

Regional Agenda

Adopted January 23, 2013



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Regional Vision

THE RIVER VALLEY REGION is unique in many regards. Among them; it is home to arguably the world's foremost military installation, one of the nation's few (dry) inland ports, is flanked by two of the state's major river systems, overlays approximately one-third of the state's significant groundwater recharge area, and boasts rich cultural and historical backgrounds. Integral to successful implementation of a vision for the region is the ability to capitalize on resources, and intergovernmental cooperation to maximize the positive impacts of public and private investment in economic development. By the year 2032 the region should be characterized by:

A variety of attractive housing options across the region,

Traditional residential neighborhoods in cities,

Transportation infrastructure offering residents better access and alternate transit options to the region's cities, and enhanced interconnectivity between cities,

Economically vibrant downtowns,

A workforce with the education, skills and work ethic that attracts investment from all sectors of a developing economy,

An economic base of sufficient diversity to offer "full employment",

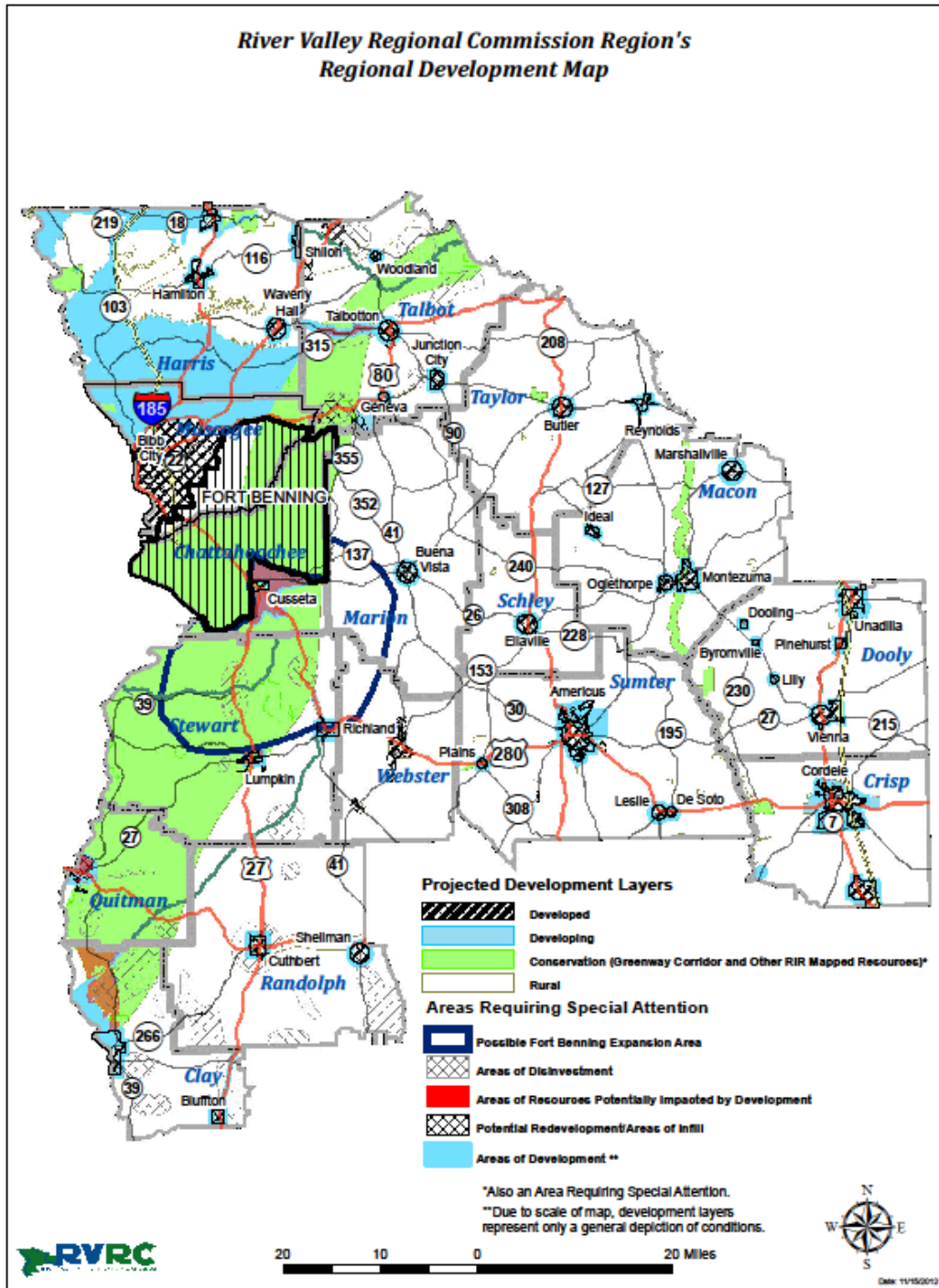
An affordable utility infrastructure capable of meeting resident and business needs of the region,

A socio-economic environment attractive to people/business who/which can, in turn, enhance further the quality of life,

A toolbox of resources readily available to facilitate a broad scope of environmentally sustainable economic development activities/programs, and

Minimum visual intrusions of naturally scenic viewsheds.

Regional Development Map



Regional Development Pattern Descriptions

Regional Development Map was developed by combining the Regionally Important Resources Map, the Areas Requiring Special Attention Map and utilizing local comprehensive plan information, aerial photography, RVRC staff and citizen knowledge. The aforementioned resources are used to define four regional future development land use patterns: Developed, Developing, Conservation, and Rural and to further define the future development patterns by addressing areas requiring special attention within the River Valley region.

Regional Development Pattern Descriptions

Developed: *Areas demonstrating urban development patterns where urban services such as water and sewer services, etc. are being provided.*

In general, developed areas in the rural portions of the River Valley region include all areas within the city limits in each town or city. Within these areas, the greatest issue will be to encourage revitalization and renovation of existing structures. This will serve to both capitalize on the existing infrastructure, and to curb sprawling development patterns along the rural/urban fringes. Infill and redevelopment of existing structures add value to infrastructure, public facilities and neighborhoods. Utilizing the existing lots, blocks, and streets of River Valley's rural communities and major cities minimizes the need for the expansion of water, sewer, and street construction which is critical in maintaining a community's urban core. By focusing on infill development as well, communities will be better equipped to protect rural lands, and maintain their agricultural heritage.



Developing: *Areas likely to become urbanized and have water and sewer available or require urban services (i.e. water and sewer etc.) within the next 20 year planning period.*

Developing areas are land areas that will likely become urbanized and require the provision of new urban services (i.e. water, sewer, etc.) during the next twenty years. Developing areas in non-metropolitan areas of the region are adjacent to city/town limits, along major federal and state transportation routes, and intersections with major and minor collector roads. The City of Columbus is the region's largest metropolitan area. The metropolitan growth area of the City of Columbus extends north to the Harris County line and east to the Talbot County line. Columbus faces development pressure from Base Realignment and Closure (BRAC). Also, Harris County faces increased residential development throughout the county due to BRAC and the construction of the Kia automotive plant. Other high growth areas in the region are the City of Cordele, which will face development pressure related to the continued growth and success of the inland port. As more and more goods are shipped through the area, the population is expected to rise, as workers will be needed to operate the facility move to the area. As a result, the highway corridor along I-75 through Dooly and Crisp County is expected to develop further. In addition, the highway corridor running east/west on US 280 will also experience greater traffic and continued development. These two corridors should be given special attention, perhaps with corridor management plans to effectively handle the growth. Finally, the City of Americus will experience growth related to the construction of a state-of-the-art racetrack. This facility will draw numerous tourists from across the country and will also positively impact jobs creation in the area, as both full-time and part-time employees will manage the facility.

Future development should be nodal higher density development with mixed use residential, appropriate businesses and access to public facilities like schools, recreational facilities, pedestrian/bicycle



facilities and employment. A new development should not only have inter-connectivity but intra-connectivity with other new developments.

Conservation and Other Areas of Mapped Resources: *Areas to be preserved in order to protect important resources or environmentally sensitive places of the region that correspond to the Regionally Important Resource map.*

Conservation areas include, but are not limited to historic resources such as National Historic sites, state parks, groundwater recharge areas, wetlands, flood plains, rivers, streams, and endangered species. Conservation areas include essential buffers along streams and wetlands. Lands designated as conservation areas in the River Valley are projected to remain as such. Currently, these areas include local, state, and federal parks; active and passive recreation activities; protected land (such as land preserved in land trusts); and designated wildlife management areas. Although the aforementioned natural and cultural resources are protected in some form or fashion they are unfortunately not well linked via a green infrastructure system. A green infrastructure system connects natural and cultural resources together in an effort to build a green infrastructure network. There are numerous types of green linkages/corridors. The three that best describe the River Valley region is Regional Corridors, Farm Corridors and Environmental Corridors. Regional Corridors connect large areas of highly diverse ecosystems and connect existing parks, preserves, or natural, cultural, recreational sites. These corridors facilitate major movement of wildlife. Farm and Environmental Corridors often only measure hundreds of feet in width and facilitate localizes wildlife movement. Many times these areas are linear protected areas, such as river and stream corridors. It is imperative that the River Valley area tries to preserve existing corridor connections to natural and cultural resources, identify and protect future resource connection opportunities.

While conservation lands constitute only 3% of the region's total acreage, the areas designated for conservation will hopefully continue to grow and be better connected for future generations to enjoy in the upcoming twenty years.

Rural: *Areas not expected to urbanize or require urban services such as water or sewer, etc. during the 20 year planning period.*

Rural area identified on the Projected Development Map encompasses 2,378,120 acres of the River Valley area, or 70% of the total 3,403,045 acres in the region. Many of the River Valley counties have water lines extended into areas defined as rural. However, this fact alone does not mean that those areas with municipal/county water supply will develop over the next twenty years. Rural areas also encompass agricultural lands within the River Valley region. A total of 1,004,952 acres are dedicated to agricultural activities.

You cannot take a drive in the country without rural areas. Local efforts are needed to maintain the rural character of the River Valley Region. Counties are encouraged to protect rural areas by promoting scenic corridor protection; rural landscapes (i.e. landscaping buffers along roadways) tree preservation plans and sign control in scenic areas.

Areas Requiring Special Attention

Descriptions

The Areas Requiring Special Attention on the Future Development Map includes:

- Possible Fort Benning Expansion Area
- Areas of Disinvestment
- Areas of Resources Potentially Impacted by Development
- Potential Redevelopment/ Areas of Infill
- Areas of Development
- Conservation and other RIR Mapped Resources (See Regional Development Pattern Narrative)

The Defining Narrative for each Area Requiring Special Attention Includes:

- Area Description
- Quality Community Objectives to be Pursued
- Recommended Development Patterns
- Types of Land Uses
- Steps to Implementation

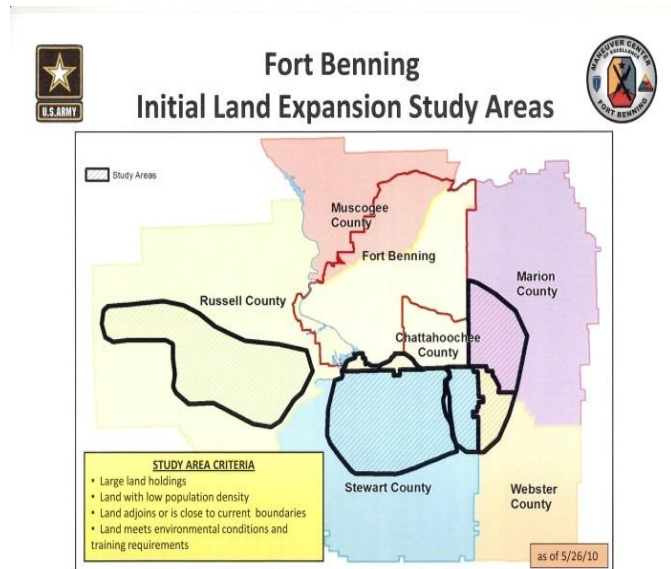


As regional conditions change The River Valley Regional Commission will update the Regional Plan as needed to describe and depict the most logical long range development patterns for the River Valley Region. Factors affecting changes to the Future Development Map may include but are not limited to:

- Additions or deletions of Regionally Important Resources
- Changes to Areas Requiring Special Attention
- Developments causing large scale land use shifts
- Local/Regional Transportation Plans,
- County/City Comprehensive Plan Updates
- Other Regional, State or Local Plans or studies
- Natural or manmade disasters

Proposed Fort Benning Expansion Area

It is important to note that Fort Benning is considering a possible expansion of up to 216,365 acres in Stewart, Marion, and Webster, Counties. The expansion could also occur in Russell County, Alabama. Within these counties the number of acres proposed to be included in the expansion varies, though the acreage proposed to be added from Stewart County is the greatest, at 123,003 acres. In both Chattahoochee and Marion Counties the proposed acreage to be acquired is very close at 38,034 and 38,021, respectively. The land proposed to be included in the expansion from Webster County is considerably less at 17,307 acres.



No one knows when or if the Fort Benning base expansion will take place. However it is prudent to review future development in the proposed Fort Benning Expansion Area for consistency with base expansion compatibility and the impact or affect it will have on the local tax base of River Valley’s communities.

Areas of Resources Potentially Impacted by Development

Areas of resources potentially impacted by development include growth areas that could encroach upon natural or cultural/historic resources, such as a state park, historic structure, river or groundwater recharge areas.

Areas of Disinvestment

Areas with significant levels of poverty, and/or unemployment that is substantially higher than average levels for the region as a whole.



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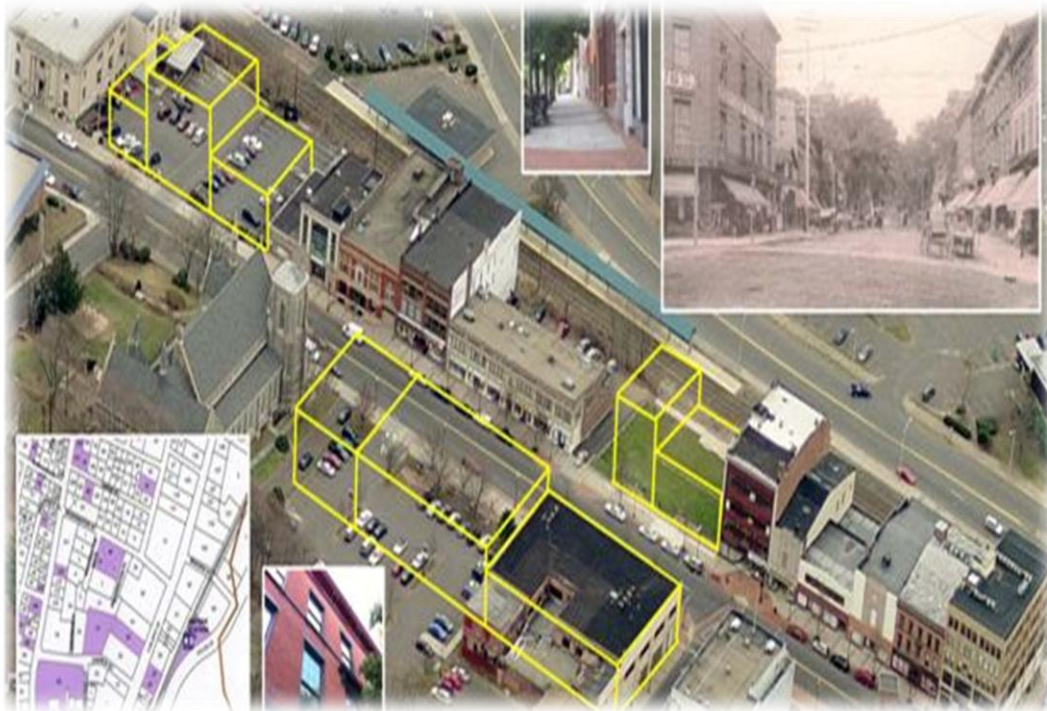
Most communities throughout the state of Georgia have some areas of disinvestment, or areas in need of improvement, and the River Valley region is no exception. However, these areas also provide opportunities for redevelopment and reinvestment in the community. Both

residential and commercial redevelopment opportunities exist in the region. In terms of commercial redevelopment, many of the cities in the region have vacant retail space available in their traditional downtown areas. Reinvestment in these buildings could lead to new residential options, such as loft apartments/condos. In addition to available commercial space in downtowns, many communities also have greyfields that could also be redeveloped or improved. These commercial buildings that have been vacant or abandoned have a negative impact on the community as a whole. Reinvestment in these spaces would be a positive economic impact and help to improve the overall aesthetics of the community.

Potential Redevelopment / Areas of Infill

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness which include a significant amount of vacant sites, vacant buildings/houses and environmentally contaminated commercial/industrial sites.

Redevelopment efforts will be most prevalent within the existing traditional neighborhoods that surround downtowns. In many communities, the condition of these properties varies from pristine to dilapidated. However, assistance and support for the renovation of these historic structures can be found at both the state and national level. Many communities offer tax freezes, job tax credits, and other incentives to encourage redevelopment within targeted areas.



In addition to commercial areas, older homes that are in disrepair could be restored or replaced with compatible new construction that would maintain the historic character of the many cities within the region.

There are many infill development and/or redevelopment opportunities throughout the River Valley Region. However, due to the rural nature of the region, most of these will occur in the developed cities. While most re-development will occur in city centers and downtowns, as you move away from the city core, potential for infill development increases. Due to more sprawling and more widespread development patterns, developers will have the opportunity to build within these areas to increase density and create more pedestrian-oriented development. These areas could include strip commercial development, as well as housing infill opportunities in newer subdivisions, or as older multi-family structures need renovation or replacement.



Other areas of potential infill development include brownfield sites located throughout the region. In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. Some examples of brownfields include abandoned gas stations and unused former manufacturing plants. Redeveloping brownfields can restore property to productive use, increase property values, improve public health and the environment, utilize existing public infrastructure, and increase job opportunities and local tax revenues. Throughout the River Valley region, there are a number of potential brownfields, mostly from abandoned gas stations. As these properties are often in prime locations, they provide excellent candidates for highly visible redevelopment opportunities within the community.

Area of Development

Areas where rapid development or changes of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.



While the River Valley region is predominately rural, there are several counties that have recently experienced significant growth and development, and are expected to continue to grow in the near future.

For example, both Dooly and Crisp County have seen growth related to the business expansion along I-75. The in-land port in Cordele will result in tremendous economic development opportunities for that portion of the region, and as a result, will attract new business and residents to the area. On the western side of the region, the city of Columbus and its neighboring jurisdictions have seen growth related to the, as troops from the Armor School at Fort Knox are relocated to Fort Benning. The preparations made for the BRAC process have resulted in new jobs and an estimated 23,000 or more new residents in the Columbus area.

Quality Community Objectives Descriptions

Traditional Neighborhoods

Traditional neighborhoods typically follow development patterns common to the time period prior to World War II, which offers residents a variety of housing options. These neighborhoods are often located within easy walking distance of a community's downtown, town center, or other commercial areas, providing easy access to commercial and recreational activities. The resulting community is one that is pedestrian friendly and allows residents to easily work and live within a compact environment.



Infill Development

Infill development is an effective revitalization strategy for communities to maximize underutilized buildings, vacant lots, and brownfield/greyfield sites within the community. This strategy takes advantage of existing infrastructure and community facilities such as streets, sewer, and other utilities.

Sense of Place

A community's sense of place is created by its unique combination of natural setting, architecture, history, and cultural resources. Local governments can work to ensure that the character and sense of place of their community are preserved through a variety of different channels, such as the creation of historic districts, the development of design guidelines, and open space preservation ordinances.

Transportation Alternatives



Transportation alternatives refer to a variety of means of traveling within a community, as opposed to solely using automobiles. These alternatives include walking; cycling; using buses, trains or trolleys; or flying. It is important for communities to have a



comprehensive transportation system that includes as many different means of getting from one destination to another as possible.

Heritage Preservation

Many different elements contribute to a community's heritage, including its historic and culturally significant structures and sites, which contribute to the community's identity and character. As this all relates to sense of place and regional identity, preservation of these sites and structures is important to maintaining the unique character of a community. These sites and structures can often provide a strong base for future growth and economic development, and are therefore essential to the continued health and sustainability of a community.

Open Space Preservation

Open space, broadly defined as any natural areas that provide important community space, habitat for plants and animals, recreational opportunities, agricultural lands, places of natural beauty and critical environmental areas, are important to communities for a number of different reasons. Open space enhances local economies and improves the quality of life for local residents by preserving critical environmental areas and guiding new growth into existing communities.



