop incentives for traditional housing
Increasing tax base reliance on residential development	Provide First-time Homebuyer education
Incidence of substandard housing	Implementation of housing code (environmental/nuisance) enforcement
Insufficient housing options	
Disinvestment in residential neighborhoods	
Community and Public Facilities	
Issues	Opportunities
Limited recreation opportunities	Expand recreational opportunities
Capacity of fire-rescue service	Development of a public fishing area
Maintenance and expansion of water and wastewater services	Secure funding for water and sanitary sewer systems improvements
Limited medical services in the community	Improve facilities to properly house local government services

Physical/space inadequacies in government facilities (general government, law enforcement, DFCS, HD, etc.)	Secure duplicate copies of and permanent storage for critical public records
Preservation of courthouse (National Register)	Attract an after-hours medical care facility
Need for civic/community center	
Need for local dynamic web site(s)	
Protection of essential public records	
Economic Development	
Issues	Opportunities
Vacant storefronts in downtown areas	Pursue Entrepreneur Friendly designation
Tourism potential not maximized	Promote/develop local entrepreneur spirit via incubator, revolving loan fund, e-commerce assistance, etc.
Limited overnight accommodations for traveling public	Maintain availability of speculative industrial building
Services available at airport	Preserve downtowns
Lack of attractive employment opportunities/options	Promote technical education programs
Difficulty attracting industries paying higher wages	Develop north access to industrial park
Disconnect between current worker skill levels and type jobs desired	Community promotion through dynamic web sites
North access to industrial park (Butler northwest bypass)	Be alert to any potential of natural gas line extension into community
Natural gas service for industrial development	Utility service extensions to 19/96 intersection
Community website	Develop dynamic community web sites
Natural and Cultural Resources	
Issues	Opportunities
Potential for degradation of natural and cultural resources	Natural and historic resource(s) preservation; and tourism development
Lack of awareness of historic resources	Natural resource preservation through environmental protection ordinances
Potential degradation of scenic vistas	Reestablish historic preservation commission
	Zoning ordinance updates
	Protect limited prime farmland acreage from encroachment
Land Use	
Issues	Opportunities
Potential degradation of scenic vistas	Enhancement of code enforcement efforts
Lack of development standards for U. S. 19/GA. 96 intersection	Corridor protection standards
Potential for sprawl development along 19/96	

Transportation	
Issues	Opportunities
Improved community identity to traveling public; sense of place	Scenic Byway/Corridor designation (U.S. 19 and/or GA 96)
Potential for indiscriminate placement of on-site and off-site advertising	Maintain compact and intact municipal and industrial areas
Preservation of scenic vistas	Concentration of rural residential development to preserve rural character, better justify road improvements, and control cost of road maintenance
Maintenance/improvement of road/street network	
Intergovernmental Coordination	
Issues	Opportunities
Lack of coordination between some local boards, commissions and authorities	Hold regular meetings between decision-making entities: county, cities, local boards, commissions and authorities
Communications within the community	Initiate periodic town hall meetings
Boundary dispute with Macon County	Boundary rectification prior to 2010 Census

## **CHARACTER AREAS**

# Character Areas Taylor County



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MIDDLE FLINT  
REGIONAL  
DEVELOPMENT CENTER

## RURAL

### Description

By far the largest character area, it is comprised overwhelmingly of forest and agriculture; the built development in this area is sparse. Residential development should be concentrated around a community focal point characterized by a road intersection, commercial establishment, clustering of residences, and/or any condition or circumstance that has concentrated, limited development in a small area thus distinguishing it from the surrounding countryside. For historical context, such developments include crossroad communities like Charing, Howard, Mauk, Potterville, and Rupert. This area should be protected from incompatible or inappropriate land uses that are out of character with a rural environment. Such development should be directed to sites where necessary services can be better provided. The purposes of this district is to preserve rural character of the unincorporated area as an important quality-of-life resource, and to ensure that the limited development that does occur is compatible with the predominantly rural and open space character of the area. Activity proximate to the Gateway Corridor should complement the corridor.

### Vision

The vision for this area is preservation of panoramic viewsheds characterized by historical agrarian landscapes (open agricultural lands, occasional pastures dotted with livestock, woodland) interspersed with rural residences.

### Land Uses

Agriculture, horticulture, forestry and their accessory buildings

With very rare exception, commercial and industrial uses will be excluded unless directly related to agriculture or forestry activities

Home occupations

Single-family dwellings on minimum three acre lot; 1.5 acre lots in crossroad communities

Seasonal produce stand selling locally grown products

Dwellings for farm workers

Churches

### Quality Community Objectives

#### Regional Identity

Each region should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

#### Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

### Development Patterns

Using infrastructure availability to steer development away from rural area and to urban community

Nodal development  
Increased minimum lot size

#### Development Strategy-Implementation Measures

1. Limiting and managing new development.
2. Protect farmland/open space by implementing larger lot size
3. Promoting conservation use assessments (property taxation on farmland)
4. Limited residential subdivision development; minor exceptions should require rural cluster zoning or conservation subdivision design with vision buffers from local roads
5. Promote agriculture and agriculture-related businesses to keep the industry viable
6. Adopt and implement applicable Part V Environmental Criteria

### GATEWAY CORRIDOR

#### Description

This corridor is comprised of a buffer parallel to the full lengths of U.S. 19 and Georgia 96 through the community. The views of the countryside from these thoroughfares are aesthetically pleasing, and if preserved can be employed by the community as an effective quality-of-life marketing tool. The limited development that has occurred to date has spared the community from visual intrusions into these vistas that commonly result from unregulated off-site advertising. The local segments of these two routes are susceptible to becoming “commercial corridors” for other jurisdictions because of anticipated increases in vehicular traffic once four-lane improvements to their full lengths are completed. As long as the community lacks the highway commercial establishments patronized by the traveling public, outdoor advertising along these thoroughfares will be promoting out-of-county commerce while intruding on local vistas. Strict standards for outdoor advertising along both routes are needed to preserve the scenic drive through the community.

#### Vision

The vision for this area is one of signage and development compatible with adjacent character areas. Views of the adjoining Rural Character Area from the corridor are not impeded by randomly-sited commercial signage or by development incompatible with the views. The corridor will be utilized to add aesthetic enhancements to the community.

#### Land Uses

Strictly regulated off-site advertising  
Entranceway and landscape enhancements

#### Quality Community Objectives

##### Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

### Development Patterns

Management of commercial billboard placement  
Transportation enhancements

### Development Strategies-Implementation Measures

1. Review and revise existing signage regulations (placement)
2. Retrofit or mask existing unsightly features as necessary
3. strategically placed ornamental plantings

## VALLEY VIEW

### Description

This character area is approximately 2.75 miles square adjacent to and southeast of Reynolds. The view from state highway 128, the west boundary of the character area, is of a portion of the Flint River valley. While there are a few other areas in the county along the public roadway with a view toward the river, this site provides the greatest variation in topography. At some points roadway elevation is as much as 100 feet above the valley floor. From this “aerial” perspective much more detail can be gleaned from the pastoral setting than is possible from the purely lateral or horizontal views at other sites in the county. This viewshed is an aesthetically pleasing one of row crop agriculture and peach orchards without visual intrusions.

### Vision

The vision for this area is preservation of picturesque agrarian vistas.

### Land Use

Agriculture, horticulture, forestry and their accessory buildings  
Home occupations  
Single-family dwellings on minimum five acre lot  
Seasonal produce stand selling locally grown products  
Dwellings for farm workers

### Quality Community Objectives

#### Regional Identity

Each region should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

#### Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

### Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation

### Development Patterns

Enlist significant features shaping identity and character of the area

Increased minimum lot size to limit development density, protect farmland and rural character

Using infrastructure availability to steer development away from the area to urban community

### Implementation Measures

1. Limiting and managing new development
2. Promoting conservation use assessments (property tax on farmland)
3. Promote eco-tourism
4. Larger lot size requirements
5. Prohibit subdivision development
6. Promote agriculture and agriculture-related businesses
7. Adopt and implement applicable Part V Environmental Criteria

## MOTORSPORTS

### Description

The site of one of only four National Hot Rod Association (NHRA) sanctioned drag strips in the state, located on Reynolds' western perimeter. The NHRA organization is the world's largest auto racing organization.

### Vision

The vision for this area is that of a relatively large, open area providing the space needed to accommodate motorized recreational activities, dotted only with limited facilities and services supporting on-site needs of motor sports participants and spectators.

### Land Use

Facilities supporting motorsport activities

### Quality Community Objectives

#### Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities

### Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce

### Development Patterns

1. Relatively large acreages for motorized recreational vehicles
2. Small, limited acreage development for activities supporting motorized recreation

### Implementation Measures

1. Incorporate applicable zoning district into county ordinance

## JARRELL COMMUNITY

### Description

The Jarrell Community is a small area located on state route 208 in the northwest quadrant of the county. Character of the area is derived from the historic features retained by approximately eighteen residential structures dating from 1850-1900. Greek Revival is the most common architectural style, with slightly fewer vernacular farm cottages present. A Craftsman bungalow is on the west side of the area. The largest home, centrally located on the south side of the state route, is built in the Neoclassical style. A county store is located at the east end of the area on GA 208 in an older building that, although not historic, blends well with the surrounding structures. Several homes are set in pecan orchards, others surrounded by pasture; all are varying distances from the highway and appear to be well maintained. Numerous outbuildings (barns, silos, etc.) can be seen from the highway.

### Vision

The vision for this area is preservation of the late nineteenth century pastoral setting and agricultural landscape unique in the community. Any development will be managed to avoid adverse impact on potential eligibility for a district listing on the National Register of Historic Places.

