



WASHINGTON-WILKES JOINT COMPREHENSIVE PLAN (COMMUNITY AGENDA) *(2009-2019)*

Prepared by:
CSRA Regional Development Center
For:
Wilkes County and the Cities of Rayle,
Tignall and Washington, Georgia

May, 2009

PURPOSE

The *Community Agenda* document is the portion of the *Washington-Wilkes Comprehensive Plan* that will guide the city’s future and serve as the basis for the policy decisions of the city’s elected and appointed leaders; and, administrative staff. Local decisions should be consistent with the recommendations contained within this document.

The *Community Agenda* contains a final list of identified community-wide issues and opportunities. Through the implementation of the steps contained within the *Community Participation Plan*, community issues and opportunities have been prioritized in order to create a short-term and long-term guide for citizens and community leaders to utilize. Through community input, the goals, objectives and policies contained in this document are best represented through the following vision statement:

Washington-Wilkes Vision Statement
<i>Washington-Wilkes will become a community that embraces its past while looking toward the future. It will be a place where people and their enterprises can prosper.</i>

Washington-Wilkes’s community vision statement is a prominent reminder of citizen preferences that were expressed during the preparation of the *Community Agenda* document. All sections of the *Community Agenda*, including the: Future development map, character area narratives, final list of issues and opportunities, the short-term work program and long-term goals and policies have been prepared with the vision statement in mind. Local decisions that adhere to the goals, objectives and strategies contained in the *Community Agenda* are a direct implementation of the community’s preferred vision.

PROCESS

Public Notification

The *Community Agenda* was prepared according to the process outlined in the *Community Participation Plan* document (**Appendix A**). While much of the *Community Assessment* document was prepared relying on the input of the Washington-Wilkes Advisory Committee, *Community Agenda* preparation was based on open house style public workshops. In order to generate community participation in the planning process, the following means were utilized to generate citizen interest:

- *Public meeting notice generated and advertised in Washington-Wilkes News Reporter (Posted in block-format for easy recognition).*
- *Meeting Announcements at City council meetings.*
- *Announcement posted on City Hall message board.*
- *Informational flyers distributed throughout the community*



Public Workshops

Public workshops were held in an informal “open house” format in which attendees could meet directly with the city officials and staff from the CSRA Regional Development Center. Upon signing-in to a workshop, attendees could meet with planners, view information boards, review future development maps and accompanying narrative charts, acquire informative handouts, fill out surveys, and talk with city officials. The focus of the first open house was to develop, finalize and prioritize community issues and opportunities. The second open house was used to solicit input on the proposed implementation program and allow for applicable revisions. Survey materials and comment cards can be found in **Appendix B**.

Washington-Wilkes Advisory Committee

Additional meetings of the Washington-Wilkes Advisory Committee were held in conjunction with public open houses. The advisory committee was invaluable in preparing for upcoming open houses and interpreting public input. The public has been provided with the opportunity to review all documentation prepared during the planning process – including the draft *Community Agenda* document.

COMMUNITY ISSUES AND OPPORTUNITIES

Since the first Washington-Wilkes Advisory Committee meeting in January, 2006, the community’s list of issues and opportunities has continually been revised. The final list of identified issues and opportunities, with the exception of the topic of land use, is contained within this section (**Figure 11-A**). Issues and opportunities specifically related to the topic of land use are presented in narrative form within the “character area description” and “recommended development patterns” portions of the 11 character areas that have been developed by the community (See “Community Vision” section of this document.) Corresponding implementation measures of all final issues and opportunities can be found throughout the “Implementation Program” portion of the *Community Agenda*. Please note that the issues and opportunities contained in **Figure 11-A** are not ranked according to priority.

Figure 11-A: WASHINGTON-WILKES – ISSUES AND OPPORTUNITIES	
TOPIC: POPULATION	
A.	Active participation in the 2010 U.S. Census to verify population growth patterns.
B.	Provide for facilities that assist with the community’s growing number and percentage of older residents.
C.	Determine the need for activities that ensure positive future relations between Washington-Wilkes diverse racial and ethnic groups.
D.	Improve the rate of students completing their high school education.
E.	Provide for activities/programs aimed at reducing the communities’ poverty rate.
TOPIC: ECONOMIC DEVELOPMENT	
A.	Market the community’s infrastructure and transportation access to potential large employers.
B.	Transportation costs to major markets (Augusta, Athens) make development of small retail viable.
C.	There is a sizeable inventory of vacant large industrial buildings with access to water and sewer service.
D.	Underutilized pasture/agricultural land available for local farming to serve local and regional markets.
E.	Scattered brownfield (polluted) properties in and around Washington should be cleaned up.
F.	High school drop-outs lack skills for the community to pool a large skilled workforce for industry recruitment.
G.	There is a great number of local workers who live in other counties and could become full-time residents.
H.	Industrial sites are accessible to workers only by automobile.



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Figure 11-A: WASHINGTON-WILKES – ISSUES AND OPPORTUNITIES

TOPIC: HOUSING	
A.	The community-wide quality of single-family housing is decreasing, while multi-family housing options are limited.
B.	Majority of new county housing units are in the form of manufactured units.
C.	Increasing vacancy rate in Washington-Wilkes is evidence of deferred maintenance on many occupied units.
D.	There are decreasing rates of homeownership.
E.	Median property value remains low but median rents have risen slightly.
F.	There is a lack of housing stock in good condition available to households seeking to make the switch to homeownership.
G.	Affordable housing supply not adequate to meet the needs of the elderly.
TOPIC: NATURAL AND CULTURAL RESOURCES	
A.	There is a need to protect natural areas as new development occurs.
B.	There is a need to protect historic and other cultural resources as new development occurs.
C.	New development in Washington should complement the character of historic structures.
D.	Areas surrounding water sources should be protected from the effects of development.
E.	Stream corridors should be buffered for new development.
F.	There is a large inventory of historic structures and sites that can be actively developed and marketed.
G.	Kettle Creek Battlefield has the potential to be a major tourism destination.
H.	Walking, biking and driving tours can be developed to showcase Washington-Wilkes wide variety of attractions.
TOPIC: COMMUNITY FACILITIES	
A.	Water system quality in Rayle and Tignall should be assessed in light of reliance on ground water sources.
B.	Sewage system in Washington has adequate capacity to serve foreseeable growth.
C.	Park facilities meet the majority of citizens' needs, but accessibility should be improved.
D.	More direct public input on the types of park facilities/programs that are desired in the community would increase use and participation.
E.	Existing school sites are located in areas of greatest population concentration. New facilities lack adequate access other than by automobile.
F.	Soon-to-be abandoned high/middle school site provides major development potential.
G.	General government staffing needs being met but technology can be improved.
H.	Public safety equipment must be maintained and training opportunities must be continually provided to employees.
I.	There is adequate space to expand medical facilities in the foreseeable future.
TOPIC: TRANSPORTATION	
A.	Existing street network is adequate to meet projected growth.
B.	Wilkes County maintains a large number of unpaved road miles.
C.	Motor vehicle accident rates remain low within Washington-Wilkes.
D.	There is a large inventory of deficient bridges in Wilkes County.
E.	New development is not required to link into a sidewalk system or include bicycle/pedestrian facilities.
F.	There is a lack of trail facilities in Washington-Wilkes.
G.	Except for portions of Washington, it is difficult to get around Washington-Wilkes in any manner other than an automobile.
H.	Public transit does not serve the overall needs of the county population.
I.	Georgia Woodlands Railroad is an important link to the national railroad network.
J.	Washington-Wilkes Airport provides a transportation option for the community.
TOPIC: LAND USE (See "Community Vision")	



COMMUNITY VISION

Future Development Map

Following community input received during the preparation of the *Community Agenda* document, the preliminary character area map (*See: Community Assessment, Page 130-A 130-B- Maps 9.5, 9.6*) has been revised slightly to form the city of Washington-Wilkes's future development maps (**Map 11.1, 11.2**). As illustrated on **Maps 11.1** and **11.2** Washington-Wilkes has identified 18 character areas representing a variety of land use and development scenarios. Per the authority provided by the Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning," Washington-Wilkes has opted not to prepare a future land use map as part of its comprehensive plan. The parcel-specific parameters required for a future land use map have been determined to provide the city with less flexibility in accommodating development which may occur as a result of changing conditions in the area.