Environmental Protection

There are many environmentally sensitive areas within a community that need protection, including various bodies of water, wetlands, floodplains, steep slopes, and groundwater recharge areas. Protecting these resources not only ensures the environmental health of a community for future generations, but can promote a community's sense of place, and therefore economic prospects.

Growth Preparedness

In order to be adequately prepared for both population and economic growth, a community must ensure that the necessary social, physical and regulatory infrastructure is in place. For many communities, this includes several important factors, such as an appropriately trained local workforce, public infrastructure to include water and sewer lines, and the encouragement of infill and redevelopment in areas in which infrastructure already exists. This strategy has the benefit of seeing redevelopment in underutilized parts of the community, while also reducing the burden on local government to maintain more infrastructure.

Appropriate Business

Appropriate businesses are vital to ensuring that a community draws the most benefit for its workforce. Types of businesses should be tailored to the local work force to provide local jobs to residents. In addition, a variety of businesses that require workers with different levels of skill and education will stabilize the economy.

Employment Options

Employment options correlate very closely with appropriate businesses. Local governments, development authorities, and statewide economic developers should not only be aware of the strengths and skills of their local residents (employee pool), but also strive to expand the employment options of the residents in their community, so as to attract new residents with additional skills and strengths. Communities with few employment options are generally less diverse, as residents with higher skill sets must commute outside of the community to find work.



Educational Opportunities

As technology increases, many job markets will require more up to date training and education; therefore, it is important for local governments to coordinate with educational providers in the area to ensure that community residents have ample access to a diverse range of training and continuing education opportunities.

Housing Choices

An important goal of local governments should be to provide a wide variety of housing options to meet the needs of different economic and social groups living within the community, and, therefore, to accommodate a wide range of income levels and housing preferences. For example, by including single-family homes, apartment/condo buildings, lofts above commercial space, and “mother-in-law” or garage apartments, a government can ensure that citizens are able to find a home that meets their budget requirements and also suits their preferences and needs.



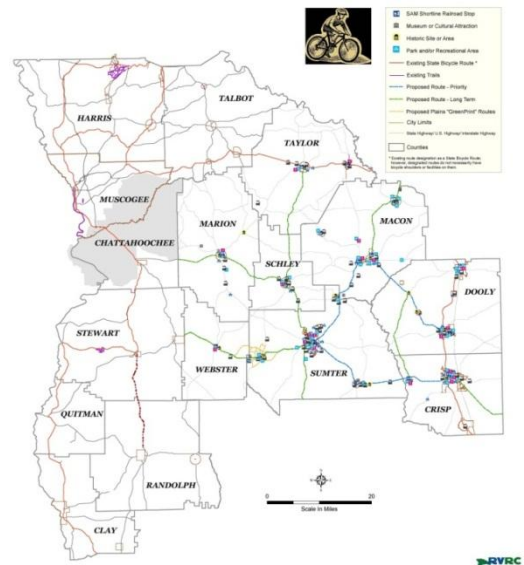
Regional Cooperation and Solutions

Regional cooperation is a vital component to effectively execute and implement a number of strategies that are beneficial to the region as a whole. Governments are often able to achieve common goals that can increase the efficiency of each community, as well as the entire region. For example, without cooperation between jurisdictions, protection of regionally important natural resources is virtually impossible. The need for regional cooperation is also true in regards to the development of alternative transportation systems.

Regional Identity

Regional identity is very similar to sense of place, but at a broader scale. Regional identity distinguishes a particular region from the state from others through the local and regional culture, architecture, economy, agriculture, and the natural environment. By coordinating efforts with neighboring jurisdictions, local governments can work to strengthen this sense of regional identity, thus, reaping the economic benefits of a developed sense of identity. In addition, by developing a regional identity, communities can also position themselves to attract new industries and residents to the area, thus strengthening the regional economy.

Regional and County Map for Existing Bicycle and Pedestrian Facilities



Development Strategies for Areas Requiring Special Attention

Proposed Fort Benning Expansion Area

Quality Community Objectives to be pursued: Environmental Protection, Heritage Preservation, Open Space Preservation, Traditional Neighborhoods

Recommended Development Patterns:

- Low Density, noise adverse, low light admission, low height land uses

B.1 Specific Types of Land Uses Allowed

- Agricultural, low density residential(1-2 units per acre in LUPZ/ one mile buffer area and 1 dwelling unit per 5 acres in the NZII), manufacturing, retail, and government facilities such as fire stations.

Densities that concentrate land uses and large numbers of people should be avoided.

C.1 Steps to Implementation

- Adopt development standards in relation to noise, height, and density.

8.7 Detailed Regulations for Military Influence Overlay District

Based on the recommendations of the Fort Benning Joint Land Use Study (May, 2008), there is hereby established the Military Influence Overlay District, shown on the Official Zoning Map of Talbot County, which is hereby adopted and made a part of this Ordinance. Development within the Military Influence Overlay District shall comply with the provisions of this Ordinance.

Areas of Disinvestment and Potential Redevelopment/ Areas of Infill

Quality Community Objectives to be Pursued: Infill Development, Housing Choices, Appropriate Businesses, Traditional Neighborhood Sense of Place, Transportation Alternatives, Heritage Preservation



A.1 Recommended Development Patterns:

- Infill development on vacant sites in currently developed areas
- Redevelopment at higher densities in areas where public services and facilities have capacity to accommodate additional demand
- Varied housing types affordable to differing age groups and socioeconomic classes
- Neighborhood commercial intended to provide for limited commercial uses within easy walking and biking distance of residential neighborhoods
- Accommodate alternative transportation modes
- Sidewalk development
- Community gardens
- Streetscapes

B.1 Specific Types of Land Uses Allowed:

- Single family
- Two family
- Multi-family
(depending on the provision of public water/sewer)
- Mixed-Uses
- Neighborhood Commercial
- Light Retail/Service Commercial – restaurants, lodging, etc.
- Professional Offices



C.1 Steps to Implementation:

- Conduct a comprehensive plan and development code review in order to identify obstacles to infill/redevelopment development and nodal development
- Allow higher density and height if public safety is secured
- Allow a mix of uses and housing types
- Reduce impervious surface as much as possible (i.e. parking spaces and a structural footprint)

- Utilize existing lots, blocks and streets (Form Based Codes)to shape development
- Adopt design guidelines to enable more detail about the look of new development and preserve local history and character
- Conduct an inventory of vacant sites and buildings that are available for redevelopment and/or infill development

Areas of Resources Potentially Impacted by Development

Quality Community Objectives to be Pursued: Environmental Protection, Heritage Preservation, Open Space Preservation, Traditional Neighborhood

A.1 Recommended Development Patterns:

- Infill development Infill development on vacant sites in currently developed areas
- Redevelopment at higher densities in areas where public services and facilities have capacity to accommodate additional demand or lots that are large enough to meet septic system requirements in groundwater recharge areas.
- Buffered areas in between land uses and identified natural/ cultural resources.



B.1 Specific Types of Land Uses Allowed

- Low intensity/natural and cultural resource compatible uses

C.1 Steps to Implementation

- Survey to identify threats to resources and to determine how best to ameliorate those threats
- Adopt design guidelines to help mesh the style of new development with historic sites
- Reduce impervious surface as much as possible (i.e. parking spaces and structural footprints)

Areas of Development

Quality Community Objectives to be Pursued: Growth Preparedness, Infill Development, Traditional Neighborhoods, Transportation Alternatives, Housing Choices, Open Space Preservation

A.1 Recommended Development Pattern:

- Better define where growth is to occur and where public services will or will not be extended.
- Redevelop and infill on existing lots, blocks, and streets at higher densities where public services and facilities have capacity to accommodate additional demand. Utilize traditional type development with housing choices
- Support fiscally responsible sustainable development

B.1 Specific Types of Land Uses Allowed:

- Nodal Mixed-Use (Residential/Commercial/Office/Open Space)



C.1 Steps to Implementation:

- Adopt a mapped streets ordinance to control sprawl
- Provide density incentives for new development to locate where public facilities and infrastructure, including streets, arterials, etc., have capacity
- Coordinate comprehensive plan policies and public infrastructure improvements/expansion
- Adopt a capital improvements program
- Provide density incentives to developments that include bike and pedestrian facilities or connections to mass transit in an effort to reduce vehicle miles traveled
- Conduct a comprehensive plan and development code review to identify obstacles to infill/redevelopment development, and nodal development

- Reduce impervious surface as much as possible (i.e. parking spaces and structural footprints)
- Adopt design guidelines that coincide with local history and promote a regional identity
- Maintain an inventory of vacant sites and buildings that are available for redevelopment and/or infill development
- Educate the public about the cost and benefits of encouraging sustainable development

Conservation and Other RIR Mapped Resources

Quality Community Objectives to be Pursued: Heritage Preservation, Open Space Preservation, Regional Identity, Environmental Protection, Sense of Place

A.1 Recommended Development Patterns

- Low density development, open space, native vegetation, scenic corridors, view sheds and other natural and historic resource amenities thrive over the built environment
- Farms, timber tracts, wetlands, floodplains crossroad communities
- Country stores, area resource related businesses
- Fiscally responsible extension of water and sewer services
- State parks, State forest, Federal wildlife refuges/ forest, local parks, recreational systems



B.1 Specific Types of Land Uses Allowed

- Single Family
- Area resource related/rural based commercial
- Natural and cultural amenities i.e. parks, historic sites, etc.
- Recreational facilities/trails that includes passive open spaces that conserve native flora and fauna and connects to other natural and cultural resources
- Farms/ Timber lands (Public and Private)

C.1 Steps to Implementation

- Develop a regional conservation plan that identifies issues, and viable opportunities in relation to natural and cultural connectivity by utilizing and expanding existing roads, bike trails, water, electric, and other community infrastructure services
- Utilize existing public stream /lake/park buffers to connect existing natural/cultural resources
- Develop a natural and cultural resource protection, connection educational program for RVRC public officials and citizens.
- Establish techniques such as a conservation SPLOST to purchase need natural corridors to connect resources, land donations, conservation easements, etc.

Regional Issues and Opportunities

Population

Issues

- P.I.1 Providing new infrastructure such as adequate water lines, sewage, and road structures
- P.I.2 Securing needed funds for residential and commercial development and for renovation of city centers
- P.I.3 Sustaining a balanced budget with the potential of tax increase
- P.I.4 Lacking a moderate population growth throughout the region, especially in the rural areas
- P.I.5 Defining an out-reach program to educate young, first-time parents how to help their children get ready for school. Starting in-home version of Boys and Girls Clubs and YMCA type programs for infants, toddlers and pre-school age children.
- P.I.6 Allowing disparity of education and health between races

Opportunities

- P.O.1 Fort Benning's BRAC, West Point's Kia plant, Cordele's inland port, and Americus' call center, and motor sports complex will recruit skilled workers to the area and expand the population, thereby expanding the tax base from residential, commercial, and industry



Economic Development and Education

Issues

- ED.I.1 Education/leadership levels lag far behind those of the state and nation
- ED.I.2 Workforce is unprepared for skilled, high-paying jobs
- ED.I.3 Sales in the region have decreased
- ED.I.4 Number of employed individuals has decreased
- ED.I.5 Credit access for small business
- ED.I.6 Partnership with organizations for better marketing of Rood Creek Indian Mounds, Providence Canyon and Westville
- ED.I.7 Utilization of the Council of Governments as a regional economic facilitator
- ED.I.8 Lack of over-night accommodations
- ED.I.9 Need of hotels, motels, B & B's and RV facilities
- ED.I.10 Need of better telecommunications services
- ED.I.11 Quality jobs to attract residents
- ED.I.12 Need of a better educated workforce
- ED.I.13 Capturing of retirees from Fort Benning, especially those seeking a rural lifestyle, can market historic resources



Opportunities

- ED.O.1 Number of employers in the region has increased
- ED.O.2 Economic base needs to be strengthened and enhanced
- ED.O.3 Education and training efforts need improvement
- ED.O.4 Tourism should capitalize on natural resources and regional agricultural character
- ED.O.5 Rural qualities and well-maintained small downtowns should be an economic catalyst for local governments
- ED.O.6 Tourism in the region should be viewed in a holistic manner
- ED.O.7 Focused application of generally available electronic technology could enable the gainful employment of residents; providing a tool to market talents and skills (recording artists, skilled craftsmen, et al.) via the internet and e-commerce while also benefitting from the region's reasonable cost of living
- ED.O.8 Significant natural and historic resources provide an opportunity for regional tourism dollars
- ED.O.9 Regional agricultural base provides tremendous opportunity for developing agri-tourism in association with organic farming, organic beef, tobacco and sugarcane production
- ED.O.10 There is growing interest in Columbus from national retailers
- ED.O.11 Communities can pool resources and improve cooperation with other communities.
- ED.O.12 Communities should focus on defense industries.
- ED.O.13 Communities should promote their diverse and rich cultural heritage to promote economic development.



Housing and Neighborhood Development

Issues

- H.I.1 Providing citizens with affordable housing that is in close proximity to their place of work
- H.I.2 Balancing the costs of housing with the quality of housing to progress toward more owner-occupied housing over rentals
- H.I.3 Satisfying the need for housing in the low to moderate income market. (Manufactured housing meets the affordability need, but that housing type is not satisfying the quality needed in that sector. The mobile home/ manufactured housing industry is meeting the housing issue related to short-term cost, but not the long-term issue related to the quality of housing)
- H.I.4 Impeding residential redevelopment with cloudy titles.
- H.I.5 Losing resources, such as historic homes, to neglect
- H.I.6 Maintaining rental properties by charging enough rent to maintain their properties, or the quality of the housing stock declines. These lower rates undercut the rental rates needed to redevelop and maintain standard housing for the rental market.
- H.I.7 Growing rental market (apartments, townhouses) due to foreclosures and loss of home ownership



Opportunities

- H.O.1 Fort Benning's BRAC will expand the housing market by bringing approximately 23,000 citizens to the area
- H.O.2 Industrial and agricultural development in rural areas will increase the demand for affordable housing within a close proximity to job sites
- H.O.3 Housing developers can identify areas in need of housing and appeal to different segments of the housing market

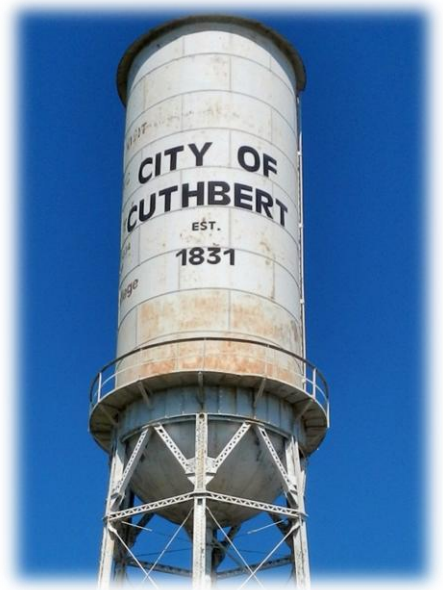


- H.O.4 New housing developments can provide the public with better access to motorized and non-motorized methods of transportation, with walk-able and bike-able neighborhoods
- H.O.5 Affordable housing options (urban) such as garage apartments/mother-in-law suites/downtown lofts can create alternative housing markets
- H.O.6 Columbus has an opportunity to improve housing stock along the river, Bibb City area, by using the influence of its Riverwalk and its white water project.
- H.O.7 Development of a regional land bank has the potential of becoming an important redevelopment tool for the region.

Community Facilities and Human Services

Issues

- CF.I.1 Lack of services such as storm water management, water, sewer and recreational facilities in specific portions of the region
- CF.I.2 Lack of broadband services and inadequate area coverage of existing service
- CF.I.3 Declining population in some of the RV's cities and counties cause a drop in revenue from property taxes and fees which put a strain on the local government's ability to provide needed services.
- CF.I.4 Lack of capital improvement programs in the region
- CF.I.5 Long-term maintenance issues due to the addition of parks and public amenities
- CF.I.6 Expanded water facilities
- CF.I.7 Growing need for senior services-maintaining health of the aging population in rural areas
- CF.I.8 Lack of education about government services to the community
- CF.I.9 Lack of recycling efforts in rural communities
- CF.I.10 Need for rainwater reclamation/storage systems.



- CF.I.11 Need for community gardens to help with access to fresh food issues in our rural cities

Opportunities

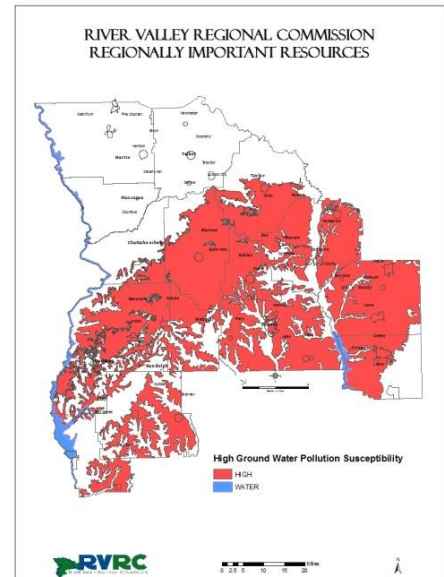
- CF.O.1 Within the region, the water and sewer systems provide needed infrastructure for meaningful infill development and revenue opportunities in downtowns and traditional neighborhoods
- CF.O.2 As new businesses are established and infill development progresses, local governments have the opportunity to reassess various fees, including impact fees, subdivision review fees, and/or service tax districts, to compensate for the investment required to spur new growth
- CF.O.3 Within the region, there are ample opportunities to capitalize on the cultural, historic, and environmental assets that the region possesses



Intergovernmental

Issues

- I.I.1 Increasing water demand over the next 50 years for both agricultural (27%) and municipal (63%) users will impact both groundwater and surface water sources in the River Valley region
- I.I.2 Pollution and water level of the Crustaceous Tertiary groundwater recharge area is of primary importance since the recharge area covers 67% of the River Valley region
- I.I.3 Outside of the Columbus Metropolitan Area, transportation, or the lack thereof, is a major issue with approximately 30% of households within the region not having reliable access to an automobile



- I.I.4 Cost of making transportation improvements and maintaining existing transportation infrastructure is also a problem in the River Valley region
- I.I.5 The lack of desire of city and county citizens to participate in regional transportation planning programs and services (low- to - moderate income riders, limited routes and convenience issues, creates a stigma about rural transit and discourages others from using the transit system)
- I.I.6 Local problems turn to regional problems when crumbling infrastructure, such as deteriorating water or sewer lines, impact state and regional waterways
- I.I.7 General absence of stable, high quality/speed/capacity internet service
- I.I.8 Consolidation of counties and cities

Opportunities

- I.O.1 Promote and propagate existing regional services as a viable solution to common local issues that transcend the River Valley region (i.e. transit options, sharing road equipment)
- I.O.2 Incorporate many of the suggested implementation measures and development practices of the Upper Flint and Middle Chattahoochee watershed plans into the River Valley regional plan
- I.O.3 Designate Family Connections as the coordinating agency for human services in each county
- I.O.4 Promote development of regional communities that serve as economic centers in order to reduce poverty in the region
- I.O.5 Develop a coordinated, educational niche to be the focus of the region’s colleges and universities in order to attract students from outside the region and state



Transportation and Infrastructure

Issues

- T.I.1 Lack of sufficient shoulder width to construct bicycle or pedestrian facilities along state highways and local roads in the region
- T.I.2 Poor vehicle parking and streetscape design throughout downtowns negatively impacts the character of existing downtowns

- T.I.3 Lack of signs controlling and managing traffic flow on State Highway 27, US Routes 1, 354 and 18, especially within town and city limits, impede traffic flow and make it difficult for visitors to travel within the region
- T.I.4 Lack of sign control in the region threatens potential scenic routes
- T.I.5 Lack of funds to upgrade existing signs to improve visibility
- T.I.6 Lack of pedestrian connectivity between new and existing neighborhoods
- T.I.7 Deepening the Savannah harbor in order to maximize economic opportunity of the inland port in Cordele
- T.I.8 Maintenance of inland port rail line
- T.I.9 Extend rail freight line west of Georgia
- T.I.10 Extend four-lane highways west of Georgia into Alabama, etc.
- T.I.11 Construct high-speed passenger rail from DC-Atlanta-mid-Gulf coast.
- T.I.12 Connect regional rural transit and Metra
- T.I.13 Managing inland port traffic as it increases
- T.I.14 Poor access to recreational water resources in Stewart County



Opportunities

- T.O.1 Due to the continuous growth in the region's metropolitan areas. METRA (Columbus-Muscogee County public transportation) could expand services to surrounding counties and make connections with River Valley rural transit services.