### Land Use

Agriculture/forestry

Residential and complementary out buildings

### Quality Community Objectives

#### Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character

#### Regional Identity

Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region

together, or other shared characteristics

#### Development Patterns

1. Very limited development
2. Maintenance of nineteenth century historical integrity

#### Implementation Measures

1. Zoning with area-sensitive development standards; acreage, architecture, orientation, etc.
2. Tax incentives for preservation of historic resources

## CONSERVATION AREA

#### Description

These are environmentally sensitive areas widely distributed but most prevalent in the north half of the county; generally linear in shape and generally parallel to surface water bodies. They are not suitable for development, consisting of floodplain, wetland, river corridor, and refuges for plant and/or animal life, including the Fall Line Sandhills Conservation area.

#### Vision

The vision for this area is preservation of distinctive natural features (flora, fauna, riverine) that provide unique opportunities for education, recreation, scenic views and/or provide habitat for protected, endangered or threatened species. Any new development will be sensitive to potential ecological and visual impacts on the surrounding natural resources.

#### Land Use

Agriculture/forestry

Small facility to promote eco-tourism, environmental education

#### Quality Community Objectives

##### Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.

##### Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

#### Development Patterns

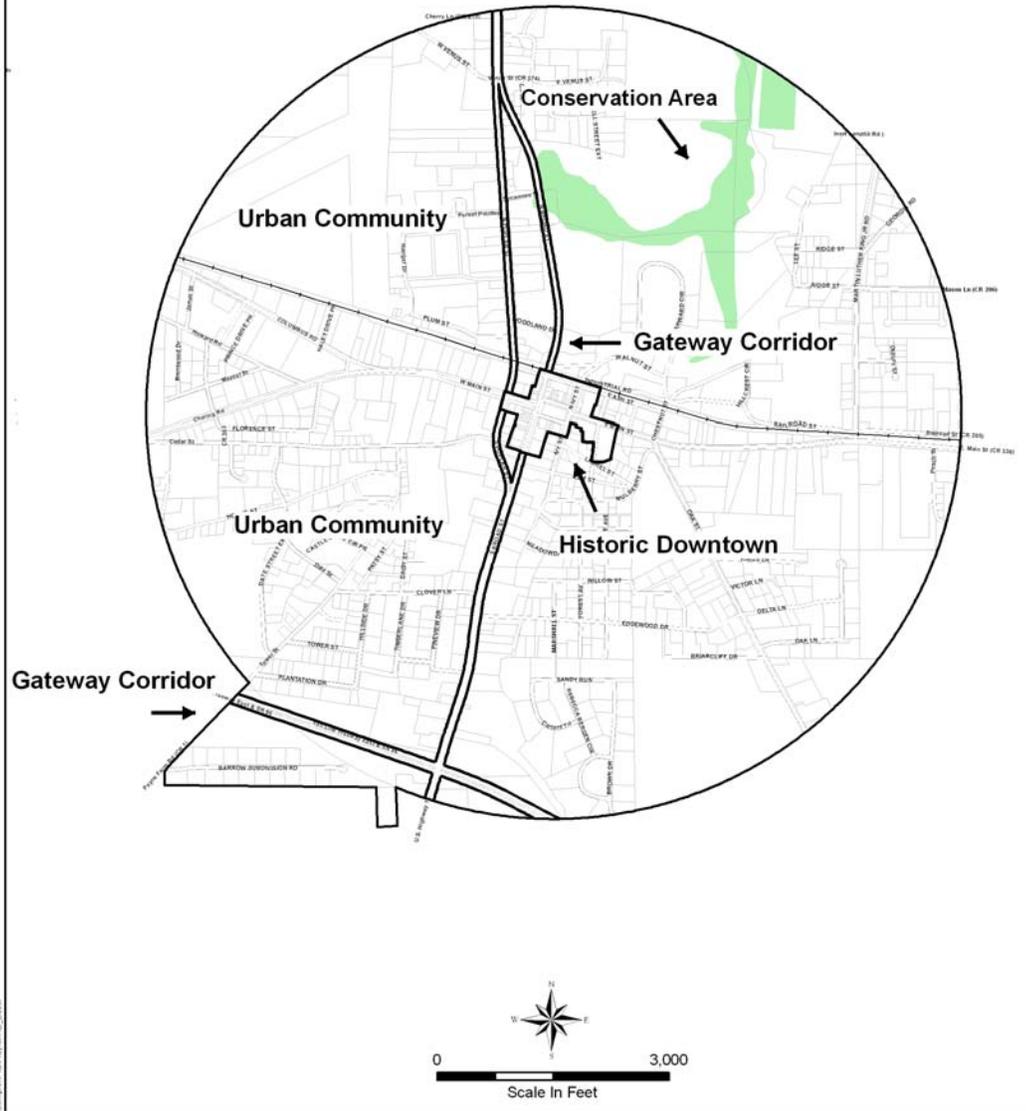
Limited, resource-sensitive development

Use infrastructure availability to steer development away from natural, cultural, environmentally-sensitive resources to urban community

Implementation Measures

1. Adopt environmental protection ordinances (Part V Environmental Planning Criteria)
2. Eco-tourism
3. Environmental education

# Character Areas City of Butler



## HISTORIC DOWNTOWN

### Description

Historic Downtown is coterminous with the National Register listed Butler Downtown Historic District, covering all or parts of seven blocks surrounding the courthouse square. One-story and limited two-story brick commercial architecture characterizes the area. These buildings are typically constructed on lot lines and often share party walls. The courthouse (1935) is itself listed on the National Register of Historic Places and serves as the historic and visual anchor of the district. Landscaping is limited to foundation plantings, mature trees, concrete sidewalks and a chain-and-post fence all on the courthouse square. Amid some vacant storefronts, the recent and historically sensitive renovation of a prominent downtown building has contributed to stabilization of the area. However, the one-mile strip between Downtown and intersecting four-lane routes at the south city limits is a serious threat to the dilution of economic activity which has historically taken place within this seven block area.

### Vision

The vision for this area is maintenance of high density development compatible with the existing nineteenth century commercial architecture. The downtown is listed on the National Register of Historic Places, and new development will complement the visual and physical characteristics of the historic architecture. To help maintain the Historic Downtown as the community focal point, increased pedestrian activity and pedestrian-oriented development is encouraged.

### Land Uses

Commercial  
Mixed use  
Residential  
Office

### Quality Community Objectives

#### Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.

#### Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

#### Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

### Development Patterns

Sidewalk and street enhancements  
Sensitive architectural-density-scale integration with existing development  
Maintenance of community focal point; foster community gathering spaces  
Redevelopment and infill; adaptive reuse of existing vacant/underutilized structures  
Loft apartments (where possible)  
Maintain on-street parking

### Implementation Measures

1. Establish historic preservation commission
2. Develop local historic district and design guidelines
3. Protect historic properties from demolition and encourage rehabilitation and facade improvements with appropriate incentives
4. Rehabilitation/restoration in accordance with Secretary of the Interior's Standards for Rehabilitation
5. New development should be of scale and architectural design to fit well into the historic fabric of the area
6. Create downtown development authority
7. Promote a mix of retail, office, services employment and residential
8. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings and compatible infill
9. Pedestrian orientation and bike routes within and beyond the area
10. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites with adequate traffic control

## URBAN COMMUNITY

### Description

This is the area where the community's greater level of human interaction occurs, encompassing sites where residential, employment, educational, social, religious and recreational activities are concentrated. In sparsely populated counties the Urban Community is usually coterminous with the municipal boundary; occasionally extending into the immediately surrounding area. The concentration of services and opportunities attracts residents, and the concentration of residents is needed to justify and maintain the provision of services and opportunities. Retail options are limited, and consist overwhelmingly of family businesses or "mom and pop"-type establishments. Variations and even conflicts in form and pattern are common because of the variety of interaction in a limited geographical area. It is this concentration of varied activities that gives the Urban Community a character unique from the surrounding sparsely developed area.

### Vision

The vision for this area is clusters of mixed land uses in various forms and patterns where the greater community's economic and social interaction will be concentrated. High density development and local traffic flow will occur in these clusters. The area will be enhanced with increased pedestrian access and increased code enforcement.

## Land Use

Commerical

Residential

Industrial

Recreation

Mixed use

Public

## Quality Community Objectives

### Growth Preparedness

Each community should identify and put in place the pre-requisite for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sanitary sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

### Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

### Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### Housing Opportunities

A range of housing size, cost and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and provide a range of housing choice to meet market needs.

## Development Patterns

Maintain small town store front design

Enhance sidewalk and street appearance

Regulation of the number, size and placement of advertising

Affordably-priced mix of housing types

Infill development

Adaptive reuse of existing vacant or underutilized structures

Landscaped parking areas to minimize visual impact of large expanses of paved parking

Shared parking arrangements to reduce overall parking needs

## Implementation Measures

1. Promote infill development to capitalize on past infrastructure investments
2. Promote greater pedestrian orientation and access
3. Promote traditional neighborhood development style residential subdivisions with good

- vehicular and pedestrian/bike interconnectivity to the rest of the community
4. Permit accessory housing and infill multi-family residences
  5. Promote residential street design that fosters traffic calming practices such as sidewalk, narrower streets, street trees, street interconnections, on-street parking
  6. Focus on strategic public investments to improve living conditions, and encourage more maintenance/upgrade of existing development
  7. Homeownership assistance, strong code enforcement, rights-of-way improvements to foster residential neighborhood stability
  8. Preservation and rehabilitation of the housing stock, while rebuilding, on the remaining land, new, attractive housing following the principles of traditional neighborhood development
  9. Develop adequate water, sanitary sewer, stormwater, and transportation infrastructure to complement residential and economic development
  10. Update zoning ordinance

## GATEWAY CORRIDOR

### Description

This area encompasses horizontal buffers parallel to U.S. 19 and GA 96 through the city. The attractiveness of this site to highway related businesses; restaurants, overnight accommodations, truck stops/services, etc, is enhanced by the intersection of both routes on the south end of the city. It is from this segment of highway that an increasing majority of through-traffic will get the first impression of the city. Plans for the extension of municipal utility services should be developed and pursued in accordance with appropriate development standards.