Character Areas

As previously noted in the *Community Assessment* document, it is important to consider the following issues when interpreting the final character areas presented on Washington-Wilkes's future development map:

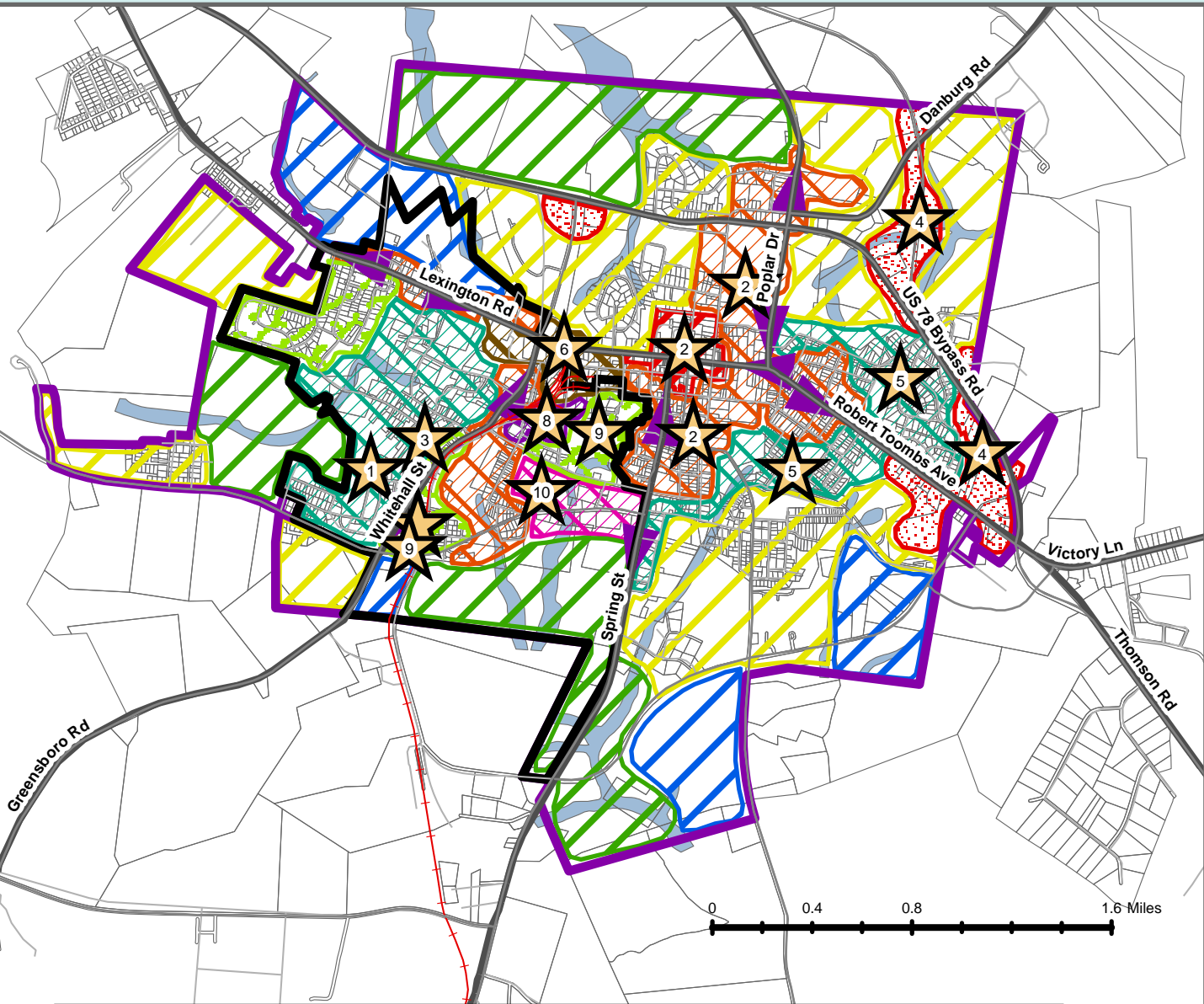
Character Area Boundaries

Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation of character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future development map. As a result, it is possible to assume that small parcels located directly adjacent to 1 or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in all other sections of the *Washington-Wilkes Comprehensive Plan*. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Washington-Wilkes is strongly encouraged to initiate amendments to their future development maps (**Map 11.1, 11.2**) whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

Annexations

In the event that the City of Washington, Tignall, or Rayle annexes county land into its municipal boundaries one should assume that in most instances character areas represented on **Maps 11.1** and **11.2** would merely be extended to adjacent parcels as they are annexed. The annexing jurisdiction may also opt to create new character areas that are more appropriate for annexed land. Regardless, Washington-Wilkes should amend their future development map as they annex adjacent parcels.

Washington Character Areas

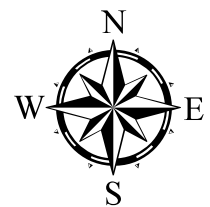


Character ID	
	Washington ARSA
	Neighborhood Thoroughfare
	Central Business District
	Concentrated Commercial
	Industrial Growth
	Natural Resource District
	Near West Business District
	Rail Head Business Area
	Revitalization Residential
	Suburban Residential
	Traditional Neighborhood
	Targeted Revitalization Areas
	Wills District



Central Savannah River Area
Regional Development Center
GIS Department
3023 River Watch Parkway, Suite A
Augusta, GA 30907-2016
www.csrardc.org

- Areas Requiring Special Attention
1. Washington Cemeteries
 2. Washington Historical Districts
 3. Washington Historic Eligible Properties
 4. Hwy 17 Corridor
 5. East Washington Neighborhoods
 6. Near West Business District
 7. Southwest Washington
 8. Parmalat Complex
 9. Southwest Washington Sub-Areas
 10. Washington-Wilkes Middle-High School



WASHINGTON CHARACTER AREA: CENTRAL BUSINESS DISTRICT

CHARACTER AREA DESCRIPTION

The “Central Business District” character area provides Washington with a mixed-use urban style built environment attractive to pedestrian activity, and serving as Washington-Wilkes’ focal point and activity center. The historic Washington square and surrounding blocks should remain the center of business and pleasure in Washington-Wilkes, and will develop in a traditional characteristic – with an even greater concentration of structures that promote a live and work environment – combined with public spaces that enhance Washington’s status as a destination. A renewed focus on appropriate design will gradually extend the historic streetscape to the edge of residential neighborhoods and eliminate inappropriate building and site design which caters to the automobile.



Downtown Washington retains many of the elements that give it a unique identity and a character that attracts pedestrian activity and interaction.



Form-based codes ensure that new construction – such as these buildings in Madison, Georgia – complement the dense character of downtown districts.

RECOMMENDED DEVELOPMENT PATTERNS

- Promote pedestrian activity and accessibility through continued upgrades to pedestrian system.
- Develop form-based overlay district for new construction (to compliment local historic district).
- Enhance community focus as an “event” district (such as improvements to Farmer’s Market, trailhead locations, Fort Washington Park, etc.)
- Multiple uses on sites and within new structures including: office, neighborhood retail, restaurants.
- Complementary infill with traditional architectural style, and orienting buildings to the street (build-to lines versus setbacks) – particular focus on street-facing building facades.
- Parking to the sides and rear of structures.
- Façade design requirements.
- Uniform sign standards (private & public).

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the central business district character area:

- Mixed Use –Residential over Commercial, etc.
- Commercial – Neighborhood Retail, Restaurants, etc.
- Public space
- Government and institutional

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the central business district character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Housing Opportunities
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Infill Development
- Sense of Place

IMPLEMENTATION MEASURES: (Please see the “Implementation Program” portion of this document.)