- T.O.2 Capitalize on major new developments in the region such as the Inland Port, Ft Benning expansion and the proposed Americus Raceway to improve transportation infrastructure and the region’s economy at the same time.
- T.O.3 Due to an increase in the number of alternative commuters, as well as an increase in cycling as a recreational activity throughout the River Valley region Expand existing bicycle trails and on-road lanes to provide regional connectivity.

Natural Resources and Land Use

Issues

- LU.I.1 Conserving natural and cultural resources, such as the region’s plentiful water sources, state parks, and rural lands
- LU.I.2 Conserving existing open space and creating open space in new developments, focusing on infill and redevelopment versus greenfield construction, and maintaining forested and rural lands
- LU.I.3 Protecting cultural resources not only to preserve the region’s heritage, but also as a viable tool for promoting tourism and increasing economic development opportunities for local communities
- LU.I.4 Safeguarding historic and environmentally sensitive sites to ensure that non-compatible land uses do not continue to encroach upon historic areas
- LU.I.5 Diversifying the current land use base within communities to create a more stable mix of residential and commercial uses

Live Work Units

- LU.I.6 Redeveloping and/or abandoned sites in order to avoid sprawl and “leap frog” development
- LU.I.7 Designating and marking bike routes in order to promote increase use
- LU.I.8 Monitoring development because of the potential adverse impacts it could have



on the region's high concentration of areas of significant groundwater recharge/high pollution susceptibility

- LU.I.9 Lacking of natural gas capacity and energy efficient structures
- LU.I.10 Monitoring damage to lakes due to agricultural and storm water runoff
- LU.I.11 Updating out dated zoning codes
- LU.I.12 Lacking of code enforcement and officers
- LU.I.13 Siting of school facility locations (i.e. in-town schools vs. out-of-town)
- LU.I.14 Lacking of community gardens to help with access to fresh food produce in our rural cities
- LU.I.15 Sustaining surface water availability and groundwater yields
- LU.I.16 Pollution water sources (point and nonpoint)
- LU.I.17 Demand to address sustaining instream flow to meet demands
- LU.I.18 Supply management to address instream flow sustainability criteria
- LU.I.19 Instream use management to address Council-defined gaps in federal operation of the Apalachicola-Chattahoochee -Flint (ACF) basin
- LU.I.20 Enhanced pollution management practices
- LU.I.21 Enhanced water quality standards and monitoring

Opportunities

- LU.O.1 Utilizing vacant land within city limits for mixed development, including single family attached residential growth and commercial growth to preserve existing rural land and greenspace, while targeting new investment towards existing infrastructure



- LU.O.2 Encouraging traditional neighborhood development adjacent to existing downtowns and in new developments

- LU.O.3 Requiring traditional neighborhood development patterns when developing adjacent to or within a historic district to allow local governments to capitalize on existing traditional development patterns throughout the region
- LU.O.4 Promoting promote a variety of conservation techniques including protective ordinances such as conservation subdivision and stream buffer ordinances, and devise an incentive to create greenway connections in order to protect the region's natural resources
- LU.O.5 Identifying potential Brownfields to clean up potentially hazardous sites and marketing those sites to developers for redevelopment with available federal and state incentives for cleaning up brownfield sites
- LU.O.6 To educate, rehabilitate and preserve historic downtowns/ neighborhoods and to provide public and commercial services closer to existing community neighborhoods
- LU.O.7 The high incidence of dilapidated structures and abandoned sites in the region's cities provides significant acreage for redevelopment to maximize the return on existing public infrastructure and reduce the potential for adverse development impacts on the significant groundwater recharge area
- LU.O.8 Better water resources than much of the state
- LU.O.9 Due to lack of development to protect and enhance rural assets; such as farmland, natural resources and cultural resources
- LU.O.10 Review Chattahoochee River Greenway Plan to Apalachicola
- LU.O.11 Promote compact development and increase in mixed-use

Performance Standards

These Performance Standards establish two achievement thresholds, a Minimum Standard and Standards of Excellence. This is done by identifying specific ordinances, programs, or requirements that may be implemented by local governments in order to realize the Regional Vision and/or address the Regional Issues and Opportunities.

Minimum Standards are activities local governments must undertake for consistency with the regional plan. The intent is to ensure a consistent and predictable basic level of local requirements across the region. All local governments in the region will be expected to attain the Minimum Standard within three years of adoption of the regional plan, or risk losing Qualified Local Government status. Jurisdictions are separated into two levels with a corresponding set of Minimum Standards. Level 1 Jurisdictions are city governments with fewer than 1,000 residents and county governments with fewer than 10,000 residents in the unincorporated areas. Level 2 jurisdictions include city governments with 1,000 residents or more and county governments with 10,000 residents or more in the unincorporated areas.

Level 1 Governments (City = < 1,000 residents, County = <10,000 residents):

The following activities must be met to achieve the *Minimum Standard* for Level 1 governments:

- L1M.1 Our clerk is certified by the University of Georgia's (UGA) Carl Vinson Institute of Government.
- L1M.2 Our newly elected officials are certified by the UGA Carl Vinson Institute of Government.
- L1M.3 We update our service delivery strategy (SDS) as required by state law, and have written agreements for these services that are on file and available for public review.
- L1M.4 As required under Department of Community Affairs' (DCA) rules, we have an approved solid waste management plan.
- L1M.5 As required by the Georgia Emergency Management Agency (GEMA) we have an approved hazard mitigation plan.
- L1M.6 We may be reached via email, and we have the ability to send and receive email attachments.

Level 2 Governments (City = > 1,000 residents, County = >10,000 residents):

All of the Performance Standards for Level 1 Governments, plus the following:

- L2M.1. We adopted the appropriate Department of Natural Resources (DNR) Part V. Environmental Planning Criteria (Part Two of DCA's Alternative to Zoning Model Ordinance and includes Protection of Groundwater Recharge Areas, Wetlands Protection, and River Corridor Protection).
- L2M.2. We adopted administrative procedures to enforce the state minimum standard building codes (Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas, Electric and Energy Conservation).
- L2M.3. We have subdivision regulations.

Standards of Excellence

To achieve the Standard of Excellence, local governments must implement an additional performance standard each year. When a local government has implemented at least 60% of the additional performance standards conceivable from each category, (for example if a jurisdiction has no sanitary sewer system or landfill those standards would not apply) no further activities are required to maintain the Standard of Excellence.

Housing Standards of Excellence

- HE.1. We have a written housing plan or strategy.**
Documentation: Written or electronic copy of the plan
- HE.2. We have a written housing inventory.**
Written or electronic database of inventory
- HE.3. We have a written plan for the demolition of unsafe or abandoned properties.**
Written or electronic database of properties
- HE.4. We have a written neighborhood redevelopment plan.**
Written or electronic copy of plan
- HE.5. We streamline the review process, or otherwise provide incentives to developers, when developments include affordable housing.**
Review of approval and review process for affordable housing
- HE.6. We have a housing trust fund to provide a stable source of revenue reserved solely for affordable homes.**
Verification via budget or accountant that fund is established as housing trust fund for affordable housing
- HE.7. We have tax exempt programs for mixed-income developments and low income home owners.**
Verification of IRS tax exempt status and permits/plans for development; On-site observations
- HE.8. We participate in the Georgia Initiative for Community Housing (GICH) program.**
Verification of participation from GA Department of Community Affairs (DCA) or University of Georgia
- HE.9. Our zoning ordinance allows very small lot sizes (1/4 acre or smaller) for single-family houses.**
Copy of ordinance; Resolution of adoption

- ❑ **HE.10. We encourage mixed-income housing to attempt to ensure that developments contain some affordable housing.**
Copy of ordinance; Resolution of adoption
- ❑ **HE.11. Our staff or elected officials attend housing training annually.**
Certificates; Registration fees for staff

Transportation Standards of Excellence

- ❑ **TE.1. We require sidewalk connectivity.**
Documentation: Ordinances; Design Guidelines; On-site observations; Resolution of adoption
- ❑ **TE.2. In our downtowns and traditional neighborhoods, we encourage traffic calming measures such as raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians, etc.**
Design Guidelines; Ordinances, Resolution of adoption
- ❑ **TE.3. We require development of pedestrian facilities, such as sidewalks and walking paths.**
Design Guidelines; Ordinances; Resolution of adoption
- ❑ **TE.4. We have a pedestrian master plan and a bike plan.**
Copy of Plan; Resolution of adoption
- ❑ **TE.5. We are a Safe Routes to School partner.**
Certification Letter from Department of Transportation (DOT) that community is Safe Routes to School Partner
- ❑ **TE.6. We encourage development of bicycling facilities such as bike racks and designated bike lanes.**
Ordinances, Regulations, Resolution of adoption
- ❑ **TE.7. We have a designated path for joggers, bicyclists and/or pedestrians that serves a valuable purpose as a recreational or fitness use or as a transportation alternative.**
Ordinances, Regulations, Maps, Resolution of adoption
- ❑ **TE.8. We require connectivity between parking lots where appropriate.**
Ordinances, Regulations, Resolution of adoption
- ❑ **TE.9. We allow shared parking in commercial areas.**
Ordinances, Regulations, Resolution of adoption
- ❑ **TE.10. We participate in a public transit program.**
DOT certification letter; On-site observation
- ❑ **TE.11. We promote Bike to Work Day Events.**
Copy of marketing materials and event photos.

Community Facilities Standards of Excellence

- ❑ **CFE.1. As required under the Georgia Water Stewardship Act, beginning in July 2012, we will require sub-metering in new multi-unit buildings so that each unit will receive consumption reports and have incentive to practice conservation measures.**
Documentation: Review of consumption reports or utility bills for new multi-unit buildings; Resolution of adoption
- ❑ **CFE.2. As required under the Georgia Water Stewardship Act, beginning in January 2011, we will restrict residential outdoor irrigation to the hours between 4pm to 10am.**
Resolution of adoption; Public notices
- ❑ **CFE.3. We require connection to public water and sewer systems for new construction where they are available, and at the natural time of replacement when septic systems fail in our urban areas.**
Copy of ordinance; Review of permits; Resolution of adoption
- ❑ **CFE.4. We have water and/or sewer revenues that adequately cover the maintenance and operation of the systems (see Environmental Protection Agency's (EPA) Environmental Finance Center.**
Review of budget and financials; Certification letter from accountant

Note: The following 13 statements (if the positions apply to your community) require state-mandated minimum levels of training to become certified:

- ❑ **CFE.5. Our chief of police is certified.**
Written verification from certifying agency
- ❑ **CFE.6. Our downtown development directors (board members) are all certified.**
Written verification from certifying agency
- ❑ **CFE.7. Our emergency medical technicians are all certified.**
Written verification from certifying agency
- ❑ **CFE.8. Our gas operators are all certified.**
Written verification from certifying agency
- ❑ **CFE.9. Our firefighters are all certified.**
Written verification from certifying agency
- ❑ **CFE.10. Our landfill operator is certified.**
Written verification from certifying agency
- ❑ **CFE.11. Our municipal court judge is certified.**
Written verification from certifying agency
- ❑ **CFE.12. Our paramedics are all certified.**
Written verification from certifying agency

- CFE.13. Our law officers are all certified.**
Written verification from certifying agency
- CFE.14. Our wastewater lab analyst is certified.**
Written verification from certifying agency
- CFE.15. Our wastewater operator is certified.**
Written verification from certifying agency
- CFE.16. Our water operator is certified.**
Written verification from certifying agency
- CFE.17. We have a written maintenance and replacement plan for infrastructure (water, sewer, electric, etc.**
Written maintenance and replacement plan
- CFE.18. We have a written utility expansion plan.**
Written utility expansion plan; Resolution of adoption
- CFE.19. We have a written recreation plan.**
Written recreation plan; Resolution of adoption
- CFE.20. We have a searchable up-to-date inventory of private wells and septic systems in our jurisdiction.**
Electronic version of inventory of private wells and septic tanks
- CFE.21. We require new development to provide a storm water mitigation and management plan.**
Ordinance; Resolution of adoption
- CFE.22. We operate our utilities as enterprise funds**
Certification letter from Accountant
- CFE.23. We have a capital improvement program (CIP) for improving public facilities.**
Review of CIP; Resolution
- CFE.24. We make maintenance of existing infrastructure a priority before extending new infrastructure into additional areas.**
Resolution of adoption; observations during site visits
- CFE.25. We support youth activities or facilities.**
Documentation of any contributions, meeting minutes, attendance at meetings
- CFE.26. In some cases, we allow manufactured housing to be taxed as real estate and not as personal property.**
Certifying letter or other documentation from Tax Office

- ❑ **CFE.27. We report to the National Fire Incident Reporting System.**
Written verification from NFIRS

Intergovernmental Coordination Standards of Excellence

- ❑ **ICE.1. We have implemented more than half our comprehensive plan short term work program (STWP).**
Documentation: review of STWP and percentage of items completed.
- ❑ **ICE.2. Our department heads actively review the comprehensive plan STWP at least three times a year.**
Agendas; Meeting minutes; review of STWP to assess progress
- ❑ **ICE.3. We develop our comprehensive plan with other local governments.**
Notifications; Review of the Comprehensive Plan; Resolution of adoption
- ❑ **ICE.4. We plan with local governments outside our county.**
Meeting notifications to governments; Agenda, meeting minutes; Plans; Notice of attendance
- ❑ **ICE.5. We meet with surrounding local governments at least three times a year.**
Notification of meetings; agendas; notice of attendance
- ❑ **ICE.6. We share at least one service (water, sewer, police, etc.).**
Written contracts or other written agreements; Resolution of adoption
- ❑ **ICE.7. We share a code enforcement officer.**
Verification of employment; annual budget
- ❑ **ICE.8. We have a combined recreation department.**
Resolution of adoption; annual budget
- ❑ **ICE.9. We have a website.**
Website that is current and fully functional
- ❑ **ICE.10. We actively support a mentoring or leadership program such as 4-H or F.F.A., etc.**
Documentation of any contributions; meeting minutes or notices; sign-in sheets
- ❑ **ICE.11. We have a mutual aid agreement with another local government.**
Contract or written agreements

Economic Development Standards of Excellence

- ❑ **EDE.1. We are a Work Ready Community (<http://gaworkready.org/>).**
Documentation: verification of certifying agency

- EDE.2. We are an Entrepreneur Friendly Community (Georgia Department of Economic Development Program).**
Verification of Designation by certifying agency
- EDE.3. We support or encourage a Buy Local campaign.**
Resolution; verification of contributions to campaign, public notifications
- EDE.4. We developed a how-to guide for starting a local business.**
Copy of guide
- EDE.5. We have a website with business information.**
Website that is current and fully functional
- EDE.6. Our ordinances are available on-line, such as with Municode.**
Visible observation and demonstration
- EDE.7. We host an annual business resource fair.**
Brochures; handouts, annual budget; Resolution of adoption
- EDE.8. We are actively involved with a chamber of commerce.**
Documentation of any contributions; Meeting minutes; Attendance at meetings (sign-in-sheets)
- EDE.9. We have conducted a Business Retention and Expansion Process (BREP) Survey, or an Existing Industry Program (EIP) Survey in the last five years.**
Copy of BREP/EIP Survey
- EDE.10. We have an Urban Redevelopment Plan.**
Copy of Plan; Resolution of adoption
- EDE.11. We participate in the Certified Literate Community Program (CLCP) under the Georgia Department of Technical and Adult Education.**
Resolution of adoption, annual budget; identification of paid or unpaid staff
- EDE.12. We meet all Certified Literate Community Program (CLCP) county goals.**
Written verification from Southwest Georgia Regional Commission or from the Georgia Department of Technical & Adult Education
- EDE.13. At least one of our staff or elected officials has attended the Georgia Academy training offered by the Georgia Academy for Economic Development.**
Certification of completion; registration fees
- EDE.14. We attend annual Economic Development Authority (EDA) training.**
Certification of completion; registration fees
- EDE.15. We have a written inventory of existing businesses.**
Written inventory; electronic database of existing businesses

- ❑ **EDE.16. We have a written inventory of sites available for commercial and manufacturing.**
Written inventory; electronic database of existing businesses
- ❑ **EDE.17. We are a Main Street Community or a Better Hometown Community.**
Certification from designating authority; on-site observation of signage
- ❑ **EDE.18. We have an Enterprise Zone or similar program that offers incentives such as tax or fee exemptions to attract new business.**
Resolution of adoption; map
- ❑ **EDE.19. We have an Opportunity Zone (Georgia tax credit program) in our jurisdiction.**
Resolution of adoption; map
- ❑ **EDE.20. We have a business incubator program.**
On-site observation; annual budget
- ❑ **EDE.21. We regularly conduct a Labor Market Information (LMI) Analysis to identify industry sectors best suited to a local community's available workforce, and what training might be required to attract potential employers.**
Copy of LMI
- ❑ **EDE.22. We participate in multi-county economic development efforts.**
Meeting notifications/minutes; review of the Comprehensive Plan; adoption resolution
- ❑ **EDE.24. We meet at least quarterly with an active joint county development authority (JDA).**
Agenda; minutes; notifications; adoption resolution
- ❑ **EDE.25. We have a GDOT designated Scenic Byway.**
Copy of CMP

Land Use Standards of Excellence

Zoning

- ❑ **LUE.1. We have a zoning ordinance or development code in place.**
Documentation: copy of ordinances; adoption resolution
- ❑ **LUE.2. Our zoning ordinance allows accessory housing units by right (mother-in-law suites, carriage houses, garage apartments, etc).**
Copy of ordinances; adoption resolution
- ❑ **LUE.3. Our zoning ordinance allows mixed uses (such as allowing residential and commercial together in the same district).**
Copy of ordinances; adoption resolution

- ❑ **LUE.4. Our zoning ordinance allows planned unit developments (PUDs).**
Copy of ordinances; adoption resolution
- ❑ **LUE.5. Our zoning ordinance accommodates the reuse of closed, decommissioned or obsolete (greyfields) uses.**
Copy of ordinances; adoption resolution
- ❑ **LUE.6. Our zoning ordinance includes manufactured home compatibility standards that ensure architectural compatibility of manufactured homes with adjacent single-family residences.**
Copy of ordinances; adoption resolution
- ❑ **LUE.7. Our zoning ordinance has a floating or more permissive overlay zone to provide greater flexibility.**
Copy of ordinances; adoption resolution
- ❑ **LUE.8. Our zoning ordinance requires that new infill development is compatible with its neighborhood and maintains the harmony and character of existing areas.**
Copy of ordinances; adoption resolution

Land Use Regulations

- ❑ **LUE.9. We have subdivision regulations.**
Copy of regulations; adoption resolution
- ❑ **LUE.10. We have green space requirements in our subdivision regulations.**
Copy of regulations; adoption resolution
- ❑ **LUE.11. We have a landscape and buffer requirement in our land use regulations.**
Copy of regulations; adoption resolution
- ❑ **LUE.12. We have a process or procedure to allow construction on existing substandard lots.**
Copy of regulations; adoption resolution

Code Enforcement

- ❑ **LUE.13. We have a certified code enforcement officer.**
Verification from certifying agency
- ❑ **LUE.14. We participate in annual code enforcement training.**
Certificate; registration fees

Training & Public Involvement

- ❑ **LUE.15. We require our planning commissioners and staff to attend training at least annually.**
Certificate; registration fees
- ❑ **LUE.16. We have an annual meeting of the planning commission and elected officials.**
Meeting notification; sign in sheets, minutes

Design

- LUE.17. We encourage road connectivity between adjacent subdivisions for better traffic flow.**
Ordinance; onsite observation
- LUE.18. We require sidewalks in new housing developments (subdivisions) over a certain size.**
Copy of regulations; Resolution of adoption
- LUE.19. We require new construction to be at least three feet above FEMA (Federal Emergency Management Agency) designated floodplains.**
Ordinances; review of permits
- LUE.20. We have a legal sign ordinance.**
Copy of ordinance; Resolution of adoption
- LUE.21. We analyze the financial impacts of growth before allowing residential development (subdivisions) over a certain size.**
Resolution of adoption; ordinances, Review of current/previous residential development

Geographic Information Systems

- LUE.22. We have a geographic information system (GIS)**
On-site observation; annual budget/audit
- LUE.23. We have a GIS that is shared with other local government entities such as fire and police protection, public works, etc.**
Contract or other written agreement
- LUE.24. We have a GIS that is available to the public.**
Functional GIS and demonstration and observation that it is available to public

Other

- LUE.25. We participate in Federal Emergency Management Agency's Community Rating System (CRS) program to reduce flood losses, to facilitate accurate insurance ratings and to promote the awareness of flood insurance.**
Letter of Participation from FEMA; verification of program fees

Natural and Cultural Resources Standards of Excellence

- NCRE.1. We adopted the appropriate DNR Part V. Environmental Planning Criteria (Part Two of DCA's Alternative to Zoning Model Ordinance). Includes Protection of Groundwater Recharge Areas, Wetlands Protection, and River Corridor Protection.**
Documentation: Resolution of Adoption; DNR Part V. Ordinance

- NCRE.2. We organize or participate in a stream clean-up program such as Adopt-A-Stream or Rivers Alive.**
Resolution of adoption; public notifications of stream clean-up
- NCRE.3. We have a litter prevention ordinance.**
Resolution of adoption; ordinance
- NCRE.4. We participate in recycling program.**
Resolution of adoption; ordinance
- NCRE.5. We have a locally designated historic district.**
Resolution of adoption; map of district; on-site observation
- NCRE.6. We have an active historic preservation commission.**
Resolution of adoption; list of commission members
- NCRE.7. We are a certified local government under the Georgia Historic Preservation Division.**
Verification from certifying agency
- NCRE.8. We have National Register listed properties or districts.**
National Register listing
- NCRE.9. We have and enforce a tree ordinance.**
Ordinance; violations or citations on ordinance
- NCRE.10. We have a "pay per throw" (unit based or variable rate structure) structure for solid waste disposal so households are charged according to the amount of waste disposed.**
Ordinance; Comprehensive Plan
- NCRE.11. We have adopted and enforce design guidelines for new construction.**
Resolution of adoption; violations or citations; written design guidelines
- NCRE.12. We provide incentives for green subdivision design, such as conservation or cluster subdivisions.**
Ordinance; Resolution of adoption; written verification of subdivision design
- NCRE.13. We require agricultural buffers where non-agricultural land abuts agricultural land.**
Ordinance; Resolution of adoption
- NCRE.14. We have an area-specific plan (such as a downtown development plan) to address a specific part of our jurisdiction.**
Area Plan; Resolution of adoption
- NCRE.15. We have an environmental resource inventory that maps the community's environmentally sensitive areas (such as floodplains, wetlands, significant stands of**

old growth trees, etc. in order to make rational decisions about areas best suited to set aside as open space, or for areas of development.