### Vision

The vision for this area is management of signage placement so views from the corridor are not impeded by randomly-sited commercial signage. The corridor will be used to add aesthetic enhancements to the community.

### Land Uses

Residential  
Commercial

### Quality Community Objectives

#### Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

#### Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

### Development Patterns

Management of commercial billboard placement  
Transportation enhancements

### Implementation Measures

1. Review and revise existing signage regulations (placement)
2. Retrofit or mask unsightly features; strong code enforcement activity
3. Guidelines for highway commercial development at the 19/96 intersection, including landscaping standards
4. Manage access to keep traffic flowing; using directory signage to developments
5. Enhanced entranceways (strategically placed ornamental plantings, landscaping)

## CONSERVATION AREA

### Description

This is an environmentally sensitive area in the northeast quadrant consisting of wetland acreage.

### Vision

The vision for this area is preservation of distinctive natural features (flora, fauna) that provide unique opportunities for education, recreation, scenic views and/or provide habitat for protected, endangered or threatened species. Any new development will be sensitive to potential ecological and visual impacts on the surrounding natural resources.

### Land Use

Agriculture/forestry

### Quality Community Objectives

#### Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.

#### Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

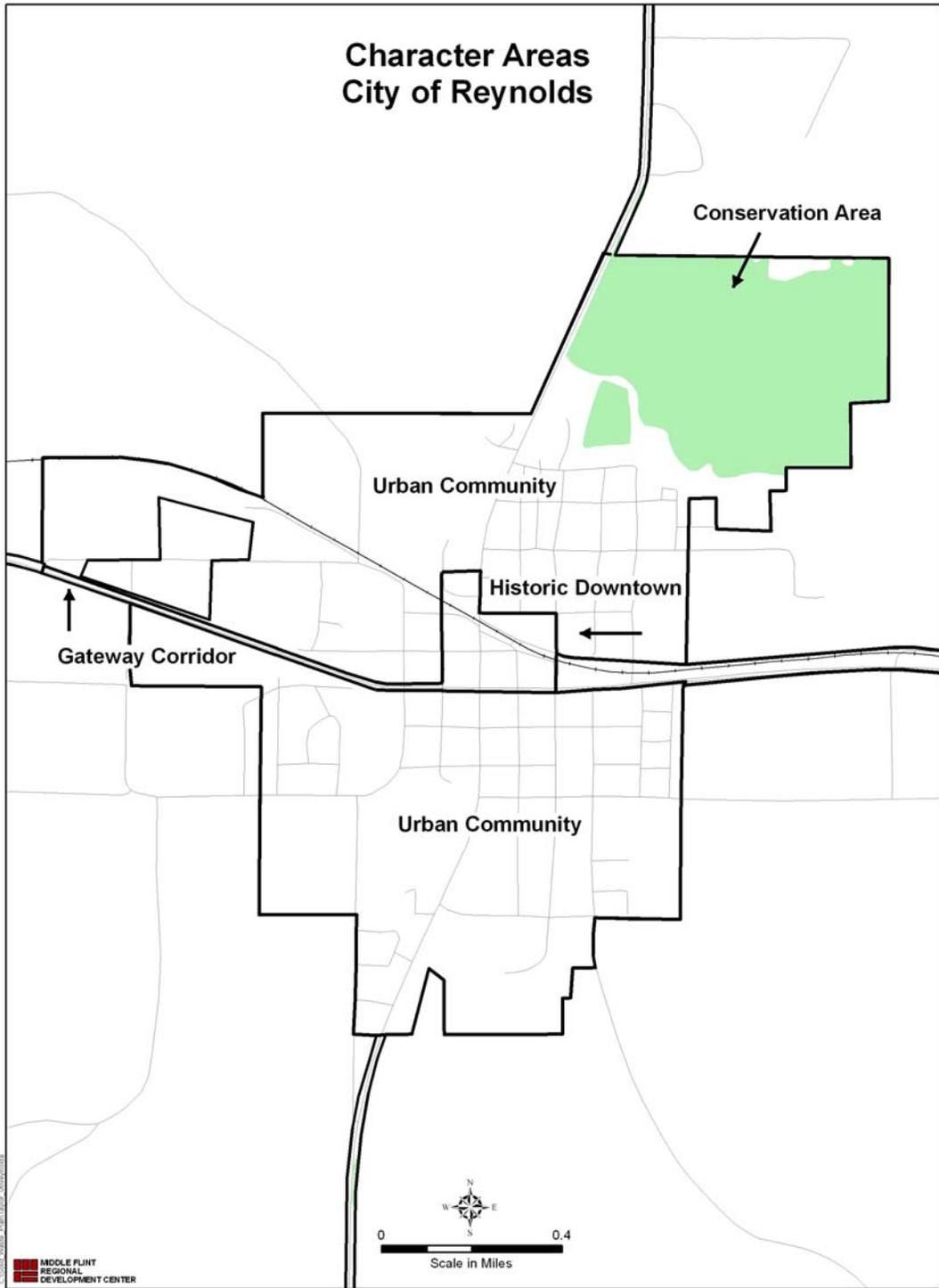
### Development Patterns

Adopt and implement applicable Part V Environmental Criteria

Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources

Implementation Measures

1. Adopt environmental protection ordinances (Part V Environmental Planning Criteria)
2. Support eco-tourism



## HISTORIC DOWNTOWN

### Description

Historic Downtown covers a four-and-one-half block area anchored by Reynolds' largest concentration of storefronts. One-story and some two-story brick buildings, all sharing a party wall, extend the full length of a city block on E William Wainwright Street. Some of these structures have benefitted from historically sensitive renovation. The rear elevation of these buildings is visible from the Fall Line Freeway (GA 96), the consequence of fire that destroyed a complementary historic building which covered the other half of the city block. Contemporaneous buildings on two adjoining blocks face these storefronts. City hall is to the north in a one-story brick complex. A smaller concentration (covering half the city block) of complementary brick storefronts is west. The remainder of the block has buildings of more recent architecture. The northwest block of Downtown has a vacant lot on the near corner, with an adjoining commercial establishment of more recent construction and residences more distant. Landscaping is limited to street trees fronting city hall and a gazebo on the grounds of the renovated depot located behind city hall. A unique fact about this area is that in very few rural Georgia counties did a second, smaller city have a commercial core.

### Vision

The vision for this area is maintenance of high density development compatible with the existing nineteenth century commercial architecture. New development will complement the visual and physical characteristics of the historic architecture. To help maintain the Historic Downtown as the community focal point, increased pedestrian activity and pedestrian-oriented development is encouraged.

### Land Use

Retail

Mixed use

Residential

Service

Office

### Quality Community Objectives

#### Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.

#### Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

## Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

## Development Patterns

Sidewalk and street enhancements

sensitive architectural, density and scale integration with existing development

maintenance of community focal point; foster community gathering spaces

Redevelopment and infill; adaptive reuse of existing vacant/underutilized structures

Loft apartments (where possible)

On-street parking

## Implementation Measures

1. Establish historic preservation commission
2. Develop design guidelines to preserve area character
3. Add residential (possible loft apartments) to current mix of retail, office, services
4. Facade improvements on older buildings
5. Any residential development should reinforce the traditional downtown through a combination of rehabilitation of historic buildings and compatible infill
6. Landscape vacant lots to minimize visual impacts (of asphalt, metal fencing, undeveloped site) from adjacent areas
7. Protect historic properties from demolition and encourage rehabilitation with incentives, (National Register of Historic Places)
8. Maintain or rehabilitate/restore Historic properties according to the Secretary of the Interior's Standards for Rehabilitation
9. Pedestrian-orientation, with strong, walkable connections
10. Concentrate new residential and commercial development around the downtown and adjacent neighborhoods on any infill sites

## URBAN COMMUNITY

### Description

This is the area where the community's greater level of human interaction occurs, encompassing sites where residential, employment, educational, social, religious and recreational activities are concentrated. In sparsely populated counties the Urban Community is usually coterminous with the municipal boundary; occasionally extending into the immediately surrounding area. The concentration of services and opportunities attracts residents, and the concentration of residents is needed to justify and maintain the provision of services and opportunities. Variations and even conflicts in form and pattern are common because of the variety of interaction in a limited geographical area. It is this concentration of varied activities that gives the Urban Community a character unique from the surrounding sparsely developed area.

### Vision

The vision for this area is clusters of mixed land uses in various forms and patterns where the greater community's economic and social interaction will be concentrated. High density development and local traffic flow will occur in these clusters. The area will be enhanced with increased pedestrian access and increased code enforcement.

### Land Use

Commerical  
Residential  
Industrial  
Recreation  
Mixed use  
Public

### Quality Community Objectives

#### Growth Preparedness

Each community should identify and put in place the pre-requisite for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sanitary sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

#### Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

#### Housing Opportunities

A range of housing size, cost and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and provide a range of housing choice to meet market needs.

