



A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

2017 Joint Comprehensive Plan Update for
Peach County and the Cities of Byron & Fort Valley

**RESOLUTION
BY PEACH COUNTY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

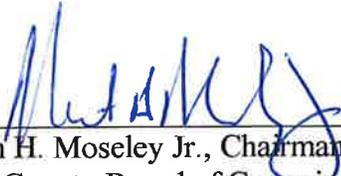
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley were completed by Peach County with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that Peach County does hereby adopt the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley.

Signed and sealed this 14th day of February 2017.



Martin H. Moseley Jr., Chairman
Peach County Board of Commissioners



Witness

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA TO ADOPT THE JOINT COMPREHENSIVE PLAN UPDATE THAT INCLUDES PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY, AND FOR OTHER PURPOSES.

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley were completed by the City of Byron with the assistance of the Middle Georgia Regional Commission; and

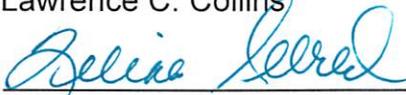
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

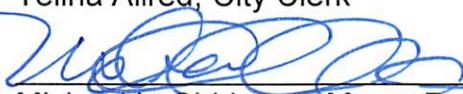
THEREFORE, be it resolved that the City of Byron does hereby adopt the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley.

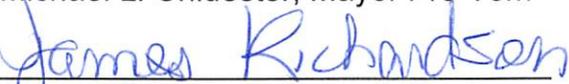
SO ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA ON THE 13th DAY OF FEBRUARY, 2017.

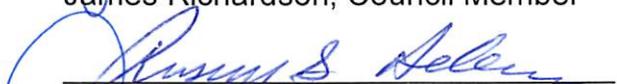


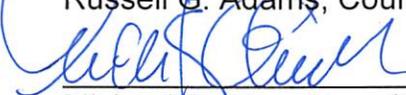
Mayor: 
Lawrence C. Collins

Attest: 
Telina Allred, City Clerk


Michael L. Chidester, Mayor Pro-Tem


James Richardson, Council Member


Russell G. Adams, Council Member


Michael S. Chumbley, Council Member


Alan C. Dorsey, Council Member

**RESOLUTION
BY THE CITY OF FORT VALLEY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

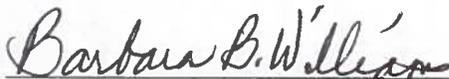
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley were completed by the City of Fort Valley with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Fort Valley does hereby adopt the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley.

Signed and sealed this 16 day of February 2017.



Barbara Williams, Mayor
City of Fort Valley



Witness

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

TABLE OF CONTENTS

| | |
|---------------------------------------|-----------|
| INTRODUCTION | 2 |
| PLANNING PROCESS | 2 |
| VISION | 4 |
| ECONOMIC DEVELOPMENT | 5 |
| COMMUNITY SERVICES | 10 |
| HOUSING | 12 |
| NATURAL AND CULTURAL RESOURCES | 14 |
| TRANSPORTATION | 16 |
| LAND USE | 18 |
| COMMUNITY WORK PROGRAM | 33 |
| REPORT OF ACCOMPLISHMENTS | 48 |

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

INTRODUCTION

Created in compliance with the 2014 Planning Regulations from the Georgia Department of Community Affairs, an update to the 2006 Joint Comprehensive Plan for Peach County and the cities of Byron and Fort Valley was adopted on February 16, 2017. This plan will serve as a guide for all three local governments over the next 20 years, and will also serve as a useful tool to promote and maintain future growth, and to improve the quality of life for all residents of Peach County. The updated plan takes innovative approaches to capitalize on opportunities within the county, and to address issues with community services, economic development, housing, natural and cultural resources, and transportation. For each of these categories, the steering committee has developed a list of goals, needs and opportunities, and a five-year work program listing specific projects to be undertaken, and a list of accomplishments from the previous plan. The plan also details Peach County's existing land use and future land use that will assist the jurisdictions with guiding development.

PLANNING PROCESS

To formally kick-off the update process, Middle Georgia Regional Commission (MGRC) staff met with each local government at regularly-scheduled meetings of the Board of Commissioners and City Councils. The purpose of these meetings was to inform the elected leadership of the comprehensive planning requirements, the updated timeline, and to discuss the required and optional planning elements. It also served as an opportunity for members of the public to express any issues that should be focus areas for the updated comprehensive plan.

MGRC staff worked with local officials to develop a list of stakeholders that would guide the planning process. This group included elected officials, government staff, members of the business community, local advocates, representatives from educational institutions, and citizens.



A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

A list of the steering committee members can be found in the table below.

| Name | Title | Organization |
|-------------------|-----------------------------|--|
| Telina Allred | City Clerk | City of Byron |
| T'umbia H. Ashmon | Assistant Chief Appraiser | Peach County Tax Assessor |
| Rich Bennett | IT Manager | Peach County |
| Tiffany Bibb | Assistant Director | City of Byron Public Works |
| Jessica Bird | Transportation Planner | Warner Robins Area Transportation Study |
| Rickey Blalock | Zoning Officer | Peach County |
| Larry Brown | Director | City of Fort Valley Public Works |
| Jill Bowen | Project Manager | Development Authority of Peach County |
| Larry Collins | Mayor | City of Byron |
| Dorothy Conteh | Retired Educator | Fort Valley State University |
| John Dubriel | Retired Educator | Fort Valley State University |
| Tina Harbuck | Personal Property Appraiser | Peach County Tax Assessor |
| Derick Hayes | City Administrator | City of Byron |
| Morris Hillsman | Minister | Shiloh Baptist Church |
| Tisa Horton | Manager | Austin Theatre |
| Marcia Johnson | County Administrator | Peach County |
| James Khoury | Businessman | Khoury's Menswear |
| Kathie Lambert | Executive Director | Fort Valley Downtown Development Authority/Main Street |
| Alexus Luciano | Intern | Peach Regional Chamber of Commerce |
| Martha McAfee | City Administrator | City of Fort Valley |
| Billy McDaniel | Director | City of Byron Public Works |
| Tom Morrill | President | Peach Regional Chamber of Commerce |
| Tiffany Peavy | Executive Director | City of Byron Development Authority |
| Paul Schwindler | Director | Peach County Public Works |
| Lawrence Spurgeon | Director | Fort Valley Department of Public Safety |
| Billy Tripp | Director | Peach County Public Libraries |
| Xaviour Tucker | Resident | Peach County |
| BJ Walker | Executive Director | Peach County Development Authority |
| Melvin Walker | Chairman | Peach County Board of Commissioners |
| Barbara Williams | Mayor | City of Fort Valley |
| Wade Yoder | Businessman | Valley Athletic Club |

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

The year-long planning process began on March 8, 2016 with an initial meeting of the steering committee. This meeting served as an opportunity to go over the responsibilities of the steering committee, identify additional stakeholders for inclusion in the planning process (identified in Appendix A), and the overall structure of the comprehensive plan process. The first required public hearing was held on March 22, 2016 where the public was informed of the update process and timeline, and given the opportunity to comment. The public hearing consisted of rich discussion regarding the planning process and was attended by 20 people. Steering committee meetings were held every month until September, for a total of six meetings, as documented in Appendix C. At each meeting, progress updates were given by MGRC staff and discussion occurred about various elements of the plan. A list of the steering committee meetings and the discussion topics is listed in the table below:

| Meeting | Topic | Meeting Date |
|----------------|--|---------------------|
| 1 | Steering Committee Kickoff – Overview of Comprehensive Planning and Discuss Vision | March 8, 2016 |
| 2 | Community Goals | April 6, 2016 |
| 3 | Needs and Opportunities | June 1, 2016 |
| 4 | Economic Development | July 12, 2016 |
| 5 | Community Work Program | August 3, 2016 |
| 6 | Future Land Use & Presentation of Draft Plan | September 6, 2016 |

A preliminary draft of the plan was presented at the September steering committee meeting where the steering committee recommended final edits prior to the second required public hearing. The second hearing was held on September 13, 2016 and was attended by three citizens. All documentation of the public hearings can be found in Appendix B. Comments received during the hearing were incorporated into the plan.

VISION

The plan stakeholders developed the following vision during the first meeting in March 2016. The vision illustrates the ideal conditions for the community.

Peach County and the Cities of Byron and Fort Valley...



Where a high quality of life for all ages, complete with exceptional education, an abundance of amenities, and premier recreational opportunities exist. Where rich history, tourism, and agriculture continue to be an asset. We will strive to create a physically connected and unified community: the product of a well-trained workforce, successful local industry, and access to the statewide transportation network.



ECONOMIC DEVELOPMENT

NEEDS AND OPPORTUNITIES

1) Attract diverse industry to create additional job opportunities.

Peach County's economy is heavily reliant upon the school bus production and fresh fruit wholesale industries. As seen in Table 3 below, Blue Bird Corporation employs 2,500 persons, and Southern Orchard Supply and Lane Southern Orchards employ 500 combined. A shift in the industry or natural occurrences, such as drought or freezing temperatures could negatively affect these companies. All of Peach County will be affected if a reduction in workforce occurs.

| Business Name | Industry Name | Employees |
|--------------------------------|---|------------------|
| Blue Bird Corporation | School and Employee Bus Transportation | 2,500 |
| Southern Orchard Supply Co | Fresh Fruit and Vegetable Merchant Wholesalers | 300 |
| Lane Southern Orchards | Fresh Fruit and Vegetable Merchant Wholesalers | 200 |
| Pyrotechnic Specialties | Toy and Hobby Goods and Supplies Merchant Wholesalers | 160 |
| Wire Shop | All Other Miscellaneous Manufacturing | 94 |
| Main Office | Fresh Fruit and Vegetable Merchant Wholesalers | 70 |
| Southern Perfection Fab | Fabricated Structural Metal Manufacturing | 45 |
| Wire Shop | Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers | 35 |
| Sodexo | Other Direct Selling Establishments | 30 |
| Eagle Bridges Co Inc. | Paint, Varnish, and Supplies Merchant Wholesalers | 25 |
| Hood Pallet Supply | Wood Container and Pallet Manufacturing | 21 |
| Thompson Hospitality | Other Direct Selling Establishments | 20 |
| Con-way Freight | Specialized Freight (except Used Goods) Trucking | 20 |
| Frito-Lay Inc. | Confectionery Merchant Wholesalers | 16 |
| Cleveland Tree Co | Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers | 14 |
| Central Georgia Equipment Inc. | Farm and Garden Machinery and Equipment Merchant Wholesalers | 12 |
| Marathon Industries Inc. | Paint, Varnish, and Supplies Merchant Wholesalers | 12 |
| United Rentals | General Rental Centers | 12 |
| Scp Distributors | Sporting and Recreational Goods and Supplies Merchant Wholesalers | 11 |
| Evans Farms | Crop Production | 10 |
| Southern Orchard Supply Shop | Fresh Fruit and Vegetable Merchant Wholesalers | 10 |
| Patten Seed Co | Electronic Shopping | 10 |

Table 3 does not include all industries located within Peach County, only those with 10 or greater employees. Data obtained from EMSI 2015.

2) Expand economic opportunities in order to attract, create, and retain a talented workforce.

According to American Community Survey estimates, there are 4,725 residents in the City of Byron, 9,448 in Fort Valley, and 27,337 within Peach County. Table 4 below, indicates that the City of Byron and Peach County experienced population growth between 2010 and 2014. The City of Fort Valley experienced a slight .03 percent decline in population during this period.

| Feature | City of Byron | City of Fort Valley | Peach County | Middle Georgia | State of Georgia |
|-------------------------|---------------|---------------------|--------------|----------------|------------------|
| Total Population (2014) | 4,725 | 9,448 | 27,337 | 493,143 | 9,907,756 |
| Total Population 2010 | 4,243 | 9,477 | 26,883 | 482,082 | 9,468,815 |
| Median Age (2014) | 38.3 | 23.7 | 33.9 | 39.52 | 35.8 |

ACS 2010-2014 ACS estimates, 2010 Census

As seen in Table 5 below, all jurisdictions within Peach County exceed the state average for persons 25 and older obtaining a High School Diploma or equivalent. These rates are 32.6 percent in Peach County, and 32.8 percent and 31.1 percent within the cities of Byron and Fort Valley, respectively. These figures are above the state average of 28.6 percent, but less than the region average of 38.1 percent. The county and all jurisdictions are below state average in terms of persons with Bachelor's degrees.

| Feature | City of Byron | City of Fort Valley | Peach County | Middle Georgia | State of Georgia |
|-------------------------------|---------------|---------------------|--------------|----------------|------------------|
| Less than 9th grade | 3.4% | 9.5% | 6.1% | 6.1% | 5.6% |
| 9th to 12th grade, no diploma | 4.0% | 14.9% | 9.5% | 12.5% | 9.4% |
| High school | 32.8% | 31.1% | 32.6% | 38.1% | 28.6% |
| Some college, no degree | 30.5% | 24.0% | 25.7% | 20.3% | 21.1% |
| Associate's degree | 7.0% | 3.8% | 6.5% | 6.7% | 7.0% |
| Bachelor's degree | 15.9% | 10.4% | 11.7% | 10.1% | 17.9% |
| Graduate/professional degree | 6.4% | 6.3% | 7.8% | 6.3% | 10.4% |

ACS 2010-2014 ACS estimates

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

Fort Valley State University is a Historically Black University, that currently provides an education to over 4,000 students, and is one of two Land Grant Universities within the state. Located in the heart of Fort Valley, the campus is one of the largest campuses in the State of Georgia. The university offers Bachelor's degrees in more than 50 majors, as well as Master's degrees in education and counseling. Peach County has the opportunity to increase efforts to retain graduates from Fort Valley State University. Keeping these talented minds in the county will work in the county's favor when attracting industries.

The county recognized the need for a trained workforce and opened the doors to the Peach County Workforce Development Center in late 2015. The center is the central hub for a variety of programs including the special CDL Drivers training courses offered by Central Georgia Technical College along with other study options. **The county has the opportunity to expand and grow the relationships with Central Georgia Technical College in order to train a greater number of residents.**

Finally, there is a need to retain graduates from Peach County High School. Many graduates are moving away from the county for college and do not return once they graduate.

3) Establish entertainment and lodging amenities for residents and visitors.

There is a great need for additional lodging facilities within the county. Currently, there are 11 hotels within Peach County including 8 in the City of Byron, and 3 in the City of Fort Valley. As seen in Table 6 below, several events take place each year within Peach County. This list includes several highly-attended events. There are not enough hotels in the county to host the number of visitors attending these events.

| Event | Location | Estimated Attendees |
|---|------------------------------|---------------------|
| Battle of Byron | Downtown Byron | 3,000 |
| Nightmare on Main Street | Downtown Byron | 3,000 |
| Peach Festival | Byron Fort Valley | 10,000 |
| Fort Valley State University Homecoming | Fort Valley State University | 15,000 |

When adequate lodging facilities are not available within Peach County, visitors stay in the neighboring counties. There is an opportunity for all jurisdictions within Peach County to increase revenues by capitalizing on these events and ensuring there is adequate lodging available.

Peach County has limited entertainment options. So, not only are visitors lodging within nearby counties, they are also patronizing entertainment facilities there. The county has many restaurants, but facilities such as bowling alleys and movie theatres do not exist. The county needs local entertainment options for not only visitors, but for its citizens.



A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

4) Improve public infrastructure to attract industry.

To attract new industry and generate private-sector jobs, Peach County and jurisdictions within the county will need to undertake infrastructure improvements to successfully establish industrial or commercial enterprises. There is an opportunity for the City of Fort Valley to install water lines to serve areas located off GA-247 near Russell Parkway. The area is located near Interstate 75, and adjacent to areas that are currently experiencing growth.

5) Exploit the county's location along Interstate 75 and major transportation corridors.

Peach county is perfectly situated next to Interstate 75 and has several major highways and rail lines that run throughout; however, there is a need for improvements along the ramps at Interstate-75. The exit ramps in their current condition are poorly lit, not landscaped, and are generally unappealing. Considering the distance between the exit for the City of Byron and the next exit is three miles south and four miles north, travelers will not stop if they find the exit for the City of Byron unappealing.

There is also a need for the county and the cities of Byron and Fort Valley to increase marketing efforts. The location of the county is ideal, but without marketing this great asset, no one will know. The steering committee expressed the need to also market all successes within the community, no matter how large or small. When prospects research a community, positive stories should be discovered.

6) Address decline and dilapidation of vacant structures.

There are many vacant structures throughout the county. These structures range in type from residential and commercial, to industrial, and institutional, and the degree of decay varies. If these structures are not addressed, they will continue to decay, be a nuisance to the residents in the area, and hinder economic development like Figure 1 of the old Train Depot.



Figure
1

For example, the former Fort Valley High School has remained vacant since 1970, as seen in Figure 2. The school is structurally sound, but not appealing to the eye. The school is unsecured and has become infested with birds. If the structure is not developed or addressed, it will become irreparable. This will not only affect the former school, but will lead to

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

disinvestment within the area. The building is an indicator that the area is in decline. The Hunt High School Building also sits vacant. Another structure demonstrating the need for redevelopment is the former Peach Regional Medical Center. The medical center relocated to

Figure
2



a new, up-to-date hospital, resulting in the closure of the old facility in 2013, leaving behind simply a vacant shell. The building remains vacant, but was secured by the City of Fort Valley due to the

increased number of police calls. The community is attached to many of these buildings for their historic character, but also because they have existed within their neighborhood for many years. There is a need to involve the public when identifying uses for redevelopment and ensuring they are compatible with surrounding neighborhoods.

GOALS

In an effort to capitalize on the needs and opportunities in Peach County, the following list sums up the county's economic development goals:

- 1) Retain and grow existing industries and businesses.
- 2) Attract new development and diversify industry within the community.
- 3) Establish amenities for residents and visitors.

COMMUNITY SERVICES

NEEDS AND OPPORTUNITIES

- 1) Extend and update sewer, stormwater, and water infrastructure throughout the community.**

Each jurisdiction must evaluate the capacity of its water, wastewater, and stormwater systems and determine if expansion, rehabilitation, or enhancement is necessary to serve current and future residents.

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

There are areas of the unincorporated county not served by county water or sewer that suffer from constant backups within the home, and failing septic tanks. If the jurisdictions cannot extend services, steps should be taken to limit the amount of growth within the community to ensure wastewater availability.

The unincorporated county is not the only area of concern. In Toomerville, a small community located within the City of Byron, residents constantly have issues with water pressure, water flow, and poor water quality. The highly-impooverished neighborhood desperately needs improved conditions.

2) Enhance fire protection throughout the community.

There is a need for additional fire equipment within the county, such as tanker and snorkel trucks for the Fire Departments to operate efficiently. The steering committee also stated the need for additional training for firefighters.

Proximity to fire stations needs to be evaluated in newly annexed areas. Construction of new fire stations will likely be necessary.

Some areas within the unincorporated county, and parts of the cities of Byron and Fort Valley lack fire hydrant coverage. To assure safety to the citizens and their property, hydrants need to be added.

3) Improve the appearances of downtown areas.

Currently, the downtown areas of Byron and Fort Valley have experienced diminishing storefronts and streetscapes, discouraging many residents from shopping in the community. Some examples of deterioration can be seen in Figures 3 and 4. With minimal street repair and paint, the environment would be more inviting to residents and visitors.

Figure 4



Figure 3

The steering committee addressed the need to create a sense of comradery throughout downtown Byron and Fort Valley businesses to promote growth in the community and create a safe, enjoyable shopping experience for residents and visitors. This can be achieved by the creation of a coherent color scheme for storefronts, general repairs to streets and sidewalks, and preservation efforts of the historic buildings.

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

4) Educate residents on the various public safety measures.

Public safety personnel for the City of Byron, City of Fort Valley, and Peach County seek to prevent crime and accidents, providing a safe, healthy environment in which residents can live. All jurisdictions need to increase education and training opportunities.

5) Improve intergovernmental coordination.

Mutual aid agreements between Peach County and the cities of Byron and Fort Valley need to be revisited. Every entity operates with the same goal of protecting the lives and property of Peach County. Each jurisdiction should evaluate the capability and costs for providing services and determine if merging or coordinating services would be beneficial to the citizens of Peach County.

6) Create consistency with signage throughout the jurisdictions.

To address the constant growth within the communities, wayfinding signage is greatly needed to identify major points of interest, such as historical properties, tourist information, and the university. There is no consistency between the current signage that has been put in place throughout the county. Visitors and residents alike need uniformity to acknowledge all areas are interconnected within the same county, which will greater identify the diverse amenities available in Peach County.

7) Improve medical access for all residents.

Peach County provides excellent healthcare to its residents and visitors alike through the Peach County Health Department and The Medical Center of Peach County. As with the population change in Peach County there has become a greater need for healthcare services. The Medical Center of Peach County constructed a new facility to offer extensive services. The steering committee addressed the need to enhance and update the services provided at the Peach County Health Department by supporting all needed renovations and construction.

GOALS

The following item sums up the county's community services goals:

Ensure that community facilities and services provided are available and capable of meeting the current and future needs of all county residents.

HOUSING

NEEDS AND OPPORTUNITIES

1) Increase and diversify the housing stock of Peach County.

The steering committee identified a need to encourage diverse housing options to meet the desires of its residents. A large percentage of the population is reaching retirement age and exploring housing options that require less. Those needs can be met with the incorporation of additional retirement communities in Peach County. A recently developed retirement community in the City of Fort Valley is reaching capacity and additional facilities are needed. Various housing opportunities are also necessary to address the desires of young couples and families. The longing for diverse housing options from younger couples and families include a simple house on a maintainable lot, or a multitude of acres allowing for numerous possibilities like outdoor recreation and agricultural prospects. A range of housing types and lot sizes is greatly needed to continue growth and encourage citizens to remain in the community for years to come.

The housing stock of Peach County and the cities of Byron and Fort Valley presents a variety of accommodations, from one-unit detached homes (as seen in Figure 5) to mobile homes (as seen in Figure 7) and multi-unit apartment complexes (as seen in Figure 6). Each residence type is desired to address the needs of the many income levels represented throughout the community. These include, affordable housing for low-income populations, mid-range starter homes for young professionals, and luxurious homes and apartments for established business professionals. Overall, the county and cities together estimate over 14,000 occupied housing units. The City of Byron represents the highest median value of an owner-occupied unit at \$153,200. Further information concerning the median value of owner-occupied units can be found in Table 7.



Figure 5



Figure 6



Figure 7

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

| Peach County | Byron | Fort Valley |
|--------------|-----------|-------------|
| \$123,300 | \$153,200 | \$73,800 |

ACS 2010-2014 ACS estimates

Members of the steering committee are aware of the additional housing requests in the community like the establishment of more retirement communities and higher income properties for business executives; therefore, there is a desire to create a balance of addressing the more conventional housing opportunities, along with creating new options. Creating a diverse housing stock will allow for a greater ability to meet the needs of a growing population.