COMMUNITY AGENDA

WASHINGTON CHARACTER AREA: CONCENTRATED COMMERCIAL

CHARACTER AREA DESCRIPTION

Washington's "Concentrated Commercial Nodes" are slowly developing areas - or areas intended for more intense development – the contain large lots adjacent to major thoroughfares, the Concentrated Commercial Nodes provide room – and visibility to traffic - for large-scale regional commercial development should Washington-Wilkes begin to experience population growth. The Concentrated Commercial Nodes character areas are intended to limit most new commercial development to areas adjacent to current population centers – rather than promoting their linear extension down long expanses of highway. Development patterns will include enhanced access management features, pedestrian facilities, and uniform building, site, landscaping and sign standards to better link them to existing residential areas and provide a pleasant aesthetic.



Washington's commercial gateways provide little evidence of the tranquil character of historic portions of town.



New commercial development – regardless of district – can be aesthetically pleasing by incorporating uniform design features, landscaping and quality building materials.

RECOMMENDED DEVELOPMENT PATTERNS

- Focus on new regional commercial development.
- Avoid extension of new development along corridors – keep close to existing population and major intersections.
- Site design standards including: signage, landscaping, access management (shared), parking lot design (landscaped medians and islands) and pedestrian accessibility on site.
- Building design: uniformity between main structure and outparcels, material standards for front facades, articulated facades and architectural elements to break single wall face.
- Incorporate non-motorized access from developed areas of Washington – extension of sidewalk system, trail linkages, creation of a local shuttle.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the concentrated commercial character area:

- Commercial at targeted locations
- Transportation/Communication/Utilities
- Mixed Use –Commercial and Office

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the concentrated commercial character area will promote the following "Quality Community Objectives" established by the Georgia Department of Community Affairs:

- Infill Development
- Sense of Place
- Growth Preparedness
- Employment Options

IMPLEMENTATION MEASURES: Please see the 'Implementation Program" portion of this document.

WASHINGTON CHARACTER AREA: INDUSTRIAL GROWTH

CHARACTER AREA DESCRIPTION

Washington’s “Industrial Growth” character areas contain a mix existing manufacturing facilities and undeveloped tracts. These areas are fully serviced by Washington’s water and sewer systems, and are located in close proximity to major transportation links – all providing growth potential for major employers seeking new locations. Development of these areas for industrial or warehousing activities does not interfere with potential residential or commercial growth areas as there are geographic separations and the ability to disperse large vehicle traffic away from developed areas. The Industrial Growth character areas will incorporate landscaping features that preserve the rural characteristic of adjacent thoroughfares and residential areas.



Areas designated for current and future industrial use in Washington contain a mix of developed and undeveloped space.



Deep building setbacks and landscape buffers can make industrial sites look like more industrial “parks” – and preserve viewsheds from corridors.

RECOMMENDED DEVELOPMENT PATTERNS

- Expansion of industrial land uses.
- Additional infrastructure improvements: railroad spurs, highway upgrades for large vehicle traffic.
- Open space provisions for new industrial development.
- Landscape screening and buffering from adjacent residential/agriculture uses.
- Deep setbacks from highway to protect rural feel of corridor.
- Transit service to link employment centers with workforce.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the industrial growth character area:

- Industrial
- Open Space
- Transportation/ Communication/Utilities

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the industrial growth character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Open Space Preservation
- Transportation Alternatives
- Employment Options
- Appropriate Business

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WASHINGTON CHARACTER AREA: NATURAL RESOURCE

CHARACTER AREA DESCRIPTION

Most “Natural Resource” character within the city of Washington retain a rural and bucolic characteristic – even with their proximity to areas reserved or much more intense land uses and major thoroughfares. Located along the periphery of the city, these areas will provide green nodes that buffer opposing development and concentrate city growth to areas in closer proximity to the historic city core. While Natural Resource character areas may develop, such development should be limited to very low density and combine substantial areas for the reservation of open space.



Natural resource character areas include pasture and other open land – and other low density residential land uses (as pictured).



Nature resource areas can be linked to developed portions of the community through trail linkages promoted in the Washington Multi-Use Trails Plan (2008).

RECOMMENDED DEVELOPMENT PATTERNS

- Low-impact development alternatives.
- Vey low-density residential development (preference on clustered lots with large percentage of open space.
- Substantial stream-side setbacks.
- Development of local land clearance permits
- Tree preservation.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the natural resource character area:

- Open Space
- Very Low Density Residential
- Passive Recreation Facilities (i.e. multi-use trails)

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the natural resource character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Open Space Preservation
- Enviornmental Protection
- Heritage Preservation
- Regional Identity
- Transportation Alternatives

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

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WASHINGTON CHARACTER AREA: NEAR-WEST BUSINESS DISTRICT

CHARACTER AREA DESCRIPTION

The “Near-West Business District” character area contains an extremely diverse collection of land uses in varying conditions. While historic residential properties in the character area must be protected and preserved, redevelopment potential on many underutilized parcels in the character area make it the most appropriate area to extend denser mixed-use urban style development. While by-passing historic residential homesteads, most streetscapes and private property should develop in a traditional pattern similar to the downtown core, but with a greater percentage and mix of housing types. The Near-West Business District will essentially create a downtown extension and western gateway with greater engagement with the street.



Directly adjacent to the western edge of downtown Washington, redevelopment in the Near-West Business District should take a form similar to – and serve as an extension of – the central business district.



Industrial buildings are often converted by communities into interesting public gathering places.

RECOMMENDED DEVELOPMENT PATTERNS

- Extension of central business district form-based design standards.
- New buildings and streetscapes “urban” in style – close to the street, parking in rear, wide sidewalks.
- Promotion of private open space elements for urban development such as courtyards, balconies, planting areas adjacent to sidewalks and streets, etc.
- Maintain low-density residential look of contributing historic residential properties.
- Substantial gateway features at intersection of W. Alexander Street and Whitehall Street.
- Improved pedestrian features such as wide urban style sidewalks and protected lanes of on-street parking.
- Extension of alley system for service vehicles and rear parking.
- Mix-used buildings with upper floor non-residential and/or townhouse development on portions of Liberty Street or Lexington.
- Extension of street tree inventory.
- Preservation of existing historic commercial buildings.
- Pedestrian scale street lights and buried utilities.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the near-west business district character area:

- Commercial at targeted locations
- Transportation/Communication/Utilities
- Mixed Use –Commercial and Office

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the near-west business district character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Infill Development
- Sense of Place
- Growth Preparedness
- Employment Options

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WASHINGTON CHARACTER AREA: NEIGHBORHOOD THOROUGHFARE

CHARACTER AREA DESCRIPTION

The “Neighborhood Thoroughfare” character areas encompass most of Washington’s arterial and major collector public street segments. These areas should remain largely residential in nature – with only limited commercial nodes – while most commercial development is focused in center city and high-volume periphery thoroughfares. Neighborhood thoroughfares incorporate elements such as access management controls, bicycle and pedestrian enhancements, targeted traffic calming, landscaping, street trees and private and public sign standards in order to improve function and aesthetics and provide a community-wide identity. Enhancements should be incorporated on different segments of the parkway in a manner that supports specific design and function objectives of the flanking character areas.



Neighborhood thoroughfares in Washington are often unfriendly to pedestrian activity or aesthetically unpleasing. This segment of E. Robert Toombs Avenue has wide travel lanes, no on-street parking, wide expanses of paved areas and few design requirements.



Whether traversing residential or commercial areas, neighborhood thoroughfares emphasize pedestrian comfort and slow speeds via features such as marked crosswalks, curb extensions, on-street parking, etc.

RECOMMENDED DEVELOPMENT PATTERNS

- Manage vehicular access via traffic control median, spacing of driveways and cross-access easements – applied selectively according to location.
- On and off-street pedestrian and bicycle features.
- Traffic calming in areas leading into the Central Business District and Near-West Business District character areas, and at planned trail system crossings.
- Pedestrian scale street lights and buried utilities.
- Uniform signage – no off-premise signs.
- Uniform street numbering system for easy recognition by emergency responders.
- Street trees.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the neighborhood thoroughfare character area:

- Residential
- Commercial at appropriate identified locations
- Mixed Use –Residential / Commercial
- Transportation/ Communication/ Utilities

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the neighborhood thoroughfare character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Sense of Place
- Transportation Alternatives
- Traditional Neighborhoods (Street Trees)

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WASHINGTON CHARACTER AREA: RAIL HEAD BUSINESS ZONE

CHARACTER AREA DESCRIPTION

Serving as Washington’s traditional “industrial area,” the “Rail Head Business Zone” contains a mix of warehousing and industrial uses – with a number of scattered and under-utilized parcels. Ongoing efforts to promote redevelopment of these parcels – including special tax designations and brownfield activities will be combined with efforts to consolidate and market more substantial parcels for industrial/warehousing development. While many underutilized industrial areas are being converted to alternative use, the Rail Head Business Zone’s location at the terminus of the Georgia Woodlands Railroad places it in central Washington in close proximity to a large workforce. As a result, efforts in the Rail Head Business Zone will focus on promoting new manufacturing and warehousing development, and in facilitating the growth of such businesses which already exist in the area.