### Development Patterns

Maintain small town store front design  
Enhance sidewalk and street appearance  
Regulation of the number, size and placement of advertising  
Affordably-priced mix of housing types  
Infill development  
Adaptive reuse of existing vacant or underutilized structures  
Landscaped parking areas to minimize visual impact of large expanses of asphalt

### Implementation Measures

1. Promote infill development to capitalize on past infrastructure investments
2. Promote greater pedestrian orientation and access
3. Promote traditional neighborhood development style residential subdivisions with good vehicular and pedestrian/bike interconnectivity to the rest of the community
4. Permit accessory housing and infill multi-family residences to increase residential density
5. Promote residential street design that fosters traffic calming practices such as sidewalk, narrower streets, street trees, street interconnections, on-street parking, bicycle and pedestrian facilities
6. Focus on strategic public investments to improve living conditions
7. Homeownership assistance, strong code enforcement, rights-of-way improvements to foster residential neighborhood stability
8. Preservation and rehabilitation of the housing stock, while rebuilding, on the remaining land, new, attractive housing following the principles of traditional neighborhood development
9. Develop adequate water, sanitary sewer, stormwater, and transportation infrastructure to complement residential and economic development
10. Review and update zoning ordinance

## GATEWAY CORRIDOR

### Description

This area is comprised of a horizontal buffer parallel to GA 96 across the breadth of the city. It is from this segment of highway that an increasing majority of through-traffic will get the first impression of the city.

### Vision

The vision for this area is management of signage placement so views from the corridor are not impeded by randomly-sited commercial signage. The corridor will be used to add aesthetic enhancements to the community.

### Land Use

Residential  
Commercial

### Quality Community Objectives

#### Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

### Infill Development

Communities should maximize the use of existing infrastructure and minimize the

conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Development Patterns

Management of commercial billboard placement  
Transportation enhancements

#### Implementation Measures

1. Review and revise existing signage regulations (placement)
2. Retrofit or mask unsightly features; strong code enforcement activity
3. Enhanced entranceways (strategically placed ornamental plantings, landscaping)

## CONSERVATION AREA

#### Description

This an environmentally sensitive area on the northeast corporate limit not suitable for development, consisting of floodplain and wetlands, and serving as a refuge for plant and/or animal life.

#### Vision

The vision for this area is preservation of distinctive natural features (flora, fauna,) that provide unique opportunities for education, recreation, scenic views and/or provide habitat for protected, endangered or threatened species. Any new development will be sensitive to potential ecological and visual impacts on the surrounding natural resources.

#### Land Use

Agriculture/forestry  
Small facility for resource education

#### Quality Community Objectives

##### Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.

##### Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

#### Development Patterns

Adopt and implement applicable Part V Environmental Criteria  
Use infrastructure availability to steer development away from areas of natural, cultural, and

environmentally sensitive resources

Implementation Measures

1. Adopt environmental protection ordinances (Part V Environmental Planning Criteria)
2. Support eco-tourism

## **POLICIES**

These policies will provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

### Housing

1. We will work toward significant reduction in substandard/dilapidated housing.
2. We will work to create affordable housing opportunities in an effort to provide viable housing options to all who work in the community.
3. We will encourage development of housing opportunities that will enable residents to live near their places of employment.

### Facilities and Services

1. Our community will make efficient use of existing infrastructure and public facilities in an effort to minimize the need for costly new/expanded facilities and services.
2. We will protect existing infrastructure investments by encouraging infill redevelopment and compact development patterns.
3. We will ensure that new development does not cause a decline in existing levels of service for residents and employers.
4. We will limit development within our community to areas that can be reasonably served by public infrastructure.
5. We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
6. We will coordinate provision of public facilities and services with land use planning to promote more compact development.
7. Sequential, phased extension of utilities and services will be used to encourage rational expansion of development to areas contiguous to previously developed areas.
8. To the maximum extent possible the community will seek ways for new growth to pay for itself in terms of public investment in infrastructure and services.
9. We will invest in recreational facilities to enhance the quality of life for our citizens.
10. We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

### Economic Development

1. We will support programs for creation, retention and expansion of businesses that are a good fit for the local economy in terms of job skill requirements and linkages to existing businesses.
2. We will consider the employment needs and skill levels of current residents in making decisions on proposed economic development projects.
3. We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

### Land Use

1. Decisions on new development will contribute to, not detract from, our community's character and sense of place.
2. We encourage development that is sensitive to the historic context, sense of place and

overall setting of the community.

3. We will use land efficiently to avoid the costs and problems associated with sprawl.
4. We will preserve our rural character and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
5. Our gateways and corridors will contribute to a sense of place for our community.
6. We support increases in residential density in areas where design standards, environmental constraints and available/planned infrastructure capacities can satisfactorily accommodate the increase.
7. We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

#### Natural and Cultural Resources

1. Protection and conservation of our resources will play an important role in the decision-making process when making decisions about growth and development.
2. We will encourage development in areas that do not subject natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources to encroachment.
3. We will work to direct development pressure away from our most significant agricultural farmland.
4. We will strive to protect water supplies through environmental protection measures.
5. We will promote solid waste reduction and recycling initiatives.

#### Transportation

1. Recognizing that the ready availability of transportation creates development pressures in areas adjacent to the transportation infrastructure, we will target transportation improvements to support desired development patterns.
2. We will promote connectivity of our road network, e.g., grid network of streets, multiple connections between subdivisions, etc.

#### Intergovernmental Coordination

1. We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
2. When appropriate we will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
3. We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
4. We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.

**IMPLEMENTATION PROGRAMS  
2009-2013**

<b>Taylor County Short Term Work Program</b>			
<b>FY 2009-2013</b>			
<b>Project</b>	<b>Funding</b>		<b>Responsible Party</b>
	<b>Amount</b>	<b>Source</b>	
<b>FY 2009</b>			
Annual computer upgrades '09-'13	\$2.5K	Local	County Manager
Remodel two county buildings adjacent to annex for use as office space	\$150K	Local	County Manager
Install irrigation system on courthouse grounds	\$5K	Local	County Manager
Replace sheriff deputy's cruiser '09-'13	\$25K	Local	Sheriff
Upgrade dynamic county web site	\$2.5 K	Local	County Manager
Organize Chamber of Commerce	Staff time	Local	Chamber Board
Implement an aggressive economic marketing campaign; dynamic web site, promoting competitive economic advantages (mega site), develop revolving loan fund, expand networking activities	Staff time, travel	Local	Development Authority Director
Ensure availability of a speculative industrial building, ('09-'13, as needed)	\$100K	USDA-RDA/ Local	Development Authority Director
Purchase fire vehicle and equipment (Mauk station in '09), '11, '13	\$150K	Local	County Manager
Purchase playground equipment and fencing for recreation complex	\$40K	SPLOST	Recreation Authority Director
Construct tennis courts (4) at recreation complex	\$150K	SPLOST	Recreation Authority Director
Initiate pursuit of DNR funding for a public fishing area (PFA) '09-'13	\$1M	Ga. DNR	County Commission
Acquire jail site	\$30K	Local	County Commission
Build new jail/sheriff complex '09-'10	\$1M	SPLOST	Sheriff
Construct airport runway extension	\$2M	OneGeorgia, Local	Airport authority
Stripe county roadway '09, '11-'13	\$200K	SPLOST/DOT	County Manager
Institute periodic town hall meetings	Staff time	Local	County Commission
Pursue housing and/or related assistance '09, '11, '13	\$300-800K	CDBG/CHIP	County Manager
Promote volunteerism in tutoring and mentor programs on county web site '09-'13	Staff time	Local	County Manager
Promote enrollment in GED classes on county web site '09-'13	Staff time	Local	County through web master

Pursue Work Ready designation	Staff time	Local	Development Authority Director
Promote conservation use easements '09-'13 (farmland protection)	Staff time	Local	Assessors/County Commission
Incorporate eco-tourism into economic promotion activities	Staff time	Local	Development Authority/Chamber of Commerce
<b>FY 2010</b>			
Annual computer upgrades '09-'13	\$2.5K	Local	County Manager
Replace sheriff deputy's cruiser '09-'13	\$26K	Local	Sheriff
Replace garbage truck	\$150K	Local	County Manager
Purchase fire equipment '10, '12	\$25K	Local	County Manager
Replace motor grader	\$175K	Local	County Manager
Bridge repair '10, '12, '13	\$50K	SPLOST/DOT	County Manager
Reactivate recycling program	\$25K	Local	County Manager
Pave county office complex parking lot	\$12K	Local/DOT	County Manager
Complete new jail/sheriff complex '09-'10	\$4M	SPLOST	
Renovate courthouse	\$125K	SPLOST	County Manager
Construct multi-purpose community building	\$500K	SPLOST	Recreation Authority Director
Install self-serve fuel system (credit card) at airport	\$125 K	SPLOST	Airport Manager
Parking/paving improvements at recreation site	\$200K	Rec. Dir	Recreation Authority Director
Initiate development of county water system	\$1M+	USDA/CDBG	Board of Commissioners
Promote volunteerism in tutoring and mentor programs on county web site '09-'13	Staff time	Local	County Manager
Promote enrollment in GED classes on county web site '09-'13	Staff time	Local	County through web master
Pursue funding for additional office space for Health Dept., DFCS and Neighborhood Service Center, Family Connections	\$750K	Local	County Manager
Corridor enhancements on GA. 96 between Butler and Reynolds	\$150K	Local/DOT TE	County Manager
Adopt applicable Part V environmental planning criteria (new wetlands, ground-water and river corridor protection stds.)	Staff time	Local	County Commission
Wholesale review of zoning ordinance and update as necessary	Staff time	Local	Planning Commission
Increase environmental/nuisance code enforcement activity	Staff Time	Local	P&Z
Pursue cluster zoning/conservation	Staff	Local	Planning/County