Evidence of electronic database

- **NCRE.16. We support a local environmental conservation organization that champions issues.**
Documentation of any contributions; meeting minutes; verification of attendance at meeting (sign-in-sheet)
- **NCRE.17. We are a Keep Georgia Beautiful affiliate.**
Written verification of affiliation
- **NCRE.18. We provide a staffed collection center for solid waste and recyclables.**
On-site inspection; annual budgets, Resolution of adoption
- **NCRE.19. We adopted administrative procedures to enforce the state minimum standard building codes (Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas, Electric and Energy Conservation).**
Copy of the procedures and resolution of adoption
- **NCRE.20. We adopted one or more permissive codes (International Property Maintenance Code, or International Existing Building Code).**
Copy of the procedures and resolution of adoption

Evaluation and Monitoring

Preliminary meetings will be scheduled as soon as possible after adoption of the Regional Agenda with elected officials and chief administrators/managers of each of the region's fifty-one jurisdictions. Inventories of existing policies and ordinances related to implementation of the regional vision will be taken. This baseline of local governance will be used to determine whether any additional policies and ordinances are needed to achieve the minimum performance standard necessary to maintain state-issued Qualified Local Government Status. If additional measures are needed local officials will be prompted to identify those appropriate to pursue, a schedule which will enable appropriate local action(s) within the mandated three-year timeframe, and how the Commission may facilitate the local effort. Commission staff will request to be notified immediately after local government action ratifying the final options and timeline, with any revisions, and a copy of the approved work scope along with said notification.

The Commission will schedule periodic reviews with each jurisdiction commensurate to the nature and scale of the local government compliance effort. Checklists and timelines used in the preliminary meetings to identify appropriate policies and ordinances will be used to assess progress made toward achieving the minimum performance standard. The Commission will document review findings with possible recommendations in a written communication to the local government. In addition, local government progress will be an agenda item at biennial plan assessment meetings requested by the Commission.

The Georgia Department of Community Affairs 2009 Standards and Procedures for Regional Planning require the River Valley Regional Commission to ensure the implementation of the Regional Agenda. As part of the annual update of the regional work program staff will survey developments that occurred during the preceding year and local government responses to determine whether the regional vision is being implemented effectively, and if it is having the desired impact on regional development patterns. Based on the results of this survey RVRC staff will identify impediments to implementation, possible solutions and whether amendment(s) to the regional plan are needed.

Regional Work Program 2013-2017

Natural Resources and Land Use

Vision Statement	The RVRC will not only promote the protection of natural resources within the Region by encouraging sustainable development practices, but will also work to educate local governments and citizens on the importance of protecting natural resources within individual communities, and the Region as a whole.
Guiding Principles	
NR.1	Adopt appropriate Part V. Environmental Ordinances
NR.2	Work with local planning commissions, Georgia Trust, DOT, SHPO, and private property owners to designate scenic byways.
NR.3	Educate local governments to ensure soil erosion, sedimentation and pollution control measures and practices conform to the minimum requirements outlined by the Georgia Soil and Water Conservation Service.
NR.4	Promote adopt-a-stream activities on all streams not meeting water quality standards
NR.5	Support and promote funding for the study and protection of the region's surface and groundwater resources.
NR.6	Participate in the National Flood Insurance Program
NR.7	Celebrate the region's agricultural heritage by continuing economic assistance efforts to rejuvenate agricultural industries within the region.
NR.8	Work with the federal, state, regional, county and city agencies to conserve and enhance our valuable water resources as an economic, recreational and natural asset.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles	Issues / Opportunities Addressed	Performance Standard(s) Addressed
1. Educate local elected officials, industries, developers, youth, and the public on the importance of natural resource protection, including scenic views, by utilizing brochures, maps, nature trails, and/or outdoor learning centers.	Planning	2013-2017	RVRC Local Govts DCA DNR EPD GDEcD	\$20,000	Member Dues Local Govts DCA DNR EPD GDEcD	NR.2	CF.I.1 CF.I.9 I.I.1- I.I.2 ED.O.9 I.O.5 LU.O.10 T.O.3 LU.I.2- LU.I.3 LU.O.1	NCRE.15 NCRE.16
2. Promote the development of Keep America Beautiful affiliates and regular "Clean-up" campaigns in each county.	Review	2013-2017	Local Govts KAB EPD	\$15,000	Local Govts KAB EPD	NR.3 NR.4	LU.I.1 LU.I.3	L1M.4 NCRE.2 NCRE.3 NCRE.15 NCRE.16
3. Promote safe disposal of potential hazardous materials and encourage recycling activities within the Region.	Review	2013-2017	Local Govts KAB EPD	\$15,000	Local Govts KAB EPD	NR.1 NR.5	LU.O.5 CF.I.9	L1M.4 NCRE.4 NCRE.18
4. Assist local governments in the development, adoption and enforcement of the DNR Part V Environmental Planning Standards.	Planning	2013-2017	Local Govts KAB EPD	\$40,000	Local Govts KAB EPD	NR.1	LU.O.5	L2M.1 NCRE.1

5. Prepare a feasibility study for the use of rainwater harvesting or greywater to support horticulture and poultry industries.	Planning	2016	RVRC EPD GDAg Water Councils USDA	\$50,000	Member Dues EPD GDAg USDA	NR.8	I.I.1 LU.I.1	
6. Market local products to other parts of the state through programs such as Georgia Made, Georgia Grown.	Planning	2013 - 2017	RVRC COC Dev Auth GDEcD USDA	\$40,000	Member Dues COC Dev Auth GDEcD USDA	NR.7	ED.O.9 I.O.5	
7. Support the development of value added processing industries, farmer's markets and neighborhood groceries supplied by local farmers to provide fresh food in the region.	Planning	2013-2017	RVRC GDAg GDEcD Local HD USDA	\$50,000	Member Dues GDAg GDEcD DCA USDA	NR.7	CF.I.11 LU.O.4 ED.O.9	
8. Develop ordinances to protect the Chattahoochee and Flint River corridors for proper land use, and implement/enforce the Flint River Drought Protection Act, Flint River Basin Water Development and Conservation Plan, the Georgia Stormwater Management Manual, and Tier 1-4 non-farm water and agricultural conservation practices.	Planning	2016	RVRC Local Govts ACOE Water Councils EPD GDAg GA Cons TPL	\$50,000	Member Dues Local Govts ACOE EPD GDAg GA Cons TPL	NR.5 NR.6	LU.O.4 LU.I.15 I.I.1	
9. Support the	Planning	2013-2017	RVRC	\$40,000	Member Dues	NR.5	LU.O.10	

development of Green Belts along the Flint and Chattahoochee Rivers.			Local Govts ACOE DNR GA Cons TPL		Local Govts ACOE DNR GA Cons TPL	NR.6	I.O.2	
10. Support and promote activities and actions that maintain the navigation of the Chattahoochee River from South Columbus to the Florida State line.	Review	2013-2017	RVRC ACOE GDOT RWS	\$30,000	Member Dues ACOE GDOT	NR.8	LU.I.19	
11. Identify and assess non-point stressors in watersheds with the objective to monitor and provide data and Best Management Practice strategies to local governments that will reduce sources of pollution.	Planning	2013 - 2015	RVRC Local Govts EPD EPA	\$60,000	Member Dues Local Govts EPD EPA	NR.4 NR.5 NR.8	LU.I.10 LU.I.16 LU.I.20 LU.I.21	CFE.21
12. Investigate the feasibility of developing a wetland bank and conservation land program to increase stream buffers in perpetuity.	Planning	2015	RVRC Local Govts DNR EPD GA Cons TPL	\$60,000	Member Dues Local Govts DNR EPD GA Cons TPL	NR.1 NR.6 NR.8	H.O.7 LU.I.19 LU.O.4	LUE.11
13. Encourage studies to improve water resource management information, water return ratios for land application and septic	Review	2014	RVRC Local Govts Water Councils	\$50,000	Member Dues Local Govts EPD	NR.5	LU.I.16 LU.I.19- LU.I.21 I.I.2	

systems, modeling scenarios under extreme conditions.			EPD					
14. Evaluate storage options for flow augmentation in dry periods by considering direct pumping from aquifers, Aquifer Storage and Recovery, farm ponds and/or additional storage reservoirs.	Review	2013 - 2017	RVRC Local Govts Water Councils EPD USDA	\$50,000	Member Dues Local Govts EPD USDA	NR.5 NR.8	LU.O.8 LU.I.15 LU.I.18- LU.I.19 I.I.2	
15. Educate non-participating communities of the advantages of the National Flood Insurance Program and assist them with applications for enrollment and flood damage prevention ordinances.	Planning	2013-2017	RVRC Local Govts USGS	\$30,000	Member Dues Local Govts USGS	NR.6	CF.I.8	LUE.25
16. Create an awards program to recognize agricultural irrigators for exemplary implementation of best management practices for water conservation.	Planning	2015	RVRC Local Govts Water Councils EPD	\$20,000	Member Dues Local Govts EPD	NR.8	LU.O.4	
17. Encourage all water providers to consider conservation oriented rate structures at the time of refinancing or recapitalization.	Planning	2013-2017	RVRC GA RWA GEFA	\$20,000	Member Dues GEFA	NR.5 NR.8	I.I.1	CFE.4

18. Encourage use of point discharges for wastewater treatment effluent disposal for major facilities (greater than one million gallons per day).	Review	2016	RVRC Local Govts Water Councils EPD	\$40,000	Member Dues Local Govts EPD	NR.5 NR.8	LU.I.16 LU.I.20	
19. Increase education and outreach programs directed toward improving water quality.	Planning	2013-2017	RVRC Svc Providers Water Councils	\$20,000	Member Dues Svc Providers EPD	NR.3 NR.4 NR.5	LU.O.4	
20. Encourage interconnection of regional supply systems for reliability.	Planning	2013-2017	RVRC Local Govts	\$20,000	Member Dues Local Govts	NR.5 NR.8	I.I.8	L1M.3 ICE.4 ICE.6
21. Encourage local providers to prepare drought contingency plans.	Review	2013-2017	RVRC Local Govts	\$40,000	Member Dues Local Govts EPD	NR.5 NR.8	LU.I.1 LU.I.15	ICE.4 ICE.11
22. Utilize and improve upon reservoir release quantity and timing in the Chattahoochee River to maintain and/or improve water quality in the Chattahoochee River below the Columbus Planning Node.	Review	2013-2017	RVRC ACOE	\$50,000	Member Dues ACOE	NR.5 NR.8	LU.I.19	

Land Use

Vision Statement	The RVRC will employ both proven and modern planning techniques to encourage and facilitate sustainable development practices; compact development; strong traditional and alternative transportation options; housing choices for all citizens; green space protection/development; et al. These different elements will in turn work together to foster sustainable and healthy communities.
Guiding Principles	
LU. 1	Promote the development, adoption and implementation of land use regulations that will result in a fiscally responsible quality living environment.
LU. 2	Develop design guidelines and make available to local merchants, builders, etc.
LU. 3	Provide alternative transportation in new development and retrofit for alternative transportation in developed areas.
LU. 4	Update zoning ordinances to allow mixed uses and higher density development where appropriate.
LU.5	Encourage and create innovative design practices that preserve open space.
LU. 6	The River Valley Regional Commission will work to preserve the region's cultural and historic resources and use these assets to develop and sustain the tourism industry.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles Addressed	Issues / Opportunities Addressed	Performance Standard(s) Addressed
1. Update zoning ordinances to comply with current laws and to allow for more compact and mixed-use development.	Planning	2013 - 2016	RVRC Local Govts DCA	\$40,000	Member Dues Local Govts DCA	LU.2 LU.4 LU.5	LU.I.5 LU.I.11 LU.O.11	HE.9 HE.10 LUE.1- LUE.4 LUE.6
2. Provide zoning administration technical assistance and training to local governments.	Planning	2013- 2017	RVRC DCA CVIOG	\$40,000	Member Dues DCA	LU.1 LU.4	LU.I.12	LUE.7 LUE.8 LUE.21
3. Develop recommended land use standards to be adopted by the local governments, to include but not be limited to subdivision regulations, sign ordinances and tree ordinances.	Planning	2013- 2017	RVRC	\$20,000 per year	Member Dues	LU.1 LU.2 LU.4 LU.5	LU.I.11 T.I.4	LUE.1- LUE.12 NCRE.9 NCRE.15
4. Host strategy/visioning workshops and/or leadership programs at the county level involving community stakeholders and the general public.	Planning	2013- 2017	RVRC DCA	\$10,000	Membership Dues DCA	LU.1	LU.0.10	LUE.14
5. Facilitate regional land banking.	Planning	2013	RVRC Local Govts SWGGA United DCA	\$40,000	Member Dues Local Govts DCA	LU.1	LU.I.6 H.O.7 H.I.4	EDE.22
6. Work with communities to incorporate planning tools such as traditional neighborhoods, stream buffers, etc. into existing regulations.	Planning	2013- 2017	RVRC Local Govts DCA EPD	\$50,000	Member Dues Local Govts DCA EPD	LU.1 LU.4 LU.5	LU.0.2 LU.O.3	HE.3 HE.9- HE.10 TE.1- TE.10 LUE.5 LUE.9- LUE.12 LUE.17- LUE.18

								NCRE.1 NCRE.11- NCRE.13
7. Encourage the use of resource management planning when siting new developments to protect resources (i.e. natural, agricultural, environmental, historic and cultural resources) from encroachment.	Planning	2013-2017	RVRC Local Govts DCA DNR EPD	\$20,000	Member Dues Local Govts DCA EPD	LU.1 LU.4 LU.6	LU.I.1 LU.I.2 LU.I.3 LU.O.5 LU.O.7 LU.O.9	L2M.1 CFE.21 LUE.17- LUE.18 LUE.8 NCRE.15
8. Work with local governments to improve the quality of alternative transportation options, including sidewalks, trails, bike lanes, transit and promote their use.	Planning	2013-2017	RVRC Local Govts DCA GDOT	\$40,000	Member Dues Local Govts DCA GDOT	LU.3 LU.4	LU.O.10 T.I.12 LU.I.7	TE.1- TE.7 TE.10- TE.11
9. Expand the Safe Routes to School program to encourage the development of safe walking environments for children.	Planning	2013-2017	RVRC Local Govts Local BOE GDOT	\$20,000	Member Dues Local Govts Local BOE GDOT	LU.3 LU.4	LU.I.13 T.I.1	TE.5 TE.3 TE.2
10. Support marketing campaigns that promote bicycling and pedestrian activities and opportunities within the community, such as available trails and bike plans, and bike races and events .	Planning	2013-2017	RVRC Local Govts GDOT	\$10,000	Member Dues Local Govts GDOT	LU.3	LU.I.13 LU.I.7	TE.6 TE.7 TE.2
11. Ensure that infrastructure provides necessary accessibility for people with	Review	2013-2017	RVRC Local Govts DCA	\$10,000	Member Dues Local Govts DCA	LU.1 LU.3	LU.O.7	

disabilities such as parking and ramps .			GDOT		GDOT			
12. Promote development and assist with implementation of historic preservation ordinances and design guidelines; promote and facilitate historic resource inventories.	Planning	2013-2017	RVRC Local Govts DNR DCA	\$30,000	Member Dues Local Govts DNR DCA	LU.1 LU.2 LU.6	LU.I.3 LU.I.4	NCRE.5 NCRE.6 NCRE.7 NCRE.8
13. Provide information and present programs educating the general public of the benefits of historic preservation.	Planning	2013-2017	RVRC DNR DCA	\$10,000	Member Dues DNR DCA	LU.1 LU.6	LU.O.6	NCRE.5 NCRE.6
14. Assist interested parties with tax credits and other historic preservation incentive programs.	Planning	2013-2017	RVRC Local Govts DNR DCA	\$10,000	Member Dues Local Govts DNR DCA HUD	LU.6	LU.O.6 H.I.5	EDE.17 EDE.10
15. Create an ongoing and active education program about historic and cultural resource conservation and protection for the public, local elected officials, developers, etc.	Planning	2013-2017	RVRC Local Govts DNR DCA	\$15,000	Member Dues Local Govts DNR DCA	LU.1 LU.6	LU.O.6	NCRE.5 NCRE.6
16. Assist communities secure Better Hometown/Main Street designation and provide technical assistance to implement revitalization programs.	Planning	2013-2017	RVRC Local Govts DNR DCA	\$15,000	Member Dues Local Govts DNR DCA HUD	LU.1 LU.2 LU.5 LU.6	LU.O.6 LU.O.7 ED.O.2 ED.O.13 CF.O.3 I.O.4 T.I.2	EDE.17

					DCA			
17. Encourage communities in their efforts to obtain Certified Local Government designation; provide training and technical assistance to historic preservation commissions.	Planning	2013-2017	RVRC Local Govts DNR DCA	\$15,000	Member Dues Local Govts DNR	LU.1 LU.6	LU.O.6	

Housing and Neighborhood Development

Vision Statement	The RVRC will promote development of sustainable neighborhoods that provide a variety of housing choices, parks, green space, schools and retail opportunities interconnected with a well-developed traditional and alternative transportation infrastructure.
Guiding Principles	
H.1	Educate residents on home ownership. Also create, adopt and regularly update an affordable housing strategy that examines the tools and mechanisms to facilitate affordable housing. The strategy should be developed in partnership with local citizens and developers, and should be implemented and monitored.
H.2	Promote a higher density and range of housing choices and a variety of dwelling types in all neighborhoods that have appropriate infrastructure.
H.3	Develop in areas already served by municipal or county utilities and streets.
H.4	Change zoning ordinances to accommodate loft living and mother-in-law suites.
H.5	Work with other counties and cities in the region to implement residential code enforcement including health and safety standards for manufactured homes.
H.6	Tax manufactured housing as real property where appropriate.
H.7	Utilize federal, state and non-profit rehabilitation loan and grant assistance programs for maintenance assistance, home equity conversion mortgage programs, shared housing programs and smaller affordable low and moderate income housing units to meet housing challenges.
H.8	Work with state agencies, federal agencies, and local governments to help preserve existing housing stock and promote the development of quality affordable housing in the region by seeking local, state and federal funding.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles Addressed	Issues / Opportunities Addressed	Performance Standard(s) Addressed
1. Promote intergovernmental agreements between governments that have existing code enforcement staff and those that do not.	Planning	2013-2017	RVRC Local Govts	\$5,000	Member Dues Local Govts	H.5	I.I.8 LU.I.12 H.I.2	ICE.7
2. Develop a general maintenance program for the Region's existing housing stock coordinating with community outreach and volunteer organizations targeting at-need populations.	Planning	2014 - 2015	RVRC Local Govts DCA USDA GICH SWGA United NeighborWorks Habitat House of Heroes Fuller Center	\$40,000	Member Dues Local Govts DCA USDA SWGA United NeighborWorks Habitat House of Heroes Fuller Center	H.1 H.5 H.7	H.O.6 H.I.5	HE.4 HE.6
3. Support and continue to partner with ROSS Elderly/Persons which is the Resident Opportunities for Self-Sufficiency program. The program promotes our mission for self-sufficiency and independence by allowing people to remain in their home and age in place.	Planning	2013-2017	RVRC Local Govts DCA DHS USDA GICH SWGA United NeighborWorks Habitat House of Heroes Fuller Center	\$20,000	Member Dues Local Govts DCA DHS USDA SWGA United Neighbor Works Habitat House of Heroes Fuller Center	H.1 H.2 H.3 H.4 H.7 H.8	H.I.5 H.I.6 CF.I.7	HE.6