The Rail Head Business Area includes some active businesses, but is also characterized by multiple, small, unused sites; and, is split by a number of short rail tracks which terminate in the area.



The consolidation and clean-up of building sites can allow for the development of small-scale light industrial/research facilities that do not require large amounts of acreage.

RECOMMENDED DEVELOPMENT PATTERNS

- Consolidation of scattered underutilized parcels.
- Brownfield clean-up activity.
- Street upgrades and railroad spur improvements.
- Sidewalk linkages to adjacent residential neighborhoods.
- Maintain industrial zoning designations

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the traditional neighborhood character area:

- Industrial / Warehousing
- Transportation/ Communication/ Utilities

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the railhead business zone character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Transportation Alternatives
- Appropriate Business
- Infill Development

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WASHINGTON CHARACTER AREA: REVITALIZATION RESIDENTIAL

CHARACTER AREA DESCRIPTION

Containing largely developed portions of the city extending from historic districts, the “Revitalization Residential” character area should continue to support single-family residential uses at low to medium densities while incorporating form-base building and site design features that compliment historic areas. Development of varying residential densities should be focused on promoting different density by street – rather than a lot-by-lot basis. Infill opportunities on single lots should focus on maintaining existing residential density while higher density single-family residential use should be targeted to new street segments.



Revitalization residential districts contain a range of housing types, sizes, age and condition. Some of these areas require wholesale redevelopment, while others merely need tools to ensure that they do not slowly slip into an undesirable condition over time due to neglect.



Within revitalization residential areas, emphasis should be placed on incorporating design features – such as front porches and rear garage access – that are complimentary to existing historic areas.

RECOMMENDED DEVELOPMENT PATTERNS

- Extension of street grid system from historic neighborhoods – continuation of interconnected street pattern.
- Application of context-friendly “character street” standards being developed for city subdivision regulations.
- Sidewalks and significant planting strips for street trees.
- Conversion of some dilapidated lots to community playgrounds, gardens, etc.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.
- Form-based design standards for new construction complimentary to historic building patterns.
- Low-density residential infill.
- Higher-density small-lot single-family of new street segments and extensions.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the traditional neighborhood character area:

- Residential (Single Family with Multi-Family at targeted locations)
- Small Scale Commercial at targeted locations
- Transportation/ Communication/ Utilities

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the revitalization residential character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Traditional Neighborhoods
- Housing Choice
- Sense of Place

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

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(PRELIMINARY) WASHINGTON CHARACTER AREA: SUBURBAN RESIDENTIAL

CHARACTER AREA DESCRIPTION

The “Suburban Residential” character areas include developed and undeveloped areas of the city intended for a range of low to high density residential land uses including single-family dwellings, duplexes, townhouses, multi-family dwellings; and small-scale non-residential uses that are directly associated with and support residents. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts, and comfort for pedestrians and bicyclists.



Recent up-scale suburban housing within Washington is built at low-densities.



Within the city of Washington, suburban residential densities of less than 1 unit per acre are appropriate but a wide variety of design options should continue to be permitted. Public spaces should be designed to benefit the public while private property development should be left to personal taste.

RECOMMENDED DEVELOPMENT PATTERNS

- Low to moderate density housing options (single-family, duplex, townhouses).
- Some high-density multi-family housing at major intersections.
- Varying housing types contained within separate development tracts or streets.
- Promote variety of architectural styles.
- Street linkages between arterials and adjacent development tracts.
- Apply collector street standards for large developments and in targeted areas.
- Bicycle and pedestrian features with direct linkages to planned trails, community facilities and major destinations.
- Self-contained neighborhood parks or recreation space.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the traditional neighborhood character area:

- Residential
- Transportation/ Communication/ Utilities
- Parks & Recreation

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the suburban residential character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Housing Choices
- Traditional Neighborhoods
- Transportation Alternatives

IMPLEMENTATION MEASURES: Please see the ‘Implementation Program’ portion of this document.

WASHINGTON CHARACTER AREA: TARGETED REVITALIZATION AREAS

CHARACTER AREA DESCRIPTION:

“Target Revitalization Area” character areas are located exclusively within the boundaries of the Southwest Washington Redevelopment Area and contain the city’s greatest concentration of poverty and blight. Substantial activity by the public sector is necessary to generate and encourage redevelopment which gradually transitions to privately driven activity. One-by-one, these character areas should be the focus of infrastructure improvements, property acquisition and home-building activity. Redevelopment should incorporate form-based building and site features that create “neighborhoods” through physical uniformity via streetscaping and select building elements.



Targeted revitalization areas – such as Rusher Street – contain the greatest concentration of blighting conditions within Washington.



New housing opportunity can be generated in virtually every neighborhood with public support – and can take a form that respects historic neighborhood characteristics while remaining affordable.

RECOMMENDED DEVELOPMENT PATTERNS

- Extension of street grid system from historic neighborhoods – continuation of interconnected street pattern.
- Application of context-friendly “character street” standards being developed for city subdivision regulations.
- Sidewalks and significant planting strips for street trees.
- Conversion of some dilapidated lots to community playgrounds, gardens, etc.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.
- Form-based design standards for new construction complimentary to historic building patterns.
- Low-to-medium density residential infill.
- Focus of public infrastructure improvements.
- Mixed income housing development with percentage of units reserved for low-to-moderate income.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the the targeted revitalization character area:

- Residential
- Transportation / Communication / Utilities
- Parks & Recreation

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the targeted revitalization character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Transportation Alternatives
- Open Space Preservation
- Traditional Neighborhoods
- Housing Choices

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

COMMUNITY AGENDA

(PRELIMINARY) WASHINGTON CHARACTER AREA: TRADITIONAL NEIGHBORHOOD

CHARACTER AREA DESCRIPTION:

The “Traditional Neighborhood” character areas contain the largest concentration of Washington’s National Register and locally protected historic properties. Along with the city’s central business district, these properties form the back-bone of Washington’s status as one of Georgia’s most aesthetically pleasing communities. Existing historic development patterns – including public and private property - must be preserved and enhanced, while infill development will further compliment the city’s historic characteristics. A focus on the design of new development, and adaptive reuse of existing structures, will be the principal tools to ensure that the long-term integrity and value of the neighborhoods will be maintained.



Many of Washington’s traditional neighborhoods contain large inventories of sizeable historic homes.



With proper form-based design codes for new development, private structures – and the public street space – can enhance Washington’s historic context.