subdivision components with visual buffer standards for subdivision ordinance	time		Commission
Pursue appropriate zoning for “Jarrell” community and “motor sports”	Staff time	Local	Planning/County Commission
Promote conservation use easements ‘09-’13 (farmland protection)	Staff time	Local	Assessors/County Commission
Incorporate eco-tourism into economic promotion activities	Staff time	Local	Development Authority/Chamber of Commerce
Revise signage regulations (placement)	Staff time	Local	Planning/County Commission
<b>FY 2011</b>			
Annual computer upgrades ‘09-’13	\$2.5K	Local	County Manager
Replace sheriff deputy’s cruiser ‘09-’13	\$29K	Local	Sheriff
Complete new jail/sheriff complex	\$5M	SPLOST	Sheriff
Purchase fire vehicle and equipment ‘09, ‘11, ‘13	\$150K	Local	County Manager
Pave county roads ‘11, ‘13	\$2.5M	SPLOST/DOT	County Manager
Stripe county roadway ‘09, ‘11-’13	\$200K	SPLOST/DOT	County Manager
Remodel building for EMS	\$125K	Local	County Manager
Implement curbside garbage collection	\$400K	User Fee/Local	County Commission
Construct airport terminal with security fencing	\$650K	SPLOST	Airport Manager
Construct five airport hangars with taxiways ‘11, ‘13	\$150K	SPLOST	Airport Manager
Lighting improvements to football field and small baseball field	\$100K	SPLOST	Recreation Director
Promote volunteerism in tutoring and mentor programs on county web site ‘09-’13	Staff time	Local	County Manager
Promote enrollment in GED classes on county web site ‘09-’13	Staff time	Local	County through web master
Pursue housing and/or related assistance ‘09, ‘11, ‘13	\$300-800K	CDBG/CHIP	County Manager
Codify county ordinances	\$20K	Local	County Manager
Reestablish commission for historic preservation (and promotion of tourism)	Staff time	Local	County Commission
Promote conservation use easements ‘09-’13 (farmland protection)	Staff time	Local	Assessors/County Commission
Incorporate eco-tourism into economic promotion activities	Staff time	Local	Development Authority/Chamber of Commerce
<b>FY 2012</b>			
Annual computer upgrades ‘09-’13	\$2.5K	Local	County Manager

Replace sheriff deputy's cruiser '09-'13	\$30K	Local	Sheriff
Purchase fire equipment '10-'12	\$25K	Local	County Manager
Bridge repair '10, '12, '13	\$50K	SPLOST/DOT	County Manager
Stripe county roadway '09, '11-'13	\$200K	SPLOST/DOT	County Manager
Add bleachers to football field and at Reynolds recreation site	\$75K	SPLOST	Recreation Director
Promote volunteerism in tutoring and mentor programs on county web site '09-'13	Staff time	Local	County Manager
Promote enrollment in GED classes on county web site '09-'13	Staff time	Local	County through web master
Initiate single-family lease-to-purchase housing program	Staff time	Dept. of Housing and Urban Dev.	Flint Area CHA
Promote conservation use easements '09-'13 (farmland protection)	Staff time	Local	Assessors/County Commission
Incorporate eco-tourism into economic promotion activities	Staff time	Local	Development Authority/Chamber of Commerce
<b>FY 2013</b>			
Annual computer upgrades '09-'13	\$2.5K	Local	County Manager
Replace sheriff deputy's cruiser '09-'13	\$30K	Local	Sheriff
Purchase fire vehicle and equipment '09, '11, '13	\$150K	Local	County Manager
Construct five airport hangars with taxiways '11, '13	\$150K	SPLOST	Airport Manager
Purchase new ambulance	\$150K	Local	County Manager
Purchase garbage truck	\$170K	Local	County Manager
Pave county roads '11, '13	\$1M	SPLOST/DOT	County Manager
Bridge repair '10, '12, '13	\$50K	DOT/Local	County Manager
Stripe county roadway '09, '11-'13	\$200K	SPLOST/DOT	County Manager
Install water sprinkler system at recreation complex	\$40K	SPLOST	Recreation Director
Purchase concession trailer for recreation complex	\$2K	SPLOST	Recreation Director
Purchase maintenance equipment for recreation department	\$25K	SPLOST	Recreation Director
Construct restrooms at recreation complex	\$10K	SPLOST	Recreation Director
Promote volunteerism in tutoring and mentor programs on county web site '09-'13	Staff time	Local	County Manager
Promote enrollment in GED classes on county web site '09-'13	Staff time	Local	County through web master
Expand water system	\$1M+	USDA/CDBG	County Commission

Pursue housing and/or related assistance '09, '11, '13	\$300-800K	CDBG/CHIP	County Manager
Northwest (airport) bypass linking 19 & 96	\$3M	DOT	County Commission
Capitalize on any opportunity to attract natural gas transmission lines to the community	\$5M+	Southern Natural Gas	County Commission
Replace two-way radio system in public safety departments, as needed	\$80K	Local	Sheriff, Fire Coordinator, EMS
Pursue increase of minimum lot size in Rural Character Area	Staff time	Local	Planning/County Commission
Promote conservation use easements '09-'13 (farmland protection)	Staff time	Local	Assessors/County Commission
Incorporate eco-tourism into economic promotion activities	Staff time	Local	Development Authority/Chamber of Commerce

<b>Butler Short Term Work Program</b>			
<b>FY 2009-2013</b>			
<b>Project</b>	<b>Funding</b>		<b>Responsible Party</b>
	<b>Amount</b>	<b>Source</b>	
<b>FY 2009</b>			
Develop dynamic municipal website	\$1.5K	Local	City Clerk
Promote volunteerism in tutoring and mentor programs on web site '09-'13	Staff time	Local	City Clerk
Codify municipal ordinances	\$10K	Local	City Clerk
Purchase replacement police cruiser	\$30K	Local	Police Chief
Purchase three sets of turn-out gear	\$10K	Local	Fire Chief
Purchase replacement garbage truck	\$120K	Local	PW Dir
Stiffen enforcement of housing/ environmental/nuisance codes	Staff Time	Local	City Clerk/ PW Dir
Pursue housing and/or related assistance for residents	\$300K- 800K	CDBG/CHIP	City Council
Initiate pursuit of an after-hours emergency care facility '09-'13	Staff Time	USDA- RDA/Local	City Council
Investigate creation of a downtown development authority	Staff Time	Local	City council
Investigate creation of historic preservation commission and designation of local historic district	Staff Time	Local	City council
Initiate GPS capture of water/wastewater mains for GIS '09-'10	\$12.5K	Local	Public Works
Extend water and wastewater service to proposed county jail site	\$600K±	Taylor County/Local	City council
Extend water/wastewater services to 19/96 intersection	\$650K±	GEFA/Local	Public Works
Perform wholesale review of zoning ordinance and update as necessary	Staff Time	Local	Planning Commission City Council
Investigate additional annexation near 19/96 intersection or complementary zoning by county	Staff Time	Local	City Council Board of Commissioners
Zone 19/96 intersection appropriately to manage anticipated growth	Staff Time	Local	Planning Commission City Council
Revise signage regulations (placement)	Staff time	Local	Planning/County Commission
Support county eco-tourism activity	Staff time	Local	City Council
<b>FY 2010</b>			
Promote volunteerism in tutoring and mentor programs on web site '09-'13	Staff time	Local	City Clerk

Purchase three sets of turn-out gear	\$10K	Local	Fire Chief
Pursue housing assistance	\$300K	USDA-RDA	City Council
Complete GPS capture of water/wastewater mains for GIS '09-'10	\$12.5K	Local	Public Works
Pursue an after-hours emergency care facility '09-'13	Staff Time	USDA-RDA/Local	City Council
Extend wastewater collection service to all residents not currently served	\$400K±	GEFA/Local	City council
Initiate enhancements to elevated water storage capacity and upgrades to associated water transmission mains '10-'11	\$700K+	GEFA/USDA-RDA/Local	City council
Investigate options for duplication and permanent storage of public records	Staff time	Local	City Clerk
Adopt applicable Part V environmental planning criteria (rev. wetlands and groundwater protection standards)	Staff time	Local	City Clerk
Pursue funding for facade enhancement program	Staff Time	Local/DCA	City council
Investigate opportunity for traffic flow enhancements for Hillcrest/RR Street/SR 137	Staff time	DOT/Local	City Clerk Police Chief
<b>FY 2011</b>			
Purchase replacement police cruiser	\$30K	Local	Police Chief
Purchase three sets of turn-out gear	\$10K	Local	Fire Chief
Enhance fire service (substation)	\$500K±	USDA-RDA/Local	City Council
Complete enhancements to elevated water storage capacity and upgrades to associated water transmission mains '10-'11	\$1M±	GEFA/Local	City council
Pursue housing and/or related assistance for residents	\$300K-800K	CDBG/CHIP	City Council
Pursue an after-hours emergency care facility '09-'13	Staff Time	USDA-RDA/Local	City Council
Pursue Tree City designation	Staff Time	Local	City Council
Develop incentives for infill development	Staff Time	Local	City Council
<b>FY 2012</b>			
Promote volunteerism in tutoring and mentor programs on web site '09-'13	Staff time	Local	City Clerk
Expand/relocate city hall	\$300K	Local	City council
Pursue an after-hours emergency care facility '09-'13	Staff Time	USDA-RDA/Local	City Council
<b>FY 2013</b>			
Promote volunteerism in tutoring and mentor programs on web site '09-'13	Staff time	Local	City Clerk
Purchase replacement police cruiser	\$30K	Local	Police Chief
Pursue an after-hours emergency care facility	Staff Time	USDA-	City Council