4. Provide educational seminars and counseling for residents on subjects related to home ownership, such as credit and mortgages, home maintenance, and financing.	Review	2013-2017	RVRC DCA SWGA United NeighborWorks USDA	\$20,000	Member Dues DCA SWGA United NeighborWorks USDA	H.1	LU.I.12 H.I.7	HE.7
5. Work with local governments to implement the GA State Minimum Construction Code.	Review	2013-2017	RVRC Local Govts DCA USDA GICH SWGA United	\$20,000	Local Govts DCA USDA SWGA United	H.4	H.O.6 LU.O.1 H.O.3 H.I.7	WE.2
6. Seek opportunities to diversify the housing mix to include quality multi-family and single-family attached units.	Planning	2013-2017	RVRC Local Govts DCA USDA GICH	\$20,000	Member Dues Local Govts DCA USDA SWGA United	H.7	H.I.2 H.I.5	HE.8
7. Support and, where possible, coordinate housing efforts with housing organizations such as NeighborWorks, Habitat for Humanity, House of Heroes, and the Fuller Center.	Planning	2013-2017	SWGA United NeighborWorks Habitat House of Heroes Fuller Center	\$20,000	NeighborWorks Habitat House of Heroes Fuller Center			

Transportation and Infrastructure

Vision Statement	By encouraging proper maintenance and efficient expansion of existing transportation infrastructure and development of alternative transportation options, the RVRC will promote a varied and versatile transportation system within communities and the region.
Guiding Principles	
T.1	Concentrate activities where possible. Encourage pedestrian and transit travel by creating ‘nodes’ of high-density, mixed development that are linked by convenient transit service. Retain strong downtowns and CBD’s by concentrating commercial activities in these areas.
T.2	Encourage shared parking
T.3	Create a network of well-connected lots, blocks streets and paths. Keep streets narrow and use traffic calming measures to minimize vehicle speeds.
T.4	Participate in and support the regional transit system.
T.5	Identify potential transportation programs to meet public transportation needs.
T.6	Work with local governments, state agencies and federal agencies to implement TIA and other programs to improve the transportation network in the region.
T.7	Assist local government’s efforts with RC staff support, including GIS support, to receive state and federal funding to provide and maintain transportation and facility infrastructure capable of meeting community needs.
T.8	Promote initiatives aimed at the development and implementation of alternative transportation options as a means of increasing connectivity, walkability, bike-ability and health.
T.9	Work with local telecommunication provider to identify telecommunication issues and enhance the level of telecommunication services within the Region.
T.10	Provide alternative transportation in new development and retrofit transportation infrastructure in existing developed areas.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles Addressed	Issues / Opportunities Addressed	Performance Standard(s) Addressed
1. Inventory and map all available land and buildings to evaluate possible infill and redevelopment opportunities within the region.	Planning	2013 - 2017	RVRC Local Govts COC Dev Auth EDA	\$60,000	Member Dues Local Govts COC Dev Auth EDA	T.1 T.3	H.O.7 LU.O.1 LU.O.5 H.O.3	EDE.10 EDE.16 LUE.5 LUE.8
2. Make transportation and infrastructure GIS information readily available through a website or other digital media.	Planning	2013-2017	RVRC Local Govts	\$30,000	Member Dues Local Govts	T.7	I.O.1	LUE.22 LUE.23 LUE.24
3. Work to expand the Pataula County Transit System into other counties by introducing new routes and expanding operational hours to better serve the communities.	Planning	2013-2017	RVRC Local Govts FTA LCRTA	\$20,000	Member Dues Local Govts FTA LCRTA JARC	T.4 T.5 T.6	T.O.1 I.I.3 I.I.5	ICE.4 ICE.6 ICE.10
4. Work with transit providers to identify operating inefficiencies and promote coordination between metropolitan and rural systems to enhance service delivery.	Planning	2014	RVRC Local Govts Svc Providers	\$20,000	Member Dues Local Govts Svc Providers JARC	T.4 T.5 T.6	I.O.1 I.I.5 T.O.1 T.I.12	TE.10 ICE.4 ICE.6
5. Encourage the re-establishment of passenger rail service and the preservation/expansion of rail freight service.	Review	2013	RVRC Local Govts GDOT FTA	\$30,000	Member Dues Local Govts GDOT FTA	T.6	T.I.8 T.I.9 T.I.11	TE.10
6. Assist local governments to comply with FHWA traffic sign restoration reflectivity requirements.	Planning	2013	RVRC Local Govts	\$20,000	Member Dues Local Govts	T.5 T.6	T.I.3 T.I.5	LUE.20

			GDOT FHWA		GDOT FHWA			
7. Work to coordinate local and regional bike, multi-use, and walking trails with larger regional systems.	Planning	2013-2017	RVRC Local Govts DCA GDOT USDA	\$50,000	Member Dues Local Govts DCA GDOT USDA	T.1 T.3	I.I.3 T.I.1 T.I.6 H.O.4 LU.I.7	TE.3 TE.4 TE.6 TE.7
8. Expand the Safe Routes to School program to encourage the development of safe walking environments for children.	Planning	2013-2017	RVRC Local Govts Local BOE GDOT	\$30,000	Member Dues Local Govts GDOT	T.1 T.3 T.5 T.8 T.10	T.I.1 T.I.6	TE.5 TE.2 TE.1 TE.3
9. Conduct marketing campaigns that promote bicycling and pedestrian activities & opportunities within the community, such as available trails and bike plans, & bike races & events.	Planning	2013-2017	RVRC Local Govts DCA GDOT	\$25,000	Member Dues Local Govts DCA GDOT	T.1 T.3 T.8 T.10	T.I.1 T.I.6	TE.5 TE.11 TE.6 TE.7
10. Support and work with DHS Coordinated Transportation and continue to provide educational information on Medicaid transportation services.	Planning	2013-2017	RVRCAAA DHS	\$25,000	RVRCAAA DHS	T.1 T.6 T.7	I.I.3 I.I.5	TE.10
11. Expand transportation services for hospitalized discharged patients through Care Transitions.	Planning	2013-2017	RVRCAAA DHS	\$25,000	RVRCAAA DHS	T.1 T.6 T.7	I.I.3 I.I.5	TE.10
12. Identify and address telecommunications deficiencies in the region.	Planning	2013-2017	RVRC Local Govts SWGA United DCA	\$30,000	Member Dues Local Govts SWGA United DCA	T.7 T.9	CF.I.2 ED.O.7 ED.I.10	L1M.6

Economic Development and Education

Vision Statement	Through implementation of a variety of comprehensive and diverse economic development initiatives, and coordinating the efforts between different sectors, such as agriculture, industry, tourism and retail, the RVRC will support the creation of a stable economic base for the region, creating communities that are self-sufficient and equitable.
Guiding Principles	
ED-1	Assist local governments and business efforts with federal, state financial aid and staff assistance to diversify and coordinate the region’s economic base and provide employment opportunities for regional residents. Grow the RVRC Revolving Loan Fund.
ED-2	Partner with representatives and leverage resources from military installations, both within the Region and surrounding the Region, including Fort Benning in Columbus, the Marine Corps Logistics Base in Albany, and Robins Air Force Base, in Warner Robins, to study and plan for the impact on future growth patterns and economic development opportunities within the Region.
ED-3	Support the development and marketing of tourism initiatives, such as U. S. Highway 27 Association, and campaigns within the Region to capitalize on the many strengths and assets found within the Region.
ED-4	Utilize state, regional and local staff to promote the development and rehabilitation of downtowns and neighborhoods. Market downtown and neighborhood redevelopment campaigns and initiatives within the River Valley region.
Ed-5	Capitalize on the rich agricultural and natural resources of the region to enhance Agri-tourism by marketing said resources and developing agri-tourism ordinances.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles Addressed	Issues / Opportunities Addressed	Performance Standard(s) Addressed
1. Support the economic importance of the in-land port in Cordele by promoting multi-modal transportation within the region as a way to import and export manufacturing goods and stimulate growth.	Planning	2013-2017	RVRC Local Govts SWGA United DCA USDA GDOT	\$50,000	Member Dues Local Govts SWGA United DCA USDA GDOT	ED.1	T.I.7 T.I.8 T.I.9 ED.O.2 ED.I.11	EDE.22
2. Coordinate efforts with local broadband providers and cities/counties/local organizations to identify and address key issues.	Planning	2013-2017	RVRC Local Govts DCA GTA	\$30,000	Member Dues Local Govts DCA GTA	ED.6 T.10	I.I.7 ED.0.7 ED.O.11	
3. Identify communities in the Region with current access to broadband services and refer back to Georgia Technology Authority.	Planning	2013-2017	RVRC Local Govts DCA GTA	\$15,000	Member Dues Local Govts DCA GTA	ED.6	ED.0.7	
4. Coordinate in-land port activities with barge traffic along the Chattahoochee and Flint Rivers as another way to transport goods throughout the Region.	Review	2013-2017	RVRC Local Govts SWGA United GDOT	\$40,000	Member Dues Local Govts SWGA United GDOT	ED.1	T.I.7 T.I.8	
5. Work to broaden the CEDS stakeholder group to diversify input and increase coordination between organizations.	Planning	2013-2017	RVRC Local Govts Private Citizens	\$40,000	Member Dues Local Govts	ED.1	ED.I.2 ED.I.6 ED.I.7	
6. Assist local communities in the	Planning	2013-2017	RVRC	\$40,000	Member	ED.4	H.O.7	EDE.15

development and marketing of available industrial facilities.			Local Govts COC Dev Auth		Dues Local Govts COC Dev Auth		LU.O.1 L.O.4	EDE.16
7. Provide assistance such as business research and market analysis to potential entrepreneurs within the Region to support the development of successful businesses.	Planning	2013-2017	RVRC COC GDEcD SBA SBDC	\$50,000	Member Dues COC GDEcD SBA SBDC	ED.4	LU.O.7 H.I.3	EDE.16 EDE.18 EDE.19 EDE.20 EDE.21
8. Increase local job opportunities that do not require access to transportation by supporting in-fill development in existing urban areas.	Planning	2013-2017	RVRC Local Govts MS/BHT COC DCA	\$50,000	Member Dues Local Govts MS/BHT COC DCA	ED.4	ED.O.1 ED.O.5 H.I.1 ED.O.2	LUE.5 LUE.8 EE.10
9. Increase the visibility of the River Valley Region as a location for film/video production.	Planning	2013-2017	RVRC Local Govts COC MS/BHT GDEcD	\$20,000	Member Dues Local Govts COC MS/BHT GDEcD	ED.3	ED.O.8 ED.O.6 ED.O.5 ED.O.2 ED.O.13 CF.O.3	EDE.26
10. Aim to provide a local, skilled workforce to meet the needs of commercial growth related to local and regional military contractors.	Planning	2013-2017	RVRC COC WIA Bd	\$50,000	Member Dues COC GOWD	ED.2	P.O.1 ED.I.13 ED.O.12	EDE.21
11. Encourage the nomination of Scenic Byways in the region and assist with designation MARKETING and Corridor Management Plans.	Planning	2013-2017	RVRC	\$30,000	Member Dues	ED.3	T.I.4	NCRE.17
			Local Govts		Local Govts		ED.O.4	EDE.25

			COC MS/BHT GDOT		COC MS/BHT GDOT		ED.O.6 ED.O.13 CF.O.3	
12. Promote the use of current and new technologies to increase tourism (i.e. geocaching).	Planning	2013-2017	RVRC Local Govts COC MS/BHT GDEcD	\$5,000	Member Dues Local Govts COC MS/BHT GDEcD	ED.3 ED.5	C.F.O.3	LUE.22
13. Promote partnerships among various jurisdictions and organizations to increase tourism (i.e. regional tours or trails).	Planning	2013-2017	RVRC Local Govts COC MS/BHT GDEcD	\$5,000	Member Dues Local Govts COC MS/BHT GDEcD	ED.3 ED.5	C.F.O.3	ICE.8 ICE.4
14. Promote the use of the region by film, music and digital entertainment agencies.	Planning	2013-2017	RVRC Local Govts COC MS/BHT GDEcD	\$5,000	Member Dues Local Govts COC MS/BHT GDEcD	ED.4	LU.O.7 ED.O.4 ED.O.5	
15. Support the White Water Project in Columbus.	Planning	2013 - 2017	RVRC Local Govts COC CVB RWS HCC	\$5,000	Member Dues Local Govts COC CVB RWS HCC	ED.5	LU.O.9	
16. Promote and encourage the use of State Parks in the River Valley Region.	Planning	2013-2017	RVRC Local Govts COC	\$5,000	Member Dues	ED.3 ED.5	LU.O.9	NCRE.16
			RWS		Local Govts			

			HCC		COC RWS HCC			
17. Support/assist with the development of a Marina in Georgetown-Quitman County.	Planning	2013 - 2016	RVRC Local Govts RWS HCC	\$5,000	Member Dues Local Govts RWS HCC	ED.5	LU.O.9	
18. Support/assist existing businesses within communities, especially those in downtowns through marketing campaigns and programs, such as a “buy local” initiative, and the “Georgia Made, Georgia Grown” initiative.	Planning	2013-2017	RVRC COC MS/BHT Dev Auth GDEcD	\$15,000	Member Dues COC MS/BHT Dev Auth GDEcD	ED.4	ED.O.9 LU.I.3 ED.I.3 ED.I.4 ED.I.11 ED.O.2 ED.O.13 CF.O.2 CF.O.3	EDE.2 EDE.4 EDE.5
19. Market/promote after hour’s activities in downtowns, such as extended hours, art walks, and sidewalk festivals to increase community involvement and support locally owned businesses.	Planning	2013-2017	RVRC MS/BHT GDEcD	\$10,000	Member Dues MS/BHT GDEcD	ED.4	ED.O.6 LU.I.6 LU.O.1	EDE.10
20. Market downtowns as attractive places to start new businesses by coordinating with the Chamber of Commerce, Downtown Development Authorities, or Better Hometown and Mainstreet Programs, and Economic Development Authorities.	Planning	2013- 2017	RVRC	\$20,000	Member Dues	ED.4	LU.O.1	EDE.2

			COC MS/BHT Dev Auth DCA GDEcD		COC MS/BHT Dev Auth DCA GDEcD		LU.O.6 LU.O.7 L.O.4	EDE.4 EDE.16 EDE.17 EDE.18 EDE.19 EDE.20
21. Assist communities with preservation and adaptive re-use of downtown buildings through programs such as façade improvements, etc.	Planning	2013-2017	RVRC COC MS/BHT GDEcD	\$10,000	Member Dues COC MS/BHT GDEcD	ED.4	ED.O.6 LU.I.3 LU.I.6 LU.O.1	EDE.10 LUE.3
22. Support the Georgia Made, Georgia Grown initiative and assist local businesses pursuing designation.	Planning	2013-2017	RVRC Dev Auth GDEcD GDAg USDA	\$20,000	Member Dues Dev Auth GDEcD GDAg USDA	ED.3 ED.5	ED.O.9	EDE.3

Education

Vision Statement	By fostering programs and initiatives that aim to increase educational opportunities within the region, the RVRC will promote increased educational attainment among citizens of the region, which will lead to a stronger workforce, greater economic development opportunities, and opportunities to attract new citizens to the region, resulting in more sustainable and healthy communities.
Guiding Principle	
E-1	Work with local and school officials, colleges, chambers of commerce, etc. to develop programs/activities to elevate the region's educational attainment to a level comparable with the State of Georgia.
E-2	Participate with agencies to develop workforce training activities.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles Addressed	Issues / Opportunities Addressed	Performance Standard(s) Addressed
1. Coordinate with Family Connections and other local partners to raise high school graduation rates and prevent later social problems by improving basic literacy levels of elementary students through home visits and after school programs.	Review	2013-2017	RVRC Fam Conn Local BOE WIA Bd	\$20,000	Member Dues Fam Conn Local BOE GOWD	E.1	P.I.5 I.O.3 ED.O.3 ED.I.2	EDE.1 EDE.11 EDE.12
2. Coordinate with local technical colleges to create technical training programs and dual enrollment programs within the Region's high schools.	Review	2013-2017	RVRC Local BOE Local Colleges \$40,000		Member Dues Local BOE Local Colleges and Universities GOWD	E.1	I.O.5 ED.I.2	EDE.21
3. Support local community's efforts to attain designation as Certified Literate Communities.	Review	2013-2017		\$15,000	Member Dues Local BOE	E.1	ED.I.1 ED.I.2	EDE.11 EDE.12
4. Provide funding to expose students to cultural and fine art subjects such as art, music, literature, and religion through partnerships with cultural organizations.	Planning	2013 - 2017	Local BOE Local Colleges and Universities	\$20,000	Member Dues Local BOE Local Colleges and Universities	E.1	ED.I.1 P.I.5	
5. Work with local 4-H Programs and Chambers of Commerce to encourage the development of Youth Leadership Programs.	Review	2013-2017	RVRC COC Ext Svc	\$15,000	Member Dues COC Ext Svc	E.1	ED.I.1 ED.I.2 ED.O.3	ICE.10
6. Promote broadband	Planning	2013 -	RVRC	\$30,000	Member	E.1	ED.O.7	

development within the Region to support distance learning, dual enrollment and virtual learning centers.		2017	Local Govts Local BOE DCA GTA Local Colleges and Universities		Dues Local Govts Local BOE DCA GTA Local Colleges and Universities		I.I.7	
7. Support and assist in finding additional funding to perform Work Ready testing in High Schools to better prepare students for the workforce, by providing skills assessments and, if necessary, gap training.	Planning	2013-2017	RVRC Local BOE WIA Bd Local Colleges and Universities	\$30,000	Member Dues Local BOE GOWD Local Colleges and Universities	E.2	ED.I.2 ED.I.12 ED.O.3	EDE.1
8. Assist in the developing of facilities to address literacy, computer skills and technical skills for people in the region .	Planning	2013-2017	RVRC Local BOE WIA Bd DCA Local Colleges and Universities	\$50,000	Member Dues Local BOE GOWD DCA Local Colleges and Universities	E.2	ED.O.7	
9. Establish literacy training throughout the region.	Review	2013-2017	RVRC Local BOE WIA Bd Local Colleges	\$30,000	Member Dues Local BOE GOWD Local Colleges	E.1	P.I.5 ED.I.1	EDE.11 EDE.12

			and Universities		and Universities			
10. Establish learning centers throughout the region.	Planning	2013-2017	RVRC Local BOE WIA Bd DCA Local Colleges and Universities	\$50,000	Member Dues Local BOE GOWD DCA Local Colleges and Universities	E.1 E.2	ED.I.1 ED.O.11	
11. Develop programs within the local school systems that prepare students for the workforce.	Review	2013-2017	RVRC Local BOE WIA Bd Local Colleges and Universities	\$30,000	Member Dues Local BOE GOWD Local Colleges and Universities	E.2	ED.I.1 ED.I.2 ED.I.4	EDE.1
12. Support the efforts of regional technical colleges and high schools to provide work force/vocational training in high schools for youth.	Review	2013-2017	RVRC Local BOE WIA Bd Local Colleges and Universities	\$30,000	Member Dues Local BOE GOWD Local Colleges and Universities	E.2	ED.I.1 ED.I.2 ED.O.11 ED.O.3	EDE.1
13. Educate local industries on the existing training and	Planning	2013-2017	RVRC	\$30,000	Member Dues	E.2	ED.O.3	EDE.5

education programs.			WIA Bd Local Colleges and Universities		GOWD Local Colleges and Universities		CF.I.8	
14. Establish classrooms for area technical training.	Planning	2013-2017	RVRC WIA Bd DCA USDA Local Colleges and Universities	\$50,000	Member Dues GOWD DCA USDA Local Colleges and Universities	E.1 E.2	ED.O.3	EDE.1
15. Encourage Technical Colleges to offer training programs in the communities.	Planning	2013-2017	RVRC WIA Bd Local Colleges and Universities	\$30,000	Member Dues GOWD Local Colleges and Universities	E.1 E.2	ED.O.3	EDE.1
16. Support the establishment of preschool and adult day care centers in the region.	Review	2013-2017	RVRC Fam Conn DFACS DHS	\$60,000	Member Dues Fam Conn DFACS DHS	E.1	P.I.5	CFE.25
17. Support and advocate workforce training for medical healthcare professionals to address critical shortages in rural areas.	Planning	2013-2017	RVRC Local Colleges and Universities	\$40,000	Member Dues Local Colleges and Universities	E.2	ED.I.2 P.I.6	
18. Promote the development of additional leadership programs.	Review	2013-2017	RVRC	\$40,000	Member Dues	E.1	ED.O.10	