RECOMMENDED DEVELOPMENT PATTERNS

- Promote low-density infill – primarily single-family detached.
- Design guidelines promoting traditional architecture (front porches, rear garages, front door orientation, etc.)
- Promote housing maintenance – primarily of original exterior design features.
- Extension of sidewalk system.
- Tree preservation.
- Incorporate traffic calming features into residential streets – including curb extensions to define lanes of parking.
- Explore possibility of alternative uses for historic structures depending on size and location – to promote reinvestment activity

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the traditional neighborhood character area:

- Residential
- Commercial within the Central Business District
- Transportation /Communication/ Utilities
- Mixed Use (Adaptive Re-Use)

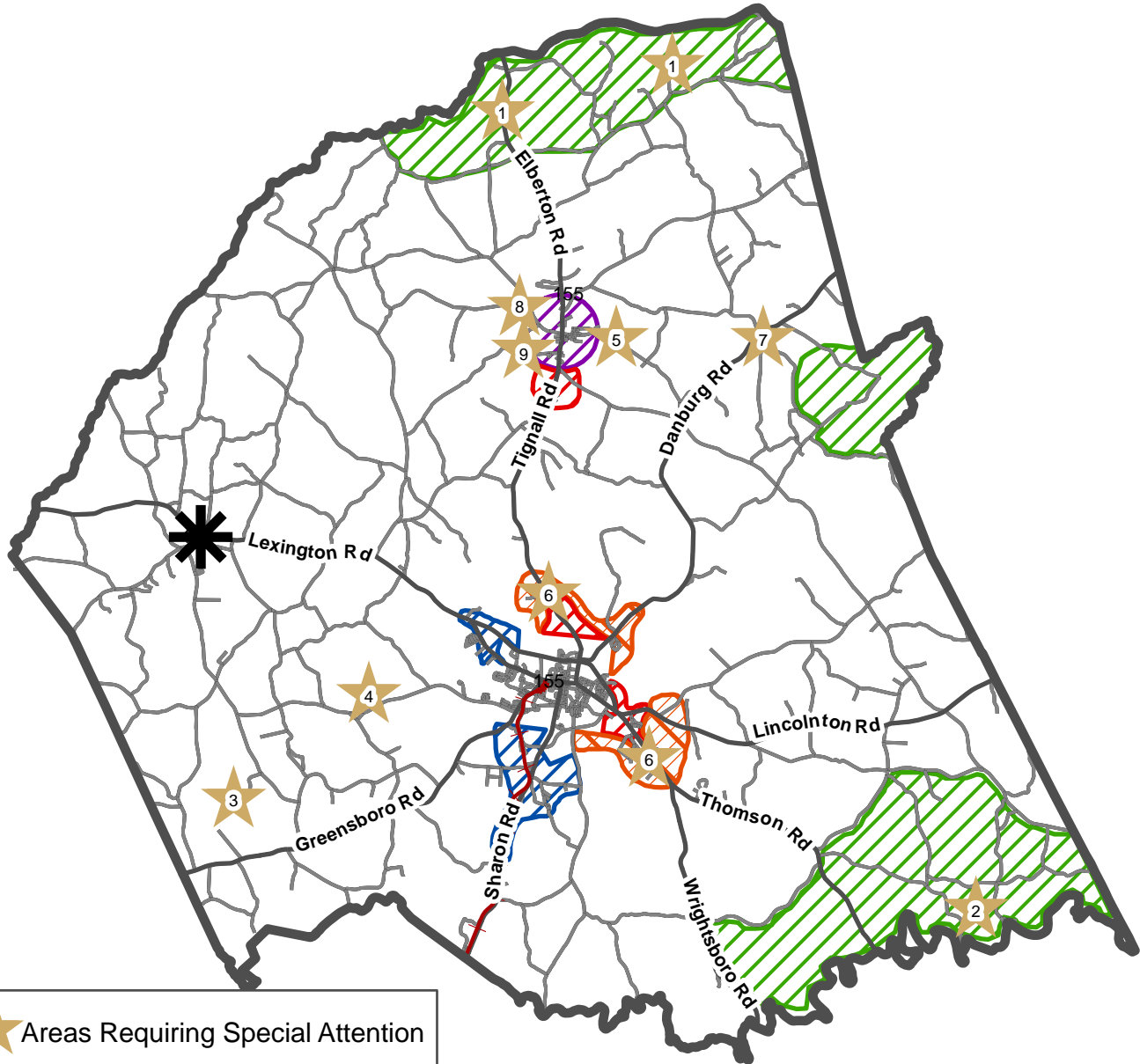
STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the traditional neighborhood character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Traditional Neighborhood
- Heritage Preservation
- Transportation Alternatives
- Regional Identity







IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

Wilkes County Character Areas
(Includes: Rayle and Tignall)



- ★ Areas Requiring Special Attention**
1. Broad River Corridor
 2. Holliday Park
 3. Kettle Creek Battleground
 4. Lake Bolive Watershed
 5. East Tignall - Hwy 17 By Pass
 6. Highway 17 Corridor
 7. Danburg
 8. Independence Street - Tignall
 9. West Wooten Street - Tignall







Character ID

 Concentrated Commercial Nodes	 Suburban Residential
 Industrial Growth District	 Tignall
 Lakes and Rivers	 Rural Wilkes



Central Savannah River Area
 Regional Development Center
 GIS Department
 3023 River Watch Parkway, Suite A
 Augusta, GA 30907-2016
www.csrardc.org

Legend

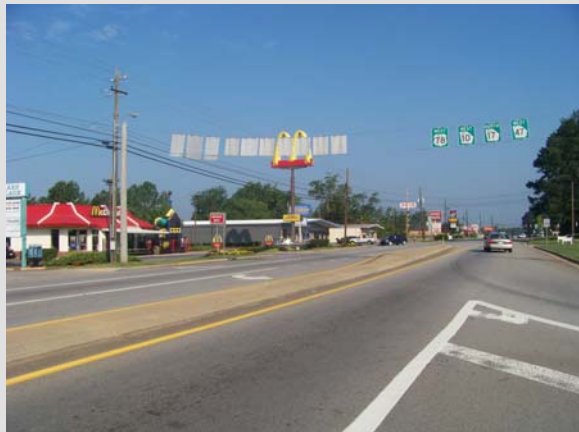
 Wilkes County	 Special Areas	 Roads
 Cities	 Rayle	 Railroad

COMMUNITY AGENDA

WILKES COUNTY CHARACTER AREA: CONCENTRATED COMMERCIAL NODES

CHARACTER AREA DESCRIPTION:

Wilkes County’s “Concentrated Commercial Nodes” are slowly developing areas - or areas intended for more intense development – in close proximity to the community facilities offered by the city of Washington. Containing large lots adjacent to major thoroughfares, the Concentrated Commercial Nodes provide room – and visibility to traffic - for large-scale regional commercial development should Washington-Wilkes begin to experience population growth. The Concentrated Commercial Nodes character areas are intended to limit most new commercial development to areas adjacent to current population centers – rather than promoting their linear extension down long expanses of highway. Development patterns will include enhanced access management features, pedestrian facilities, and uniform building, site, landscaping and sign standards to better link those existing residential areas and provide a pleasant aesthetic.



The transition between contemporary commercial development in the county – and that within the city – is indiscernible as since neither community applies design standards to new development.



Even on major thoroughfares, new commercial development can be designed to incorporate pleasant outdoor gathering areas, landscaping, and quality building features and materials.

RECOMMENDED DEVELOPMENT PATTERNS

- Focus on new regional commercial development.
- Avoid extension of new development along corridors – keep close to existing population in Washington.
- Site design standards including: signage, landscaping, access management (shared), parking lot design (landscaped medians and islands) and pedestrian accessibility on site.
- Building design: uniformity between main structure and outparcels, material standards for front facades, articulated facades and architectural elements to break single wall face.
- Incorporate non-motorized access from Washington – extension of sidewalk system, trail linkages, creation of a local shuttle.
- Widening of highway 17 to 4 lanes throughout areas.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the commercial nodes character area:

- Commercial
- Transportation/ Communication/Utilities

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the concentrated commercial nodes character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Appropriate Buisness
- Transportation Alternatives
- Sense of Place
- Growth Preparedness

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WILKES COUNTY CHARACTER AREA: INDUSTRIAL GROWTH

CHARACTER AREA DESCRIPTION

The “Industrial Growth” character area extends south of the city of Washington along S.R. 47 and the Georgia Woodlands Railroad. This area contains a mix existing manufacturing facilities and limited residential or undeveloped tracts further south. Partially serviced by city of Washington water and sewer – and in close proximity to S.R. 17 – transportation links and infrastructure in the area provide growth potential for major employers seeking new locations. Development of the area for industrial or warehousing activities does not compete with potential residential or commercial growth areas to the north and east of Washington, and will incorporate landscaping features that preserve the rural characteristic of the S.R. 47 corridor.



Much of the industrial development along SR4 47 is concealed from the highway.



Deep building setbacks and landscape buffers can make industrial sites look like more industrial “parks” – and preserve viewsheds from corridors.