'09-'13		RDA/Local	
Pursue housing and/or related assistance for residents	\$300K-800K	CDBG/CHIP	City Council
Replace radio system with 700/800mHz	\$ 50K	Local	City Council
Initiate water system improvements to industrial park (wells, storage, water main upgrades, etc.)	\$3.5M±	GEFA/Local	City council
Develop sidewalk standards for new residential/commercial development	Staff Time	Local	City Council
Library expansion	\$2M	Regional Library/Local	Butler Library

<b>Reynolds Short Term Work Program</b>			
<b>FY 2009-2013</b>			
<b>Project</b>	<b>Funding</b>		<b>Responsible Party</b>
	<b>Amount</b>	<b>Source</b>	
<b>FY 2009</b>			
Annual computer upgrades	\$2K	Local	City Clerk
Renovate city-owned rental buildings '09-'10	\$40K	Local	City Council
Install awnings on city hall	\$4K	Local	City Council
Aesthetic improvements to multi-purpose building	\$5K	Local	City Council
Purchase sanitary sewer flusher and camera	\$60K	Local	Pub Wks Dir
Resurface tennis courts	\$6K	Local	City council
Recruit medical doctor '09-'13	Staff Time	Local	City Council
Maintain diligent housing/ environmental/nuisance code enforcement program '09-'13	Staff Time	Local	Chief of Police
Streetscape improvements along Gateway Corridor '09-'13	\$350/50K	DOT/Local	City Council
Initiate expansion and upgrade of wastewater treatment facility '09-'10	±\$1.5M	USDA/Local	City Council
Pursue funding for housing and/or related assistance	\$300-800K	CDBG/CHIP/ USDA-RDA	City Council
Initiate construction of ±30 units of senior housing '09-'10	±\$1M	Flint Area C.H.A.	Executive Director/ City Council
Promote volunteerism in tutoring and mentor programs on dynamic web site '09-'13	Staff time	Local	City Clerk
Pursue acquisition of acreage for use as industrial park '09-'13	Staff time	Local	Development Authority Director
Promote Tree City	Staff time	Local	City Council/GFC
Revise signage regulations (placement)	Staff time	Local	Planning/County Commission
Support county eco-tourism activity	Staff time	Local	City Council
<b>FY 2010</b>			
Annual computer upgrades	\$2K	Local	City Clerk
Renovate city-owned rental buildings '09-'10	\$40K	Local	City Council
Maintain diligent housing/ environmental/nuisance code enforcement program '09-'13	Staff Time	Local	Chief of Police

Establish historic preservation commission	Staff time	Local	City Council
Recruit medical doctor '09-'13	Staff Time	Local	City Council
Streetscape improvements along Gateway Corridor '09-'13	\$50K	Local	City Council
Develop guidelines for historic preservation/gateway corridor	\$2.5K	Local	Historic preservation commission
Wholesale review of zoning ordinance and update as necessary (loft housing, etc.)	Staff time	Local	Planning Commission
Complete the expansion and upgrade of wastewater treatment facility '09-'10	±\$3.5M	USDA-RDA/Local	City Council
Adopt applicable Part V environmental planning criteria (rev. wetlands and groundwater protection standards)	Staff time	Local	City Clerk
Pursue funding for facade program downtown	Staff time	Local	City Clerk
Promote Tree City	Staff time	Local	City Council/GFC
Promote volunteerism in tutoring and mentor programs on dynamic web site '09-'13	Staff time	Local	City Clerk
Pursue acquisition of acreage for use as industrial park '09-'13	Staff time	Local	Development Authority Director
Complete construction of ±30 units of senior housing '09-'10	±\$1M	Flint Area C.H.A.	Executive Director/ City Council
<b>FY 2011</b>			
Annual computer upgrades	\$2K	Local	City Clerk
Cemetery expansion	\$10K	Local	City Council
Pursue funding for housing and/or related assistance	\$300-800K	CDBG/CHIP/USDA-RDA	City Council
Initiate rehabilitation of wastewater collection system '11-'12	±\$1M	GEFA/Local	City Council
Maintain diligent housing/environmental/nuisance code enforcement program '09-'13	Staff Time	Local	Chief of Police
Recruit medical doctor '09-'13	Staff Time	Local	City Council
Streetscape improvements along Gateway Corridor '09-'13	\$50K	Local	City Council
Promote volunteerism in tutoring and mentor programs on dynamic web site '09-'13	Staff Time	Local	City Clerk

Pursue acquisition of acreage for use as industrial park '09-'13	Staff Time	Local	Development Authority Director
Construct 5 single family houses '11-'12	±\$700K	Flint Area C.H.A.	Executive Director/ City Council
Develop incentives for infill development	Staff Time	Local	City Council
Promote Tree City	Staff Time	Local	City Council/GFC
<b>FY 2012</b>			
Annual computer upgrades	\$2K	Local	City Clerk
Complete rehabilitation of wastewater collection system '11-'12	±\$1M	GEFA/Local	City Council
Initiate replacement of asbestos-cement water mains in southern portion of city '12-'13	±\$1M	USDA/Local	City Council
Maintain diligent housing/ environmental/nuisance code enforcement program '09-'13	Staff Time	Local	Chief of Police
Streetscape improvements along Gateway Corridor '09-'13	\$50K	Local	City Council
Promote volunteerism in tutoring and mentor programs on dynamic web site '09-'13	Staff time	Local	City Clerk
Recruit medical doctor '09-'13	Staff Time	Local	City Council
Initiate storm sewer and street improvements in NE quadrant '12-'13	±\$1M	CDBG/Local/ USDA	City Council
Pursue acquisition of acreage for use as industrial park '09-'13	Staff time	Local	Development Authority Director
Construct 5 single family houses '11-'12	±\$700K	Flint Area C.H.A.	Executive Director/ City Council
Promote Tree City	Staff time	Local	City Council/GFC
<b>FY 2013</b>			
Annual computer upgrades	\$2K	Local	City Clerk
Pursue funding for housing and/or related assistance	\$300-800K	CDBG/CHIP/ USDA-RDA	City Council
Maintain diligent housing/ environmental/nuisance code enforcement program '09-'13	Staff Time	Local	Chief of Police
Recruit medical doctor '09-'13	\$50K	Local	City Council
Promote volunteerism in tutoring and mentor programs on dynamic web site '09-'13	Staff time	Local	City Clerk
Complete storm sewer and street	±\$2.5M	CDBG/Local/	City Council

improvements in NE quadrant '12-'13		USDA	
Complete replacement of asbestos-cement water mains in southern portion of city '12-'13	±\$1M	USDA/Local	City Council
Pursue acquisition of acreage for use as industrial park '09-'13	Staff time	Local	Development Authority Director
Replace radio system with 700/800 MHz, as necessary	\$30K	Local	Police Chief/Fire Coordinator/EMA
Develop sidewalk standards for new residential/commercial development	Staff time	Local	City Council
Promote Tree City	Staff time	Local	City Council/GFC

**REPORTS OF ACCOMPLISHMENTS  
2001-2005**

**TAYLOR COUNTY SHORT TERM WORK PROGRAM 2001-2005**  
**REPORT OF ACCOMPLISHMENTS**

Project	Accomplishments
<b>2001</b>	
Annual computer upgrades ('01-'05)	Completed
Pave county office complex (parking lot)	Due to funding constraints, rescheduled for 2010
Remodel recently acquired office	Completed
Replace one deputy's cruiser ('01-'05)	Completed
walking track	Completed
Construct boat ramp/parking facility at GA. 128/Flint River bridge	Completed
Investigate solid waste collection options (in-house function of administration)	Current practice determined to be the best option at the time
Industrial marketing ('01-'05)	Membership in Valley Partnership
Pursue funding for additional space for Health Dept., DFCS, and Neighborhood Service Center	Due to funding constraints, rescheduled for 2010
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Submit National Register nominations	Completed
Promote Mega (industrial) site designation by Ga DITT	Annual activity of Development Authority
Install weather warning system	Completed
Acquire new site and build office for EMS	Completed
Prepare county road map	Completed
<b>2002</b>	
Annual computer upgrades ('01-'05)	Completed
Develop county web site	Completed
Prepare county office utilization plan	Highlighted need for more space
Replace one deputy's cruiser ('01-'05)	Completed
Fire Apparatus for Mauk Station	Rescheduled (budgeted) for 2009
Investigate the feasibility of constructing a rural water system	Resident survey was generally unfavorable
Industrial marketing ('01-'05)	Membership in Valley Partnership
Prepare Taylor County industrial marketing literature	Completed
Identify "soft spots" in retail sales and promote business opportunities, in lieu of formal marketing plan.	Lost priority to industrial marketing
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government program
Establish special setbacks in zoning ordinance	Completed
Enact environmental protection ordinances: groundwater recharge, wetlands and river corridor	Action suspended pending revision to state regulations
<b>2003</b>	
Annual computer upgrades ('01-'05)	Completed