			COC Ext Svc Local Colleges and Universities		COC Ext Svc Local Colleges and Universities		ED.O.9	
19. Utilize Plan Assessment meetings to reactivate regional meetings of city and county clerks and managers.	Planning		RVRC Local Govts	\$10,000	Member Dues Local Govts		ED.O.11 I.I.8	ICE.5
20. Support the development of children's day care centers with "extended stay" where needed.	Review	2013- 2017	RVRC Fam Conn DFACS	\$60,000	Fam Conn DFACS	E.1	P.I.5	CFE.25

Community Facilities and Human Services

Vision Statement	
Guiding Principle	
CF. 1	Conduct infrastructure and facility expansions assessment to support future demands.
CF. 2	Keep Hazard Mitigation Plans current to help ensure continued protection of public health and safety.
CF. 3	Use existing facility systems to direct growth to appropriate areas.
CF. 4	Utilize state, federal, and local funding sources to fund infrastructure projects, (e.g. water, sewer, gas, streets, parks) for city and county governments.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles Addressed	Issues / Opportunities Addressed	Performance Standard(s)
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								Address ed
1. Using GPS technology, capture the various visible and underground components of the region's water, sanitary sewer and storm sewer infrastructure	Planning	2013-2017	RVRC Local Govts DCA USDA	\$100,000	Member Dues Local Govts DCA USDA	CF.1	LU.I.1 LU.O.4 CF.I.1 CF.O.1	L1M.3 CFE.1 CFE.2 CFE.3 CFE.4 CFE.20
2. Assist local governments in their pursuit of funding to maintain and extend utility services, as needed.	Planning	2013-2017	RVRC Local Govts DCA GA RWA GEFA USDA	\$50,000	Member Dues/ Contracts Local Govts DCA GA RWA GEFA USDA	CF.1 CF.4	CF.O.1 CF.I.1 LU.I.9 CF.I.6	L1M.3 CFE.3 CFE.24
3. Work with local governments to implement best management practices in relation to storm water management.	Planning	2013-2017	RVRC Local Govts DCA EPD	\$20,000	Member Dues Local Govts DCA EPD	CF.1 CF.3	CF.I.1	
4. Promote the adoption and utilization of Capital Improvement planning and budgeting in all communities within the region.	Review	2013-2017	RVRC	\$15,000	DCA	CF.1 CF.3 CF.4	CF.I.4	
5. Provide technical assistance to local governments in the development of	Planning	2013-2017	RVRC	\$25,000	Member Dues Contracts	CF.1 CF.4	CF. I. 8 I.O.1	

infrastructure improvement plans supported by grant and loan assistance.							P.I.2	
6. Provide grant assistance to local governments in the provision of needed governmental facilities.	Planning	2013-2017	RVRC	\$15,000	Member Dues Contracts	CF.4	CF. I. 8 I.O.1 P.I.2	
7. Provide planning and technical assistance to local governments in the development of community and regional parks.	Planning	2013-2017	RVRC	\$20,000	Member Dues Contracts	CF.1 CF.4	CF. I. 8 I.O.1 P.I.2	
8. Provide planning technical assistance in the planning, development and financing of new library facilities.	Planning	2013-2017	Regional Library Rural Library Project	\$10,000	Member Dues Contracts	CF.1 CF.4	CF. I. 8 I.O.1 P.I.2	
9. Advocate regional infrastructure planning through the Service Delivery Strategy process and during comprehensive plan updates and Plan Assessment meetings over the planning horizon.	Planning	2013-2017	RVRC	\$25,000	Member Dues	CF.1	ED.O.11 I.O.1 I.O.4	
10. Provide planning for special infrastructure needs in identified target areas.	Planning	2013-2017	RVRC	\$10,000	Member Dues	CF.1 CF.2 CF.3	I.O.1	

Human Services

Vision Statement	Promote safe and healthy communities by maintaining infrastructure, supporting health and public services, and encouraging walkable development patterns that promotes healthy lifestyles for its citizens.
Guiding Principles	
HS-1	The River Valley Regional Commission will support the establishment and maintenance of essential public safety, medical, and emergency services to serve the region. It will do so by assisting local government's efforts with state and federal grant funding sources to provide and maintain community and recreational facilities/programs and services within the Region to promote healthy lifestyles of its residents, including seniors and children.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles Addressed	Issues / Opportunities Addressed	Performance Standard(s) Addressed
1. Coordinate with local governments to apply for funding to purchase necessary equipment, make repairs, and update facilities.	Planning	2013-2017	RVRC Local Govts FEMA USDA	\$60,000	Member Dues Local Govts FEMA USDA	HS.1	I.I.8 P.I.1	ICE.6
2. Assist local governments with disaster preparedness activities such as pre-disaster mitigation plans.	Planning	2013-2017	RVRC Local Govts GEMA FEMA	\$40,000	Member Dues Local Govts GEMA FEMA	HS.1	CF.I.1	LUE.25 L1M.5
3. Promote broadband development within the Region to allow for tele-medical services, as well as to expand educational opportunities for local medical professionals.	Planning	2013-2017	RVRC Local Govts DCA USDA GTA	\$50,000	Member Dues Local Govts DCA USDA GTA	HS.1	I.I.7 ED.O.7 ED.I.10	
4. Partner with local colleges and universities, as well as technical colleges, to build capacity in existing health and medical programs to allow more residents to enter available educational programs.	Review	2013-2017	RVRC Local Govts Local Colleges and Universities	\$30,000	Member Dues Local Govts Local Colleges and Universities	HS.1	ED.O.9	
5. Provide information, assistance and referrals for older adults, persons with disabilities and caregivers.	Planning	2013-2017	RVRCAAA Fam Conn DHS	\$40,000	Member Dues Fam Conn DHS	HS.1	CF.I.8	
6. Provide information and educational material to caregivers	Planning	2013-2017	RVRCAAA	\$40,000	Member Dues	HS.1	CF.I.8	

through designated senior centers in the region.			DHS		DHS		ED.O.7	
7. Develop and teach programs on health and wellness that are evidenced based: including CDSMP (Chronic Disease Self-Management Program), Powerful Tools for Caregivers and Fall Prevention.	Planning	2013-2017	RVRCAAA DHS	\$40,000	Member Dues DHS	HS.1	ED.O.9 P.I.5	
8. Partner with the Area Agency on Aging to develop walking trails in safe environments for citizens.	Planning	2013-2017	RVRCAAA Local Govts GDOT	\$20,000	Member Dues Local Govts GDOT DHS	HS.1	LU.O.10 I.O.3 CF.I.7	TE.1 TE.3 TE.4
9. Promote and identify community lay leaders for the advancement of CDSMP and Powerful Tools for Caregivers.	Planning	2013-2017	RVRCAAA DHS	\$50,000	Member Dues DHS	HS.1	CF.I.7 CF.I.8	
10. Support senior farmers markets in providing fresh foods to seniors within the region. Identify additional farmers in the region willing to participate in the senior farmers markets.	Planning	2013-2017	RVRCAAA Fam Conn DHS	\$40,000	Member Dues Fam Conn DHS	HS.1	ED.O.9 CF.I.11 LU.I.14	EDE.3
11. Coordinate with the Area Agency on Aging and local hospitals on implementing the Care Transitions program to prevent hospital re-admissions within 30 days of discharge with the same diagnosis.	Planning	2013-2017	RVRCAAA DHS	\$40,000	Member Dues DHS	HS.1	I.I.8 I.O.3 CF.I.7	
12. Provide planning and technical assistance to local governments in the development of community and regional parks, recreational facilities and community centers.	Planning	2013-2017	RVRC Local Govts DNR DCA	\$50,000	Member Dues Local Govts DNR DCA	HS.1	LU.O.10 T.O.3 T.I.6 CF.I.4 T.I.14	ICE.8

13. Support local health fairs, festivals, bike rides and other wellness initiatives.	Planning	2013-2017	RVRC DHS GDOT	\$30,000	Member Dues DHS GDOT	HS.1	CF.I.8	TE.5 TE.11
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Intergovernmental

Vision Statement	
I.1	Update Service Delivery Strategies to help ensure the efficient delivery of services.
I.2	Share information between local governments to enhance efficiency.
I.3	Train local government officials through opportunities offered by the Carl Vinson Institute, Georgia Municipal Association, Association of County Commissioners of Georgia, Georgia Planning Association, Georgia Association of Zoning Administrators or others to enhance their leadership abilities.

Activity	Category	Time Frame	Responsible Party(ies) and Partners	Cost	Funding Source(s)	Guiding Principles Addressed	Issues / Opportunities Addressed	Performance Standard(s) Addressed
1. Support the update of the Service Delivery Strategy to help ensure the efficient delivery of services.	Planning	2013-2017	RVRC Local Govts	Part of comp plan update fee	DCA	I.1	CF.I.1, I.O.1	CFE.4 CFE.17 CFE.20
2. Utilize Plan Assessment meetings to improve upon the sharing of information between local governments for greater efficiency and intergovernmental coordination.	Planning	2013-2017	Local Govts	\$25,000	DCA	I.2	I.O.1 I.I.4 I.I.5	ICE.4 ICE.5 ICE.6 ICE.7 ICE.8
3. Notify local government officials on training opportunities offered by the Carl Vinson Institute, Georgia Municipal Association, Association of County Commissioners of Georgia, Georgia Planning Association, GAZA or others to enhance their leadership abilities.	Review	2013-2017	Local Govts	\$1,000		I.3	I.O.1	CFE.5-CFE.16
4. Provide planning and technical assistance to educate local governments on parliamentary procedure (e.g. Roberts Rules of Order, etc.) for conducting public meetings and other legal responsibilities of cities and counties in regards to the duties of elected officials and staff.	Planning	2013-2017	Local Govts	\$10,000	DCA	I.3	CF.I.8 I.O.1 LU.I.11 LU.I.12	LUE.1 LUE.13 LUE.14 LUE.15

Appendix

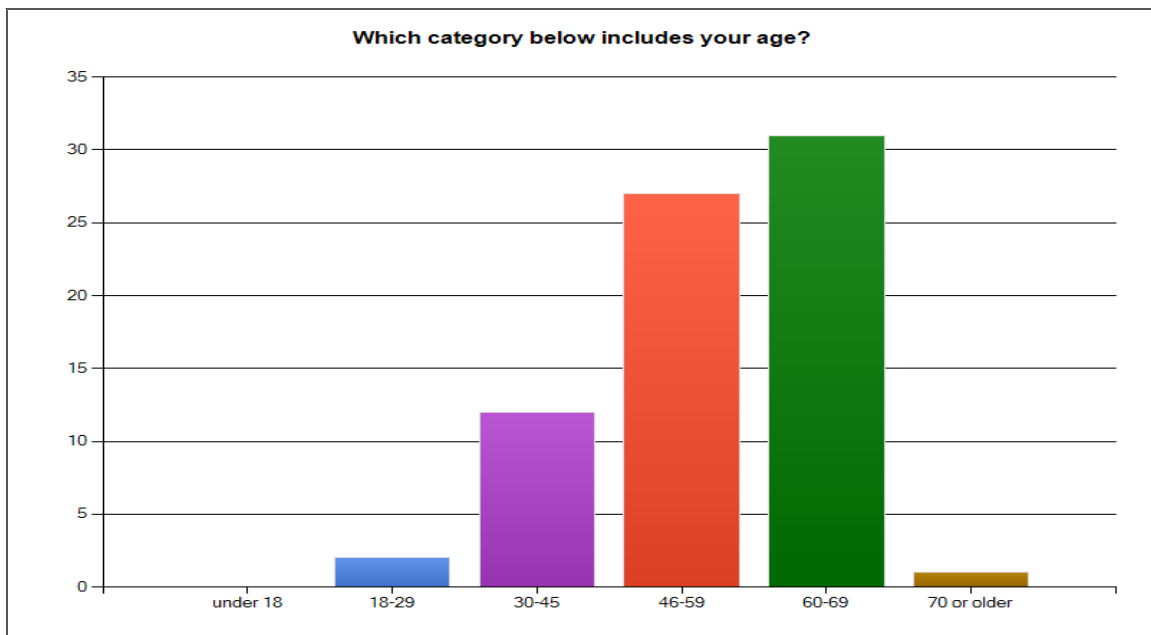
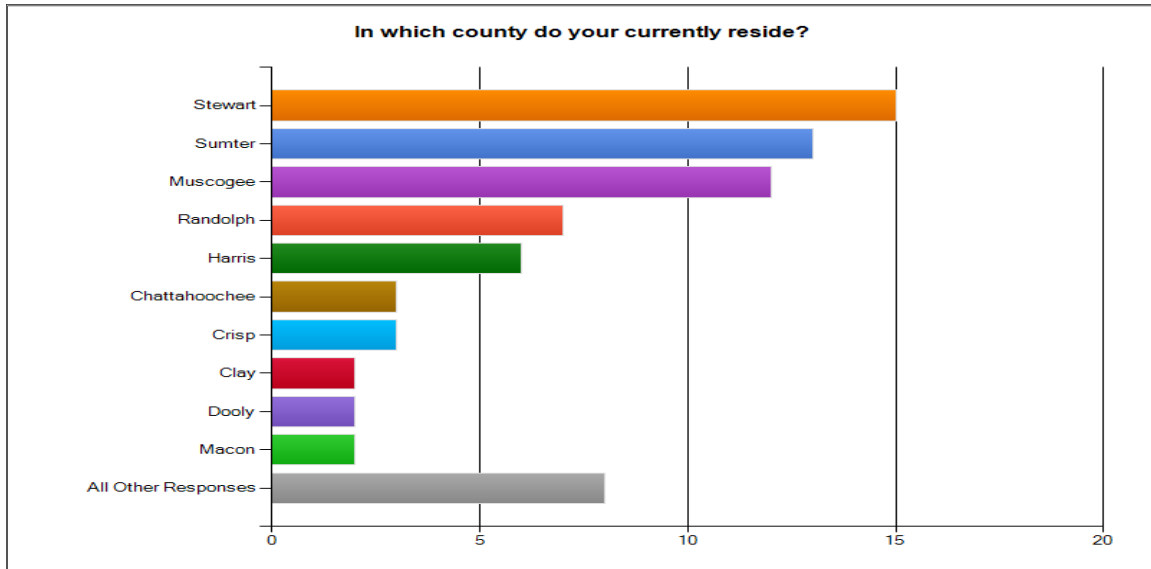
Definition of Acronyms

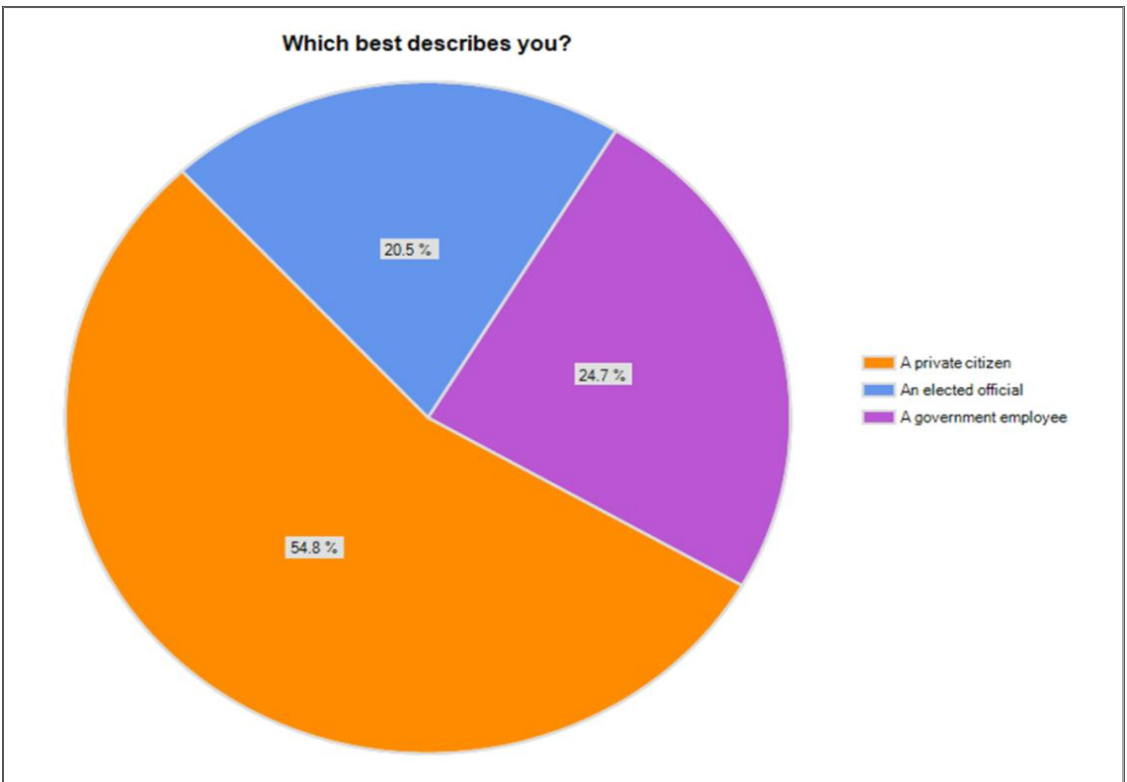
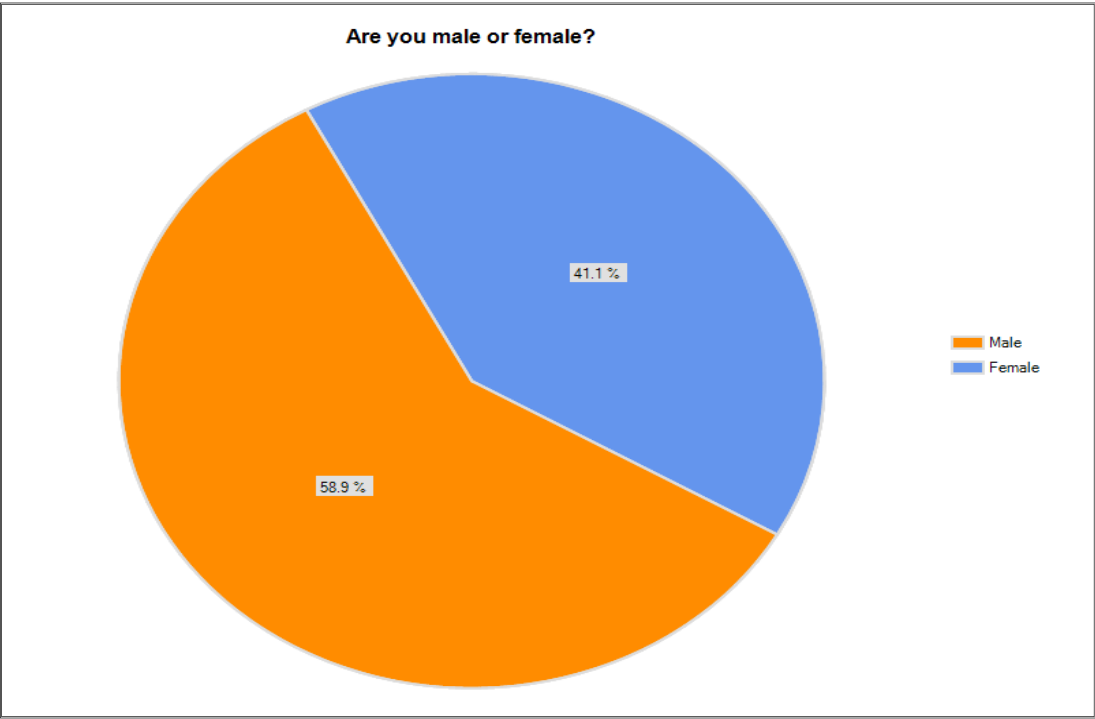
ACCG	Association of County Commissioners of Georgia
ACOE	Army Corps of Engineers
ACUB	Army Compatibility Use Buffer
ADRC	Aging and Disability Resource Connection
BCBSGA	Blue Cross Blue Shield of Georgia
BHT	Better Hometown Program
BOE	Board of Education
CDBG	Community Development Block Grant
CMS	Centers for Medicare Services
COC	Chamber of Commerce
CSU	Columbus State University
CVB	Convention and Visitors Bureau
DAS	Division of Aging Services
DCA	Georgia Department of Community Affairs
Dev Auth	Development Authority
DFACS	Department of Family and Children Services
DHS	Department of Human Services
DNR	Georgia Department of Natural Resources
DOD	U.S. Department of Defense
DOJ	U.S. Department of Justice
EDA	U.S. Economic Development Administration
EPA	U.S. Environmental Protection Agency
EPD	Georgia Environmental Protection Division
Ext Svc	Cooperative Extension Service
FAA	Federal Aviation Administration
Fam Conn	Family Connections
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GA Acad	Georgia Academy for Economic Development
GA Cons	Georgia Conservancy
GDAg	Georgia Department of Agriculture
GDEcD	Georgia Department of Economic and Community Development
GDOT	Georgia Department of Transportation
GEFA	Georgia Environmental Finance Authority
GEMA	Georgia Emergency Management Agency
GICH	Georgia Initiative for Community Housing
GA Tech	Georgia Institute of Technology