RECOMMENDED DEVELOPMENT PATTERNS

- Expansion of industrial land uses.
- Sewer extensions.
- Additional infrastructure improvements: railroad spurs, highway upgrades for large vehicle traffic.
- Open space provisions for new industrial development.
- Landscape screening and buffering from adjacent residential/agriculture uses.
- Deep setbacks from highway to protect rural feel of corridor.
- Transit service to link employment centers with workforce.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the industrial growth character area

- Industrial
- Transportation/ Communication/Utilities

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the industrial growth character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Appropriate Industry
- Growth Preparedness

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WILKES COUNTY CHARACTER AREA: LAKES AND RIVERS

CHARACTER AREA DESCRIPTION

The “Lakes and Rivers” character area of unincorporated Wilkes County is distinguished from other rural portions of the county by the combined presence of significant low-lying wetland areas and increased development pressure due to the proximity to Clarks Hill Lake, the Broad River and wildlife management areas. With no direct access to public water or sewer, and significant distance from shopping and public services, development in these environmentally sensitive/significant areas should remain limited. Development features must include techniques to reduce impacts of the built-environment to adjacent natural areas such as low-impact development standards, clustering of development lots, significant stream-side setbacks, and the preservation of additional open space.



Proximity to lake and riverfront property in Wilkes County increases development pressure in otherwise rural portions of the county – particularly as lakefront property in adjacent counties is developed.



Development in the proximity of lakes and rivers should be clustered to preserve natural viewsheds, and should incorporate storm water features that utilize natural features and grades.

RECOMMENDED DEVELOPMENT PATTERNS

- Low density single-family residential development.
- Preference for upscale housing – limitation on manufactured housing.
- Mix of extremely large lot development (10 – 20 acres) or clustered subdivision with similar net density.
- Channel development to areas outside of the floodplain.
- Common water front access within developments.
- Limitation on land clearance activity – keep parcels wooded.
- Narrow curvilinear streets which promote slow speeds.
- Low-impact development alternatives for storm water management.
- Preservation of open space through minimum percentage requirements, easement and/or transfer-of-development rights in partnership with the city of Washington.
- “Donor” area for transfer-of-development rights program.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the Lakes and Rivers character area

- Parks and Open Space
- Low Density Residential
- Passive Recreational Facilities

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the Lakes and Rivers character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Conservation
- Environmental Protection
- Open Space Protection

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WILKES COUNTY CHARACTER AREA: RURAL WILKES

CHARACTER AREA DESCRIPTION

Comprising the vast majority of the land area of unincorporated Wilkes County and the city of Rayle, the “Rural Wilkes” character area is comprised primarily of a mix of agricultural/pasture lands, woodlands, and very low density residential development. The area includes some clusters of buildings in varying states of deterioration which are the remnants of settlements from a time when Wilkes County’s population was greater than it is today. With character areas in Tignall, and in and around Washington which provide for future concentrated growth, the Rural Wilkes character area will remain rural – preserving Wilkes County’s rural heritage and increasing attraction as a destination for nature enthusiasts. Public service and infrastructure improvements will be limited only to those that are necessary to support the existing population rather than promote development.



Rolling fields and woodlands share equal space throughout the majority of Wilkes County.



This plan recommends that much of Wilkes County remain the same – with development targeted close to Washington and Tignall.

RECOMMENDED DEVELOPMENT PATTERNS

- Preservation of rural character.
- Increase minimum lot sizes and promote estate zoning with conservation easements – particularly in the Lake Boline water supply watershed.
- Location of potential scenic byways.
- Preservation of historic properties.
- Promote as passive use tourism and recreation destinations (ex. Kettle Creek Battlefield, wildlife management areas).
- Promote agricultural related businesses.
- Avoid expansion of public water and sewer services – except that which is necessary for the well-being of the current population.
- “Donor” area for transfer-of-development rights program.
- Limited nonresidential development concentrated in Rayle and unincorporated rural villages to promote activity

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the rural Wilkes character area

- Agriculture
- Very low density residential

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the Rural character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Regional Identity
- Environmental Protection
- Appropriate Business
- Open Space

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WILKES COUNTY CHARACTER AREA: SUBURBAN RESIDENTIAL

CHARACTER AREA DESCRIPTION

Largely displaying the same characteristics as the Rural Wilkes character area, the “Suburban Residential” character area’s proximity to Washington has gradually resulted in the construction of new large-lot suburban style residential development – particularly to the southeast of the city. While still predominantly rural in character, the Suburban Residential character area provides a location to channel future residential development by substantially increasing housing density and housing type options, in conjunction with the provision of city water and sewer. The suburban residential character area will essentially develop as an extension of the city grid – promoting traffic dispersal through interconnectivity.



Areas deemed desirable for suburban residential development flank the Washington City limits and surround existing amenities such as the local golf course.



Consistent with recommendations for Washington, suburban residential densities of less than 1 unit per acre are appropriate but a wide variety of design options should continue to be permitted. Public spaces should be designed to benefit the public while private property development should be left to personal taste.

RECOMMENDED DEVELOPMENT PATTERNS

- Focus of higher density residential development than currently found in the county (lots smaller than 1 acre).
- Stick-built construction.
- Creation of county subdivision regulations or city annexation to ensure orderly growth and development and construction of adequate public services.
- Connectivity standards between developments and new school– vehicular and bike/pedestrian.
- Urban curb and gutter streets with sidewalks.
- Community areas/playground facilities.
- Preservation of stream corridors.
- Extension of planned city trail network.
- Limit cul-de-sac development and extend street grid.
- “Recipient” area for transfer of development rights program.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the Suburban Residential character area

- Residential
- Transportation/ Communication/Utilities
- Parks and Open Space

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the Suburban character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Sense of Place
- Housing Choices
- Traditional Neighborhoods
- Transportation Alternatives

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

WILKES COUNTY CHARACTER AREA: TIGNALL

CHARACTER AREA DESCRIPTION

Incorporated municipality in north-central Wilkes County, the city of Tignall (“Tignall” character area) provides an additional focal point for future potential county growth. Containing a small central business district and low-density residential development, Tignall provides public water and sewer and other community services to its residents. With upgrades to public infrastructure, adequate land exists within the municipal limits of Tignall to provide an additional option for concentrated residential and non-residential growth in Wilkes County.



Tignall retains a central business district which provides essential services to the residents who live in surrounding low-density residential neighborhoods.



Central business districts across rural Georgia continue to be viable centers of commerce – as illustrated by this renovated hardware store in Social Circle, Georgia.

RECOMMENDED DEVELOPMENT PATTERNS

- Development and adoption of subdivision regulations in anticipation of growth potential.
- Preparation of manufactured housing ordinance.
- Design standards for central business district.
- Improvements to existing public property - with focus on recreation facilities.
- More bicycle and pedestrian options for linkages to community facilities.
- Continue interconnected street pattern as new parcels develop.
- Abate building and property nuisances through stronger codes and associated code enforcement.
- Continued emphasis on single-family housing, but also promote some housing option – particularly on major thoroughfares.

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the Tignall character area

- Commercial
- Residential
- Transportation/ Communication/Utilities

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the Tignall character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Infill Development
- Sense of Place
- Growth Preparedness
- Employment Options

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

IMPLEMENTATION PROGRAM

Through the community participation process, Washington-Wilkes's identified issues and opportunities have been refined and prioritized in order to develop a clear direction in which to dedicate resources and energy. The "Implementation Program" portion of the *Community Agenda* document is divided into 2 sections. First, the "short-term work program" represents clear objectives whose implementation is of immediate priority to the community. Next, the "long-term goals and policies" section provides further direction and support for city actions above and beyond the immediate 5 year planning period.

Short-Term Work Program

As a list of community priorities resulting from the comprehensive planning process, the measurable objectives contained within the short-term work program are subject to revision only through the formal amendment of the *Washington-Wilkes Comprehensive Plan*. In contrast, specific strategies that have been proposed to obtain each objective are subject to change at any time. Changes to strategies can occur for any number of reasons including: lack of funding or resources, identification of alternative strategies, strategies rendered moot as a result of implementing alternatives, determination of infeasibility, etc. Changes to strategies contained in the short-term work program must be reflected in updates provided by the City of Washington-Wilkes in accordance with the "Standards and Procedures for Local Comprehensive Planning."

Each item listed as a strategy in the short-term work program is applicable to all jurisdictions within Washington-Wilkes unless otherwise noted.