2) Address dilapidated housing concerns throughout the community.

Various areas of Peach County suffer from an abundance of blighted and dilapidated properties. Property owners no longer take pride in their assets, or no longer have the financial capability to maintain the properties, as noticed in Figures 8, 9, and 10. It becomes the responsibility of the jurisdiction to take action to keep the community safe. As a result, significant tax dollars are spent on maintaining properties, instead of other projects to better the community.

Figure 8



Figure 9



Figure 10



3) Encourage the development of sound housing.

Following the Great Recession, many communities experienced an increase in housing construction, and Peach County is no different. Although, new construction increases the tax base, shortcuts are often taken to place a property on the market as quickly as possible. Prospective buyers aspire to live in secure, well-constructed homes to enjoy for years to come. The steering committee acknowledged the need to ensure the housing stock within Peach County will withstand the years to come.

GOALS

Housing is an area of concern for the cities of Byron and Fort Valley, and Peach County. The following goals were created to improve the conditions and plan for future growth:

- 1) Promote a range of housing types and lot sizes that meet the needs of various income levels, family sizes, and ages.

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

- 2) Foster the development of quality housing and neighborhoods.
- 3) Encourage residents to invest in their property.

NATURAL AND CULTURAL RESOURCES

NEEDS AND OPPORTUNITIES

1) Educate citizens about the importance of preservation and ways to preserve.

The community is filled with many historic homes and sites longing to be preserved like the Hunt School Gymnasium in Figure 11. Many owners and citizens are aware of their great significance to the community, but are not versed in the opportunities available to support their preservation efforts. Realizing



these sites and structures are valuable assets, the steering committee seeks to continue the preservation efforts of the citizens and owners with the incorporation of educational seminars and distribution of information.

2) Inform owners of historical and cultural assets about potential funding opportunities for rehabilitation.

Peach County has very strong cultural and historical resources, such as the Austin Theatre and Middle Georgia Raceway. To provide continued use of these historic venues, preservation and rehabilitation efforts need to be undertaken. Many plays and events are held at the Austin Theatre, and it is also available to rent. In order to keep such precious structures around for years to come, strong effort needs to be put in place to inform owners of funding that is available to support their conservation efforts.

3) Expand and enhance agri-tourism attractions.

Many Peach County citizens thrive on the rich natural resources that are available. With the vast amount of land and excellent soil conditions, many agricultural businesses are growing fruits, vegetables, and nuts. These businesses have the opportunity to grow their popularity and enhance agri-tourism opportunities. Communities all over the State of Georgia have

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

experienced an array of economic development and tourism growth because of incorporating agri-tourism; Peach County also has the potential to grow this industry.

4) Support Fort Valley State University and its efforts to remain a Historically Black College and University.

As mentioned previously, Peach County has a tremendous asset other communities would long to have: Fort Valley State University. Its rich history of being one of Georgia's Public Historically Black Colleges and Universities lends its way to national fame. Students come from all-across the United States to take part in the educational experience at Fort Valley State University. The county and cities have taken pride in being home to the university, and wish to see it flourish into the future.

5) Create, extend, and enhance recreational areas within the county.

Residents and visitors of Peach County recognize the recreational opportunities available at the parks throughout the community and long for more activity, as seen in Figures 12 and 13. The population is turning away from indoor recreation and are looking for more outdoor activities like team sports, fishing, and long distance bicycling. All types of recreation options are needed to not only improve the health of citizens, but create a sense of pride in the community.



GOALS

The following goals were created by the steering committee to help their natural and cultural resources thrive:

- 1) Preserve, protect, and promote natural and cultural resources.
- 2) Provide sufficient parks and recreation opportunities to meet the needs of residents and attract visitors.

TRANSPORTATION

NEEDS AND OPPORTUNITIES

Due to the county's proximity to Warner Robins, the county and the City of Byron are members of the Warner Robins Metropolitan Planning Organization (MPO). Having a presence in the Warner Robins MPO allows Peach County's transportation future to be planned for wide-spread regional growth. All planning is set forth by the Warner Robins Area Transportation Study committee. Representatives from Peach County and the City of Byron meet frequently to ensure the best interest of the community is always considered. The introduction for the 2040 Long Range Transportation Plan can be found in Appendix D.

1) Improve roads that serve as linkages to community activities and surrounding communities.

Many of the roads connecting to downtown Byron and Fort Valley, schools, and surrounding communities like Crawford and Houston Counties are mostly two-lane roads. Due to the numerous commuters traveling to and from work or school, the roads are highly congested. This issue has been noticed by all jurisdictions; strides are being made to improve the quality of the road network.

2) Magnify the opportunity to create Complete Streets along appropriate roadways as part of new development or redevelopment.

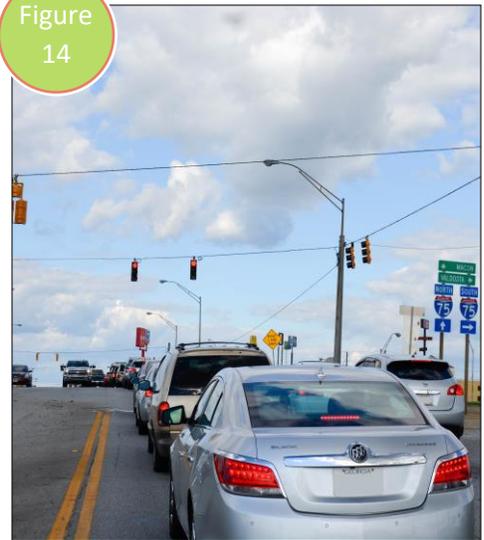
The cities of Byron and Fort Valley are working towards creating pedestrian-inclusive systems by putting in place several crosswalks and pedestrian control signals; however, not all issues have been addressed. Pedestrian safety is still of the utmost concern near major intersections, businesses, and institutions like Blue Bird Corporation and Fort Valley State University. The increased number of employees and students walking or biking daily, has led to public safety officials directing traffic at these sites. Currently, there are no designated bike lanes or paths throughout Peach County to encourage safe alternative modes of transportation. Bicycling has become widely popular in Peach County and could greatly influence economic development and tourism if appropriate infrastructure is installed. The county and cities have noticed the demand for change and are willing to adapt to meet the needs of residents and visitors. Incorporating the Complete Streets initiative involves including bicycle lanes and pedestrian infrastructure along with resurfacing, and new development projects. This initiative will allow the community to welcome various modes of travel.

3) Expand commercial corridors to improve traffic flow.

Peach County and the cities of Byron and Fort Valley are part of a transportation oddity in Middle Georgia, having an overabundance of transportation system opportunities by encompassing Interstate 75, U.S. Highway 341, GA Highway 49, and GA Highway 96, along with supplying land for the Perry-Houston County Airport and Norfolk Southern Railway.

The network provides for a wealth of economic opportunities, but has downfalls, as noticed in Figure 14. The large amount of activity from the rail and road systems creates traffic congestion. Downtown Fort Valley, especially, has experienced an overcrowding of traffic due to the presence of a railroad switch, or the point where the train converts tracks. Efforts have been made to improve mobility in Peach County but the improvement will likely continue to be on-going as the population continues to grow. Widening of the two-lane sections of U.S. Highway 341, GA Highway 49, GA Highway 96, and GA Highway 247-C would greatly increase traffic flow.

Figure 14



4) Broaden the availability of public transportation.

Peach County offers public transportation alternatives using the state-offered Rural Transportation Assistance Program (5311), and the Department of Human Services Coordinated Transportation System. These systems provide services 260 days a year and total over 15,000 trips yearly. The steering committee has discussed the desire to extend the hours of operation, or offer an additional van or bus to serve the community. Although the land use and demand in Peach County is not consistent with the need of providing a fixed-route mode of transportation system, evaluations are needed to meet the demand of the community for public transportation.

GOALS

To address the wide array of transportation issues; the following goals were formed:

- 1) Improve transportation infrastructure to better serve residents and visitors of Peach County.
- 2) Ensure safe, reliable and sufficient transportation opportunities are available for everyone.

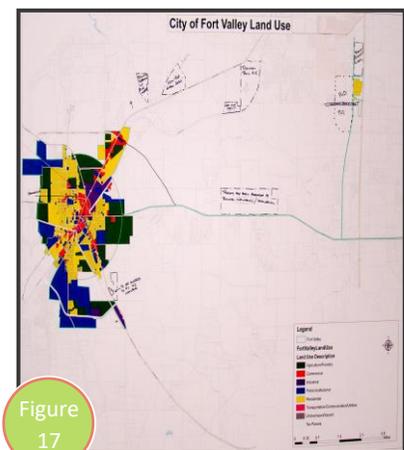
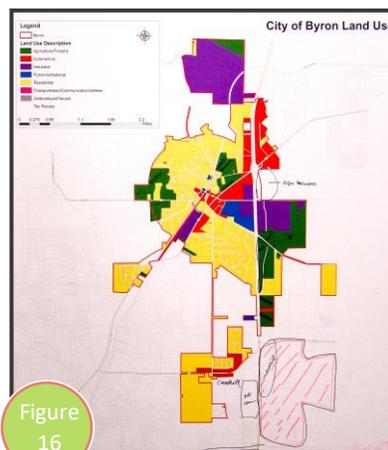
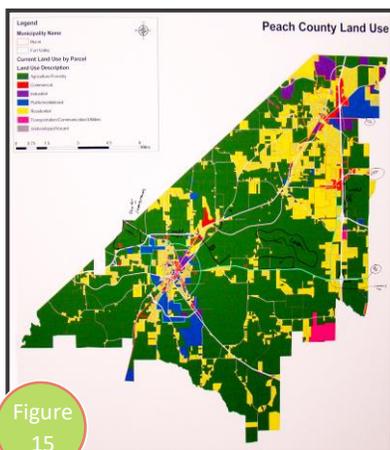
A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

LAND USE

Peach County and the cities of Byron and Fort Valley have zoning regulations in place to assist the communities with protecting its character areas, and to ensure orderly growth and development. Due to this practice, the county is required to satisfy the land use element as defined in 110-12-1-.03. The jurisdictions opted to create a future land use map to serve as a visual guide to future planning. The future land use map is a milestone in the planning process as it is a different approach from the character areas developed in the 2006 Joint Comprehensive Plan. While the approach may differ, the future land use maps are consistent with the character areas in the 2006 plan.

The first step in creating this section began with an update to the county's existing land use maps. The county has experienced growth since the existing land use map for the 2006 plan was created. Updated existing land use maps were created after an analysis of data was obtained from the Peach County Tax Assessor, and a review of each parcel within the county was conducted. After this process was complete, a stakeholder meeting was held to plan the county's future land use. This collaborative meeting included participation from the Development Authority of Peach County, the County Administrator, County Zoning Officer, City of Byron Economic and Community Development Director, and representatives from the Peach Regional Chamber of Commerce. Individuals that were present learned about the importance of land use planning and was given the opportunity to free-hand the county's and cities' future land use on printed maps. Photos from the meeting can be seen below. Updated maps of future and existing land use follow.



The public was engaged in creation of the existing and future land use maps. A public hearing was held on March 22, 2016 for the committee to inform the community of the plan update and to review the existing land use maps. On September 13, 2016, a second public hearing was held to receive public feedback on the plan and the future land use maps.

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

In 20 years, the steering committee and public would like to see:

- Preservation of portions of land in the center of the county for agricultural or forestry uses.
- Agricultural and forestry land uses for areas adjacent to Interstate 75 and Highway 42 to take advantage of agri-tourism potential.
- Industrial land uses for areas adjacent to Interstate 75 south of the City of Byron.
- Industrial land uses for parcels along Perdue Road.
- Industrial land uses for parcels along Highway 49.
- Industrial land uses for parcels along Industrial Boulevard (currently public/institutional).
- Transportation land use outside of Fort Valley alleviating traffic congestion due to the rail switching yard.
- Residential land uses for areas located off Highway 42 currently being used for agricultural/forestry purposes.
- Commercial land uses off Highway 247.
- Expansion of Commercial land uses off Orange Street and Vineville Street in the City of Fort Valley (depicted in Figures 18 and 19 below).
- Commercial land uses for areas adjacent to Interstate 75 within the City of Byron.
- Public/Institutional land uses off Highway 49 for the new high school expected in 2020.

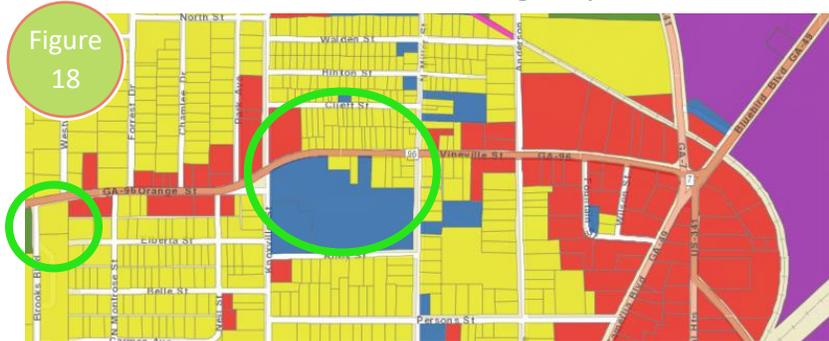


Figure 18

Legend

Proposed Land Use Description

| |
|--|
| Agriculture/Forestry |
| Commercial |
| Industrial |
| Public/institutional |
| Residential |

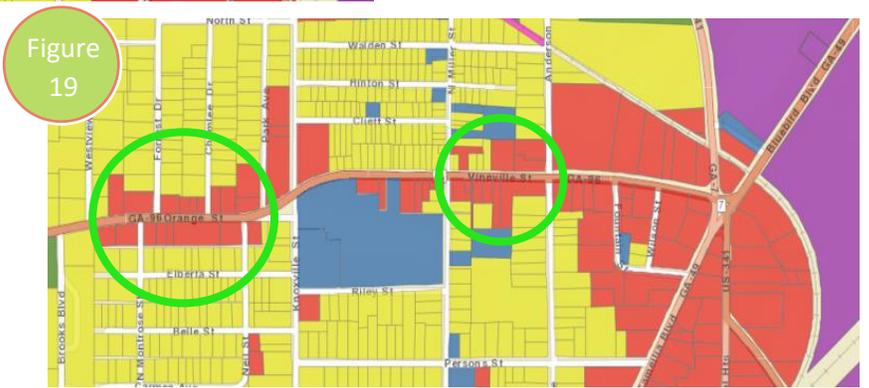


Figure 19

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

The categories used to develop the existing and future land use maps are as follows along with images depicting their development in Peach County:

Agriculture/Forestry - fields, lots, pastures, farmsteads, specialty farms, livestock production, agriculture, or commercial timber or pulpwood harvesting. Many of the families in Peach County settled here because of the soil and prominent agricultural industry. All historical information resulting in the establishment of Peach County is based on the ability to virtually grow any crop imaginable because of the rich soil and favorable climate. Majority of the economic growth experienced throughout the county is based on the agriculture drive. Greater interest has been taken in expanding the agriculture and forestry land use to encourage agri-tourism growth. The future land maps take into account the development of agri-tourism.



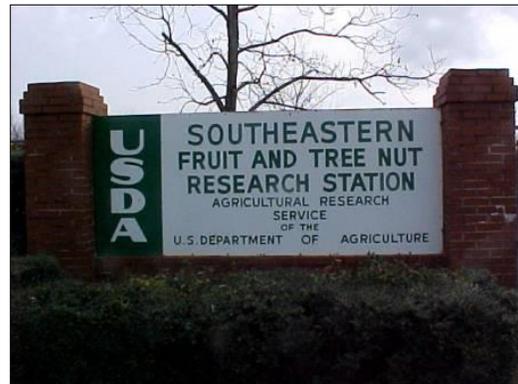
Commercial - retail sales, office, service and entertainment facilities, organized into general categories of intensities. The cities of Byron and Fort Valley have been able to withstand the times with lasting commercial avenues, such as the Peach Shops, Fort Valley Hardware, and Khoury's Men's Wear, along with the creation of new retail like Camping World and Byron Powersports, to help meet the needs of the community and surrounding areas. As mentioned previously additional entertainment opportunities are greatly needed. The Austin Theatre has been renovated to serve as an entertainment facility and event rental space. Recently, the space has been used to produce children's plays, community events, and weddings. The expansion of commercial land use has been taken into consideration based on the perspectives provided by the steering committee and has been incorporated into the future land use maps.



A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

Park/Recreational/Conservation – public parks, playgrounds, nature preservers, wildlife management areas, golf courses, or recreation centers. All parks and recreational facilities within Peach County are depicted on the existing and future land use maps as public and institutional property since all properties are owned and operated by either the cities, county, or Fort Valley State University. Conservation areas are represented as agriculture/forestry on the land use maps to incorporate any federally or privately owned property under conservation standards. There is a constant desire to increase and expand the parks, recreational, and conservation facilities within Peach County, which can be seen in the future land use map signified by the public and institutional description.



Industrial - manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. The manufacturing and industrial facilities in Peach County have expanded to comprise multiple-acre properties and provide employment for not only residents of Peach County, but surrounding counties as well. A few of the larger facilities include, Blue Bird Corporation, one of the largest school bus manufacturing plants in the country, Lumber Liquidators, and American Tire Distributors. The steering committee strongly addressed the future areas for expansion and development in the future land use map. Some of the areas considered for expansion or new development have infrastructure for services like water and sewer already in place.



A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

Public/Institutional - state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, and hospitals. Much of the southern portion of Peach County is comprised of land belonging to Fort Valley State University for educational, research, and conservation efforts, resulting in the public and institutional designation encompassing diverse land use opportunities. To address future land use, the building of a new high school and expansion of any public facilities has been included in the future land use map. With Peach County including two municipalities, several public facilities are required to meet their needs.



Single-family Residential - single-family dwelling units. Much of the housing stock as previously mentioned, is a result of single-family residential land use. The land sizes vary from more efficient half-acre lots to extensive multiple-acre residences. Single-family residential areas are dispersed all throughout the cities and county. Within the past 10 years there has been a strong desire to develop single-family residential areas outside of the city limits of Byron. Residents long to be close to shopping, entertainment, and work while living in a rural setting. The steering committee has taken on the objective to continue the growth of single-family residential property in areas outside of the city limits of Byron and Fort Valley. The maps depict all residential areas in the same manner.



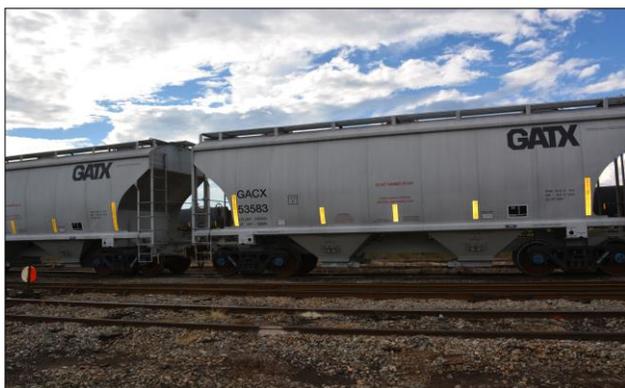
A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

Multi-family Residential- typically rented rather than owner-occupied, including traditional apartment buildings. Within the past 10 years the City of Byron and unincorporated Peach County have experienced a growth in population, causing a greater need for multi-family residential land uses whether for families or college students. There has also been a change in the range of multi-family housing from low-income to executive housing options. As imaginable, multi-family residential land is found closer to the town center to provide ease of mobility for all of the residents' needs. The steering committee has addressed a greater need for additional multi-family residential property, but not within an area that is not already identified as residential. The maps depict all residential areas in the same manner.



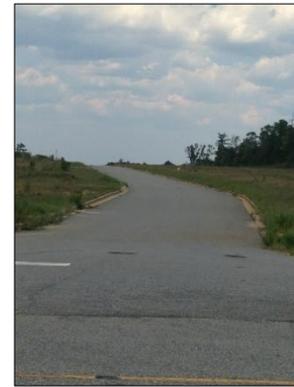
Transportation/Communication/Utilities - major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, or other similar uses. The land use of major transportation and communication corridors are identified in the existing and future land use maps. The existing land use incorporates the use of the railroad system, road and interstate connections, and communication areas like those used for radio towers and private power substations. The future land use map does take into account the potential for a new transportation route to allow for ease of mobility, specifically serving as a connection from Russell Parkway to John E. Sullivan Road.



A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

Undeveloped/Vacant - lots or tracts of land that are served by typical urban public services, but have not been developed for a specific use, or were developed for a specific use that has since been abandoned. Much of the vacant or undeveloped land was originally designated as commercial or industrial to allow for ease of replacement once a company is ready to relocate; therefore, no major changes resulted to most of the undeveloped or vacant property; the land is ready for a new purpose. A few areas designated as residential that have become vacant lots because of disrepair were not expected to take on new roles other than the use as residential property except those areas along Orange and Vineville Streets in Fort Valley.



Mixed Use – areas of residential and commercial uses on the same land. Presently, there are no mixed use properties in Peach County. There is a desire to encourage a more age-friendly and walkable community with the establishment of mixed use development throughout Downtown Byron and Fort Valley. Downtown Byron and Fort Valley are comprised of historic buildings with second levels that can easily be converted into apartments or lofts. The interest is amongst the communities, the drawback is placed on finding developers willing to incorporate the new development. No specific areas to be converted into mixed use were easy to identify by the steering committee at this time.