Recreation improvements using SPLOST ('03-'05)	Completed
Road and bridge improvements with SPLOST ('03-'05)	Completed
Bridge replacement; Cedar Creek at SR 137	Completed
Bridge replacement-Whitewater Creek at SR 137 (1 of 2)	Underway (2008)
Bridge replacement-Whitewater Creek at SR 137 (2 of 2)	Underway (2008)
Replace one deputy's cruiser	Completed
Pursue funding for senior citizens center	Completed
Industrial marketing ('01-'05)	Membership in Valley Partnership
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Acquire new jail site	Should be complete 2009
Codification of county ordinances	Due to insufficient funds rescheduled for 2011
Develop heritage education curriculum for schools	Lost priority, preservation commission disbanded
<b>2004</b>	
Annual computer upgrades ('01-'05)	Completed
Network county computers	Completed
Recreation improvements using SPLOST ('03-'05)	Completed
Road and bridge improvements with SPLOST ('03-'05)	Completed
Corridor enhancements on GA. 96 between Butler and Reynolds (landscaping, rest stop, etc.)	Rescheduled for 2010
Replace one deputy's car ('01-'05)	Completed
Begin construction on county jail ('04-'05)	Rescheduled for 2009
Fire apparatus for Rupert Station	Completed
Industrial marketing ('01-'05)	Membership in Valley Partnership
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Develop countywide tourism/historic tour plan	Lost priority, preservation commission disbanded
Update airport master plan	Completed
<b>2005</b>	
Annual computer upgrades ('01-'05)	Completed
Recreation improvements using SPLOST ('03-'05)	Completed
Road and bridge improvements with SPLOST ('03-'05)	Completed
Replace one deputy's cruiser ('01-'05)	Completed
Industrial marketing ('01-'05)	Membership in Valley Partnership
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Complete construction of jail ('04-'05)	Rescheduled for 2010
Pursue funding for Mental Retardation/Substance Abuse/Continuing ED/ Vocational ED/ Adult Literacy facility	Partially satisfied with funding available
Provide road access between airport and industrial park	Completed

U. S. 19-GA. 96 connector near airport	No funding available, included in 2013 schedule
Digitize county tax maps	Completed
Develop 911 emergency response system	Completed
Replace garbage truck	Rescheduled for 2010

**BUTLER SHORT TERM WORK PROGRAM 2001 – 2005**  
**REPORT OF ACCOMPLISHMENTS**

<b>Project and Year</b>	<b>Accomplishments</b>
<b>2001</b>	
Computer upgrades; hardware, software, internet	Regular hardware and software upgrades
Replace balance of water mains ± 2 miles	Completed
Investigate the need for an additional municipal well	Well(s) currently scheduled for 2013
Develop animal control ordinance	Adopted 2007
Submit Better Hometown application	Completed
Submit (downtown) district nomination to National Register of Historic Places	Downtown placed on NR
Place aesthetically compatible trash containers downtown	Completed
Encourage development of countywide 911 system ('01-'05)	Completed
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Support economic diversification/expansion ('01-'05)	Assisted small business; new and existing
<b>2002</b>	
Investigate relocating city hall	Renovated instead, and secured adjacent building for police department
Purchase new police car	Completed
Investigate options for dog pound	Secured contract for animal control
Adopt environmental protection ordinances (groundwater, wetlands)	Delayed pending revisions to state regulations
Develop entranceways to city	Completed
Obtain authority from EPD to issue land disturbing permits	City staff in training
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Recreation enhancements	No activity; deferred to county rec. authority
Identify “soft spots” in retail sales and promote business opportunities, in lieu of formal marketing plan	Emphasis was diverted to industrial recruitment
Pursue CDBG/CHIP application for housing and/or related assistance	2007 received funding for sanitary sewer extension
Encourage development of countywide 911 system ('01-'05)	Completed
Support economic diversification/expansion ('01-'05)	Assisted small business; new and existing
<b>2003</b>	

Codify municipal ordinances	Due to financial constraints rescheduled for 2009
Purchase and begin placement of new street signs	Completed
Recreation enhancements	No activity; deferred to county rec. authority
Develop downtown revitalization plan	Made some facade grants; now considering DDA for direction
Purchase replacement garbage truck	Rescheduled for 2009
Encourage development of countywide 911 system ('01-'05)	Completed
Develop walking tour and participate in development of countywide tourism plan	Lost priority, historic preservation commission disbanded
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Encourage school system to develop heritage education curriculum	Lost priority, historic preservation commission disbanded
Support economic diversification/expansion ('01-'05)	Assisted small business, new and existing
<b>2004</b>	
Purchase new police car	Completed
Adopt ordinance for placement of addresses on structures	Completed
Estimate cost and pursue financial assistance to extend sanitary sewer into unserved areas and update sewer maps ('04-'05)	'07 received funding for sanitary sewer extension
Assist with expansion of medical infrastructure, as needed	Assisted with establishment of Flint River Clinic
Pursue CDBG/CHIP application for housing and/or related assistance	Applied in 2007
Recreation enhancements	No activity; deferred to county rec. authority
Revise water withdrawal permit for increased capacity	Completed
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Encourage development of countywide 911 system ('01-'05)	Completed
Complete historic walking tour county tourism plan	Lost priority, historic planning commission disbanded
Support economic diversification/expansion ('01-'05)	Assisted small business, new and existing
<b>2005</b>	
Purchase new fire apparatus	Completed
Extend sanitary sewer into unserved areas and update sewer maps ('04-'05)	'07 received funding for sanitary sewer extension

Recreation enhancements	No activity; deferred to county rec. authority
Promote reduced-interest home financing program ('01-'05)	Lost priority as a local government activity
Encourage development of countywide 911 system ('01-'05)	Completed
Support economic diversification/expansion ('01-'05)	Assisted small business, new and existing
Update comprehensive plan	Completed in 2008

**REYNOLDS SHORT TERM WORK PROGRAM 2001 – 2005**  
**REPORT OF ACCOMPLISHMENTS**

Project and Year	Accomplishments
<b>2001</b>	
make improvements to rear entrance of city hall	complete
computer upgrades ('01 – '05)	complete
street and sidewalk improvements ('01 – '05)	complete
renovate depot ('01 – '02)	complete
purchase jaws-of-life for volunteer fire department	complete
adopt subdivision ordinance	complete
water and sanitary sewer extensions as needed ('01 – '05)	completed annual extension
drainage improvements as necessary ('01 – '05)	some improvements made this year
pursue authorization to issue land disturbing permits	insufficient staff to implement
purchase additional land for city cemetery	due to funding constraints and site availability, rescheduled for 2011
resubmit Better Hometown application	insufficient funds to maintain program
update STWP	completed
promote reduced-interest home financing program ('01 – '05)	lost priority as a local government activity
encourage development of countywide E-911 system ('01 – '05)	completed
support economic diversification/expansion ('01 – '05)	no activity this period
<b>2002</b>	
develop passive park in NW corner of downtown intersection	delayed indefinitely due to funding limitations
install additional playground equipment at tennis courts	due to funding constraints replaced seats of rides
renovate depot ('01 – '02)	completed
computer upgrades ('01 – '05)	made software upgrades
investigate animal control options	adopted ordinance; contract for animal control service
street and sidewalk improvements ('01 – '05)	completed
water and sanitary sewer extensions as needed ('01 – '05)	water extensions made this year
drainage improvements as necessary ('01 – '05)	some drainage improvements made this year
identify “soft spots” in retail sales and promote business opportunities in lieu of formal retail marketing plan	substituted with focus on industrial recruitment
enlarge municipal offices	constructed municipal court chambers
submit national register district nomination	activity ceased with demise of Better Hometown effort

purchase replacement police vehicle	completed
make rear extension to one bay of fire station	constructed of new fire station
purchase turn-out gear for fire department ('02 – '05)	completed
adopt environmental protection ordinances (groundwater and wetlands)	suspended pending state revisions to environmental standards
promote reduced-interest home financing program ('01 – '05)	lost priority as a local government activity
encourage development of countywide E-911 system ('01 – '05)	completed
support economic diversification/expansion ('01 – '05)	extended water service to new business start-ups
<b>2003</b>	
purchase turn-out gear for fire department ('02 – '05)	insufficient funds this period
water and sanitary sewer extensions as needed ('01 – '05)	water extensions made this year
computer upgrades ('01 – '05)	insufficient funds this period
street and sidewalk improvements ('01 – '05)	complete
drainage improvements as necessary ('01 – '05)	insufficient funds this period
pursue funding for senior citizens center	new center constructed
promote reduced-interest home financing program ('01 – '05)	lost priority as a local government activity
encourage development of countywide E-911 system ('01 – '05)	completed
support economic diversification/expansion ('01 – '05)	extended water service to new business start-ups
<b>2004</b>	
purchase and begin replacement of city street signs	initiated activity
participate in development of countywide tourism plan	lost priority, county planning commission disbanded
enlarge wastewater treatment facility	currently in planning phase
computer upgrades ('01 – '05)	no activity this period
street and sidewalk improvements ('01 – '05)	complete
water and sanitary sewer extensions as needed ('01 – '05)	insufficient funds this period
drainage improvements as needed ('01 – '05)	insufficient funds this period
increase industrial acreage	insufficient funds this period
purchase turn-out gear for fire department ('02 – '05)	insufficient funds this period
submit CDBG/CHIP application for housing and/or related assistance	applied for funding to replace asbestos-lined water mains
promote reduced-interest home financing program ('01 – '05)	lost priority as a local government activity
encourage development of countywide E-911 system ('01 – '05)	completed
support economic diversification/expansion ('01 – '05)	extended water service to new business start-ups
<b>2005</b>	
purchase replacement police vehicle	completed

purchase turn-out gear for fire department ('02 – '05)	completed
computer upgrades ('01 – '05)	installed software upgrades
street and sidewalk improvements ('01 – '05)	complete
water and sanitary sewer extensions as needed ('01 – '05)	no extensions needed this period
drainage improvements as necessary ('01 – '05)	began planning for drainage improvement program 2008-2009
entranceway/gateway and lighting improvements on GA 96	funding delay, planned for 2009
promote reduced-interest home financing program ('01 – '05)	lost priority as a local government activity
encourage development of countywide E-911 system ('01 – '05)	completed
support economic diversification/expansion ('01 – '05)	extended water service to new business start-ups

JOINT RESOLUTION  
AUTHORIZING SUBMISSION OF COMMUNITY AGENDA ELEMENT  
GREATER TAYLOR COUNTY COMPREHENSIVE PLAN

WHEREAS; Taylor County and the Cities of Butler and Reynolds are preparing a joint comprehensive plan in accordance with the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning, and

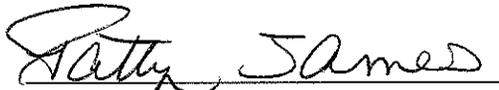
WHEREAS; said Standards and Procedures stipulate separate submission of the two primary elements of the greater comprehensive plan, the Community Assessment element, accompanied by a Community Participation Program, to be followed by submission of the Community Agenda.