A "record of accomplishments" from Washington-Wilkes's previous short-term work program can be found in **Appendix C**.

Relation to Character Areas

While many of the strategies listed within the short-term work program are not categorized under the topic of "land use," many of the development objectives proposed in Washington-Wilkes's character area descriptions are intended to be implemented through strategies listed under other topics. In some cases, implementation of the short-term work program will result in the implementation of recommended development objectives for multiple character areas.

COMMUNITY AGENDA

WASHINGTON-WILKES – SHORT-TERM WORK PROGRAM

TOPIC: ECONOMIC DEVELOPMENT

Activity	Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
	2009	2010	2011	2012	2013			
1. Continue to fund efforts to recruit clean, responsible industry to all areas of Wilkes County capitalizing on our infrastructure and multi-modal transportation access.						Payroll Development Authority	\$500,000	Wilkes County & City of Washington
2. Establish facilities and services that will enhance the development of an educated, motivated workforce.						Wilkes County, Municipalities	\$1,500,000	Federal and State Grants, Local Funds.
3. Promote Washington-Wilkes as a day-trip destination for people in the Athens and Augusta Metro areas.						Washington DDA, Wilkes County, Municipalities	Staff Time	General Funds
4. Actively promote support of locally grown and produced agricultural products.						Wilkes County, Municipalities	Staff Time	General Funds
5. Pursue targeted expansion of infrastructure in areas deemed appropriate to support new industrial growth.						Wilkes County, Municipalities	\$3,000,000	USDA Rural Development, Other Federal & State funding, SPLOST, local funds
6. Expand transit service in order to increase options for local workers.						Wilkes County Transit	\$75,000 Annually	5311, 5310 Federal Funds, Local Funds

TOPIC: HOUSING

Activity	Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
	2009	2010	2011	2012	2013			
1. Continue to implement the housing recommendations of the adopted SW Washington Urban Redevelopment Plan						City of Washington	Undetermined	CDBG, CHIP, private investment, local funds
2. Actively work to increase quality multi-family options in areas identified as appropriate.						Wilkes County, Municipalities	Staff Time	Private Sector
3. Establish local programs for small scale home maintenance loans, down payment assistance to improve the overall quality of housing stock in the smaller urban and unincorporated areas.						Wilkes County, Tignall, Rayle	Undetermined	Georgia Department of Community Affairs
4. Work with local non-profit groups to increase the number and quality of housing for elderly residents in all jurisdictions.						Wilkes County, Municipalities	Undetermined	Private Sector



COMMUNITY AGENDA

TOPIC: NATURAL & CULTURAL RESOURCES									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Adopt and apply design guidelines to new development so that it complements the character of historic structures.						City of Washington, Wilkes County, RDC	\$10,000	DCA, City of Washington, Wilkes County
2.	Actively develop and market historic sites for adaptive re-use and infill development						City of Washington, Wilkes County, DDA	Staff Time	General Funds
3.	Review existing development codes for potential weaknesses in protecting water resources.						City of Washington, Wilkes County, RDC	Staff Time \$5,000	General Funds, DCA
4.	Actively market Kettle Creek Battlefield as a unique and significant Georgia historical site.						City of Washington, Wilkes County	\$20,000	DCA, HPD, Applicable Federal and State Grants
5	Develop walking, biking, and driving tours to show off Washington-Wilkes variety of attractions.						City of Washington, Wilkes County, DDA, Chamber of Commerce, HPD, Tourism	\$100,000	City, County, Applicable State and Federal Grants
6.	Review current development procedures to ensure that natural and cultural resources as well as identified areas requiring special attention are protected from the unintended consequences of development.						City of Washington, Wilkes County, RDC	\$5,000	City, County, DCA

TOPIC: COMMUNITY FACILITIES									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Actively market the soon to be abandoned high-middle school site for infill development.						School Board, City of Washington, Wilkes County, PDA	Undetermined	Undetermined
2.	Assess the status and replace failing public safety equipment.						City of Washington, Wilkes County	\$500,000	City, County, GEMA
3.	Continue to deliver water and sewer service to City of Washington residents through targeted maintenance and repair of the existing system.						City of Washington	\$1,000,000	City, CDBG
4.	Assess the functionality and replace equipment as needed for local government use.						City of Washington, Wilkes County	\$100,000	City, County, DCA
5.	Actively work with hospital authority to coordinate expansion of medical facilities in an orderly manner.						Hospital Authority, Wilkes County	\$20,000,000	County, Hospital Authority, HUD
6	Expand and enhance the water systems in Rayle and Tignall to decrease dependence on ground water sources.						Rayle, Tignall	\$5,000,000	Rayle, Tignall, USDA
7.	Improve the accessibility of park facilities. And seek input on the types of expansions in the future.						City of Washington, Wilkes County	Undetermined	City, County, Georgia Parks Service



COMMUNITY AGENDA

TOPIC: TRANSPORTATION									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Focus on the maintenance of existing local roads, and the repair of bridges that have been deemed deficient by GDOT.						Wilkes County	\$10,000,000	County, GDOT, Federal
2.	Maintain, and actively promote the rail link that the Georgia Woodlands Railroad provides to the county.						City of Washington, Wilkes County, PDA	\$4,000,000	City, County, PDA, GDOT
3.	Prepare transit development plan for the county.						RDC	\$7,500	GDOT
4.	Prepare Bicycle and Pedestrian plan for the county.						RDC	\$10,000	GDOT
5.	Implement the recommendation of the adopted Washington-Wilkes Multi-Use Trails Plan.						City of Washington, Wilkes County	\$2,000,000	GDOT, City, County

TOPIC: POPULATION									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Establish <i>Complete Count Committee</i> to increase awareness about and promote participation in the 2010 Decennial Census						Wilkes County, Municipalities	\$5,000	General Funds
2.	Utilize established social networks to build good will and positive dialogue between Washington-Wilkes diverse racial and ethnic groups.						Various community organizations (Religious, charitable, service, etc.)	Undetermined	Undetermined
3.	Assess current level of service to aging population to determine where services are lacking and can be expanded.						Wilkes County, Municipalities	Staff Time	General Fund
4.	Continue to support and engage local non-profit organizations that aim to address child and family welfare.						Wilkes County, Municipalities	Staff Time	General Fund

WASHINGTON-WILKES – SHORT-TERM WORK PROGRAM

TOPIC: LAND USE									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Prepare and adopt recommended design guidelines for use in identified character areas. (Includes facades, signs, etc.)						RDC	\$25,000	City, County, DCA
2.	Upgrade subdivision regulations and zoning ordinance to implement character area recommendations (City of Washington)						RDC	\$25,000	City, DCA
3.	Establish a Transfer of Development Rights program to implement recommendations of identified character areas						RDC	\$25,000	City, County, DCA
4.	Prepare and adopt Land Development Ordinances in Tignall						RDC	\$15,000	City, DCA
5.	Prepare and adopt a Manufactured Housing ordinance for Tignall						RDC	\$10,000	City, DCA



Long-Term Goals and Supporting Policies

In addition to the community priorities listed within the short-term work program, the comprehensive planning process has revealed long-term goals that Washington-Wilkes citizens, stakeholders and leaders would like to achieve in order to maintain community prosperity and promote a unique community character. Many of the long-term goals and supporting policies listed in this Section are consistent with, and extensions of, the objectives and strategies contained in the short-term work program. Other long-term goals are distinct from any of the ideas generated in the short-term work program. Regardless, all items in **Figure 11-B** represent courses of action that Washington-Wilkes intends to take as it charts its future. Where applicable, decisions of the local leadership will be consistent with the ideas contained in the *Community Agenda* “Implementation Program.”