Peach County Future Land Use



Legend

Municipality Name

Byron

Fort Valley

Future Land Use Description

Agriculture/Forestry

Commerical

Industrial

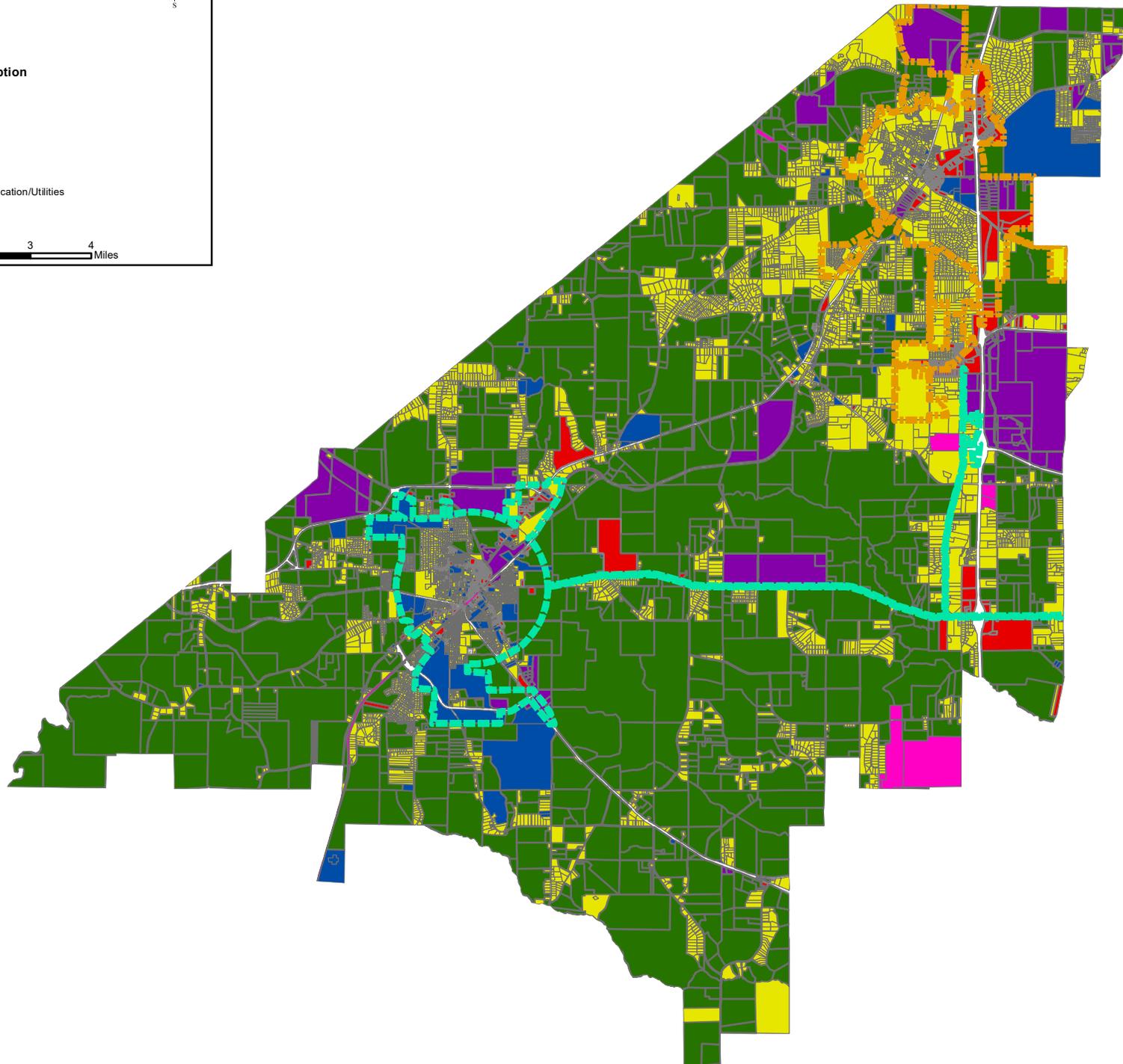
Public/Institutional

Residential

Transportation/Communication/Utilities

Undeveloped/Vacant

0 0.5 1 2 3 4 Miles



City of Byron Future Land Use

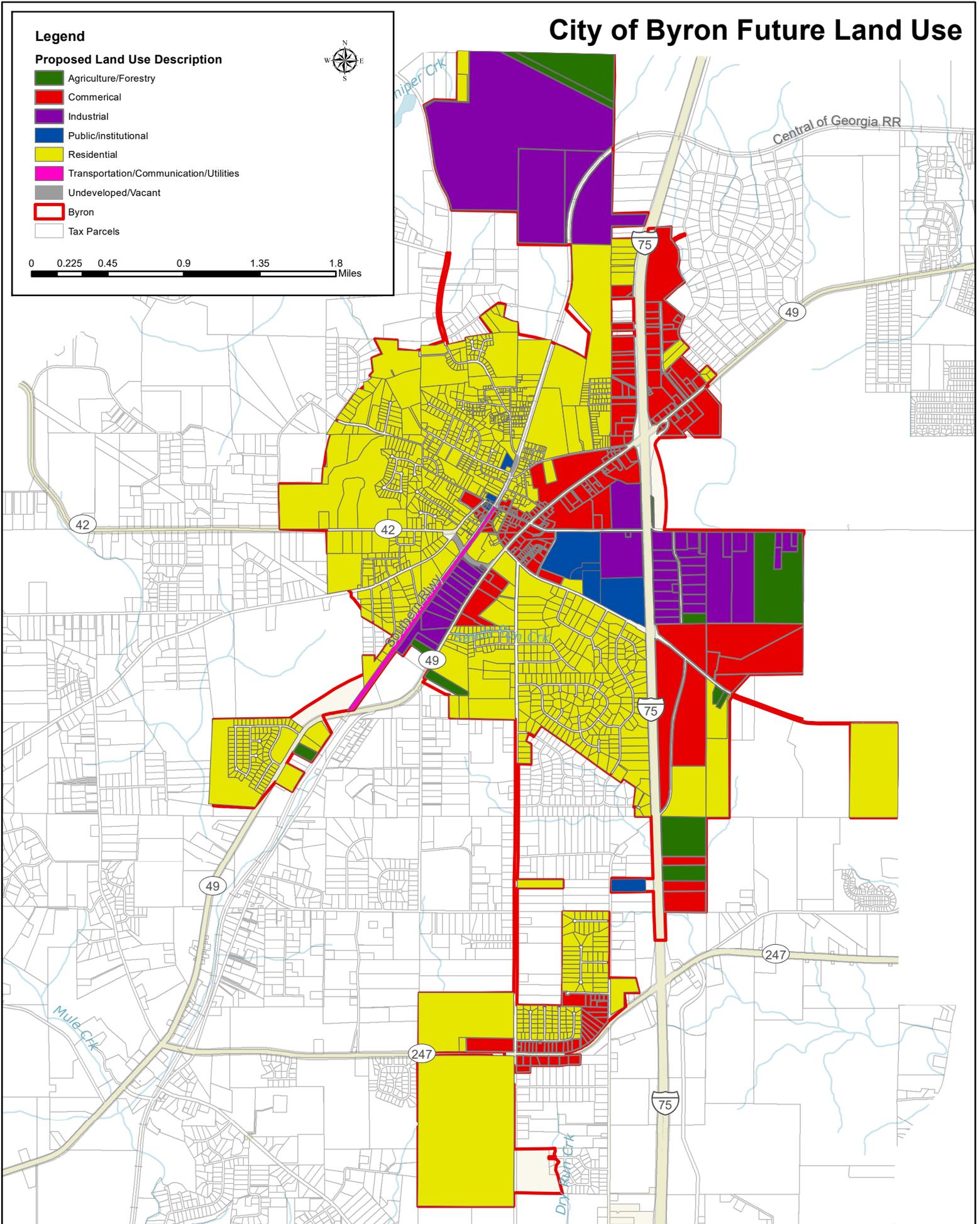
Legend

Proposed Land Use Description

- Agriculture/Forestry
- Commerical
- Industrial
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant
- Byron
- Tax Parcels



0 0.225 0.45 0.9 1.35 1.8 Miles



This map is provided by the Middle Georgia Regional Commission based on available data in December 2016. All features are approximate and should be used for general planning purposes only.

Downtown Byron Future Land Use

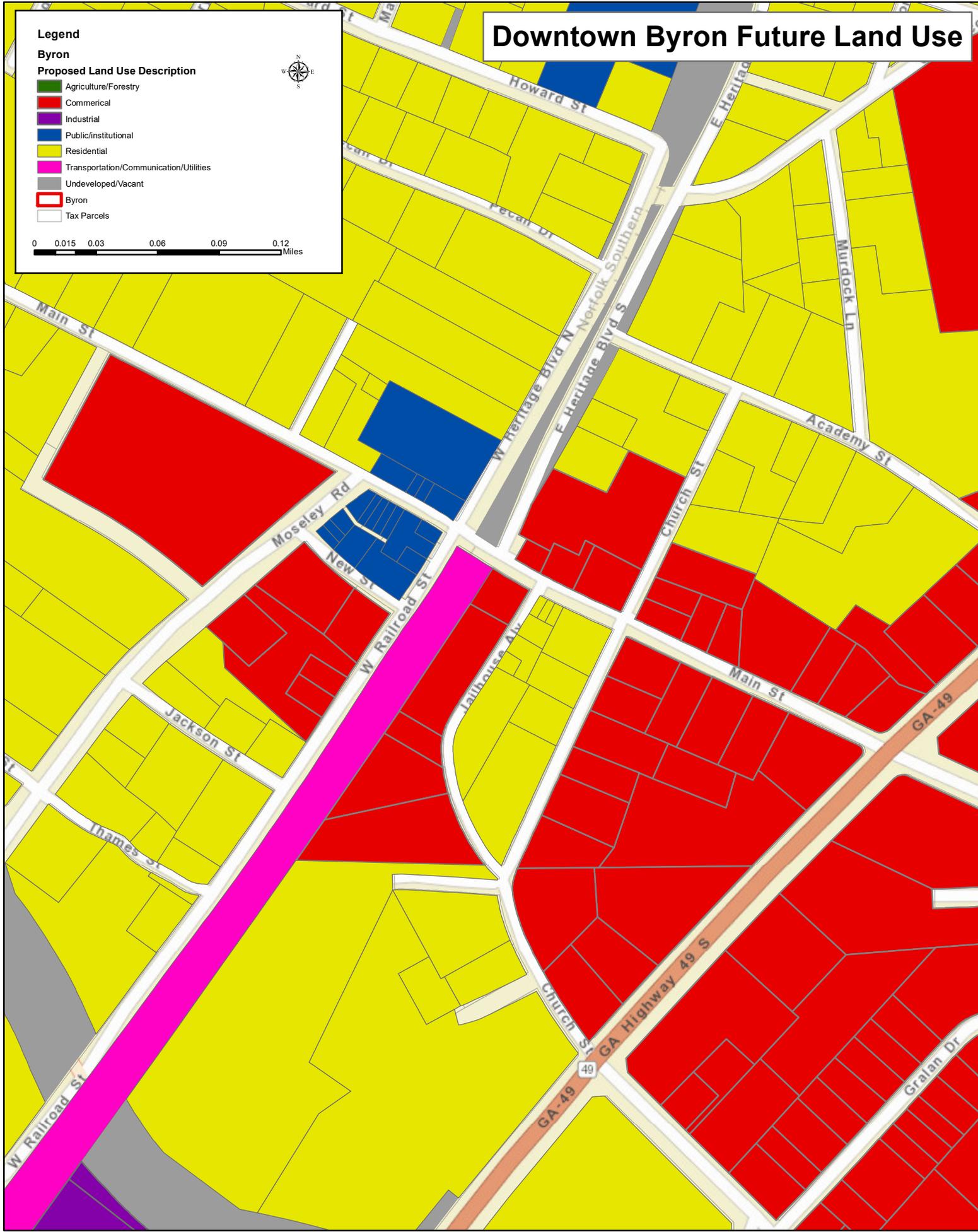
Legend

Byron

Proposed Land Use Description

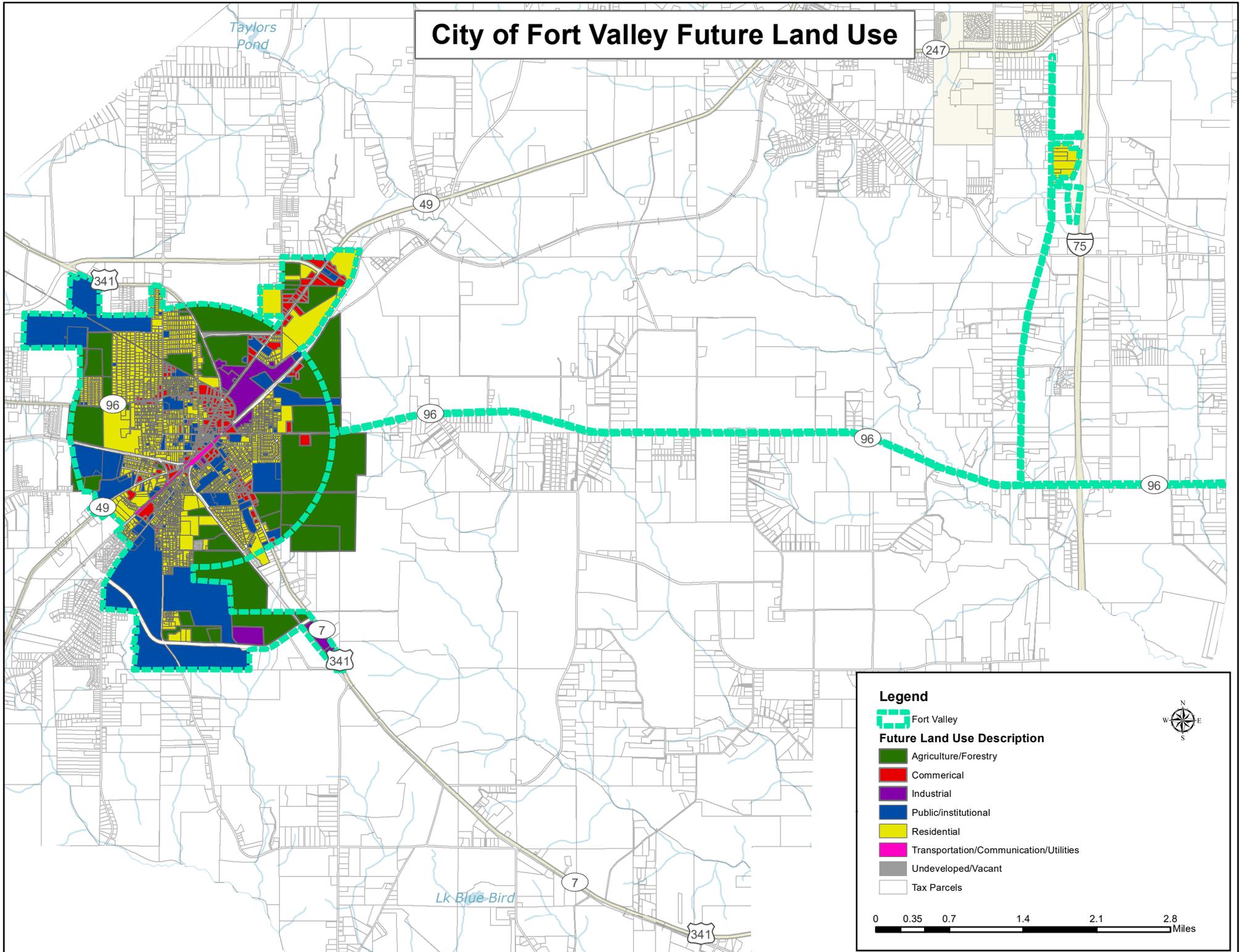
- Agriculture/Forestry
- Commercial
- Industrial
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant
- Byron
- Tax Parcels

0 0.015 0.03 0.06 0.09 0.12 Miles

This map is provided by the Middle Georgia Regional Commission based on available data in December 2016. All features are approximate and should be used for general planning purposes only.

City of Fort Valley Future Land Use



Legend

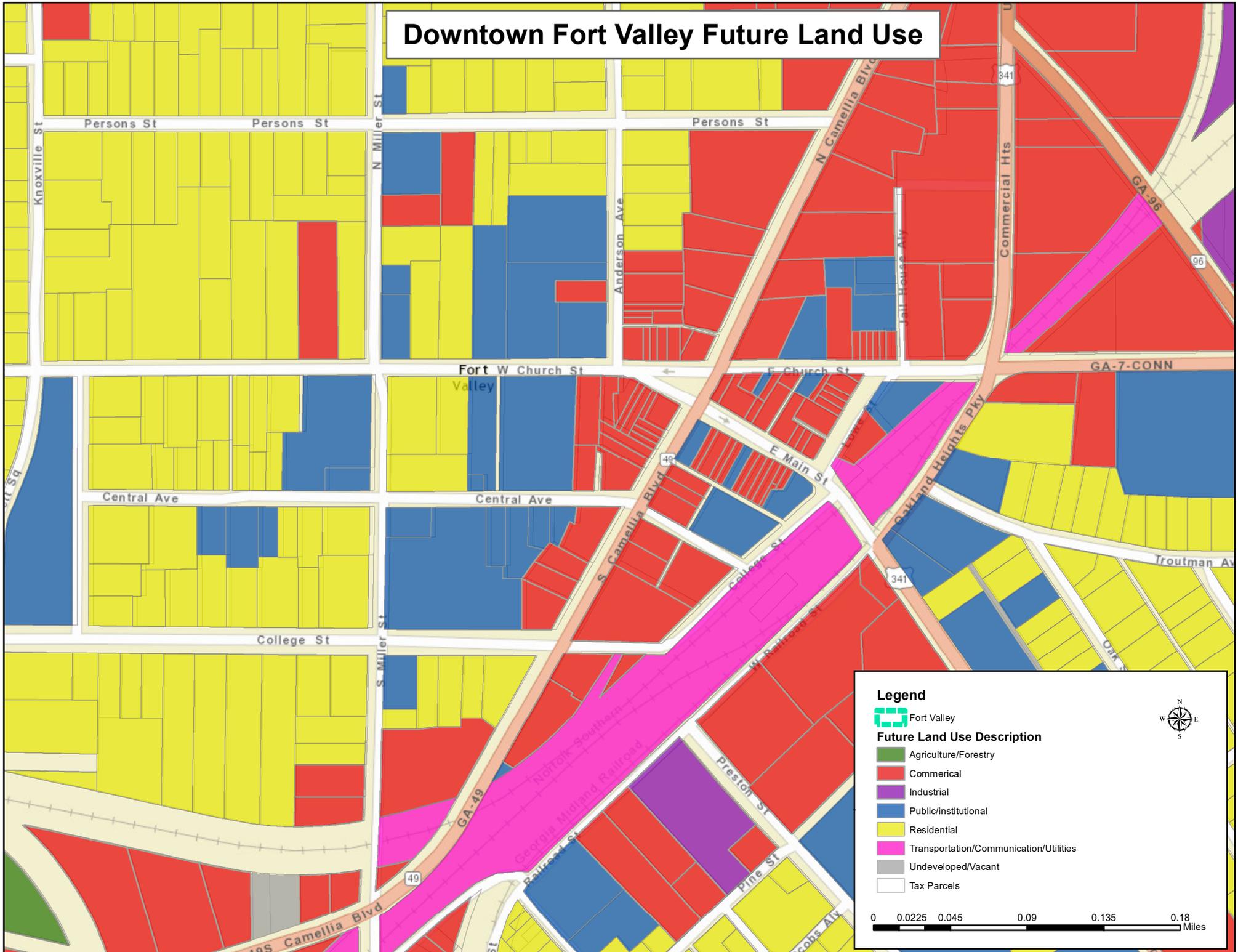
- Fort Valley

Future Land Use Description

- Agriculture/Forestry
- Commercial
- Industrial
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant
- Tax Parcels

This map is provided by the Middle Georgia Regional Commission based on available data on December 2016. All features are approximate and should be used for general planning purposes only.

Downtown Fort Valley Future Land Use



This map is provided by the Middle Georgia Regional Commission based on available data on December 2016. All features are approximate and should be used for general planning purposes only.