GMA	Georgia Municipal Association
GA Pwr	Georgia Power
GARC	Georgia Association of Regional Commissions
GA RWA	Georgia Rural Water Association
GTC	Georgia Transmission Corporation
GOWD	Governor's Office of Workforce Development
HCC	Historic Chattahoochee Commission
HD	Health Department
Housing	Housing Authorities
HPD	Georgia Historic Preservation Division (State Historic Preservation Office)
HUD	U.S. Department of Housing and Urban Development
Hwy 27	Highway 27 Association
ITOS	Information Technology Outreach Services
JARC	Job Access Reverse Commute
KAB	Keep America Beautiful
LCRTA	Lower Chattahoochee Regional Transit Authority
LWCF	Georgia Land and Water Conservation Fund
MS	Main Street Program
OneGA	OneGeorgia Fund
NPO	Non-Profit Organization
NRCS	Natural Resources Conservation Services
RCDI	Rural Community Development Initiative
RCI	Rosalyn Carter Institute
RWS	Riverway South, Inc.
RVRC	River Valley Regional Commission
RVRCAA	River Valley Regional Commission Area Agency on Aging
SBA	Small Business Administration
SBDC	Small Business Development Center
SWGA United	Southwest Georgia United (Empowerment Zone)
TE	Transportation Enhancement Program
TPL	Trust for Public Land
UGA	University of Georgia
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
WIA Bd	Workforce Investment Act Board

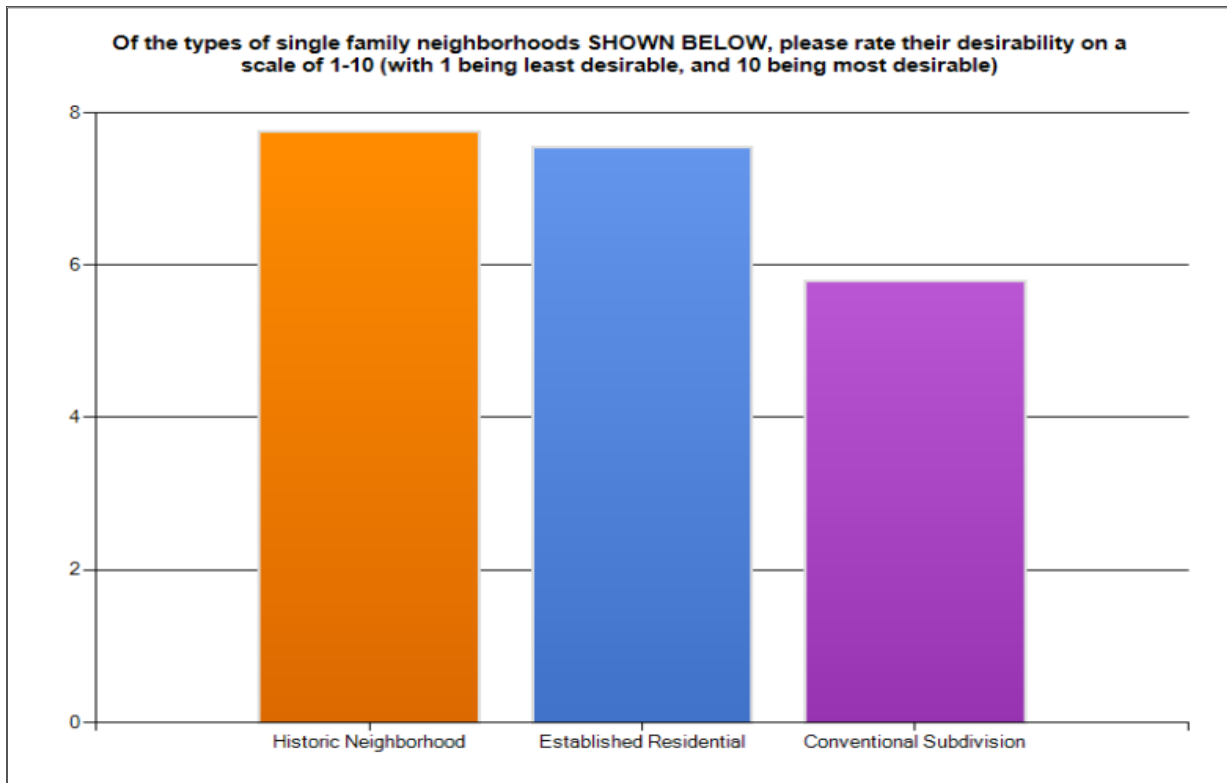
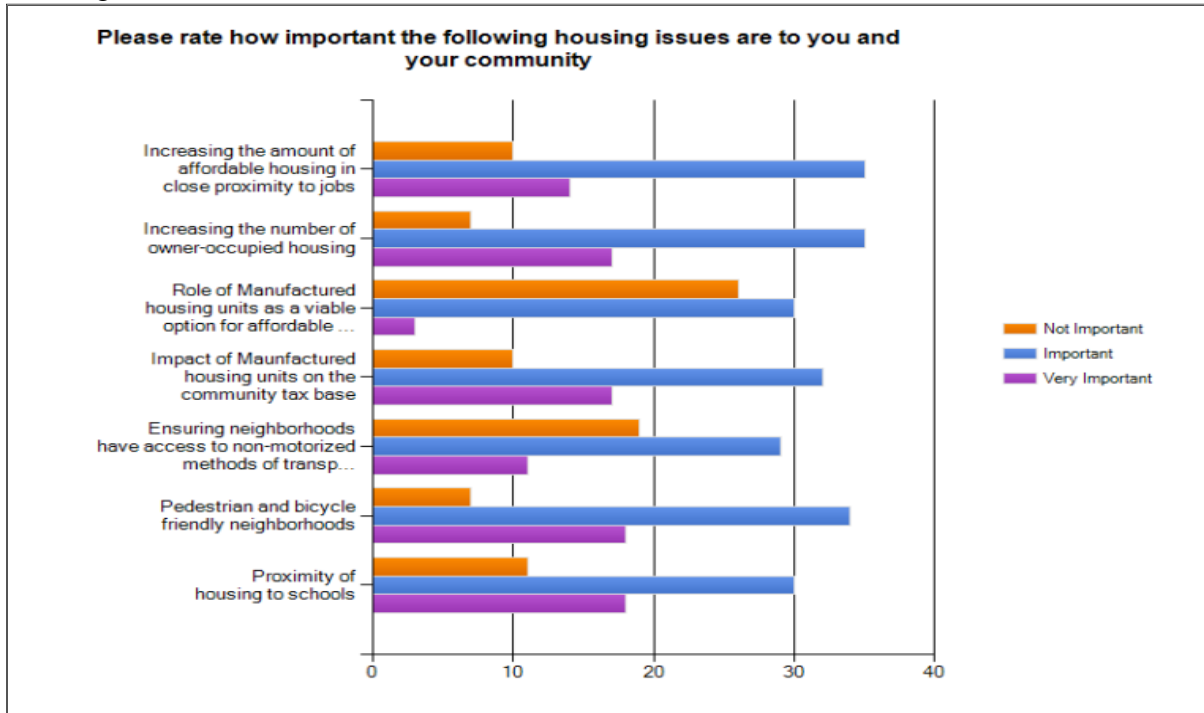
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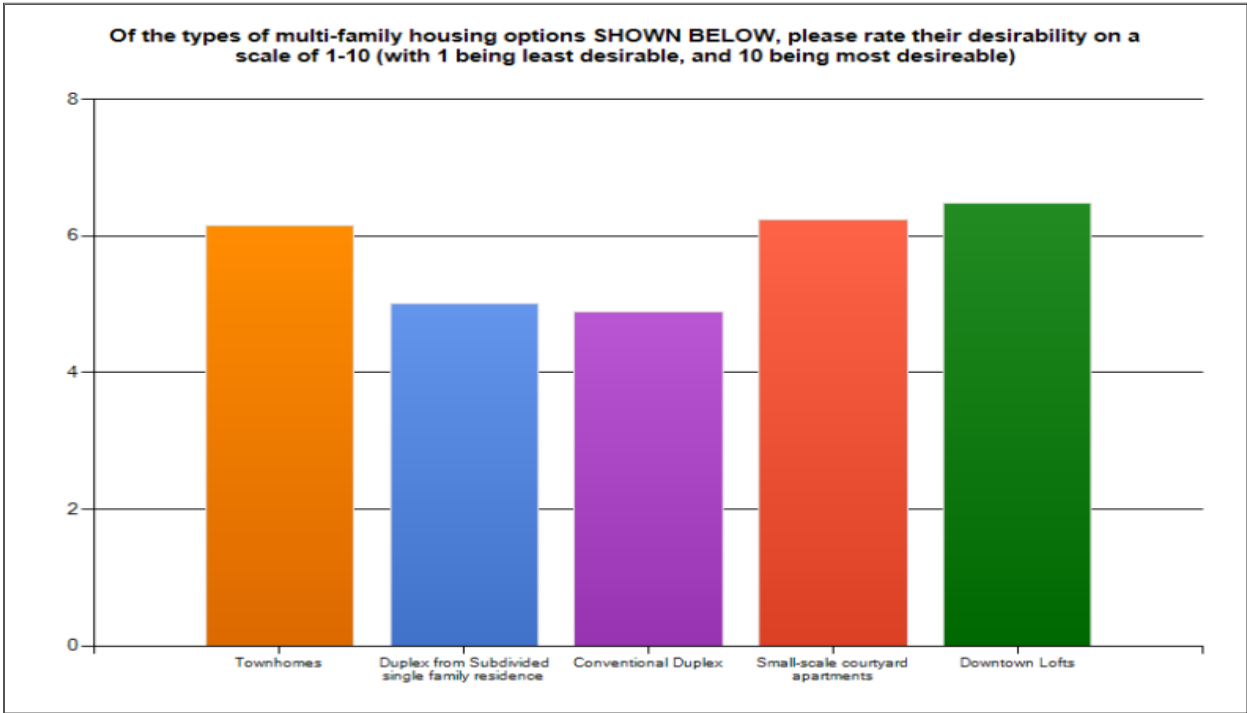
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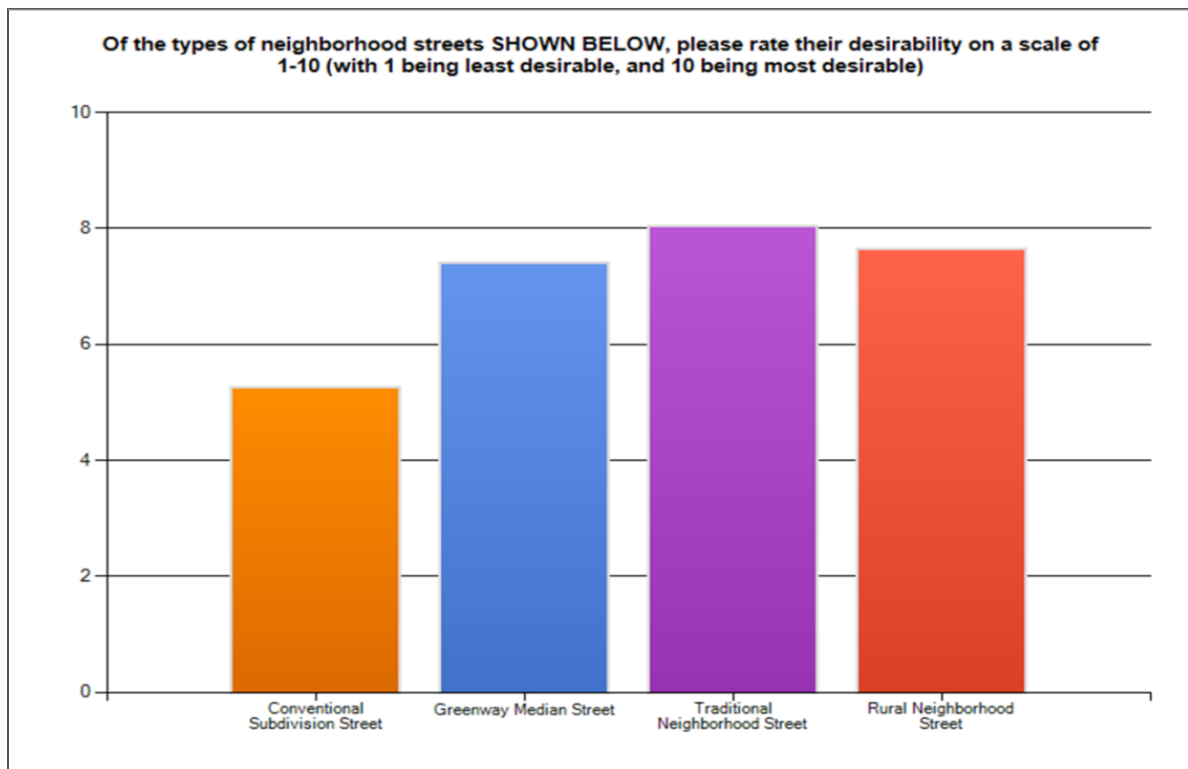
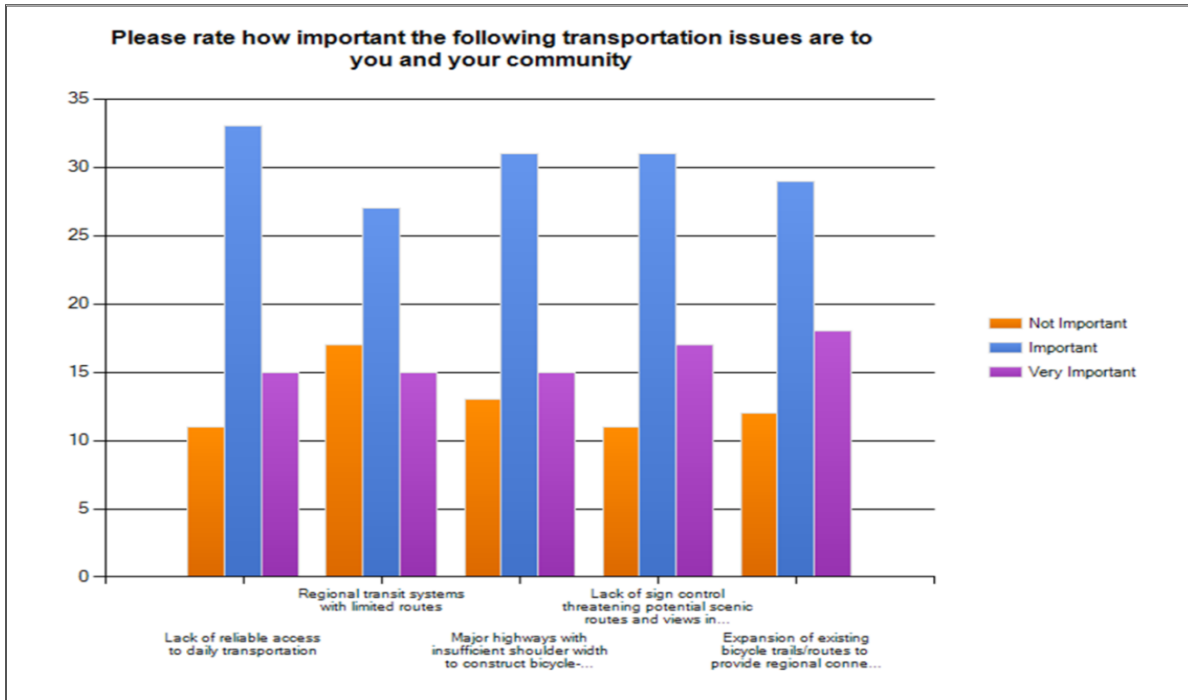


Housing Information

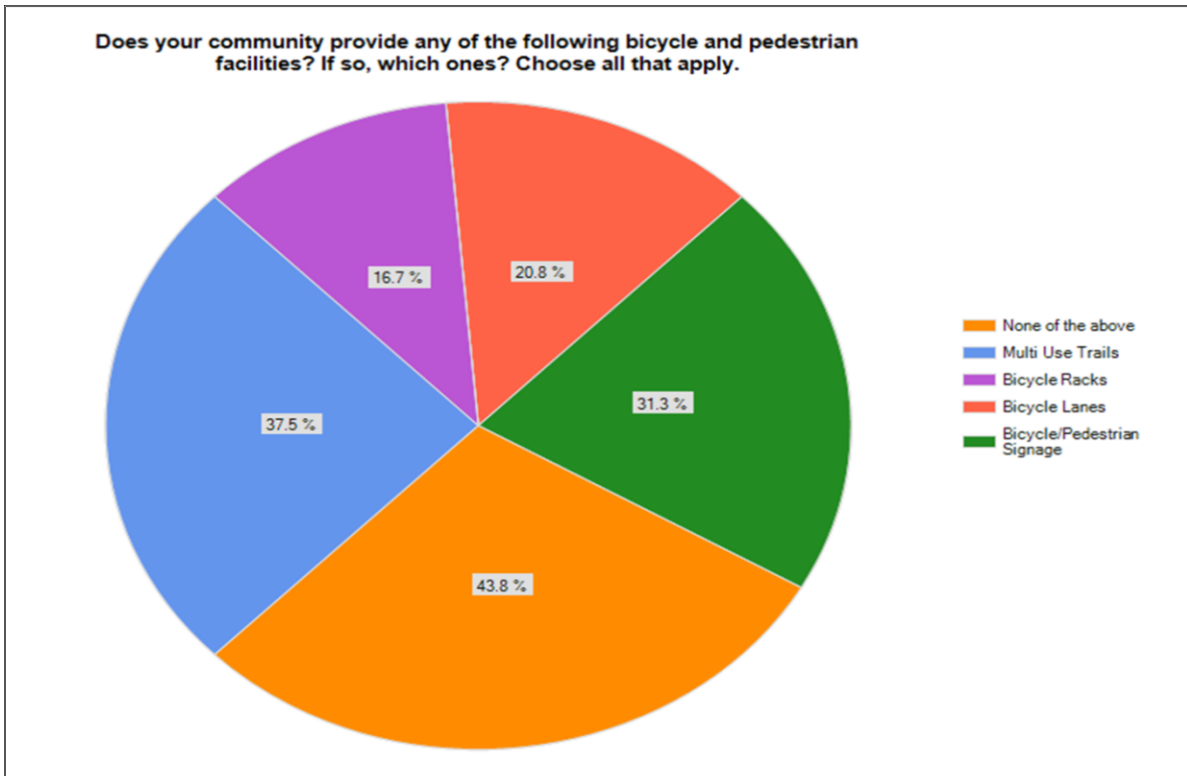
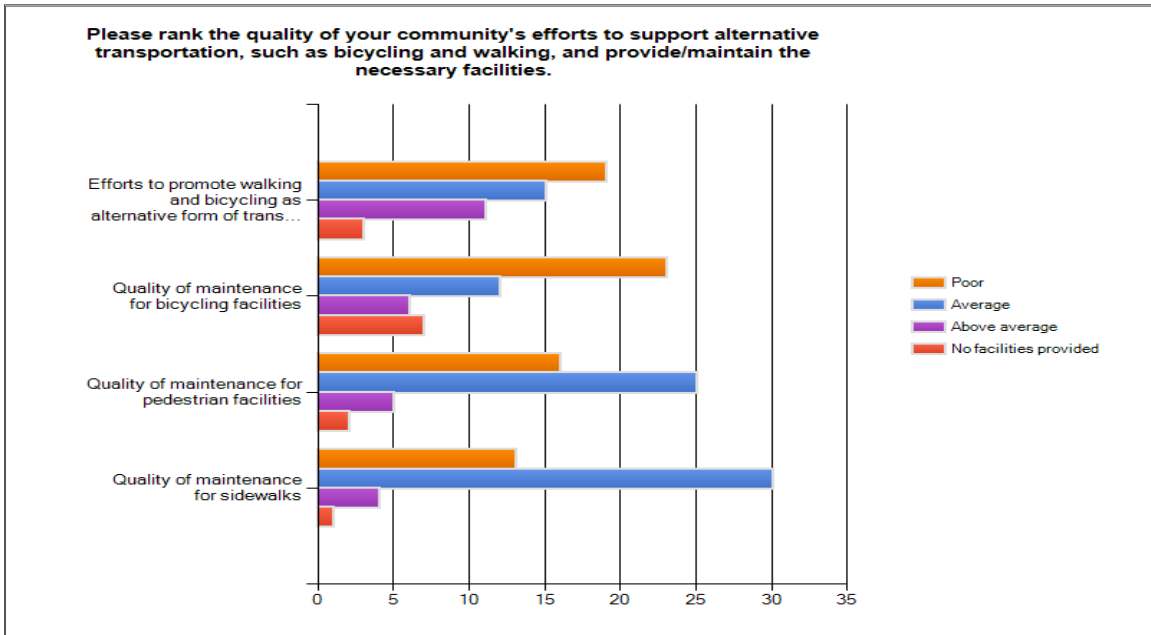