Figure 11-B: CITY OF WASHINGTON-WILKES – LONG-TERM GOALS AND SUPPORTING POLICIES	
TOPIC: POPULATION	
Long Term Goal:	Strive to improve the quality of life for all citizens of Washington-Wilkes
Policy 1.	Continue to support and look for ways to improve services to our aging population
Policy 2.	Work with technical colleges to increase education opportunities for our residents
TOPIC: ECONOMIC DEVELOPMENT	
Long Term Goal:	Improve the economic viability of Washington –Wilkes
Policy 1.	Engage and support the local agricultural sector, as the focus shifts towards smaller markets
Policy 2.	Openly communicate with employers about work force needs, and assist in addressing their concerns (i.e. transportation, education of workforce, etc.)
TOPIC: HOUSING	
Long Term Goal:	Increase housing options for all of Washington-Wilkes’s residents.
Policy 1.	Focus residential growth in targeted areas that are identified as appropriate
Policy 2.	Promote affordable housing options
TOPIC: NATURAL AND CULTURAL RESOURCES	
Long Term Goal:	Capitalize on Washington-Wilkes’s unique natural and cultural heritage to attract tourism
Policy 1.	Collaborate with various stakeholders to ensure that significant natural and cultural resources are protected and preserved for future generations
Policy 2.	Follow the recommendations of existing reports and plans for significant natural and cultural resources (Kettle Creek Battlefield, Old School Street Cemetery, etc)
TOPIC: COMMUNITY FACILITIES	
Long Term Goal:	Provide cost-effective services to the citizens of Washington-Wilkes
Policy 1.	Make maintenance of existing water and sewer infrastructure a priority rather than expansion
Policy 2.	Review and re-assess current agreements to ensure that services are not being duplicated
TOPIC: TRANSPORTATION	
Long Term Goal:	Decrease reliance on automobiles as the primary mode of transportation where feasible
Policy 1.	Support development of extensive multi-use trails network throughout the county
Policy 2.	Support the expansion of the current transit system to strengthen workforce
TOPIC: LAND USE	
	(See “Community Vision”. Recommended development patterns contained within each character area description represent Washington-Wilkes’s land use goals and policies.)

**Appendix: Joint Washington-Wilkes Report of Accomplishments
2005-2009**

**Appendix: Joint Washington-Wilkes Report of Accomplishments
2005-2009**

Element	Completed?	Comments
Economic Development		
1. Encourage small apparel or textile industry to town (Rayle)	No	Contraction in this sector has made recruitment difficult.
2. Continue supporting town festivals, such as the Rayle Ramble (Rayle)	Yes	Ongoing
3. Encourage expansion of AAA Log Homes (Rayle)	No	Ongoing
3. Work with Payroll Development Board in attracting new industry and expanding existing industry in County (Wilkes)	Yes	Ongoing
4. Promote maintenance and expansion of retail and other commercial activity (Wilkes)	Yes	Ongoing
5. Expand tours and promotional materials in order to increase revenues from the County's historic resources (Wilkes)	Yes	Promotional material has been expanded and updated, some tours have also.

Element	Completed?	Comments
Natural & Cultural Resources		
1. Continue rehabilitation of Jackson House (Rayle)	No	Ongoing
2. Nominate Jackson House to National Register of Historic Places (Rayle)	No	Awaiting completion of renovations.
3. Continue support of the Washington-Wilkes Historical Foundation (Wilkes)	Yes	Ongoing
4. Make improvements to Holiday Park recreation area (Wilkes)	Yes	Ongoing
5. Expand and promote tourism in the area of County's historic resources (Wilkes)	Yes	Kettle Creek Battlefield development and research undertaken by the City of Washington
6. Prepare and adopt environmental protection ordinances for groundwater recharge areas, rivers, wetlands, and water supply watersheds (Wilkes)	Yes	Ordinances adopted and being enforced.
7. Support historic resources survey (Wilkes)	No	Funding not secured for survey
8. Support preservation of the St. Joseph's Boys Home (Wilkes)	No	Ongoing
9. Support maintenance of historic Courthouse (Wilkes)	Yes	Ongoing
10. Renovation of Washington-Wilkes Recreation Center (Wilkes)	Yes	Facility Renovated and operational
11. Support development of scenic byway (Wilkes)	No	Ongoing
12. Investigate non-point sources of pollution along the Broad River and Little River in Wilkes County; research and implement methods to lessen the impact from those sources. (Wilkes)	No	Funding not secured for investigation

**Appendix: Joint Washington-Wilkes Report of Accomplishments
2005-2009**

Element	Completed?	Comments
Community Facilities		
1. Purchase additional fire suits (Rayle)	No	Funding not available
2. Increase size of Fire Department (Rayle)	No	Funding not available
3. Relocate City Hall to renovated Jackson House (Rayle)	No	Awaiting completion of renovations
4. Explore purchase of new fire truck and new bay for truck for Fire Department (Rayle)	No	Funding not available
5. Upgrade equipment and facility of Wills Memorial Hospital (Wilkes)	Yes	Ongoing
6. Maintain and upgrade roads and bridges as needed (Wilkes)	No	Ongoing
7. Pursue development of a vocational/technical school in Wilkes Co (Wilkes)	No	Ongoing
8. Seek state assistance in developing markets for recycled materials (Wilkes)	No	Ongoing
9. Continue efforts to complete four-laning of GA 17 & US 78 (Wilkes)	No	Ongoing
10. Establish a state truck driving test station in County (Wilkes)	No	Ongoing
11. Establish recreation complex (Wilkes)	Yes	Gym- Rec Complex complete
12. Upgrade and expand rural fire stations (Wilkes)	No	Funding not available
13. Clean front and sides of original courthouse (Wilkes)	Yes	Courthouse
14. Construct pavilion and restrooms at Holiday Park (Wilkes)	No	Funding not available
15. Continue operation of transfer station and waste reduction efforts (Wilkes)	Yes	Ongoing
16. Address the inflow/infiltration problem through a study investigating the entire sewer system, identifying problem sources, and devising a plan for repairing or replacing damaged portions of the sewer system (Wilkes)	No	Funding not available

**A RESOLUTION OF THE CITY OF RAYLE ADOPTING
THE UPDATE TO THE WASHINGTON-WILKES
COMPREHENSIVE PLAN: 2009**


WHEREAS, The Rayle City Council, the governing authority of the City of Rayle, GA has prepared a 10-year update to the *Washington-Wilkes Comprehensive Plan*; and,

WHEREAS, The City of Rayle's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

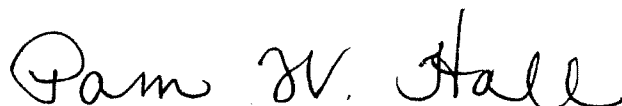
WHEREAS, The City of Rayle's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Rayle City Council that the *Washington-Wilkes Comprehensive Plan* (2009) is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 2nd day of September, 2009


(Mayor)

ATTEST:


(Clerk)

**A RESOLUTION OF THE CITY OF WASHINGTON
ADOPTING THE UPDATE TO THE WASHINGTON-
WILKES COMPREHENSIVE PLAN: 2009**

WHEREAS, The Washington City Council, the governing authority of the City of Washington, has prepared a 10-year update to the *Washington-Wilkes Comprehensive Plan*; and,

WHEREAS, The City of Washington's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, The City of Washington's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Washington City Council that the *Washington-Wilkes Comprehensive Plan (2009)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 20 day of July, 2009

W E Burns
(Mayor)

ATTEST:

Shobbie Danner
(Clerk)

**A RESOLUTION OF THE CITY OF TIGNALL ADOPTING
THE UPDATE TO THE WASHINGTON-WILKES
COMPREHENSIVE PLAN: 2009**

WHEREAS, The Tignall City Council, the governing authority of the City of Tignall, GA has prepared a 10-year update to the *Washington-Wilkes Comprehensive Plan*; and,

WHEREAS, The City of Tignall's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, The City of Tignall's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Tignall City Council that the *Washington-Wilkes Comprehensive Plan (2009)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 22 day of JULY, 2009



(Mayor)

ATTEST:



(Clerk)

**A RESOLUTION OF WILKES COUNTY ADOPTING THE
UPDATE TO THE WASHINGTON-WILKES
COMPREHENSIVE PLAN: 2009**

WHEREAS, Wilkes County Board of Commissioners, the governing authority of Wilkes County, GA has prepared a 10-year update to the *Washington-Wilkes Comprehensive Plan*; and,

WHEREAS, Wilkes County's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, Wilkes County's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Wilkes County Board of Commissioners that the *Washington-Wilkes Comprehensive Plan (2009)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 9th day of July, 2009



(Chairman)

ATTEST:



(Administrative Assistant)