Legend

— Road Centerlines

Municipality Name

Byron

Fort Valley

Current Land Use by Parcel

Land Use Description

Agriculture/Forestry

Commerical

Industrial

Public/institutional

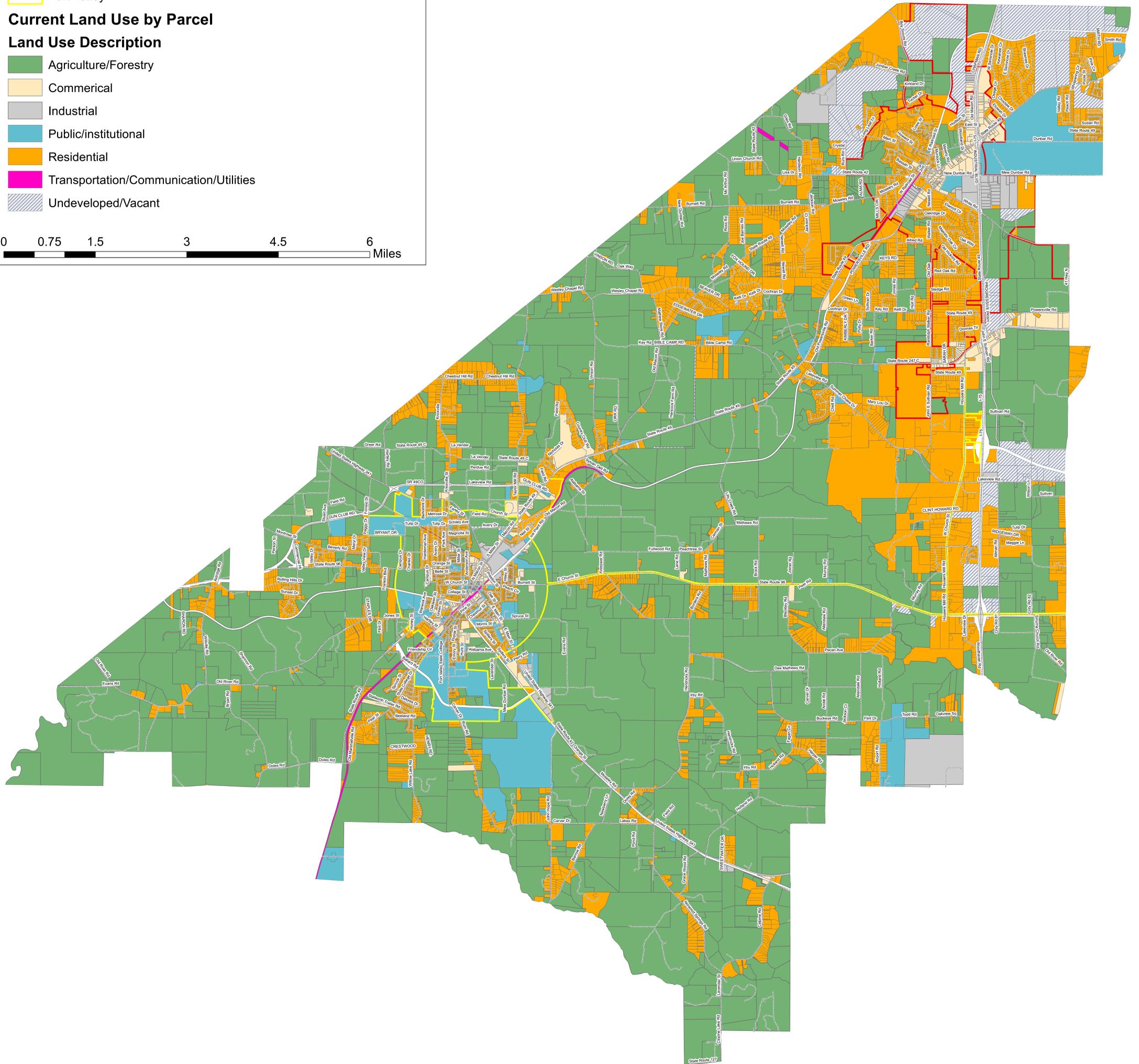
Residential

Transportation/Communication/Utilities

Undeveloped/Vacant



Peach County Land Use



City of Byron Land Use

Legend

— Road Centerlines

Byron

Current Land Use by Parcel

Land Use Description

Agriculture/Forestry

Commerical

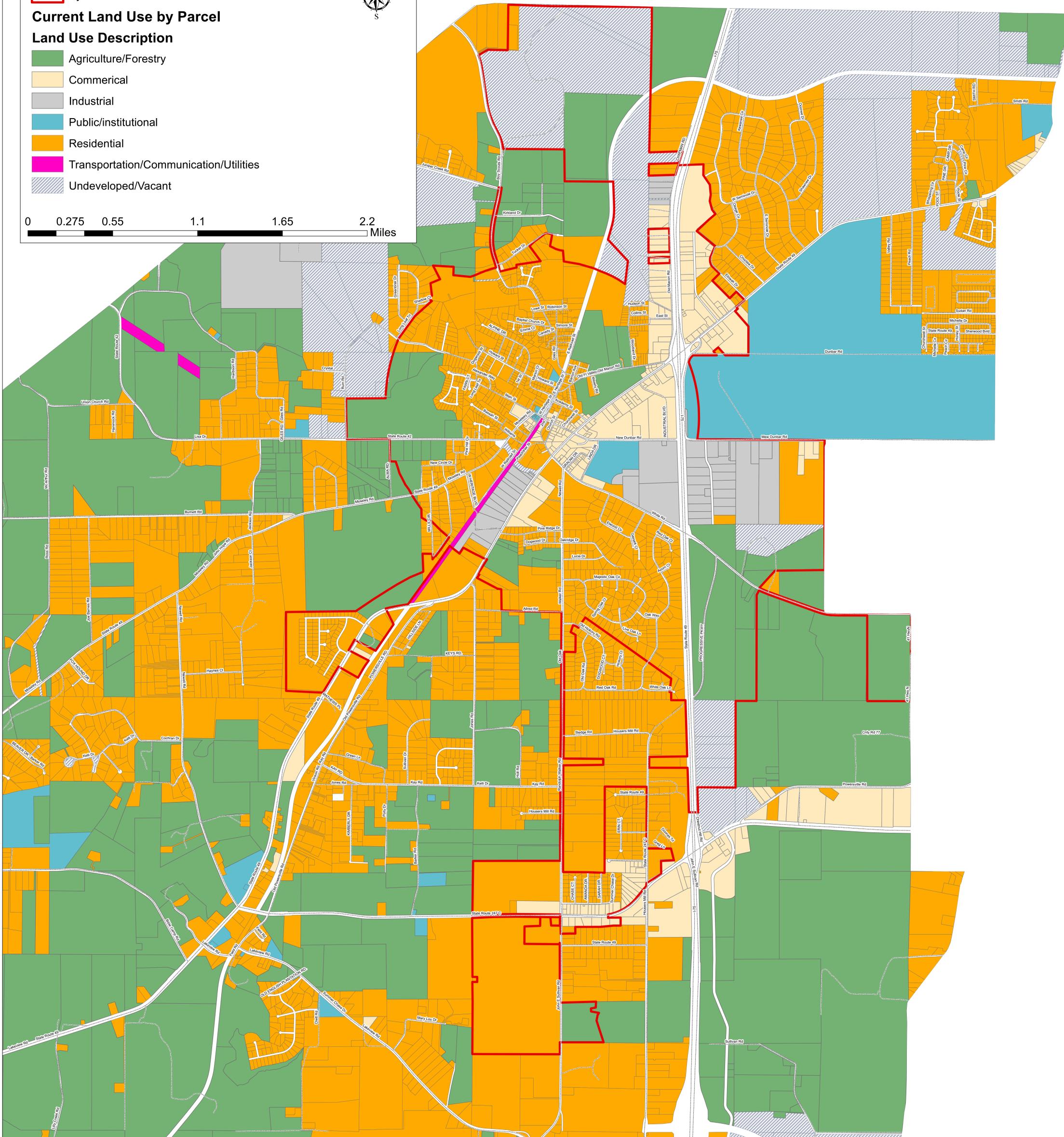
Industrial

Public/institutional

Residential

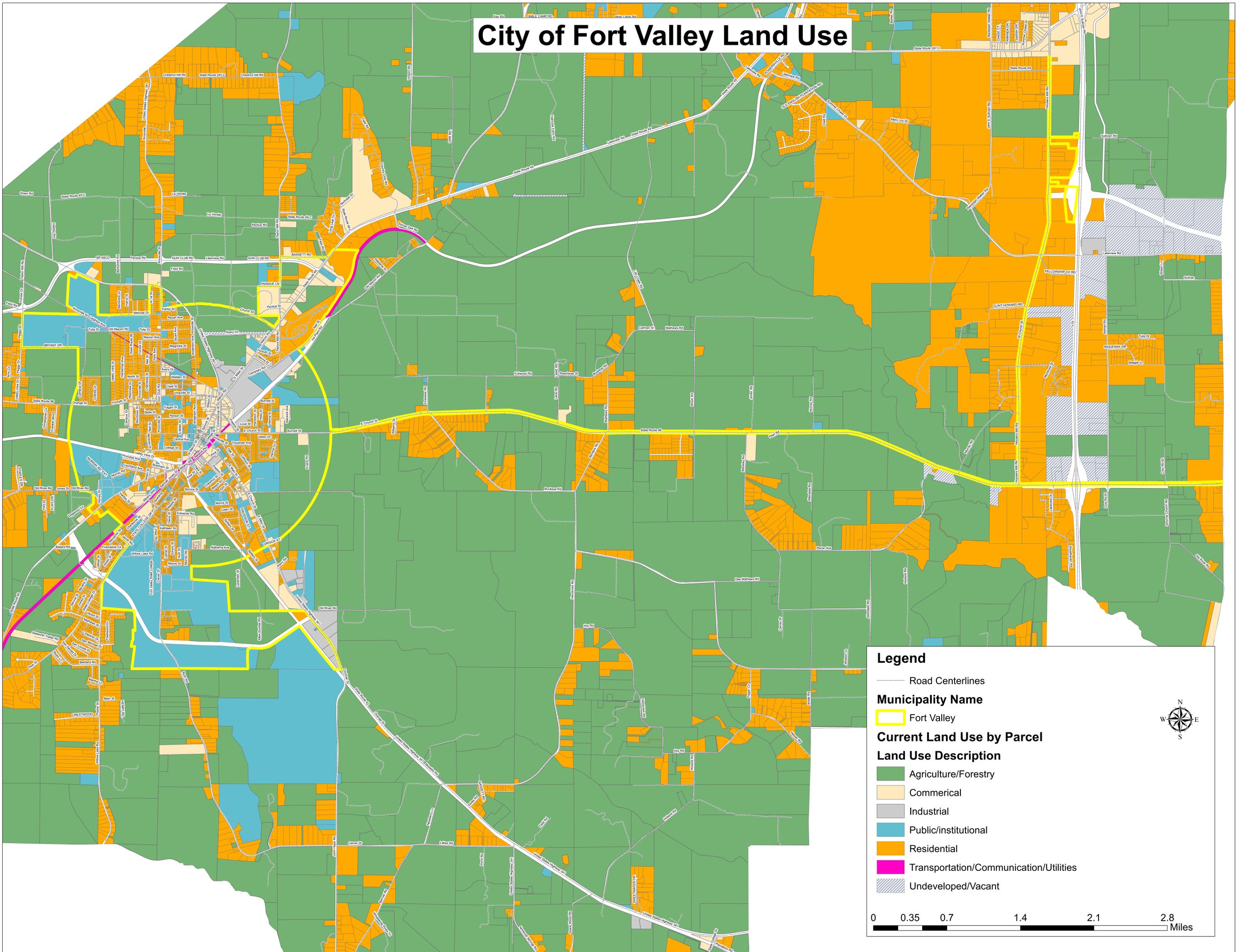
Transportation/Communication/Utilities

Undeveloped/Vacant



This map is provided by the Middle Georgia Regional Commission based on available data on 2/12/16. All features are approximate and should be used for general planning purposes only.

City of Fort Valley Land Use



Legend

- Road Centerlines
- Municipality Name**
- Fort Valley
- Current Land Use by Parcel**
- Land Use Description**
- Agriculture/Forestry
- Commerical
- Industrial
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

0 0.35 0.7 1.4 2.1 2.8 Miles

This map is provided by the Middle Georgia Regional Commission based on available data on 2/12/16. All features are approximate and should be used for general planning purposes only.

**Peach County
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|--------------------|--|-----------------------|-------------------------|
| Community Facilities and Services | | | | | |
| Continuation of Literacy Programs in Peach County | 2017-2021 | \$5,000/year | Peach County, Literacy Education for Adults in Peach | Budget | CS 5 |
| Ensure beautification activities are completed along entranceways into the community | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 3 |
| Support and enhance the CHAMPS program to provide educational opportunities to school children on the danger of various drugs | 2017-2021 | \$56,000/year | Byron PD, Fort Valley PD, Peach County Sheriff's Office | Drug Abuse Penalty | CS 4 |
| Provide avenues for communication to address healthcare concerns within Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 7 |
| Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 1 |
| Continue communication with NRCS to ensure that funding is available for stormwater improvement projects | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 1 |
| Develop a stormwater management ordinance for each of the governmental jurisdictions | 2017-2019 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 1 |
| Coordinate between cities and county to better address stormwater management issues | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 1, CS 5 |
| Explore collaboration of community services like public works, fire, and public safety | 2017-2020 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 2, CS 5 |
| Upgrade Recycling Centers | 2018-2021 | \$200,000 | City of Byron, City of Fort Valley, Byron | Grants, Loans, Budget | CS 5 |
| Complete needed renovations and upgrades to the Peach County Health Department | 2017-2019 | \$750,000 | Peach County | Grants, Loans, Budget | CS 7 |
| Economic Development | | | | | |
| Pursue professional, managerial, and high-tech jobs for Peach County | 2017-2021 | Staff Time | Development Authorities | Budget | ED 1, ED 2 |
| Conduct mass marketing campaign to promote the community's assets | 2017-2021 | \$10,000 | City of Byron, City of Fort Valley, Peach County, BDA, BDDA, FVDDA/Main Street, PCDA, Peach Regional Chamber | Budget | ED 1, ED 2, ED 5 |
| Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, BDA, BDDA, FVDDA/Main Street, PCDA, Peach Regional Chamber | Budget | ED 1, ED 2, ED 5 |
| Continue marketing of property in industrial areas by Peach County Development Authority | 2017-2021 | \$5,000/Staff Time | Peach County Development Authority | Budget | ED 1, ED 2, ED 5 |

**Peach County
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|---------------------|--|-----------------------|-------------------------|
| Fill the Spec Building in South Peach Industrial Park | 2018-2020 | Staff Time | Peach County Development Authority | Budget | ED 1, ED 2, ED 5 |
| Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.) | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, FVSU, GSBL, local banks, development authorities, Peach Regional Chamber | Budget | ED 1, ED 2 |
| Conduct more coordination between all economic development entities within Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities | Budget | ED 1, ED 2, ED 5 |
| Seek businesses and industries that complement existing businesses and industries in the community | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities | Budget | ED 1, ED 2, ED 5 |
| Improve communication infrastructure to support diverse industry | 2018-2021 | \$250,000 | City of Byron, City of Fort Valley, Peach County, Development Authorities | Grants, Loans, Budget | ED 1, ED 4 |
| Housing | | | | | |
| Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU) | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, FVSU, USDA, DCA | Budget | H 1, H 2 |
| Conduct annual housing conference/workshop to educate community on various housing programs and opportunities | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, FVSU | Budget | H1 |
| Encourage landlords to clean up overgrown and run-down properties | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 2 |
| Continue demolition of dilapidated structures | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 2 |
| Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 1, H 3 |
| Encourage the development of in-town housing to sustain downtown businesses | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Byron DDA, Fort Valley DDA | Budget | H 1, H 2, H 3 |
| Educate the community of the need for diverse housing alternatives | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 1, H 3 |
| Natural and Cultural Resources | | | | | |
| Rehabilitate old Fort Valley High School | 2017-2020 | \$750,000-1 million | City of Fort Valley, Peach County, Fort Valley Development Authority, Peach County Development Authority | Grants, Loans, Budget | NCR 1, NCR 2 |

**Peach County
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|--|-----------|---------------------------|--|-------------------------------|-------------------------|
| Conduct Road and Sign Inventory; increase directional signage to points of interest within the community, including historical properties | 2017-2019 | \$20,000 | City of Byron, City of Fort Valley, Peach County | Budget | NCR 1, NCR 3, CS 6 |
| Develop greater outdoor recreational opportunities, e.g., camping, fishing, and hiking facilities | 2019-2021 | \$500,000 | City of Byron, City of Fort Valley, Peach County | Grants, Budget | NCR 5 |
| Create a trail system connecting South Peach County and North Peach County | 2017-2021 | \$500,000 | City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission | Grants, Loans, SPLOST, Budget | NCR 5 |
| Enhance North Peach Park and South Peach Park facilities with field and landscaping improvements | 2018-2020 | \$300,000 | City of Byron, City of Fort Valley, Peach County | Grants, SPLOST, Budget | NCR 5 |
| Develop and enact new development ordinances addressing requirements within subdivisions, i.e. sidewalks, greenspace, landscaping, stormwater protection, etc. | 2018-2019 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | NCR 5 |
| Pursue a new entrance to the South Peach Recreational Park and Senior Citizens building | 2017-2018 | \$250,000 | City of Fort Valley, Peach County | SPLOST, Budget | NCR 5 |
| Transportation | | | | | |
| Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors i.e. GA Hwy 49, GA Hwy 247-C | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1 |
| Continue participation in the Warner Robins Area Transportation Study (WRATS) | 2017-2021 | \$900/year and Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Continue paving program for unpaved roads within Peach County i.e. Lilly Creek Road | 2017-2021 | \$750,000-1 million | Peach County | Grants, Loans, SPLOST, Budget | T 1 |
| Coordinate zoning to ensure that compatible land uses are along the major highway corridors | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Identify road expansions necessary to enhance economic development opportunities i.e. U.S. Hwy 341, GA Hwy 96 | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Grants, Loans, SPLOST, Budget | T 1, T 3 |
| Capitalize on the presence of S.R. 96 within the community to further economic development activities | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |

**Peach County
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|------------------------------|--|-------------------------------|-------------------------|
| Continue Perimeter Road from its current terminal point to intersect with U.S. 341 | 2018-2021 | \$750,000-1 million | Peach County, GDOT | Grants, SPLOST, Budget | T 1, T 3 |
| Continue Russell Parkway Extension into Peach County | 2017-2021 | \$2 million | Peach County, GDOT | Grants, Loans, SPLOST, Budget | T 1, T 3 |
| Improve lighting on I-75 | 2017-2020 | \$500,000 | City of Byron, Peach County | GDOT, Grants, SPLOST, Budget | T 1 |
| Update existing outdoor lighting to LED lighting | 2017-2021 | \$1 million | City of Byron, City of Fort Valley, Peach County | Grants, Loans, SPLOST, Budget | T1 |
| Install sidewalks along S.R. 49 in Fort Valley | 2017-2019 | \$200,000 | Peach County, Fort Valley, Georgia DOT | Grants, SPLOST, Budget | T 2 |
| Install/Improve pedestrian infrastructure within downtown | 2017-2021 | \$250,000 | City of Byron, City of Fort Valley, Peach County | GDOT, Grants, SPLOST, Budget | T 2 |
| Install bicycle lanes along well traveled roads | 2018-2020 | \$300,000 | City of Byron, City of Fort Valley, Peach County | GDOT, Grants, SPLOST, Budget | T 2 |
| Evaluate the need of adding an additional van/bus for public transportation | 2018-2019 | Staff Time | Peach County | Budget | T4 |
| Intergovernmental Coordination | | | | | |
| Participate in the Clean Air Coalition | 2017-2021 | \$3,600/year and Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Participate in the Georgia Military Affairs Committee | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes | 2017-2021 | \$10,000/year and Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | ED 1, ED 2, ED 5 |
| Establish incentives to make land preservation attractive to sellers and owners of agricultural property | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | NCR 1, NCR 3 |
| Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley | 2017-2021 | Staff Time | City of Fort Valley, Peach County, Fort Valley DDA | Budget | ED 1, ED 2 |
| Extend invitation to legislators to attend quarterly meeting of local officials | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |

**City of Byron
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|--|-----------|------------------------|---|-------------------------------------|-------------------------|
| Community Facilities and Services | | | | | |
| Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas | 2017-2021 | Staff Time | City of Byron | USDA, DCA, GEFA, SPLOST, developers | CS 1, ED 4 |
| Determining the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget, Grants, SPLOST | CS 1, ED 4 |
| Support and enhance police programs to provide educational opportunities to school children on the danger of various drugs | 2017-2021 | \$5,000 and Staff Time | City of Byron | Budget | CS 4 |
| Coordinate between cities and county to better address stormwater management issues | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 1, CS 5 |
| Continue communication with NRCS to ensure that funding is available for stormwater improvement projects | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 1 |
| Ensure beautification activities are completed along entranceways into the community | 2017-2021 | Staff Time | City of Byron | Budget, Grants | CS 3 |
| Pursue recreational facility upgrades at the Byron Community Center | 2017-2019 | \$250,000 | City of Byron | Grants, SPLOST, Budget | CS 5 |
| Explore collaboration of community services like public works, fire, and public safety | 2017-2020 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 2, CS 4 |
| Upgrade Recycling Centers | 2018-2021 | \$200,000 | City of Byron, City of Fort Valley, Byron | Grants, Loans, Budget | CS 5 |
| Economic Development | | | | | |
| Continue marketing of property in industrial areas by Peach County Development Authority and Byron Development Authority | 2017-2021 | \$5,000/Staff Time | Peach County Development Authority, Byron Development Authority | Budget | ED 1, ED 2, ED 5 |
| Conduct mass marketing campaign to promote the community's assets | 2017-2021 | \$10,000/year | City of Byron, City of Fort Valley, Peach County, Development Authorities, Peach Regional Chamber | Budget | ED 1, ED 2, ED 5 |

**City of Byron
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|--------------------|--|-----------------------|-------------------------|
| Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities, Peach Regional Chamber | Budget | ED 1, ED 2, ED 5 |
| Cooperate with Peach Regional Chamber of Commerce to develop a marketing strategy for the City of Byron | 2017-2019 | \$5,000/Staff Time | City of Byron | Budget | ED 1, ED 2, ED 5 |
| Pursue professional, managerial, and high-tech jobs for Peach County | 2017-2021 | Staff Time | Development Authorities | Budget | ED 1, ED 2 |
| Seek businesses and industries that complement existing businesses and industries in the community | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities | Budget | ED 2, ED 3, ED 5 |
| Conduct more coordination between all economic development entities within Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities | Budget | ED 1, ED 2, ED 5 |
| Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.) | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, FVSU, GSBL, banks, Development Authorities, Peach Regional Chamber | Budget | ED 1, ED 2 |
| Improve communication infrastructure to support diverse industry | 2018-2021 | \$250,000 | City of Byron, City of Fort Valley, Peach County, Development Authorities | Grants, Loans, Budget | ED 2, ED 4 |
| Create visitor guides for promotion of tourism | 2017-2018 | \$5,000 | City of Byron | Budget, Grants | ED 3, ED 5 |
| Housing | | | | | |
| Encourage the development of upscale, downtown loft apartments with mixed retail developments in downtown Byron | 2017-2021 | Staff Time | City of Byron | Budget | H 1 |
| Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU) | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, FVSU, USDA, DCA | Budget | H 1, H 2 |

**City of Byron
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|--|-----------|---------------|--|----------------|-------------------------|
| Educate community of need for diverse housing alternatives e.g., retirement communities, executive suites, affordable housing | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 1, H 3 |
| Encourage landlords to clean up overgrown and run-down properties | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 2 |
| Continue demolition of dilapidated structures | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 2, ED 6 |
| Encourage the development of in-town housing to sustain downtown businesses | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Byron DDA, Fort Valley DDA | Budget | H 1, H 3 |
| Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 1, H 3 |
| Pursue CHIP funding for the rehabilitation of distressed housing | 2017-2021 | Staff Time | City of Byron | Budget, Grants | H 1, H 2, H 3 |
| Develop and enact new development ordinances addressing requirements within subdivisions, i.e. sidewalks, greenspace, landscaping, stormwater protection, etc. | 2018-2019 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 1 |
| Natural and Cultural Resources | | | | | |
| Review sign ordinances in Byron | 2017-2019 | Staff Time | City of Byron | Budget | NCR 1, CS 6 |
| Increase directional signage to points of attraction within the community, including historical properties | 2017-2021 | \$20,000 | City of Byron | Budget | NCR 1, CS 6 |
| Design and develop additional cemetery property in Byron | 2017-2018 | Staff Time | City of Byron | Budget | CS 5 |
| Encourage Better Hometown Program and Historical Society to promote preservation activities in Byron | 2017-2021 | Staff Time | Byron Better Hometown, Byron Area Historical Society | Budget, Grants | NCR 1, NCR 2 |
| Develop greater outdoor recreational opportunities, e.g., camping, fishing, and hiking facilities | 2019-2021 | \$500,000 | City of Byron, City of Fort Valley, Peach County | Grants, Budget | NCR 5 |

**City of Byron
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|--|-----------|---------------|--|-------------------------------|-------------------------|
| Create a trail system connecting South Peach County and North Peach County | 2017-2021 | \$500,000 | City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission | Grants, Loans, SPLOST, Budget | NCR 5 |
| Enhance North Peach Park and South Peach Park facilities with field, landscaping, and trail improvements | 2018-2020 | \$300,000 | City of Byron, City of Fort Valley, Peach County | Grants, SPLOST, Budget | NCR 5 |
| Establish incentives to make land preservation attractive to sellers and owners of agricultural property | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | NCR 1, NCR 3 |
| Transportation | | | | | |
| Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors i.e. SR 49 access to I-75, realign White Rd with SR 42, US Hwy 247-C expansion | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1 |
| Continue participation in the Warner Robins Area Transportation Study (WRATS) | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Coordinate zoning to ensure that compatible land uses are along the major highway corridors | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Identify road expansions necessary to enhance economic development opportunities. e.g., New Dunbar Road, W.E. Green Jr. Pkwy, Pat Joiner Blvd, James Williams Industrial Dr. | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Capitalize on the presence of S.R. 96 within the community to further economic development activities | 2017-2020 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities | Budget | T 1, T 3 |
| Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas | 2017-2020 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |

**City of Byron
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|---------------|--|-------------------------------|-------------------------|
| Ensure the plans and designs for development in/near flood-prone areas properly address excess water due to flooding in Byron | 2017-2021 | Staff Time | City of Byron | Budget | T 3 |
| Evaluate traffic flow patterns near schools in Byron | 2017-2019 | Staff Time | City of Byron, Peach County Board of Education, GDOT | Budget | T 1 |
| Chapman Road widening | 2017-2020 | \$500,000 | City of Byron | GDOT, TIA | T 1, T 2 |
| Improve lighting on I-75 | 2017-2020 | \$500,000 | City of Byron, Peach County | GDOT, Grants, SPLOST, Budget | T 1 |
| Update existing outdoor lighting to LED lighting | 2017-2021 | \$1 million | City of Byron, City of Fort Valley, Peach County | Grants, Loans, SPLOST, Budget | T1 |
| Install/Improve pedestrian infrastructure within downtown | 2017-2021 | \$250,000 | City of Byron, City of Fort Valley, Peach County | GDOT, Grants, SPLOST, Budget | T 2 |
| Install bicycle lanes along well traveled roads | 2018-2020 | \$300,000 | City of Byron, City of Fort Valley, Peach County | GDOT, Grants, SPLOST, Budget | T 2 |
| Intergovernmental Coordination | | | | | |
| Participate in the Clean Air Coalition | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Participate in the Georgia Military Affairs Committee | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | ED 1, ED 2, ED 5 |
| Extend invitation to legislators to attend quarterly meetings of local officials | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Update Service Delivery Strategy | 2017 | Staff Time | City of Byron | Budget | CS 1, CS 2 |
| Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | NCR 1 |

**City of Fort Valley
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|--|-----------|---------------|--|-------------------------------------|-------------------------|
| Community Facilities and Services | | | | | |
| Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas | 2017-2021 | Staff Time | City of Fort Valley | USDA, DCA, GEFA, SPLOST, developers | CS 1, ED 4 |
| Determining the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget, Grants, SPLOST | CS 1, ED 4 |
| Ensure beautification activities are completed along entranceways into the community | 2017-2021 | Staff Time | City of Fort Valley | Budget, Grants | CS 3 |
| Provide avenues for communication to address healthcare concerns within Peach County | 2017-2021 | Staff Time | City of Fort Valley | Budget | CS 7 |
| Continue communication with NRCS to ensure that funding is available for stormwater | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 1 |
| Develop a stormwater management ordinance for each of the governmental jurisdictions | 2017-2018 | Staff Time | City of Fort Valley | Budget | CS 1 |
| Coordinate between cities and county to better address stormwater management issues. | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 1, CS 5 |
| Renovate Hunt Cultural Community Center & Spruce Street Pool | 2017-2019 | \$300,000 | City of Fort Valley | Grants, SPLOST, Budget | CS 5, NCR 1 |
| Assess the possibility to merge community services e.g, public works, fire, and public safety | 2017-2020 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Upgrade Recycling Centers | 2018-2021 | \$200,000 | City of Byron, City of Fort Valley, Byron | Grants, Loans, Budget | CS 5 |
| Renovate Fort Valley Fire Station 2 | 2019-2020 | \$350,000 | City of Fort Valley | Grants, Loans, SPLOST, Budget | CS 2 |
| Explore collaboration of community services like public works, fire, and public safety | 2017-2020 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 2, CS 5 |
| Economic Development | | | | | |
| Pursue professional, managerial, and high-tech jobs for Peach County | 2017-2021 | Staff Time | Development Authorities | Budget | ED 1, ED2 |

**City of Fort Valley
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|---------------|--|-----------------------|-------------------------|
| Conduct mass marketing campaign to promote the community's assets | 2017-2021 | \$10,000/year | City of Byron, City of Fort Valley, Peach County, Development Authorities, Peach Regional Chamber | Budget | ED 1, ED 2, ED 5 |
| Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities, Peach Regional Chamber | Budget | ED 1, ED 2, ED 5 |
| Seek funding assistance for rehabilitation of properties owned by the Fort Valley DDA i.e. Austin Theatre | 2017-2021 | Staff Time | Fort Valley DDA | Budget | ED 6 |
| Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.) | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, FVSU, GSBL, banks, Development Authorities, Peach Regional Chamber | Budget | ED 1, ED 2 |
| Conduct more coordination between all economic development entities within Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities | Budget | ED 1, ED 2, ED 5 |
| Seek businesses and industries that complement existing businesses and industries in the community | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities | Budget | ED 1, ED 2, ED 5 |
| Continue expansion/utilization of the Evans Building (FVSU); i.e. expansion to the third floor | 2017-2021 | \$250,000 | FVSU | FVSU, Grants | ED 6 |
| Façade renovations in downtown Fort Valley (i.e. Lowe St, Main St, Church St, Camellia Blvd) | 2018-2021 | \$250,000 | City of Fort Valley, Fort Valley DDA | Grants, Budget, Loans | ED 6 |
| Encourage development of entertainment opportunities such as amphitheatre, sports center | 2017-2021 | Staff Time | City of Fort Valley, Fort Valley DDA | Budget | ED 3 |
| Strengthen lodging accommodations for visitors | 2017-2021 | Staff Time | City of Fort Valley, Fort Valley DDA | Budget | ED 3 |
| Improve communication infrastructure to support diverse industry | 2018-2021 | \$250,000 | City of Byron, City of Fort Valley, Peach County, Development Authorities | Grants, Loans, Budget | ED 1, ED 4 |
| Housing | | | | | |
| Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU) | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, FVSU, USDA, DCA | Budget | H 1, H 2 |

**City of Fort Valley
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|---------------|--|----------------|-------------------------|
| Conduct annual housing conference/workshop to educate community on various housing programs and opportunities | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County, FVSU | Budget | H1 |

**City of Fort Valley
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|---------------------|--|-----------------------|-------------------------|
| Encourage landlords to clean up overgrown and run-down properties | 2017-2021 | Staff Time | City of Byron | Budget | H 2 |
| Continue demolition of dilapidated structures | 2017-2021 | Staff Time | City of Byron | Budget | H 2 |
| Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 1, H 3 |
| Encourage the development of in-town housing to sustain downtown businesses; including loft apartments in downtown area | 2017-2021 | Staff Time | City of Fort Valley, Fort Valley DDA | Budget | H 1, H 2, H 3 |
| Market Fort Valley as a retirement community/destination | 2017-2021 | \$20,000 | City of Fort Valley | Budget | H 1 |
| Pursue funding assistance (CHIP/CDBG) to improve the quality of housing available within the City of Fort Valley | 2017-2021 | \$300,000 | City of Fort Valley | Budget, Grants | H 1, H2 |
| Educate community of need for diverse housing alternatives | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 1, H 3 |
| Develop and enact new development ordinances addressing requirements within subdivisions, e.g., sidewalks, greenspace, landscaping, stormwater protection, etc. | 2018-2019 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | H 1, H 3 |
| Natural and Cultural Resources | | | | | |
| Rehabilitate old Fort Valley High School | 2017-2019 | \$750,000-1 million | City of Fort Valley, Fort Valley DDA, Peach County Development Authority | Grants, Budget, Loans | NCR 1 |
| Increase/improve directional signage to points of interest within the community, including historical properties | 2017-2020 | \$20,000 | City of Fort Valley | Grants, Budget | NCR 1, NCR 3, CS 6 |
| Pursue funding assistance to complete Peach/Blue Bird/Railroad Museum | 2018-2021 | \$750,000 | City of Byron, City of Fort Valley, Peach County, Byron Development Authority, Fort Valley DDA, Peach County Development Authority | Grants, Budget, Loans | NCR 1, NCR 3 |
| Develop greater outdoor recreational opportunities e.g., camping, fishing, and hiking facilities | 2019-2021 | \$500,000 | City of Byron, City of Fort Valley, Peach County | Grants, Budget | NCR 5 |

**City of Fort Valley
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|---|-----------|---------------|--|-------------------------------|-------------------------|
| Create a trail system connecting South Peach County and North Peach County | 2017-2021 | \$500,000 | City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission | Grants, Loans, SPLOST, Budget | NCR 5 |
| Enhance North Peach Park and South Peach Park facilities with field and landscaping improvements | 2018-2020 | \$300,000 | City of Byron, City of Fort Valley, Peach County | Grants, SPLOST, Budget | NCR 5 |
| Further development of Festival Park | 2018-2021 | \$500,000 | City of Fort Valley | Grants, Loans, SPLOST, Budget | NCR 5 |
| Develop neighborhood parks throughout the community | 2017-2021 | \$400,000 | City of Fort Valley | Grants, SPLOST, Budget | NCR 5 |
| Establish incentives to make land preservation attractive to sellers and owners of agricultural property | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | NCR 1, NCR 3 |
| Continue to support Fort Valley State University's activities | 2017-2021 | Staff Time | City of Fort Valley, Peach County | Budget | NCR 4 |
| Pursue a new entrance to the South Peach Recreational Park and Senior Citizens building | 2017-2018 | \$250,000 | City of Fort Valley, Peach County | SPLOST, Budget | NCR 5 |
| Transportation | | | | | |
| Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors e.g., Railroad junction of U.S. Hwy 341, GA Hwy 49, and GA Hwy 96, U.S Hwy 341 near Industrial Park | 2017-2021 | Staff Time | City of Byron, City of Fort Velly, Peach County | Budget | T 1 |
| Coordinate zoning to ensure that compatible land uses are along the major highway corridors | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Identify road expansions necessary to enhance economic development opportunities. e.g., US Hwy 341, GA Hwy 49, GA Hwy 96 | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Capitalize on the presence of S.R. 96 within the community to further economic development activities | 2017-2020 | Staff Time | City of Byron, City of Fort Valley, Peach County, Development Authorities | Budget | T 1, T3 |

**City of Fort Valley
Community Work Program**

| Activity | Timeframe | Cost Estimate | Responsible Party | Funding Source | Needs and Opportunities |
|--|-----------|---------------|--|-------------------------------|-------------------------|
| Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas | 2017-2020 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | T 1, T 3 |
| Install sidewalks along SR 49 in Fort Valley | 2017-2019 | \$200,000 | City of Fort Valley | Budget, Grants, SPLOST | T 2 |
| Install/Improve pedestrian infrastructure within downtown | 2017-2021 | \$250,000 | City of Byron, City of Fort Valley, Peach County | GDOT, Grants, SPLOST, Budget | T 2 |
| Install bicycle lanes along well traveled roads | 2018-2020 | \$300,000 | City of Byron, City of Fort Valley, Peach County | GDOT, Grants, SPLOST, Budget | T 2 |
| Update existing outdoor lighting to LED lighting | 2017-2021 | \$1 million | City of Byron, City of Fort Valley, Peach County | Grants, Loans, SPLOST, Budget | T1 |
| Intergovernmental Coordination | | | | | |
| Participate in the Clean Air Coalition | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Participate in the Georgia Military Affairs Committee | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | ED 1, ED 2, ED 5 |
| Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley | 2017-2021 | Staff Time | City of Fort Valley, Peach County, Fort Valley DDA | Budget | ED 1, ED 2 |
| Extend invitation to legislators to attend quarterly meetings of local officials | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |
| Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained | 2017-2021 | Staff Time | City of Byron, City of Fort Valley, Peach County | Budget | CS 5 |

Peach County Report of Accomplishments

| Activity | Status | | | | |
|--|----------|----------|-----------|----------|---|
| | Complete | Underway | Postponed | Canceled | Notes |
| Community Facilities and Services | | | | | |
| Construct a new Workforce Development Center in partnership with Middle Georgia Technical College | ✓ | | | | Completed in 2015 |
| Continuation of Literacy Programs in Peach County | | ✓ | | | On-going with the CGTC Workforce Development Center |
| Install sidewalks along S.R. 49 in Fort Valley | | ✓ | | | Partially completed Still needed to connect downtown to FVSU |
| Conduct Road and Sign Inventory; improve signage pointing toward Perry-Houston County Airport located in Peach County | ✓ | | | | Completed in 2016 |
| Ensure beautification activities are completed along entranceways into the community | | ✓ | | | On-going |
| Support and enhance the CHAMPS programs to provide educational opportunities to school children on the danger of various drugs | | ✓ | | | On-going |
| Provide avenues for communication to address healthcare concerns within Peach County | | ✓ | | | On-going with BOC representative active on the Board of Health |
| Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction | | ✓ | | | Water assessment completed Wastewater still needed |
| Continue communication with NRCS to ensure that funding is available for stormwater improvement projects | | ✓ | | | On-going |
| Develop a stormwater management ordinance for each of the governmental jurisdictions | | ✓ | | | Still needed |
| Coordinate between cities and county to better address stormwater management issues | | ✓ | | | On-going with Public Works coordination |

Peach County Report of Accomplishments

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|--|
| | Complete | Underway | Postponed | Canceled | Notes |
| Economic Development | | | | | |
| Pursue professional, managerial, and high-tech jobs for Peach County | | ✓ | | | On-going |
| Conduct mass marketing campaign to promote the community's assets | | ✓ | | | On-going |
| Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration | | ✓ | | | On-going |
| Continue marketing of property in industrial areas by Peach County Development Authority | | ✓ | | | On-going with the various Development Authorities |
| Fill the Spec Building in South Peach Industrial Park | | ✓ | | | On-going with the assistance of the Peach County Development Authority |
| Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.) | | ✓ | | | On-going |
| Conduct more coordination between all economic development entities within Peach County | | ✓ | | | On-going. Currently meeting quarterly |
| Seek businesses and industries that complement existing businesses and industries in the community | | ✓ | | | On-going |
| Housing | | | | | |
| Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU) | | ✓ | | | On-going |
| Conduct annual housing conference/workshop to educate community on various housing programs and opportunities | | ✓ | | | Organized by USDA and FVSU |

Peach County Report of Accomplishments

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|---|
| | Complete | Underway | Postponed | Canceled | Notes |
| Encourage landlords to clean up overgrown and run-down properties | | ✓ | | | On-going |
| Continue demolition of dilapidated structures | | ✓ | | | On-going |
| Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County | | ✓ | | | On-going partnership with Habitat for Humanity |
| Encourage the development of in-town housing to sustain downtown businesses | | ✓ | | | On-going |
| Natural and Cultural Resources | | | | | |
| Rehabilitate old Fort Valley High School to serve as the Business School for FVSU | | | ✓ | | Still needed with the support of the Peach County Development Authority |
| Conduct Road and Sign Inventory; increase directional signage to points of interest within the community, including historical properties | | ✓ | | | On-going Signage has been put in place, but more are needed |
| Land Use & Transportation | | | | | |
| Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors | | ✓ | | | On-going |
| Continue participation in the Warner Robins Area Transportation Study (WRATS) | | ✓ | | | On-going |
| Continue paving program for unpaved roads within Peach County | | ✓ | | | On-going |
| Coordinate zoning to ensure that compatible land uses are along the major highway corridors | | ✓ | | | On-going with the assistance of the I-75 Corridor |
| Identify road expansions necessary to enhance economic development opportunities | | ✓ | | | On-going with the assistance of GDOT |
| Capitalize on the presence of S.R. 96 within the community to further economic development activities | | ✓ | | | On-going |

Peach County Report of Accomplishments

| Activity | Status | | | | |
|--|----------|----------|-----------|----------|---|
| | Complete | Underway | Postponed | Canceled | Notes |
| Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas | | ✓ | | | On-going |
| Pursue a new entrance to the South Peach Recreational Park and Senior Citizens building | | ✓ | | | In the process expect completion in 2017 |
| Complete State University Drive Corridor redevelopment project | ✓ | | | | Completed in 2014 |
| Encourage making Main Street in Fort Valley a two-way street | ✓ | | | | Completed in 2015 |
| Install turn lane on S.R. 96 between Five Points and Camellia/Main Streets in downtown Fort Valley | ✓ | | | | Completed in 2015 |
| Continue Perimeter Road from its current terminal point to intersect with U.S. 341 | | | ✓ | | Still needed |
| Increase U.S. 341 toward Barnesville to a four-lane highway | | | ✓ | | Still needed |
| Conduct traffic modeling to address future traffic concerns between Five Points and the east-central portion of Peach County | ✓ | | | | Completed in 2015 |
| Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49 | | ✓ | | | On-going |
| Continue Russell Parkway Extension into Peach County | | ✓ | | | Awarded GTIB grant to move forward with the project |
| Upgrade sidewalks along State University Drive | ✓ | | | | Completed in 2014 |
| Intergovernmental Coordination | | | | | |
| Participate in the Clean Air Coalition | | ✓ | | | On-going |
| Participate in the Georgia Military Affairs Committee | | ✓ | | | On-going |
| Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes | | ✓ | | | On-going |

Peach County Report of Accomplishments

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|--|
| | Complete | Underway | Postponed | Canceled | Notes |
| Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions | | ✓ | | | On-going |
| Establish incentives to make land preservation attractive to sellers and owners of agricultural property | | ✓ | | | On-going |
| Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley | | ✓ | | | On-going |
| Extend invitation to legislators to attend quarterly meeting of local officials | | ✓ | | | On-going In constant communication with legislators |

City of Byron Report of Accomplishments

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|-------------------|
| | Complete | Underway | Postponed | Canceled | Notes |
| Community Facilities and Services | | | | | |
| Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas | | ✓ | | | On-going |
| Determine the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County | | ✓ | | | On-going |
| Upgrade signage in the city and the historic district of Byron | ✓ | | | | Completed in 2014 |
| Better Hometown Program and Historical Society to promote preservation activities in Byron | | ✓ | | | On-going |
| Support and enhance police programs designed to provide educational opportunities to school children on the danger of various drugs | | ✓ | | | On-going |
| Coordinate between cities and county to better address stormwater management issues | | ✓ | | | On-going |
| Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction | ✓ | | | | Completed in 2015 |
| Continue communication with NRCS to ensure that funding is available for stormwater improvement projects | | ✓ | | | On-going |
| Ensure beautification activities are completed along entranceways into the community | | ✓ | | | On-going |
| Pursue recreational facility upgrades at the Byron Community Center | | ✓ | | | On-going |
| Increase Fire Department full-time manpower positions | ✓ | | | | Completed in 2014 |

City of Byron Report of Accomplishments

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|--|
| | Complete | Underway | Postponed | Canceled | Notes |
| Economic Development | | | | | |
| Continue marketing of property in industrial areas by Peach County Development Authority | | ✓ | | | On-going with the various Development Authorities |
| Conduct mass marketing campaign to promote the community's assets | | ✓ | | | On-going |
| Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration | | ✓ | | | On-going |
| Cooperate with Peach County Chamber of Commerce to develop a marketing strategy for the City of Byron | | ✓ | | | On-going |
| Pursue professional, managerial, and high-tech jobs for Peach County | | ✓ | | | On-going |
| Seek businesses and industries that complement existing businesses and industries in the community | | ✓ | | | On-going |
| Conduct more coordination between all economic development entities within Peach County | | ✓ | | | On-going. Currently meeting quarterly |
| Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.) | | ✓ | | | On-going |
| Housing | | | | | |
| Encourage the development of upscale, downtown loft apartments with mixed retail developments in downtown Byron | | ✓ | | | On-going |
| Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU) | | ✓ | | | On-going |
| Educate community of need for diverse housing alternatives | | ✓ | | | On-going |
| Encourage landlords to clean up overgrown and run-down properties | | ✓ | | | On-going with the creation of a Nuisance Ordinance |

City of Byron Report of Accomplishments

| Activity | Status | | | | |
|--|----------|----------|-----------|----------|--|
| | Complete | Underway | Postponed | Canceled | Notes |
| Continue demolition of dilapidated structures | | ✓ | | | On-going |
| Encourage the development of in-town housing to sustain downtown businesses | | ✓ | | | On-going |
| Develop and enact an abandoned property ordinance | ✓ | | | | Completed in 2012 Enforcement still continues |
| Natural and Cultural Resources | | | | | |
| Explore the creation/adoption of landscaping ordinances for future developments in Byron | | | ✓ | | Still needed |
| Review sign ordinances | | ✓ | | | On-going |
| Increase directional signage to point of attention within the community, including historical properties | | ✓ | | | On-going |
| Design and develop additional cemetery property in Byron | | ✓ | | | On-going |
| Land Use & Transportation | | | | | |
| Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors | | ✓ | | | On-going Turning arrows installed on S.R. 49 |
| Continue participation in the Warner Robins Area Transportation Study (WRATS) | | ✓ | | | On-going |
| Coordinate zoning to ensure that compatible land uses are along the major highway corridors | | ✓ | | | On-going |
| Identify road expansions necessary to enhance economic development opportunities | | ✓ | | | On-going with the assistance of GDOT |
| Improve I-75 access in northeast Peach County to alleviate traffic congestion along and near S.R. 49 in Byron | | | ✓ | | Still needed |
| Capitalize on the presence of S.R. 96 within the community to further economic development activities | | ✓ | | | On-going |

City of Byron Report of Accomplishments

| Activity | Status | | | | |
|--|----------|----------|-----------|----------|--|
| | Complete | Underway | Postponed | Canceled | Notes |
| Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas | | ✓ | | | On-going |
| Ensure the plans and designs for development in/near flood-prone areas properly address excess water due to flooding in Byron | | ✓ | | | On-going |
| Evaluate traffic flow patterns near schools in Byron | | ✓ | | | On-going |
| Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49 | | ✓ | | | On-going |
| Rework Frontage Road to reduce the amount of traffic congestion | ✓ | | | | Completed in 2014 |
| Pursue grant funding assistance (Gateway Program) to enhance entrance ways to the city | | ✓ | | | On-going |
| White Road at S.R. 49, Intersection Improvement/Realignment with S.R. 42 | | ✓ | | | On-going |
| Chapman Road Widening | | | ✓ | | Still needed |
| Intergovernmental Coordination | | | | | |
| Participate in the Clean Air Coalition | | ✓ | | | On-going |
| Participate in the Georgia Military Affairs Committee | | ✓ | | | On-going |
| Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes | | ✓ | | | On-going |
| Increase awareness of the City of Byron/Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions | | ✓ | | | On-going |
| Extend invitation to legislators to attend quarterly meetings of local officials | | ✓ | | | On-going with constant communication |
| Update Service Delivery Strategy | | ✓ | | | Updating along with Comprehensive Plan |

City of Byron
Report of Accomplishments

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|----------|
| | Complete | Underway | Postponed | Canceled | Notes |
| Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained | | ✓ | | | On-going |