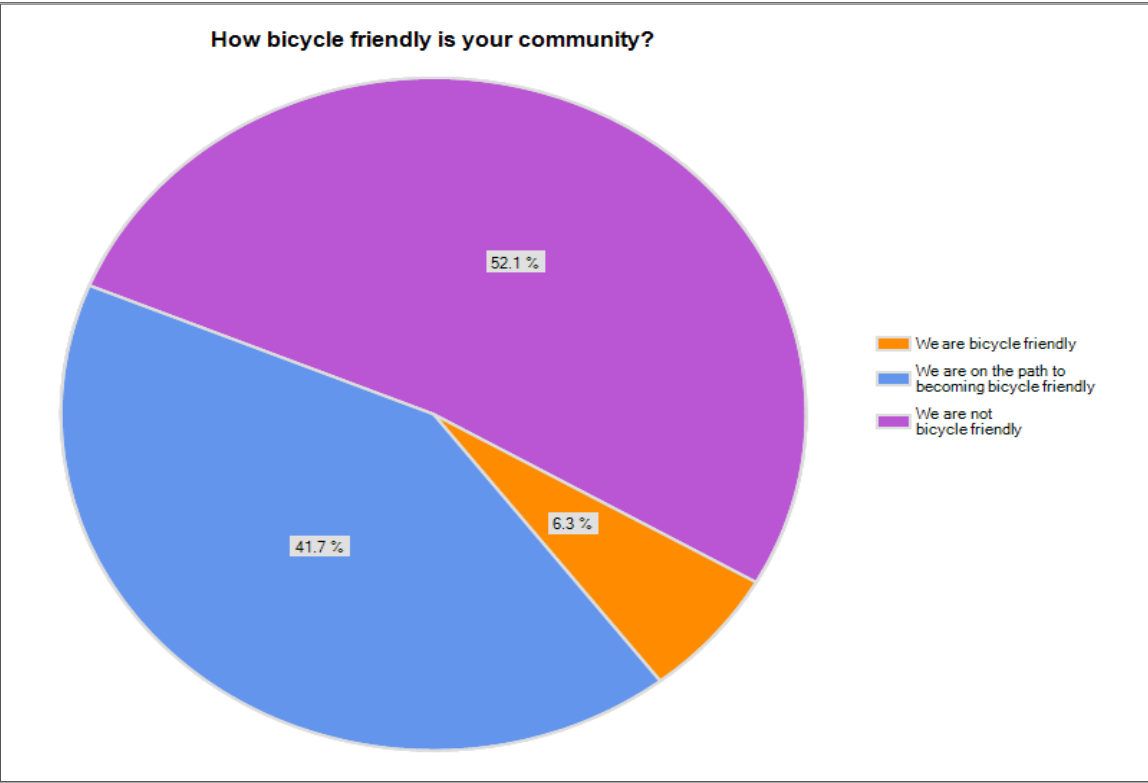
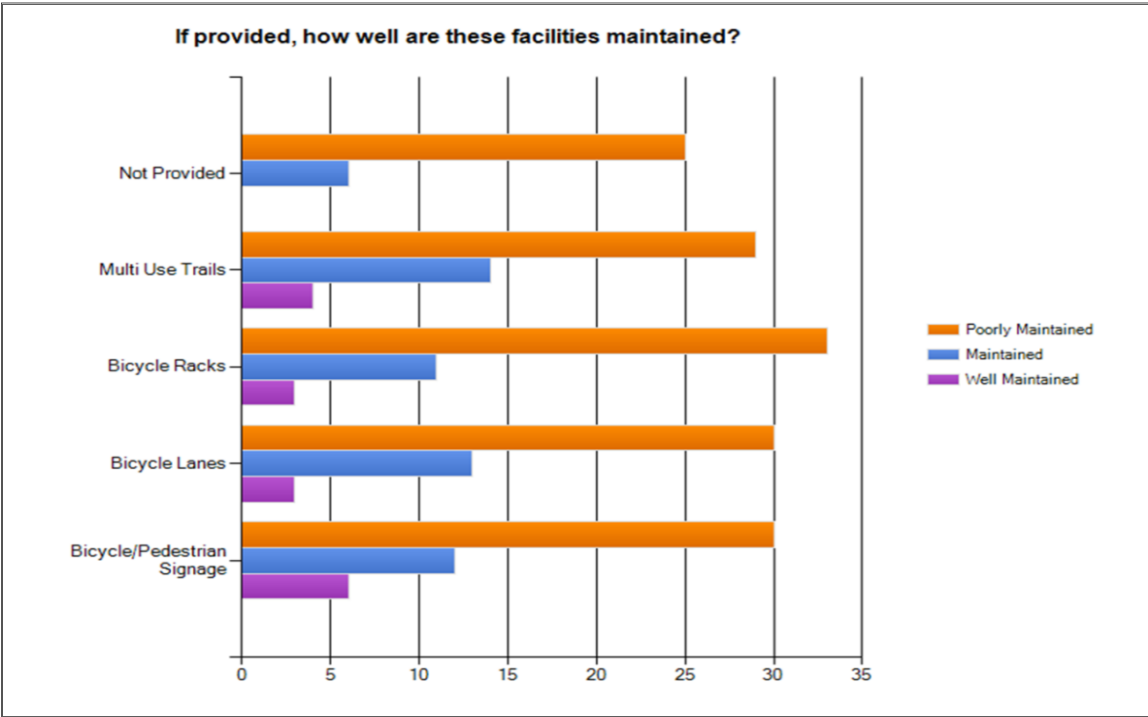


Transportation Network

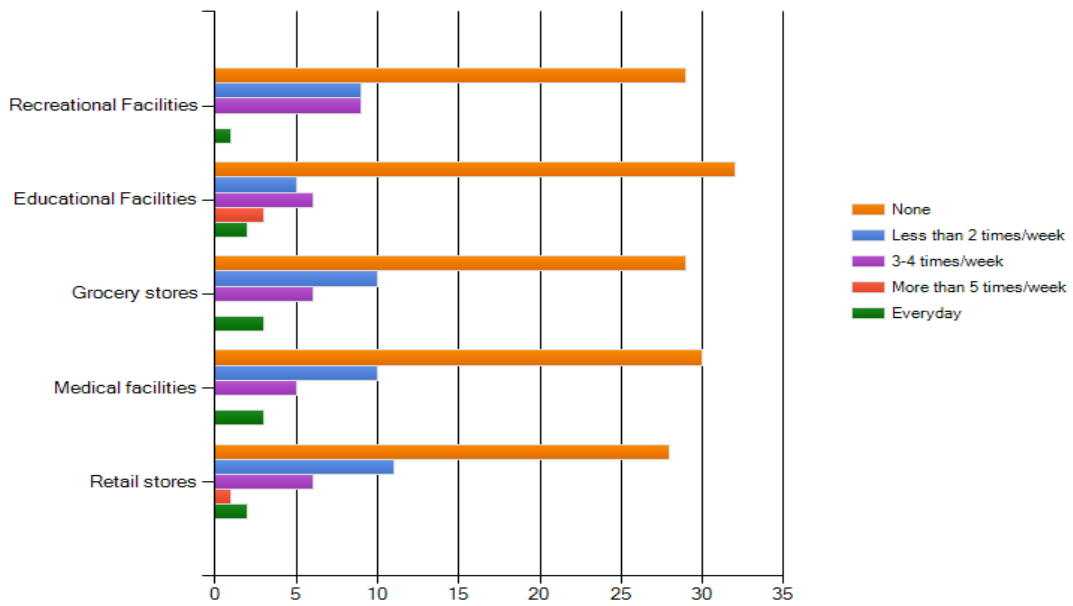


Alternative Transportation

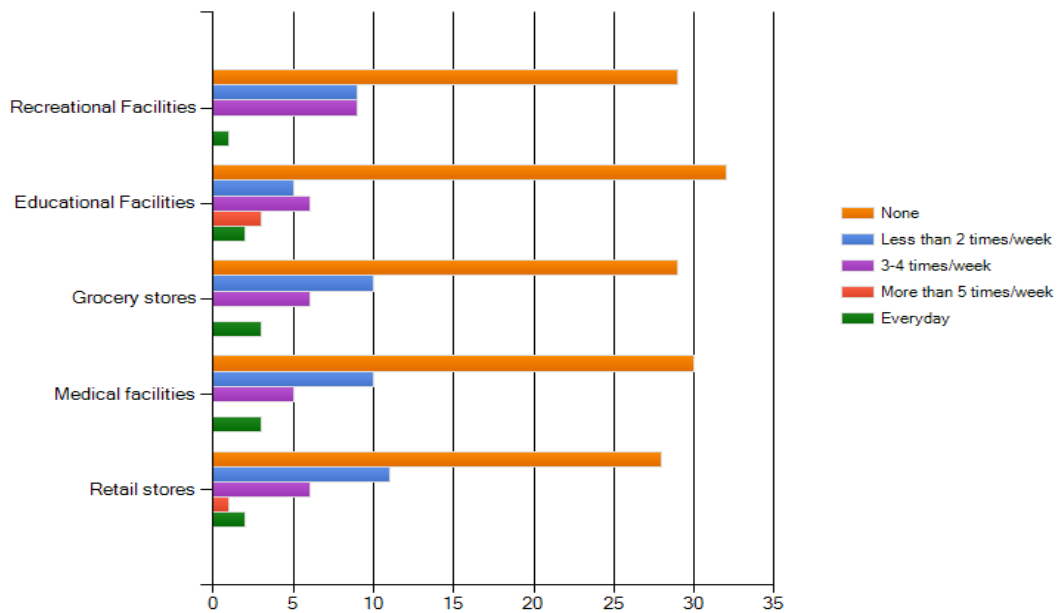




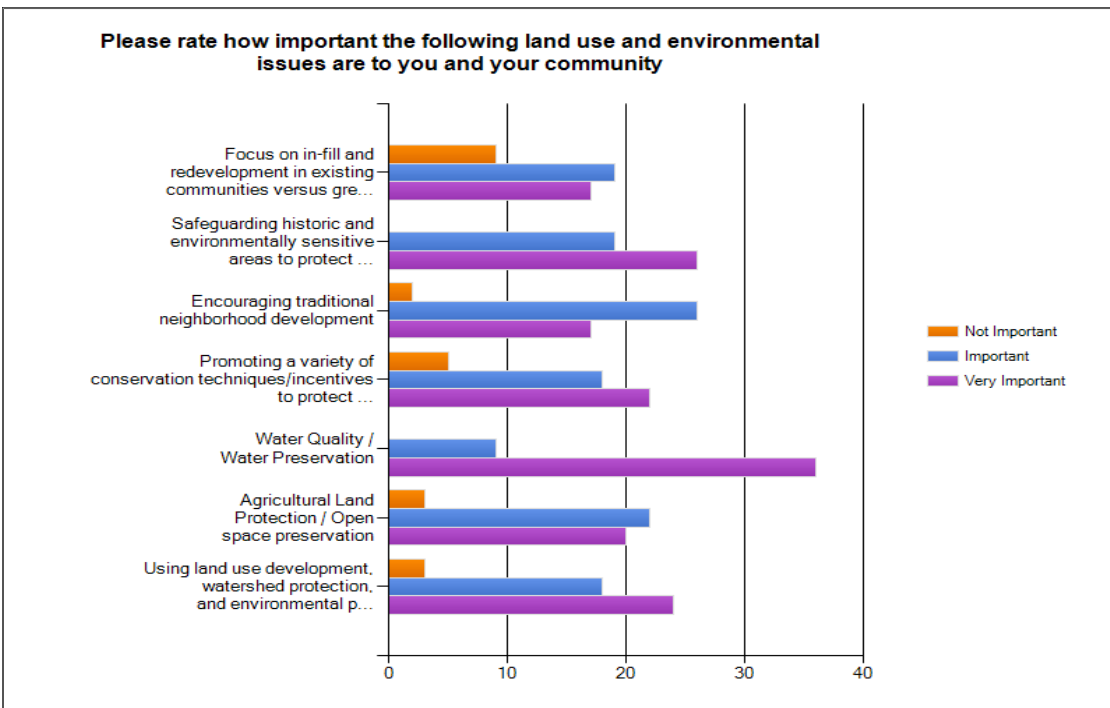
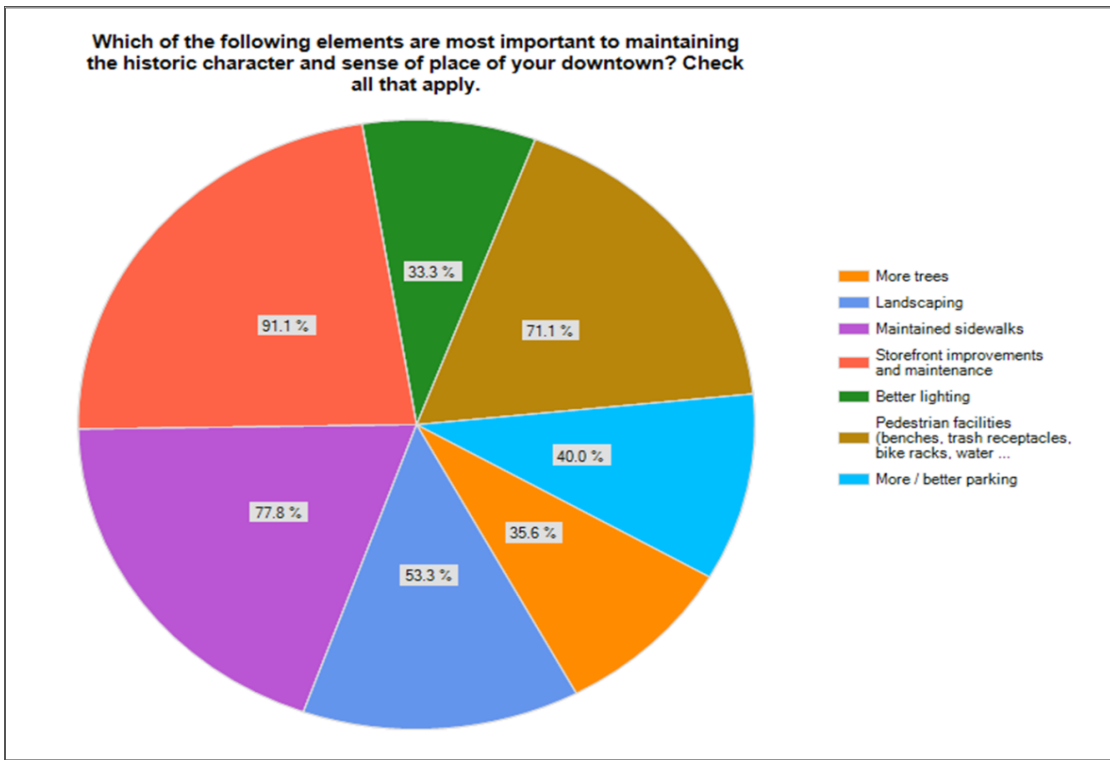
If the Rural Transit Systems in your community were expanded to include new routes, how often would you use the service to visit the following destinations?

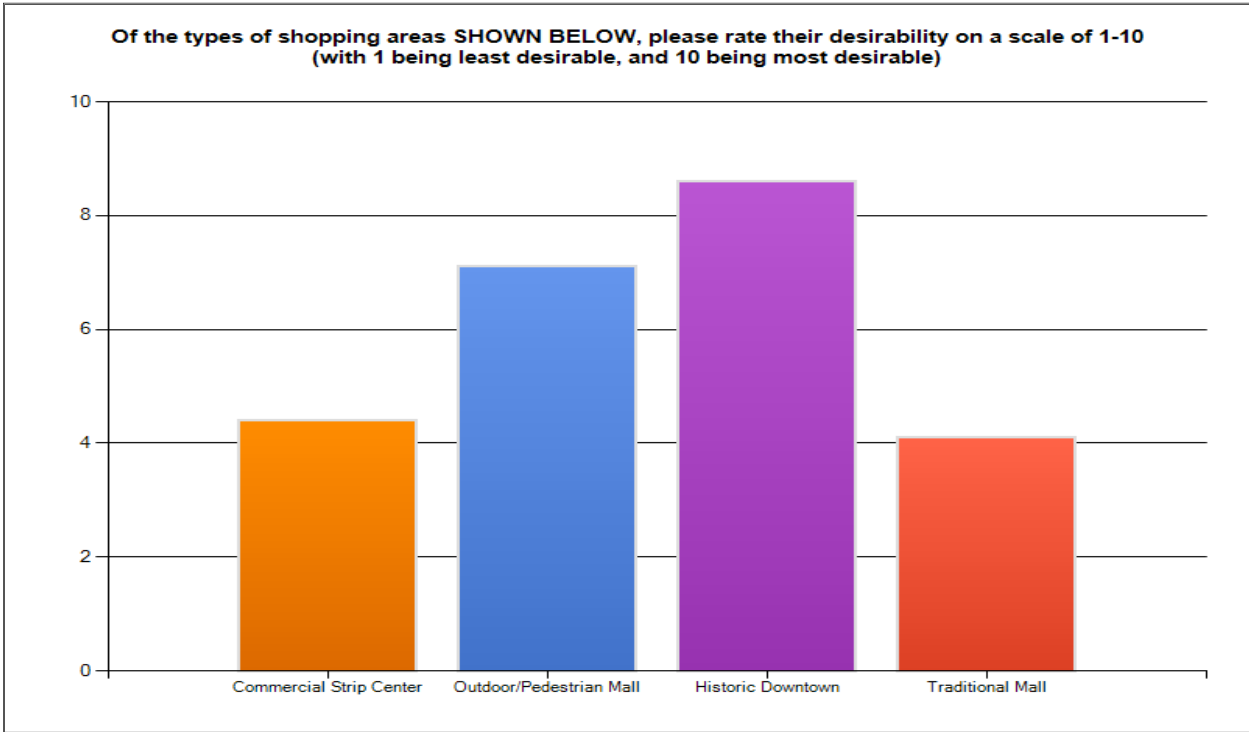


If the Rural Transit Systems in your community were expanded to include new routes, how often would you use the service to visit the following destinations?



Land Use





For more information about these findings or any portion of the Regional Plan:

- Visit our website at www.rivervalleyrc.org/RegionalPlan
- Contact Allison Slocum or Rick Morris at 706.256.2910