THEREFORE; in accordance with specific provisions of said Standards and Procedures for Local Comprehensive Planning, the Taylor County Board of Commissioners, Mayor and Council of the City of Butler and Mayor and Council of the City of Reynolds do hereby authorize submission of the Community Agenda for state-mandated regional and state review.

Adopted and executed in respective sessions by:

TAYLOR COUNTY BOARD OF COMMISSIONERS

July 1, 2008

  
Chairman

  
Attest

CITY OF BUTLER

July 8, 2008

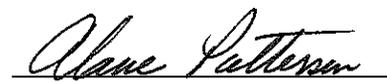
  
Mayor

  
Attest

CITY OF REYNOLDS

July 21, 2008

  
Mayor

  
Attest

# Weeklong Canoe Adventure On Flint River Begins Saturday

Georgia River Network (GRN) is gearing up for Paddle Georgia 2008, a week-long canoe/kayak camping adventure on the Flint River from June 21-27.

Approximately 250 people are expected to make the entire 95-mile, seven day journey from near Thomason to Oglethorpe. The Paddle Georgia route will traverse the most scenic stretch of river in all of Georgia, and one that would not exist today were it not for the leadership of President Jimmy Carter who stopped plans to dam the river as Georgia governor in 1974.

Participants will paddle

## CASH REWARD

for information leading to the recovery of my pressure washer, stolen from behind my home. It is a Troybilt with a Honda engine, 3600 PSI, heavy duty black hose. Marilyn Hortman, (478) 847-4166

Open Mon.-Sat. by appointment  
Call! 847-HAIR

Stand-up  
Tanning Booth  
Professional Waxing  
Semi-Permanent Makeup  
Color  
for Highlights  
Low-Cut Manicures

July 15, 2008

Please allow me again to thank all citizens of Taylor County, particularly District II, for your support and trust. Through the various experiences at local, state, and national levels, you have allowed me to share, I truly want to give back for the continued progress of our county. My record of service as City Council Member-Reynolds, School Board Member, School Board Chairman, Executive Director/Chairman of Taylor County's Adult Education Program, and several others of our county speak for themselves. You know me as a team player, hard worker, dependable, reliable, truthful, a pusher for what I believe in, and above all, professional in my actions. I have never taken things into my own hands and misrepresented our county, and I never will. I have a proven record of accomplishments for the citizens of our county; to mention a few that I initiated:

- \* I negotiated the purchase of the old train depot in Reynolds with Southern Railroad. The price last given to the city at the time was \$35,000.00. I negotiated the cost down to \$5,000.00 at the request of former Mayor Ayers.

- \* I negotiated with the Georgia Department of Transportation to cut down the deplorable embankment on MKL Blvd., near Louisiana Court, by request of the Mayor and City Council.

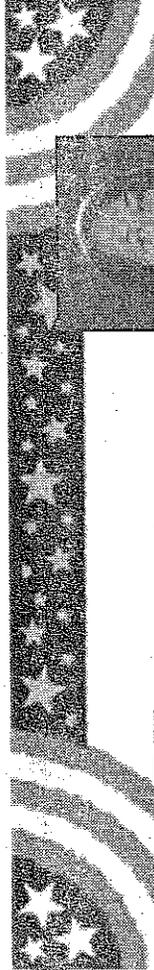
- \* I negotiated for our Department of Family and Children Services to receive a budget for the Peach Program when Taylor County was completely left out, which brought thousands and thousands of dol-



Pictured (l-r) are: front row, Katrina Parham of Upson County; Judy Youngblood of Meriwether County; Myra Smith of Upson County; LaRaysha Mobley of Upson County; and Donna Thomas of Upson County; middle row, Melinda Winters of Upson County; Patricia Bagley of Upson County; April Epling of Pike County; Rhonda Montgomery of Taylor County; Dore Head of Upson County; Carol Williams of Upson County; Rosie Hooks of Opelika, AL; Kathy McIntyre of Upson County; Rebecca Wilson of Spalding County; and Debrae Smith of Lenoir County. *Carrying forward the legacy of their parents, leadership, career development, and skills will be the focus of the organization's mission. The organization has chapters in 35 states and was founded by Mr. C. Allen Powell and Mr. Jon Poteat.*

## NOTICE OF PUBLIC MEETING

Taylor County, Butler and Reynolds have developed a draft comprehensive plan, an effort to develop a 20-year vision for the community. A copy of the current draft will be available at Butler and Reynolds city halls and the county manager's office in the courthouse annex, 7 Ivy Street, Butler, as of noon Wednesday, June 25 for review. The public is invited to attend a public meeting and give input on improvements and/or changes needed to make the community an even better place to live. The public meeting is scheduled for 6:00 p.m., Monday, June 30, in the County Commissioners meeting room of the courthouse annex, 7 Ivy Street, Butler. The public is encouraged to attend and contribute.



RESOLUTION OF ADOPTION  
GREATER TAYLOR COMPREHENSIVE PLAN 2009-2028

WHEREAS; in accordance with state law Taylor County participated in development of, and in 1996 adopted, a Joint City/County 1996 Comprehensive Plan, and

WHEREAS; the update of the Joint City/County 1996 Comprehensive Plan provided for in O.C.G.A. 36-70-1 has been prepared in the Greater Taylor Comprehensive Plan 2009-2028 to include Taylor County, the City of Butler and the City of Reynolds, and

WHEREAS; the Greater Taylor Comprehensive Plan 2009-2028 has been deemed by appropriate review agencies to satisfy O.C.G.A. 36-70-1 and related regulatory provisions for local comprehensive planning.

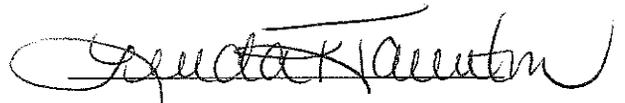
NOW, THEREFORE BE IT RESOLVED; that the Taylor County Board of Commissioners hereby adopts the Greater Taylor Comprehensive Plan 2009-2028.

Duly resolved this 6<sup>th</sup> day of January, 2009

TAYLOR COUNTY BOARD OF COMMISSIONERS



Chairman



Witness

RESOLUTION OF ADOPTION  
GREATER TAYLOR COMPREHENSIVE PLAN 2009-2028

WHEREAS; in accordance with state law the City of Butler participated in development of, and in 1996 adopted, a Joint City/County 1996 Comprehensive Plan, and

WHEREAS; the update of the Joint City/County 1996 Comprehensive Plan provided for in O.C.G.A. 36-70-1 has been prepared in the Greater Taylor Comprehensive Plan 2009-2028 to include the City of Butler, the City of Reynolds and Taylor County, and

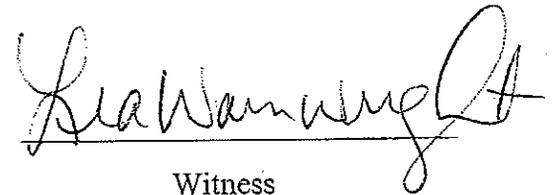
WHEREAS; the Greater Taylor Comprehensive Plan 2009-2028 has been deemed by appropriate review agencies to satisfy O.C.G.A. 36-70-1 and related regulatory provisions for local comprehensive planning.

NOW, THEREFORE BE IT RESOLVED; that the Butler City Council hereby adopts the Greater Taylor Comprehensive Plan 2009-2028.

Duly resolved this 13<sup>th</sup> day of January, 2009

BUTLER CITY COUNCIL

  
\_\_\_\_\_  
Joel Posey, Mayor

  
\_\_\_\_\_  
Witness

RESOLUTION OF ADOPTION  
GREATER TAYLOR COMPREHENSIVE PLAN 2009-2028

WHEREAS; in accordance with state law the City of Reynolds participated in development of, and in 1996 adopted, a Joint City/County 1996 Comprehensive Plan, and

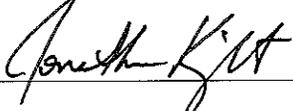
WHEREAS; the update of the Joint City/County 1996 Comprehensive Plan provided for in O.C.G.A. 36-70-1 has been prepared in the Greater Taylor Comprehensive Plan 2009-2028 to include the City of Reynolds, the City of Butler and Taylor County, and

WHEREAS; the Greater Taylor Comprehensive Plan 2009-2028 has been deemed by appropriate review agencies to satisfy O.C.G.A. 36-70-1 and related regulatory provisions for local comprehensive planning.

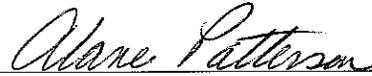
NOW, THEREFORE BE IT RESOLVED; that the Reynolds City Council hereby adopts the Greater Taylor Comprehensive Plan 2009-2028.

Duly resolved this 19 day of January, 2009

REYNOLDS CITY COUNCIL



Jonathan Knight, Mayor



WITNESS