Fort Valley Report of Accomplishments

| Activity | Status | | | | |
|--|----------|----------|-----------|----------|--|
| | Complete | Underway | Postponed | Canceled | Notes |
| Community Facilities and Services | | | | | |
| Construct a new Workforce Development Center in partnership with Central Georgia Technical College | ✓ | | | | Completed in 2015 |
| Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas | | ✓ | | | On-going |
| Determine the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County | | ✓ | | | On-going |
| Install sidewalks along S.R. 49 in Fort Valley | | ✓ | | | Partially completed in 2016 |
| Ensure beautification activities are completed along entranceways into the community | | ✓ | | | On-going |
| Renovate Fort Valley Fire Station 1 | ✓ | | | | Completed in 2016 |
| Provide avenues for communication to address healthcare concerns within Peach County | | ✓ | | | On-going with faith-base community and public health representatives |
| Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction | ✓ | | | | Completed by FVUC |
| Continue communication with NRCS to ensure that funding is available for stormwater improvement projects | | ✓ | | | On-going |
| Develop a stormwater management ordinance for each of the governmental jurisdictions | | | ✓ | | Still needed |
| Coordinate between cities and county to better address stormwater management issues | | ✓ | | | On-going |
| Renovate Hunt Cultural Community Center & Spruce Street Pool | | ✓ | | | In process with the addition of a walking trail |

Fort Valley Report of Accomplishments

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|--|
| | Complete | Underway | Postponed | Canceled | Notes |
| Economic Development | | | | | |
| Pursue professional, managerial, and high-tech jobs for Peach County | | ✓ | | | On-going |
| Conduct mass marketing campaign to promote the community's assets | | ✓ | | | On-going |
| Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration | | ✓ | | | On-going |
| Seek funding assistance for rehabilitation of properties owned by the Fort Valley DDA | | ✓ | | | On-going. Currently seeking funding options |
| Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.) | | ✓ | | | On-going |
| Conduct more coordination between all economic development entities within Peach County | | ✓ | | | On-going. Currently meeting quarterly |
| Seek businesses and industries that complement existing businesses and industries in the community | | ✓ | | | On-going |
| Continue expansion/utilization of the Evans Building (FVSU); i.e. expansion to the third floor | | | ✓ | | Still needed |
| Façade renovation on Lowe Street in downtown Fort Valley | | | ✓ | | Still needed |
| Housing | | | | | |
| Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU) | | ✓ | | | On-going with CHIP funding to support improvements. Completed rehab on two homes |
| Conduct annual housing conference/workshop to educate community on various housing programs and opportunities | | ✓ | | | Organized by USDA and FVSU |

Fort Valley Report of Accomplishments

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|---|
| | Complete | Underway | Postponed | Canceled | Notes |
| Encourage landlords to clean up overgrown and run-down properties | | ✓ | | | On-going |
| Continue demolition of dilapidated structures | | ✓ | | | On-going |
| Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County | | ✓ | | | On-going partnership with Habitat for Humanity |
| Encourage the development of in-town housing to sustain downtown businesses; including loft apartments in downtown area | | ✓ | | | On-going |
| Market Fort Valley as a retirement community/destination | | ✓ | | | On-going |
| Pursue funding assistance (CHIP/CDBG) to improve the quality of housing available within the City of Fort Valley | | ✓ | | | Acquired funding in 2014 Rehabilitation is still underway |
| Natural and Cultural Resources | | | | | |
| Complete development of Everett Square Park in Fort Valley | ✓ | | | | Completed in 2014 |
| Rehabilitate old Fort Valley High School to serve as the Business School for FVSU | | | ✓ | | Still needed with the support of the Peach County Development Authority |
| Increase/improve directional signage to point of attention within the community, including historical properties | | ✓ | | | On-going |
| Land Use & Transportation | | | | | |
| Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors | | ✓ | | | On-going Completed Five Points resurfacing in 2015 |
| Continue participation in the Warner Robins Area Transportation Study (WRATS) | | ✓ | | | On-going |
| Coordinate zoning to ensure that compatible land uses are along the major highway corridors | | ✓ | | | On-going with the assistance of the I-75 Corridor |

Fort Valley Report of Accomplishments

| Activity | Status | | | | |
|--|----------|----------|-----------|----------|--------------------------------------|
| | Complete | Underway | Postponed | Canceled | Notes |
| Identify road expansions necessary to enhance economic development opportunities | | ✓ | | | On-going with the assistance of GDOT |
| Capitalize on the presence of S.R. 96 within the community to further economic development activities | | ✓ | | | On-going |
| Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas | | ✓ | | | On-going |
| Complete depot renovation project where railroad history museum is developed in Fort Valley | | ✓ | | | On-going |
| Complete State University Drive Corridor redevelopment project | ✓ | | | | Completed in 2014 |
| Encourage making Main Street in Fort Valley a two-way street | ✓ | | | | Completed in 2015 |
| Install turn lane on S.R. 96 between Five Points and Camellia/Main Streets in downtown Fort Valley | ✓ | | | | Completed in 2015 |
| Conduct traffic modeling to address future traffic concerns between Five Points and the east-central portion of Peach County | ✓ | | | | Completed in 2015 |
| Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49 | | ✓ | | | On-going |
| Upgrade sidewalks along State University Drive | ✓ | | | | Completed in 2014 |
| Pursue funding assistance to complete Peach/Blue Bird/Railroad Museum | | ✓ | | | On-going |
| Intergovernmental Coordination | | | | | |
| Participate in the Clean Air Coalition | | ✓ | | | On-going |
| Participate in the Georgia Military Affairs Committee | | ✓ | | | On-going |
| Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes | | ✓ | | | On-going |

**Fort Valley
Report of Accomplishments**

| Activity | Status | | | | |
|---|----------|----------|-----------|----------|--|
| | Complete | Underway | Postponed | Canceled | Notes |
| Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions | | ✓ | | | On-going |
| Establish incentives to make land preservation attractive to sellers and owners of agricultural property | | ✓ | | | On-going |
| Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley | | ✓ | | | On-going |
| Extend invitation to legislators to attend quarterly meeting of local officials | | ✓ | | | On-going In constant communication with legislators |
| Accomplish a feasibility study pertaining to joint usage of city and county fire fighting services | | ✓ | | | On-going |

A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

APPENDICES

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

COMMUNITY PARTICIPATION PROGRAM

PUBLIC INVOLVEMENT

STAKEHOLDER INVOLVEMENT

WRATS 2040 LONG RANGE TRANSPORTATION
PLAN INTRODUCTION

PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY JOINT COMPREHENSIVE PLAN UPDATE

COMMUNITY PARTICIPATION PROGRAM

Overview

Development of the various elements of the Peach County Joint Comprehensive Plan will rely heavily on the involvement of stakeholders throughout the cities of Byron and Fort Valley. It is a guiding principle of both city and county leadership that this plan should encompass the needs and opportunities of all sectors of the community.

The planning process will be formally launched at the first public hearing kickoff, scheduled for March 22, 2016 at the Peach County Commission Building in Fort Valley. This initial meeting is designed to inform the community about the planning process, including future opportunities for participation. It is also an opportunity for members of the general public to express any significant issues that should be focus areas for the updated comprehensive plan.

Steering Committee

A list of community leaders was created, with input from local elected officials and staff, to represent the needs of the community in a steering committee for the plan’s update. This committee is intended to represent a variety of sectors, interests, and needs within the community. During the comprehensive planning process, the steering committee will meet each month, and all meetings are open to the general public. Steering Committee members include:

| Name | Title | Agency |
|-----------------|--|------------------------------------|
| T’umbia Ashmon | Assistant Chief Appraiser | Peach County |
| Rich Bennett | Information Systems Manager | Peach County |
| Jessica Bird | Transportation Planner | City of Warner Robins |
| Rickey Blalock | Zoning Officer | Peach County |
| Jill Bowen | Project Manager | Peach County Development Authority |
| Larry Collins | Mayor | City of Byron |
| Dorothy Conteh | Resident | Fort Valley |
| Marvin Crafter | Community Activist | Fort Valley |
| Dorothy Crumbly | Resident | Fort Valley |
| John Dubriel | Resident, Retired Educator | Fort Valley |
| Derick Hayes | City Administrator | City of Byron |
| Ira Hicks | Resident, Former Elected Official | Peach County |
| Morris Hillsman | Minister | N/A |
| Marcia Johnson | County Administrator | Peach County |
| James Khoury | Resident/Business Owner Former Elected Official | Khoury’s Men’s Wear |
| Kathie Lambert | Main Street Director | Fort Valley Main Street |
| Martha McAfee | City Administrator | City of Fort Valley |
| Billy McDaniel | Public Works Director | City of Byron |
| Sam McGhee | Community Activist | N/A |
| Imojean Mobley | Director | Peach County Senior Center |
| Tom Morrill | President | Peach County Chamber of Commerce |

| | | |
|------------------|--------------------------|---|
| Gus Oglesby | Reverend | People United for Better Leadership in the Community (PUBLIC) |
| Tiffany Peavy | Executive Director | Byron Convention and Visitors Bureau Downtown Development Authority Byron Main Street |
| Paul Schwindler | Director/County Engineer | Peach County |
| Billy Tripp | Director | Peach Public Libraries |
| BJ Walker | Executive Director | Peach County Development Authority |
| Melvin Walker | Chairman | Peach County Board of Commissioners |
| Barbara Williams | Mayor | City of Fort Valley |
| Wade Yoder | Resident, Business Owner | Valley Athletic Club |

Participation Techniques

A variety of methods to obtain public participation techniques will be used:

- Two required public hearings, in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning.
- Regular steering committee meetings for guidance of the planning process.
- Regular correspondence with community stakeholders.
- Solicitation of feedback at other regular community meetings (city council, county commission, and other civic organizations) through both local government and regional commission staff.
- Notification of the planning process on city, county, and regional commission websites, with invitations for comment.
- Fliers posted in government and community buildings with contact information for planning staff.

Schedule of Meetings

Stakeholder meetings will be held on a series of topics throughout the process. Each meeting is open to the public. In addition, a second public hearing will be held at the conclusion of the planning process. A list of meeting times and locations can be found on the MGRC website at: <http://middlegeorgiarc.org/comprehensive-planning>

Stakeholder Meetings

| | | |
|---|--|----------------|
| 1 | Steering Committee Kickoff – Draft Vision and Review Existing Land Use | March 2016 |
| 2 | First Public Hearing | March 2016 |
| 3 | Discuss Community Goals | April 2016 |
| 4 | Discuss Needs and Opportunities Discuss Transportation and Land Use | May 2016 |
| 5 | Discuss Housing and Economic Development | June 2016 |
| 6 | Discuss Community Work Program | July 2016 |
| 7 | Review Community Work Program and All Elements | August 2016 |
| 8 | Discuss/Review Full Draft Plan | September 2016 |
| 9 | Second Public Hearing | October 2016 |

If you have comments or suggestions for the comprehensive planning process, please contact MGRC staff:

Crystal Gaillard
cgaillard@mg-rc.org
 478-751-6160

Kimberly Lowe
klowe@mg-rc.org
 478-751-6160

Robert O’Neill
roneill@mg-rc.org
 478-751-6160

Public Hearing Notice

For Peach County and the Cities of Byron and Fort Valley
Joint Comprehensive Plan Update

A public hearing will be held on Tuesday, March 22, 2016 at 5:30 pm in the Peach County Commission Chambers located at 213 Persons Street, Fort Valley, GA 31030. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the proposed planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Cam Yearty, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact the Peach County Board of Commissioners at (478) 825-2535 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

tunity for claiming a refund. If no return is filed to claim a refund within three years, the money becomes the property of the U.S. Treasury. For 2012 tax returns, the window closes on April 18, 2016 (or April

are below certain thresholds. The thresholds for 2012 were:

- \$45,060 (\$50,270 if married filing jointly) for those with three or more qualifying children,
- \$41,952 (\$47,162 if married

THE LEADER-TRIBUNE of record. Taxpayers can also file Form 4506-T to request a transcript of their tax return. Taxpayers can use the information on the transcript to file their return.

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Public Hearing

TO

discuss updates to the Peach County Joint Comprehensive Plan, including opportunities for public participation and input on the proposed planning process.

March 22, 2016 5:30 pm

Peach County Commission Building
213 Persons Street
Fort Valley, Georgia 31030



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

PUBLIC HEARING AGENDA

March 22, 2016, 5:30 p.m. | County Commission Building

- | | |
|---------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date | MGRC |
| 4) Timeline | MGRC |
| 5) Public Involvement Plan | MGRC |
| 6) Questions/Comments | MGRC |

For Public Input on Current Land Use Maps:

<http://www.mgrcmaps.org/peachcounty/landuse/>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Cam Yearty cyearty@mg-rc.org

Crystal Gaillard cgaillard@mg-rc.org

Kimberly Lowe klowe@mg-rc.org

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

**PUBLIC HEARING SIGN IN SHEET
March 22, 2016, 5:30 p.m. | County Commission Building**

| Name | Phone | Email |
|----------------|----------|----------------------------------|
| Jill Bowen | 825-3826 | peachcountydevelopment@gmail.com |
| RALPH LAMBERT | 951-7335 | ZEEKR109@GMAIL.COM |
| Marcia Johnson | 825-2535 | marcia-johnson@peachcounty.net |
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**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

PUBLIC HEARING SIGN IN SHEET

March 22, 2016, 5:30 p.m. | County Commission Building

| Name | Phone | Email |
|------------------|----------------|---------------------------------|
| Rich Bennett | 478 3961015 | rich-bennett@peachcounty.net |
| BJ Walker | 478 8253824 | bj-walker@peachcounty.net |
| Roy Lewis | 956-4201 | roy-lewis@peachcounty.net |
| Martin Moseley | 956 5031 | mmoseley@windstream.net |
| Victor Wilkowsky | 825 2432 | VictorK@theleadertribune.com |
| Ernestine Taylor | 825 - 2620 | ernestinetaylorleo@gmail.com |
| Melvin Walker | 478 731-7190 | walkerml218@aol.com |
| Xaviour Tucker | (478) 825-7156 | xtuck@bellsouth.net |
| Betty C. Hiee | 825-5145 | 23bettyc23@gmail.com |
| Paul Schwindler | 478-588-8098 | Paul-Schwindler@peachcounty.net |
| Kathie Lambert | 478-825-5986 | kathie@fortvalley.net |
| Alre' Horton | 478 447-2600 | alrehorton@gmail.com |
| Tisa Horton | 478-447-3510 | tisahorton@gmail.com |
| Clarice Davis | 478-825-2535 | clarice-davis@peachcounty.net |
| | | |

PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
2016 COMPREHENSIVE PLAN UPDATE – PUBLIC HEARING
PEACH COUNTY COMMISSION BUILDING – 213 PERSONS ST, FORT VALLEY
TUESDAY, MARCH 22, 2016, 5:30 P.M.

MEETING MINUTES

The public hearing began at 5:30 pm. Cam Yearty of the Middle Georgia Regional Commission welcomed all those in attendance and explained that Peach County and the City of Byron were beginning the process of updating their Joint Comprehensive Plan. He explained that the Comprehensive Plan is required to undergo an update every five years, and that the Georgia Department of Community Affairs sets the rules for the update process. The Comprehensive Plan is intended to serve as a 20-year policy guide for the physical development and redevelopment of the county. The goal is to assess existing conditions, project future trends, develop strategies and goals, and create a work program to achieve the goals. The process requires extensive public participation to be successful, and being current with the Comprehensive Plan is one of the requirements of maintaining Qualified Local Government status.

Mr. Yearty updated those present on the status to-date of the update process. The Steering Committee had held their first meeting. The Steering Committee reviewed the existing land use maps and provided comments. Mr. Yearty noted that these maps are available for review at the following web address: <http://www.mgrcmaps.org/peachcounty/landuse>. Also, the Steering Committee decided to pursue the following planning elements:

Land Use
Needs and Opportunities
Community Goals
Economic Development

Community Work Program
Transportation
Housing

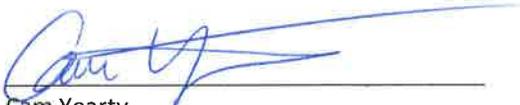
Ms. Kimberly Lowe, also of the MGRC, discussed the timeline for the plan update. After the First Public Hearing, the Steering Committee would continue to meet once per month (or more, depending on need). A draft of the Comprehensive Plan will need to be commented on at a Second Public Hearing to be held prior to October 31, 2016. After any comments are addressed, the updated drafts will be reviewed by the Middle Georgia Regional Commission and the Department of Community Affairs. Local Adoption will take place by February 7, 2017, with a Certification Deadline of February 28, 2017.

Ms. Lowe then described the composition of the Steering Committee and passed out copies of the current list of committee members. Ms. Lowe asked for input on anyone that the Public Hearing attendees thought may be helpful. A number of names were discussed, and Mr. Yearty spoke individually with attendees and collected contact information for those persons mentioned. Ms. Lowe also mentioned the methods that would be used to inform the general public of the Steering Committee meetings, which included the websites for the Middle Georgia Regional Commission, Peach County, and the Cities of Byron and Fort Valley. As was done for the First Public Hearing, the Second Public Hearing would be announced in the county's legal organ, The Leader Tribune. Finally, flyers would be created for the Steering Committee meetings to be placed at public spaces around the county.

Mr. Yearty asked if anyone had any other questions or points of discussion. There were none.

The meeting was adjourned at 6:15 pm.

Minutes Certified by:



Cam Yearty
Government Services Specialist
Middle Georgia Regional Commission

Housing and Finance Authority is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: State Home Mortgage, 60 Executive Park South, Atlanta, GA 30333 404-679-4908/-3133. To the best knowledge and belief of the undersigned, the party in possession of the property is Steven W. Jenkins or a tenant or tenants and said property is more commonly known as 435 Charles Dr, Fort Valley, Georgia 31030. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Georgia Housing and Finance Authority as Attorney in Fact for Steven W. Jenkins McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land situate, lying and being in the State of Georgia, County of Peach, and in the City of Fort Valley therein, being known and designated as Lot 18 in Block "A" of Valley View Subdivision, and being more particularly described as follows: From the point of common intersection between Land Lots 211, 212, 237 and 238, 9th Land District, Peach County, Georgia, run North 88 degrees 30' 00" West 490.00 feet to an iron pin which is the POINT OF BEGINNING; run thence North 88 degrees 30' 00" West 130.00 feet to an iron pin; run thence South 24 degrees 23' 42" East 132.61 feet to northerly boundary of Charles Drive; run thence in a southeasterly direction 74.77 feet along northeasterly boundary of Charles Drive to an iron pin; run thence North 01 degrees 30' 30" feet East 135.00 feet to an iron pin which is the point or place of beginning. The property is more particularly shown and described on a certain plat of survey for Kenneth R. Sanders and Paige P. Sanders by Thomas W. Futral, III, Ga. RLS No. 1202, dated March 3, 1994 and recorded in Plat Book 19, Page 20, Clerk's Office, Superior Court, Peach County, Georgia.

the amended and proposed MODs will be accepted for a period of review and consideration, ending 5:00 p.m., October 17, 2016. The State encourages citizens and other interested parties to review the amended FFY 2016 and the proposed FFY 2017 MODs and to submit comments to michael.casper@dca.ga.gov or to: CDBG Method of Distribution Georgia Department of Community Affairs Attn: Michael Casper 60 Executive Park South NE Atlanta, GA 30329-2231 Public Hearings regarding the amended FFY 2016 and the proposed FFY 2017 MODs will be held at the following:
 September 22, 2016 - 10:00 am
 October 5, 2016 - 4:00 pm
 Middle Georgia Regional Commission Hyatt Regency Savannah 175 Emery Highway, Suite C 2 West Bay Street Macon, GA 31217 Savannah, GA 31401 478-751-6160 912-238-1234 Email: info@mg-rc.org Web: www.hyatt.com Web: www.middlegeorgiarc.org

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reasonable accommodation or if you need an alternative format or language, please contact Michael Casper at: (404) 679-0594 or email fairhousing@dca.ga.gov. GNS Georgia Newspaper Service, Inc - Notice of Public Comment Period 0024 GNS CAPER & CDBG MOD order# 16093DN2 9/7/16

NOTICE OF SALE UNDER POWER

WHEREAS, on June 16, 1994, for value received, John W. Forehand and Annie R. Warner executed and delivered to the United

plat is recorded in Plat Book 19, page 79, Clerk's Office, Peach Superior Court, Georgia.

Subject to a building line restriction of 30 feet from Peachtree Street; subject to a 25 foot maintenance and utility easement across the West portion of the subject property; subject to a 10 foot drainage and utility easement along the East side of the subject property; subject to a sanitary sewer easement, as shown on the above set forth plat; and subject to any and all existing and recorded easements, building line restrictions, rights-of-ways and protective covenants.

The above described property will be sold subject to any and all outstanding real estate taxes that are due and payable.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the United States of America, be cause for rejection of the bid, and, if the bid is rejected, the United States of America shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds of said sale will first be applied to the payment of the indebtedness to the United States of America, other charges, and the expenses of sale, as provided in the above-described Deed to Secure Debt.

This the 1st day of September, 2016.

UNITED STATES OF AMERICA

By _____/S/ _____ THOMAS B.

HERRON
 Director, Default Management Branch
 United States Department of Agriculture,
 Rural Development
 ITS: Authorized Representative
 USDA / Rural Development - Centralized Servicing Center - Foreclosure Centralization
 0025 NOS USDA - John W. Forehand & Annie R. Warner
 9/7, 9/14, 9/21, & 9/28, 2016

**Public Hearing Notice
 For Peach County and the Cities of Byron and Fort Valley
 Joint Comprehensive Plan Update**

A public hearing will be held on Tuesday, September 13, 2016 at 5:00 pm in the Peach County Commission Chambers, located at 213 Persons Street, Fort Valley, GA 31030. All community members are invited to attend. The purpose of the hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. All comments must be submitted by Wednesday, September 21, 2016 at 5:00 p.m. to the Middle Georgia Regional Commission.

Persons with special needs relating to disability access or foreign language should contact the Peach County Commissioner's Office at (478) 825-2535 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

For additional information, please contact Crystal Gaillard or Kimberly Lowe, Middle Georgia Regional Commission, at (478) 751-6160.

Mail, Fax or Email comments to:
 Middle Georgia Regional Commission
 175 Emery Highway, Suite C
 Macon, GA 31217
 Fax: (478) 751-6517
 Email: cgaillard@mg-rc.org or klowe@mg-rc.org

Subscribe Today!
 478-825-2432



Public Hearing

TO

brief the community on the contents of the Comprehensive Plan, provide an opportunity for residents to make final suggestions, additions or revisions, and to discuss next steps.

September 13, 2016 5:00 pm

Peach County Commission Building
213 Persons Street
Fort Valley, Georgia 31030



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

**PUBLIC HEARING AGENDA
September 13, 2016, 5:00 p.m. | County Commission Building**

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Comprehensive Planning Process | MGRC |
| 3) Status to-date | MGRC |
| 4) Discussion of Draft Plan | MGRC |
| 5) Future Steps | MGRC |
| 6) Comments/Suggestions | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Crystal Gaillard

cgaillard@mg-rc.org

Kimberly Lowe

klowe@mg-rc.org

PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
2016 COMPREHENSIVE PLAN UPDATE – PUBLIC HEARING
PEACH COUNTY COMMISSION BUILDING – 213 PERSONS ST, FORT VALLEY
TUESDAY, SEPTEMBER 13, 2016, 5:00 P.M.

MEETING MINUTES

Persons in attendance:

Rich Bennett, Peach County
Marcia Johnson, Peach County Administrator
Michaela Jones, Peach County
Crystal Gaillard, MGRC
Kayleigh Sullivan, MGRC
Kimberly Lowe, MGRC

The public hearing began at 5:00 pm. Crystal Gaillard of the Middle Georgia Regional Commission welcomed all those in attendance. Ms. Gaillard stated, Peach County and the Cities of Byron and Fort Valley completed a draft update to their Joint Comprehensive Plan. She explained that the Comprehensive Plan is required to be updated every five years, and that the Georgia Department of Community Affairs sets the rules for the update process. Ms. Gaillard distributed copies of the draft plan and explained the following components: assessment of existing conditions, projections of future trends, strategies, goals, and community work program.

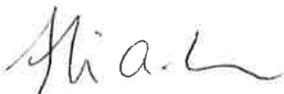
Ms. Gaillard informed those present that the steering committee held numerous meetings throughout the last six months to gather information and create the draft plan. Ms. Gaillard discussed the steering committee's input on the county's future land use and how changes could impact future development. Ms. Jones inquired about the desire to change residential areas into commercial areas within the City of Fort Valley. Ms. Gaillard responded that the steering committee believed commercial uses were a better fit for key corridors such as Vineville Street.

Ms. Kimberly Lowe, also of the MGRC, discussed the timeline for review of the draft plan. After the second Public Hearing, the steering committee and the public will have until Wednesday, September 21, 2016, to provide any suggestions or comments. The plan will then be presented to the county and cities to approve submission of the plan to the Middle Georgia Regional Commission for review. After the Regional Commission's review, the plan will be transmitted to the Georgia Department of Community Affairs for further review. In order for the county and cities to maintain their Qualified Local Government (QLG) status, documentation of the plan's adoption will need to be transmitted to the Department of Community Affairs by February 28, 2017.

Ms. Gaillard asked those in attendance if there were other questions or additional discussion. There were none.

The meeting adjourned at 5:15 pm.

Minutes Certified by:



Kimberly Lowe
Government Services Specialist
Middle Georgia Regional Commission

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #1 AGENDA

March 8, 2016, 3:00 p.m. | City of Byron Welcome Center

- | | |
|--|------------------------|
| 1) Welcome & Introductions | Cam Yearty, MGRC |
| 2) About Comprehensive Planning | Crystal Gaillard, MGRC |
| 3) Organization of the Steering Committee | Kimberly Lowe, MGRC |
| 4) Set First Public Hearing & Next Meeting Dates | Kimberly Lowe, MGRC |
| 5) Identify Plan Components to Undertake | Crystal Gaillard, MGRC |
| 6) Discuss Community Vision | Cam Yearty, MGRC |
| 7) Review Existing Land Use Maps | Crystal Gaillard, MGRC |
| 8) Adjourn | |

| Goals for Meeting 1 | |
|----------------------------|---|
| Topic | Action Items |
| Vision Statement | Determine key words and components |
| Stakeholder Meetings | Determine best meeting times |
| | Determine formality of process (i.e., voting vs. consensus) |
| Public Hearing | Set date, time and location |
| Land Use Maps | Provide feedback |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #1 Sign-in Sheet

March 8, 2016, 3:00 p.m. | City of Byron Welcome Center

| Name | Phone | Email |
|---------------------|--------------------------|--|
| BARBARA B. Williams | 478-825-8567 | bwilliams@fortvalleyusa.com |
| Marcia Johnson | 478-825-2535 | marcia-johnson@peachcounty.net |
| Dorinda W. Hayes | 478-956-3680 | dhayes@byronga.com |
| Billy McDaniel | 478-825-1763 | bmdaniel@kyronga.com |
| Billy Tripp | 478-825-1640 | trippb@peachpubliclibraries.org |
| Jill Bowen | 478-825-3826 | peachcountydevelopment@gmail.com |
| Rickey Blalock | (478) 825-5118 | rickey-blalock@peachcounty.net |
| Tom Morrill | 478 747-6200 | tmorrill@peachchamber.com |
| Morris Hillsman | 478-825-8547 | N/A |
| Melvin Walker | 478 731-7190 | walker41218@aol.com |
| Jessica Bird | (478) 302-5505 | jbirdewrga.gov |
| Wade Yoder | 478-825-7410 | vclub@comsouth.net |
| Rich Bennett | 4783961015 | rich-bennett@peachcounty.net |
| TIFFANY TRACY | (478) 207-0463 | ttracy@byronga.com |
| Tumbia H. Ashmon | (478) 825-5924 Office | tumbia-ashmon@peachcounty.net teeashmon@yahoo.com |
| John B. DUBRELL | (478) 397-8888 | ldubrell@bellsouth.net |
| Tina Harbuck | (478) 827-3519 | tina-harbuck@peachcounty.net |
| Martha McAfiee | 478 825-8261 | mmcAfiee@fortvalleyga.org |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #2 AGENDA

April 6, 2016, 3:00 p.m. | Peach County Workforce Development Center

- | | |
|----------------------------|------------------------|
| 1) Welcome | Cam Yearty, MGRC |
| 2) Review Vision Statement | Kimberly Lowe, MGRC |
| 3) Discuss Community Goals | Crystal Gaillard, MGRC |
| 4) Set Next Meeting Date | Crystal Gaillard, MGRC |
| 5) Adjourn | |

| Goals for Meeting 2 | |
|----------------------------|-------------------------------|
| Topic | Action Items |
| Vision Statement | Revise draft Vision Statement |
| Community Goals | Provide feedback |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #2 Sign-in Sheet

April 6, 2016, 3:00 p.m. | Peach County Workforce Development Center

| Name | Phone | Email |
|------------------|--------------|---|
| John B. Dubrie | 478 825-5644 | dubriej@bellsouth.net |
| Tiffany Bibb | 478-338-1249 | tbibb@byrongo.com |
| BJ WALKER | " 825-3824 | bj-walker@peachcount.net |
| Bill McDaniel | " 256-1763 | bmcDaniel@byrongo.com |
| Dorothy Centur | 478-825-8858 | centurdayahoo.com |
| Tiffany Perry | 478-956-2409 | tperry@byrongo.com |
| Rick Bennett | 478 396 1015 | rich-bennett@ richbennett peachcounty.net |
| Kathie Lambert | 478 825 5986 | Kathie@fortvalley.net |
| BARBARA Williams | 478-825-8567 | bwilliams@fortvalley.usa.com |
| Jillian Bowen | 478-825-3824 | peachcountydevelopment @ymail.com |
| Jessica Bird | 478-302-5505 | jbird@wrga.gov |
| Melvin Walker | 478 731-7190 | walkermelv1218@aol.com |
| Martha McAfee | 478-957-5673 | mmcafee@fortvalleyga.org |
| Marcia Johnson | 478-825-2535 | marcia-johnson@peachcounty.net |
| Paul Schwindler | 478-825-8717 | paul-schwindler@peachcounty.net |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #3 AGENDA

June 1, 2016, 3:00 p.m. | Byron Municipal Complex

- | | |
|-----------------------------------|------------------------|
| 1) Welcome | Kimberly Lowe, MGRC |
| 2) Review Draft Goals | Kimberly Lowe, MGRC |
| 3) Discuss Community Needs | Crystal Gaillard, MGRC |
| 4) Set Next Meeting Date/Location | Cam Yearty, MGRC |
| 5) Adjourn | |

| Goals for Meeting 3 | |
|----------------------------|---------------------|
| Topic | Action Items |
| Community Goals | Provide Feedback |
| Community Needs | Develop |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

**MEETING #3 Sign-in Sheet
June 1, 2016, 3:00 p.m. | Byron Municipal Complex**

| Name | Phone | Email |
|----------------------|--------------------------|----------------------------------|
| THANNTAN | (478) 207-04103 | Tthanntan@byronga.com |
| Larry Brown | 478-397-654 | larrybrown491@gmail.com |
| Lawrence Z. Spurgeon | 478-256-6507 | LSpurgeon@fortvalleyusa.com |
| Melvin Walker | 478-731-7190 | walkerml1218@aol.com |
| Jessica Bird | 478-302-5505 | jbird@wrga.gov |
| Bill McDaniel | 478-256-1763 | bmcDaniel@byronga.com |
| Derick W. Hayes | 478-396-3181 | dhayes@byronga.com |
| Telina Allred | 478-956-3600 | tallred@byronga.com |
| Rich Bennett | 478-396-1015 | rich-bennett@peachcounty.net |
| Martha McAfee | 478-825-8261 | mmcafee@fortvalleyga.org |
| Tom Morrill | 478-747-6200 | tmorrill@peachchamber.com |
| Marcia Johnson | 478-825-2535 | marcia-johnson@peachcounty.net |
| Jillian Bowen | 825-3826 478-919-6948 | peachcountydevelopment@ymail.com |
| Larry Collins | 478-956-3600 | LCBYRN@AOL.com |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE &
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs) STAKEHOLDER MEETING**

**MEETING #4 AGENDA
July 12, 2016 | 3:00 p.m. | Austin Theatre**

- | | |
|--------------------------------------|------------------------|
| 1) Welcome | Kimberly Lowe, MGRC |
| 2) Review Economic Development Goals | Kimberly Lowe, MGRC |
| 3) Review Economic Development SWOT | Crystal Gaillard, MGRC |
| 4) Discuss Economic Resiliency | Crystal Gaillard, MGRC |
| 5) Discuss Action Plan | Crystal Gaillard, MGRC |
| 5) Set Next Meeting Date/Location | Kimberly Lowe, MGRC |
| 6) Adjourn | |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE &
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs) STAKEHOLDER MEETING**

**MEETING #4 Sign-in Sheet
July 12, 2016 | 3:00 p.m. | Austin Theatre**

| Name | Phone | Email |
|-------------------|------------------|--------------------------------------|
| Kathie Lambert | 478- 825-5986 | kathie@fortvalley.net |
| Tisa Horton | 478 447-3510 | tisa.horton@gmail.com |
| TIFFANY KAY | (478) 956-2409 | TKAY@BYRONGA.COM |
| Melvin Walker | 478 731-7190 | walkerm1218@aol.com |
| Rich Bennett | 478 396 1015 | rich-bennett@peachcounty.net |
| Martha McAfee | 825-8261 | mmcafee@fortvalleyga.org |
| Wade Yoder | 825-7410 | vclub@comsouth.net |
| BJ WALKER | 825-3824 | bj-walker@peachcounty.net |
| Jillian Bowen | 825-3826 | peachcountydevelopment@ gmail.com |
| Kimberly Lowe | 478-751-6160 | klowe@mg-rc.org |
| Kayleigh Sullivan | 478-751-6160 | ksullivan@mg-rc.org |
| Crystal Gaillard | 478-751-6160 | cgailard@mg-rc.org |
| | | |
| | | |
| | | |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #5 AGENDA

August 3, 2016, 3:00 p.m. | City of Byron Welcome Center

- | | |
|---|------------------------|
| 1) Welcome | Crystal Gaillard, MGRC |
| 2) Review Current Land Use/Discuss Future Land Use | Crystal Gaillard, MGRC |
| 3) Discuss Housing and Transportation Elements | Crystal Gaillard, MGRC |
| 4) Discuss Community Work Program | Kimberly Lowe, MGRC |
| 5) Set Next Meeting Date/Location | Kimberly Lowe, MGRC |
| 6) Adjourn | |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #5 Sign-In

August 3, 2016, 3:00 p.m. | City of Byron Welcome Center

| Name | Phone | Email |
|----------------|------------|----------------------------------|
| Rich Brunetta | 4783961015 | rich-brunetta@peachcounty.net |
| BJ Walker | 8253824 | bj-walker@peachcounty.net |
| Wade Yoder | 825-7410 | vclub@comsouth.net |
| Marcia Johnson | 825-2535 | marcia-johnson@peachcounty.net |
| Martha McAfee | 825-8261 | mmcafee@fortvalleyga.org |
| Melvin Walker | 825-3222 | walkerm1218@aol.com |
| Xaviour Tucker | 825-7156 | xtuck@bellsouth.net |
| Jillian Bowen | 8253826 | peachcountydevelopment@ymail.com |
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**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #6 AGENDA

September 6, 2016, 3:00 p.m. | County Commission Building

- | | |
|-----------------------|------------------------|
| 1) Welcome | Crystal Gaillard, MGRC |
| 2) Review Draft Plan | Crystal Gaillard, MGRC |
| 3) Future Land Use | Crystal Gaillard, MGRC |
| 4) Discuss Next Steps | Crystal Gaillard, MGRC |
| 5) Adjourn | |

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

**MEETING #6 Sign-in Sheet
September 6, 2016, 3:00 p.m. | County Commission Building**

| Name | Phone | Email |
|----------------|----------------|----------------------------------|
| TIFFANY PEARM | (478) 807-0403 | Tpearm@byronga.com |
| Marcia Johnson | 478-825-2535 | marcia-johnson@peachcounty.net |
| Xavier Tucker | 478-825-7156 | xtuck@bellsouth.net |
| Jenifer Bowen | 478-825-3826 | peachcountydevelopment@gmail.com |
| Rickey Blalock | (478) 825-5118 | rickey-blalock@peachcounty.net |
| Alexus Luciano | (478) 919-6181 | aluciano@peachchamber.com |
| Tom Morrill | 478-747-6200 | tmorrill@peachchamber.com |
| Wade Yoder | 478-955-1999 | wclub@comsouth.net |
| BJ Walker | " 825-3826 | bjwalker@peachcounty.net |
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2040 Long Range Transportation Plan

Prepared by :

ATKINS

10/18/2015

Warner Robins Area Transportation Study (WRATS) the Metropolitan Planning Organization for the Warner Robins, Georgia region – Long Range Transportation Plan (LRTP) as required by MAP-21 and USDOT FHWA under 23 CFR Parts 450 and 500 and FTA under CFR Part 613.

This document is prepared in cooperation with the Georgia Department of Transportation, the Federal Highway Administration and Federal Transit Administration

Disclaimer

The opinions, findings, and conclusions in this publication are those of the author(s) and do not necessarily reflect those of the Department of Transportation, State of Georgia, the Federal Highway Administration, or the Federal Transit Administration. This publication does not constitute a standard, specification or regulation.

WRATS assures that no person shall, on the grounds of race, color, national origin, or gender, as provided in Title VI of the Civil Rights Act of 1964 and related statutes, be excluded from participation in, or be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which WRATS received Federal financial assistance.

Further, WRATS incorporates the principles of environmental justice into its policies, planning and project development activities to ensure that there are no disproportionately high and adverse inequitable impacts on minority groups and low-income groups throughout the region.

Table of Contents

| | |
|---|------------|
| Technical Coordinating Committee Members..... | i |
| Policy Committee Members | ii |
| Citizens Advisory Committee Members | iii |
| Citizens Advisory Committee Members | iv |
| | |
| 1 Introduction | 1-1 |
| 1.1 History of WRATS | 1-1 |
| 1.2 WRATS Study Area..... | 1-1 |
| 1.3 Planning Process | 1-1 |
| 1.4 WRATS Transportation Public Involvement Process..... | 1-2 |
| 1.4.1 Process Design | 1-7 |
| 1.4.2 Process Initiation | 1-7 |
| 1.4.3 Process Implementation..... | 1-7 |
| 1.4.4 Process Conclusion..... | 1-8 |
| 1.4.5 Process Review..... | 1-8 |
| 1.4.6 Committees | 1-9 |
| | |
| 2 Goals, Objectives, Performance Measures and Strategies | 2-1 |
| 2.1 USDOT Implementation of MAP-21 Performance Provisions..... | 2-1 |
| 2.2 Goal 1 – Economic Vitality | 2-3 |
| 2.3 Goal 2 – Safety and Security | 2-3 |
| 2.4 Goal 3 – Accessibility, Mobility and Connectivity | 2-4 |
| 2.5 Goal 4 – Environment and Quality of Life | 2-5 |
| 2.6 Goal 5 – Management and Preservation of the Existing System..... | 2-5 |
| 2.7 Strategies | 2-6 |
| | |
| 3 Socioeconomic Data | 3-1 |
| 3.1 Base Year..... | 3-1 |
| 3.1.1 Occupied Units and Population..... | 3-1 |
| 3.1.2 Employment | 3-1 |
| 3.1.3 School Enrollment | 3-2 |
| 3.2 Area Wide Projections..... | 3-2 |
| 3.3 Growth Allocations | 3-3 |
| 3.4 Motor Vehicle Registrations | 3-5 |
| 3.5 Commuting Patterns..... | 3-5 |
| 3.5.1 Houston County..... | 3-5 |
| 3.5.2 Peach County..... | 3-6 |
| 3.6 Environmental Justice | 3-7 |

| | | |
|----------|--|------------|
| 4 | Land Use | 4-1 |
| 4.1 | Existing | 4-1 |
| 4.1.1 | Existing Land Use Definitions | 4-1 |
| 4.1.2 | Total Study Area Perspective | 4-2 |
| 4.1.3 | Corridor Area Perspective | 4-9 |
| 4.2 | Future Land Use Plan | 4-16 |
| 4.2.1 | Future Land Use Definitions | 4-17 |
| 4.2.2 | Total Study Area Perspective | 4-24 |
| 4.2.3 | Corridor Area Perspective | 4-27 |
| 4.3 | Future Land Use Policies | 4-34 |
| 4.3.1 | Land Use Development and Natural/Historic Resources | 4-34 |
| 4.3.2 | Land Use Development and Water/Sewer Infrastructure | 4-35 |
| 4.3.3 | Land Use Development and Transportation Infrastructure | 4-35 |
| 4.3.4 | Land Development Coordination | 4-35 |
| 4.3.5 | General Land Development Issues | 4-35 |
| 5 | Transportation Needs | 5-1 |
| 5.1 | Roads and Bridges | 5-1 |
| 5.1.1 | Existing Conditions | 5-1 |
| 5.1.2 | Needs Analysis | 5-2 |
| 5.2 | Public Transportation | 5-10 |
| 5.3 | Bicycle and Pedestrian | 5-12 |
| 5.3.1 | Existing Conditions | 5-12 |
| | Source: National Highway Traffic Safety Administration (NHTSA) | 5-15 |
| 5.3.2 | Needs Analysis | 5-15 |
| 5.4 | Other Modes | 5-18 |
| 5.5 | Freight and Goods Movement | 5-18 |
| 5.5.1 | Existing Conditions | 5-18 |
| 5.5.2 | Needs Analysis | 5-18 |
| 5.6 | Operations and Maintenance | 5-20 |
| 5.6.1 | Existing Conditions | 5-20 |
| 5.6.2 | Needs Analysis | 5-20 |
| 6 | Transportation Plan Funding | 6-1 |
| 6.1 | Estimated Costs | 6-1 |
| 6.2 | Available Funding | 6-3 |
| 6.3 | Financial Constraint | 6-4 |
| 7 | Plan Recommendations | 7-5 |
| 7.1 | Transit | 7-5 |
| 7.2 | Bicycle and Pedestrian Systems | 7-5 |
| 7.3 | ITS/TSM/TDM and Intersection Projects | 7-5 |
| 7.4 | Maintenance and Operations | 7-6 |
| 7.5 | Road and Bridge Projects | 7-6 |

| | | |
|------|---|------|
| 7.6 | Short Range Projects | 7-7 |
| 7.7 | Mid-Range Projects | 7-9 |
| 7.8 | Long Range Projects | 7-11 |
| 7.9 | Illustrative Projects | 7-13 |
| 7.10 | SPLOST/Locally Funded and Intelligent Transportation System/Transportation Systems Management/Travel Demand Management (ITS/TSM/TDM) and Intersection Projects..... | 7-16 |

Appendices

| Section | Page |
|---|-------------|
| A Model Development Methodology | A-1 |
| B Public Involvement Information | B-1 |
| Advertisements Placed for Public Meetings | B-1 |
| Form used to Solicit Public Comments for Goals and Objectives | B-7 |
| Public Comments from Goals and Objectives Public Meetings | B-9 |
| Form used to Solicit Public Comments on the Draft LRTP | B-11 |
| Public Comments on Plan Recommendations | B-13 |
| C WRATS Socioeconomic Data | C-1 |
| Base Year Socioeconomic Data | C-1 |
| Future Year Socioeconomic Data | C-6 |
| D GDOT Socioeconomic Data Development Methodology | D-1 |
| E Existing Transportation System Conditions | E-1 |
| F SHSP Coordination and Environmental Mitigation..... | F-1 |
| G Stakeholder Interview Summary | G-1 |
| H Transportation Issues Survey Summary | H-1 |

List of Figures

| <i>Figure</i> | <i>Page</i> |
|---|-------------|
| Figure 1.1: Current WRATS Study Area | 1-4 |
| Figure 1.2: WRATS Traffic Analysis Zone Boundaries..... | 1-5 |
| Figure 1.3: The Long Range Transportation Plan Development Process | 1-6 |
| Figure 2.1: USDOT Performance Based Planning Process..... | 2-2 |
| Figure 3.1: Environmental Justice Locations by Census Block Group | 3-10 |
| Figure 4.1: Existing Land Use Map | 4-4 |
| Figure 4.2: 15 High Growth Corridors..... | 4-10 |
| Figure 4.3: Future Development Map..... | 4-23 |
| Figure 5.1: Roadway Level of Service (LOS)..... | 5-2 |
| Figure 5.2: Existing Roadway Level of Service (2010) | 5-4 |
| Figure 5.3: Future Roadway Level of Service with No Improvements (2040) | 5-5 |
| Figure 5.4: Existing Number of Lanes per Direction (2010) | 5-5 |
| Figure 5.6: Future LOS (2040) | 5-7 |
| Figure 5.7: Future Number of Lanes per Direction | 5-9 |
| Figure 5.8: Recommended WRATS Transit Routes..... | 5-11 |
| Figure 5.9: Pedestrian Facilities Plan | 5-16 |
| Figure 5.10: Bicycle Facilities Plan..... | 5-17 |
| Figure 5.11: WRATS Freight Network..... | 5-19 |
| Figure 7.1: Short Range Road and Bridge Improvements | 7-8 |
| Figure 7.2: Mid-Range Road and Bridge Improvements | 7-10 |
| Figure 7.3: Long Range Road and Bridge Improvements | 7-12 |
| Figure 7.4: Illustrative Road and Bridge Improvements..... | 7-15 |
| Figure 7.5: SPLOST/Locally Funded Road and Bridge Improvements and ITS/TSM/TDM and Intersection Projects..... | 7-18 |

List of Tables

| <i>Table</i> | <i>Page</i> |
|---|-------------|
| Table 2.1: WRATS 2040 LRTP Goals and Relation to MAP-21 MPO LRTP Planning Factors | 2-6 |
| Table 3.1: Future Year Socioeconomic Data Control Totals | 3-2 |
| Table 3.2: Future Year Socioeconomic Data Population Totals | 3-3 |
| Table 3.3: Future Year Socioeconomic Data Employment Totals | 3-4 |
| Table 3.4: Number of Registered Vehicles by County by Vehicle Type | 3-5 |
| Table 3.5: Place of Employment for Residents of Houston County | 3-6 |
| Table 3.6: Place of Residence for Employees Working in Houston County | 3-6 |
| Table 3.7: Place of Employment for Residents of Peach County | 3-7 |
| Table 3.8: Place of Residence for Employees Working in Peach County | 3-7 |
| Table 3.9: Environmental Justice Populations as a share of Warner Robins MSA Population.. | 3-9 |
| Table 4.1: Total Acreage by Land Use Category in WRATS Study Area | 4-2 |
| Table 5.2: Bicycle Fatal Crash Data for Houston and Peach Counties 2009 – 2013..... | 5-13 |
| Table 5.3: Pedestrian Fatal Crash Data for Houston and Peach Counties 2009 – 2013 | 5-15 |
| Table 5.4: Annual Operations and Maintenance Spending by Jurisdiction | 5-20 |
| Table 6.1: Estimated Cost of Transportation Needs in the WRATS Area..... | 6-1 |
| Table 6.2: Financially Constrained LRTP Road and Bridge Projects | 6-2 |
| Table 6.3: Estimated Transportation Funding Available to WRATS over the 2040 LRTP Planning Horizon (in 2015 \$ Millions) | 6-3 |
| Table 6.4: Estimated Transportation Funding by Year (\$ millions) | 6-4 |

**WARNER ROBINS AREA TRANSPORTATION STUDY
(WRATS)
TECHNICAL COORDINATING COMMITTEE MEMBERS**

VOTING MEMBERS:

- | | |
|---|--|
| 1. Mr. Bill Mulkey MPO Director | 16. Mr. Scott Hill Director of Facilities Houston County Board of Education |
| 2. Mr. Mike Brumfield Director of Operations, City of Centerville | 17. Ms. Patsy Goff Manager, Perry-Houston County Airport |
| 3. Mr. Jacob Cox Community Planner, Houston County | NON-VOTING MEMBERS: |
| 4. Mr. Jack Reed District Planning & Program Engineer, GDOT | 18. Ms. Ann-Marie Day Transportation Planner Federal Highway Administration |
| 5. Mr. Paul Schwindler Director of Public Works, Peach County | 19. Ms. Eileen Schwartz-Washington Transit Planner GDOT Office of Intermodal Programs |
| 6. Ms. Vivian Delgadillo Canizares Planner Associate GDOT Office of Planning | 20. Mr. John Marshall Field Engineering Supervisor, Flint E.M.C. |
| 7. Mr. Cam Yearty Government Services Specialist Middle Georgia Regional Commission | 21. Ms. Tonya Mole Region 6 Manager Department of Community Affairs |
| 8. Mr. W. Walter Gray, III Warner Robins City Engineer | 22. Ms. Jade Morey Project Manager Houston County Development Authority |
| 9. Mr. Mark Huntington Traffic Signal Analyst, City of Warner Robins | 23. Ms. Krystal Harris Southeast Georgia Branch Chief GDOT Office of Planning |
| 10. Ms. Jessica L. Bird MPO Transportation Planner | 24. Mr. Jon Nichols Robins Regional Chamber of Commerce Rep |
| 11. Mr. Tim Andrews Houston County Building Official/P & Z | 25. Mr. William Schwanebeck Houston County P & Z Board Chairman |
| 12. Mr. Brian Jones Houston County Engineer | 26. Ms. Nancy Smith Executive Director Middle Georgia Community Action Agency |
| 13. Mr. Mike Beecham Director of Community Development City of Perry | 27. Mr. Marshall S. Wall, Jr.-Liaison Chief, Operations Engineering Flight Robins Air Force Base |
| 14. Mr. Adam Smith District Preconstruction Engineer, GDOT | |
| 15. Mr. Bill McDaniel Public Works Director, City of Byron | |

**WARNER ROBINS AREA TRANSPORTATION STUDY
(WRATS)
POLICY COMMITTEE MEMBERS**

VOTING MEMBERS:

1. Mr. Randy Toms, Mayor
City of Warner Robins
2. Mr. John R. Harley, Mayor
City of Centerville
3. Mr. Russell McMurry
GDOT Commissioner
4. Mr. Tommy Stalnaker, Chairman
Houston County Commissioners
5. Mr. Melvin Walker, Chairman
Peach County Commissioners
6. Mr. William Douglas
Chairman of CAC
7. Mr. Jimmy Faircloth, Mayor
City of Perry
8. Mr. Larry Collins, Mayor
City of Byron
9. Mr. Cam Yearty
Government Services Specialist
Middle Georgia Regional Commission
13. Mr. Jack Reed
District Planning & Program Engineer
GDOT
14. Mr. Roy Lewis, Commissioner
Peach County Commissioners
15. Mr. John Pugh-Liaison
Deputy Director
78th Mission Support Group
Robins Air Force Base

NON-VOTING MEMBERS:

10. Ms. Ann-Marie Day
Transportation Planner
Federal Highway Administration
11. Ms. Vivian Delgadillo Canizares
Associate Planner
GDOT Office of Planning
12. Mr. Adam Smith
District Preconstruction Engineer
GDOT

**WARNER ROBINS AREA TRANSPORTATION STUDY
(WRATS)
CITIZENS ADVISORY COMMITTEE MEMBERS**

VOTING MEMBERS:

1. (VACANT)
Houston County
2. Ms. Nancy Newell
Houston County
3. Mr. Van Herrington
Houston County
4. Mr. Arthur Head
City of Warner Robins
5. Mr. William W. Douglas
Chairman of CAC
City of Warner Robins
6. Mr. Gerald H. Pounds
City of Warner Robins
7. Mr. Guerry E. Smith
City of Centerville
8. Mr. Ralph Kennedy
City of Centerville
9. Mr. Olen B. Reid
Peach County
10. Mr. Calvin Middlebrooks
City of Perry
11. Mr. John Hamilton
City of Perry

NON-VOTING MEMBERS:

12. Ms. Tina Hopper
Disability Connections
13. Ms. Valerie V. Hughes
Georgia Advocacy Member

LIST OF ACRONYMS AND ABBREVIATIONS

CAC = Citizens Advisory Committee
CST = Construction
DRI = Development of Regional Impact
EJ = Environmental Justice
FHWA = Federal Highway Administration
FTA = Federal Transit Administration
GDOT = Georgia Department of Transportation
ITS = Intelligent Transportation Systems
LOS = Level Of Service
LRTP = Long Range Transportation Plan
MAP-21 = Moving Ahead for Progress in the 21st Century
MGRC = Middle Georgia Regional Commission
MPO = Metropolitan Planning Organization
NEPA = National Environmental Policy Act
NHTSA = National Highway Transportation Safety Administration
PBPP = Performance Based Planning and Programming
PC = Policy Committee
PE = Preliminary Engineering
ROW = Right-of-Way
SPLOST = Special Purpose Local Option Sales Tax
SRS = Shoulder Rumble Strips
STIP = State Transportation Improvement Program
TAZ = Traffic Analysis Zone
TCC = Technical Coordinating Committee
TDM = Travel Demand Management
TIP = Transportation Improvement Program
TMA = Transportation Management Association
TSM = Transportation Systems Management
USDOT = United States Department of Transportation
UVC = Uniform Vehicle Code
V/C = Volume to Capacity Ratio
VHD = Vehicle Hours of Delay
VMT = Vehicle Miles of Travel
YOE = Year of Expenditure

1 Introduction

1.1 History of WRATS

The purpose of the Warner Robins Area Transportation Study (WRATS) is to ensure that federal-aid transportation projects are planned in a continuous, coordinated and comprehensive manner. WRATS is the designated Metropolitan Planning Organization (MPO) for a study area that includes the existing urbanized area for the Cities of Warner Robins, Perry, Byron, Centerville, Robins Air Force Base, the remaining portion of Houston County and the eastern portion of Peach County along Interstate 75. This area covers the urbanized area as well as the area that is expected to become urbanized over the next 20 years.

The WRATS planning process was mandated by the 1962 Highway Act which requires that a transportation planning process be established in all metropolitan areas with a population greater than 50,000. With the completion of the 1980 US Census, Warner Robins was officially designated as an urbanized area. Before federal funds can be expended on a project in the WRATS study area, the project must be included in the WRATS planning process. The WRATS MPO is composed of elected, appointed, and advisory officials from the federal, state and local levels.

1.2 WRATS Study Area

The WRATS was formed in 1983 with the initial participation of the cities of Centerville and Warner Robins, Houston and Peach Counties, the Georgia Department of Transportation, and Robins Air Force Base. The study area encompassed approximately 81,662 acres, or 127.6 square miles.

The 2000 Census revealed a significant expansion of the urbanized area boundary due to the substantial growth that took place during the 1990s. This, coupled with the expectation that the Warner Robins urbanized area would continue to expand both south and west over the next 20 years, the WRATS Policy Committee approved a new study area boundary that includes the cities of Perry and Byron, the remainder of unincorporated Houston County to the county line, and additional unincorporated areas in Peach County near Byron. This study area was revised slightly after the 2010 Census to include additional land in unincorporated Peach County to the northwest of Perry including the Perry-Houston County Airport. The revised Study Area now totals approximately 270,734 acres, or 423 square miles. Figure 1.1 illustrates the current Study Area boundary as used in this plan.

For purposes of transportation planning and for displaying the existing and projected socio-economic characteristics, the Study Area was divided into traffic analysis zones (TAZs). The original Study Area encompassed a total of 127 TAZs. Using Census geography and a methodology established by the Georgia Department of Transportation (GDOT), TAZs were added and the WRATS study area incorporated a total of 248 TAZs for the 2030 LRTP. The TAZs were further refined for developing the 2035 and 2040 LRTP so that there are now 331 TAZs. Figure 1.2 shows the current TAZ boundaries as used in this plan.

1.3 Planning Process

The metropolitan transportation planning process in an urban area such as Warner Robins is fairly standardized. The process involves the coordination of the improvements for all modes of transportation including highways, bridges, transit, bicycles, pedestrians, airports, highway and rail freight movement, Intelligent Transportation Systems, and transportation system enhancements. Transportation planning in an MPO area is required by the Federal Highway

Administration in order to qualify for funding of preliminary engineering, right of way purchase, and construction of projects from the Highway Trust Fund or other federal transportation resources.

As shown in Figure 1.3 the LRTP process begins with existing and future land use, existing and future socioeconomic data and the existing transportation network for the WRATS area. Basically, the end result is to develop the future transportation network and assumptions about future growth and development that drive travel demand and transportation needs. The 2040 LRTP uses the same Goals and Objectives developed for the 2035 LRTP. These goals and objectives led to performance measures used in the modeling process to determine the effectiveness of proposed transportation improvements. The goals and objectives will be further discussed in section 2. The modeling process is documented in Appendix A.

From the modeling process, transportation needs were identified.¹ These needs were broken down and defined for six different areas including:

- Roads and Bridges
- Public Transportation
- Bicycles and Pedestrians
- Other Modes
- Freight and Goods Movement
- Operations and Maintenance

From the needs analysis, a list of improvements was produced to address the deficiencies identified. Costs were estimated for each improvement project and compared to the projected funding available during the time frame of this plan. Plan recommendations were then developed for short-term, mid-term and long-term improvement projects. The plan recommendations are shown in section 7.

1.4 WRATS Transportation Public Involvement Process

Paramount to the development of an effective LRTP is a sound public involvement process. Public Meetings were held to discuss the existing 2035 LRTP and plan goals, and during a public review period to present the 2040 draft plan recommendations. The flyers used to advertise the public involvement meetings, the environmental justice analysis used to determine locations for these meetings, and all comments received from these meetings are found in Appendix B. In addition to public involvement meetings, a series of Stakeholder Interviews were conducted and an on-line Transportation Issues Survey was developed and implemented.

The purpose of the Stakeholder Interviews was to get broad input on transportation and development issues in the region from organizations who could provide unique and divergent perspectives and engage them in development of the plan. Ten organizations participated in the Stakeholder Interviews. The Stakeholder Interviews are summarized in Appendix G. In brief,

¹ Only road improvement projects are identified during the modeling process. Other transportation needs were drawn from WRATS staff, WRATS Committees, public comment, Stakeholder Interviews, the Transportation Issues Survey, and published documents.

Stakeholders when asked the most important issues to be addressed in the LRTP indicated that transit and new roads or additional capacity on roads were their first or second priority, while improved operations and safety of roads and additional bicycle and pedestrian facilities tended to be their third priority.

The Transportation Issues Survey solicited information on transportation issues directly from Warner Robins region residents and provided them an opportunity to express their concerns about the current transportation system and what improvements to the regional transportation system that they would like to see implemented. The survey was publicized on the City of Warner Robins website, in the Macon Telegraph, and the Robins Rev-Up. There were over five hundred survey respondents. The Transportation Issues Survey is summarized in Appendix H. In brief, respondents to the survey tended to identify lack of transit, lack of sidewalks, and lack of bike lanes and multi-use paths as the most important transportation problems in the region.

Federal transportation planning rules require that all urbanized areas such as Warner Robins have written guidelines incorporating citizen participation into the planning process. The WRATS Public Participation Plan was recently updated to be consistent with MAP-21 requirements.

Figure 1.1: Current WRATS Study Area

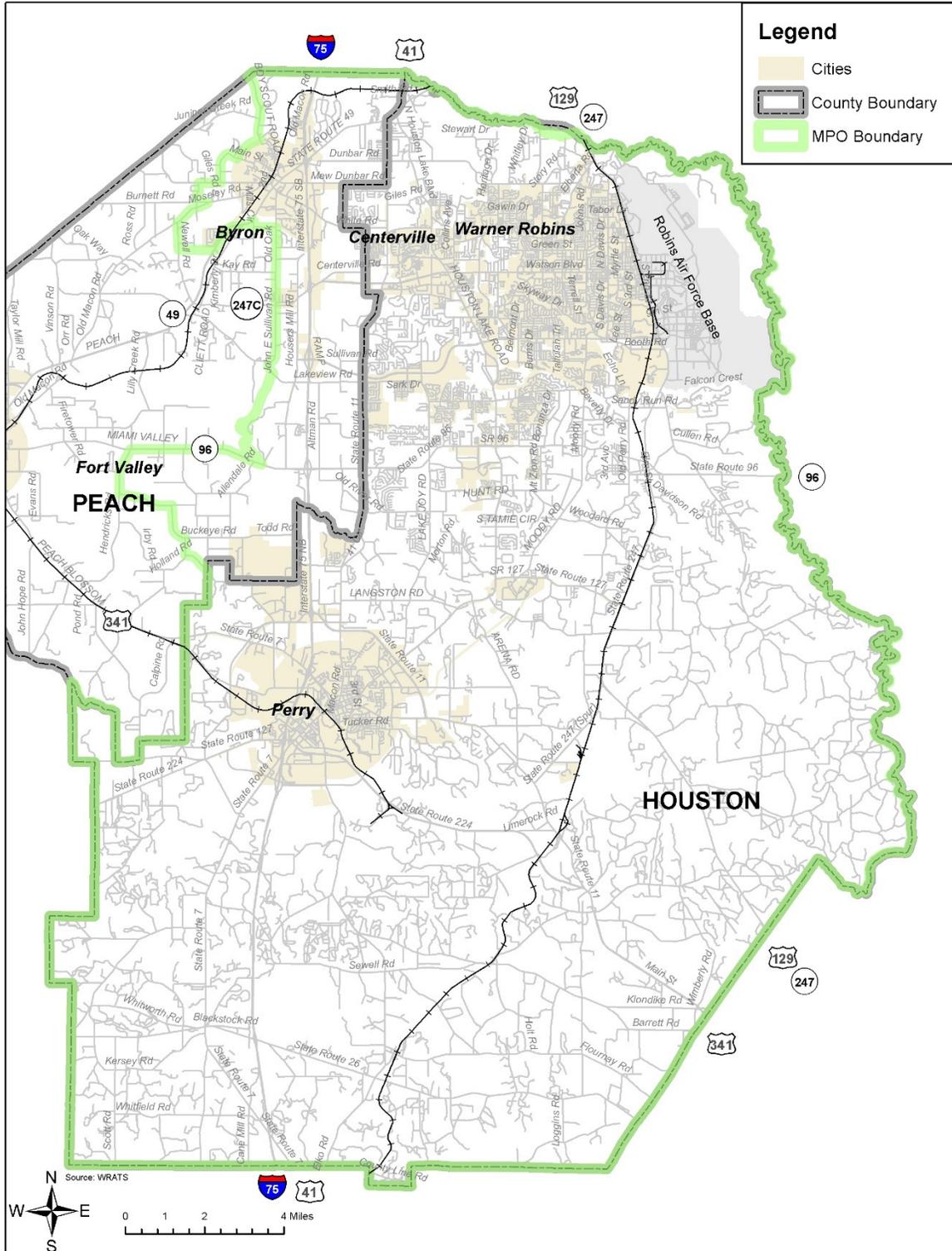
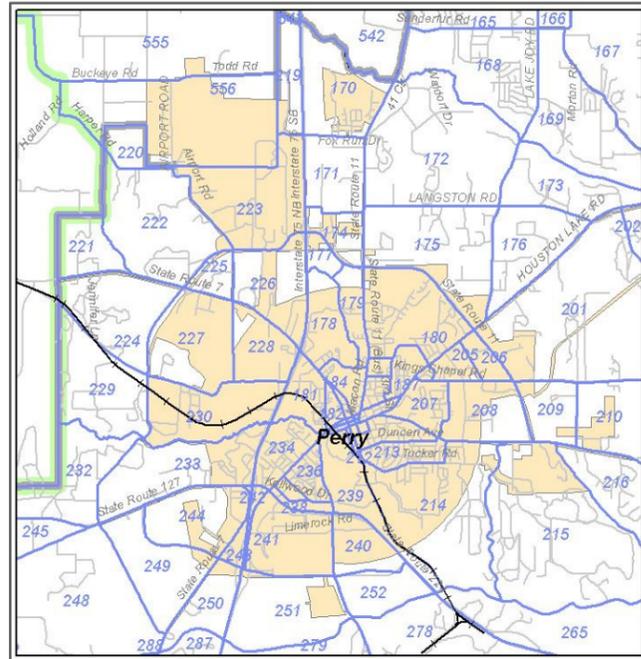
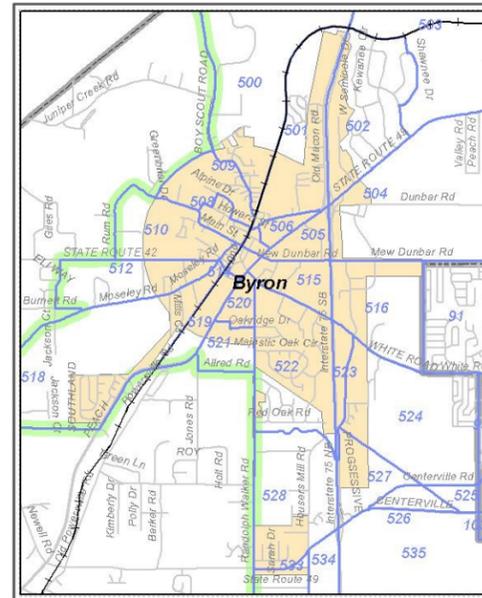


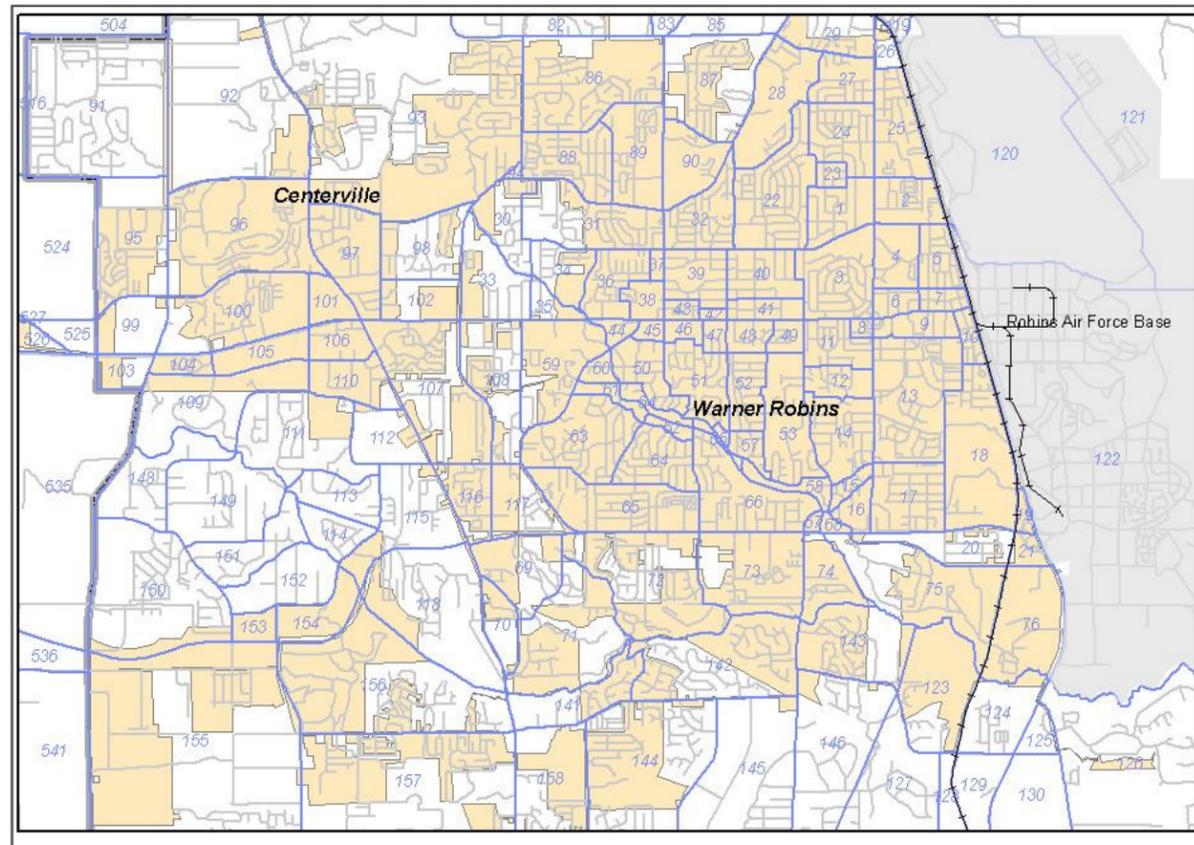
Figure 1.2: WRATS Traffic Analysis Zone Boundaries



City of Perry Detail



City of Byron Detail



City of Warner Robins and Centerville Detail

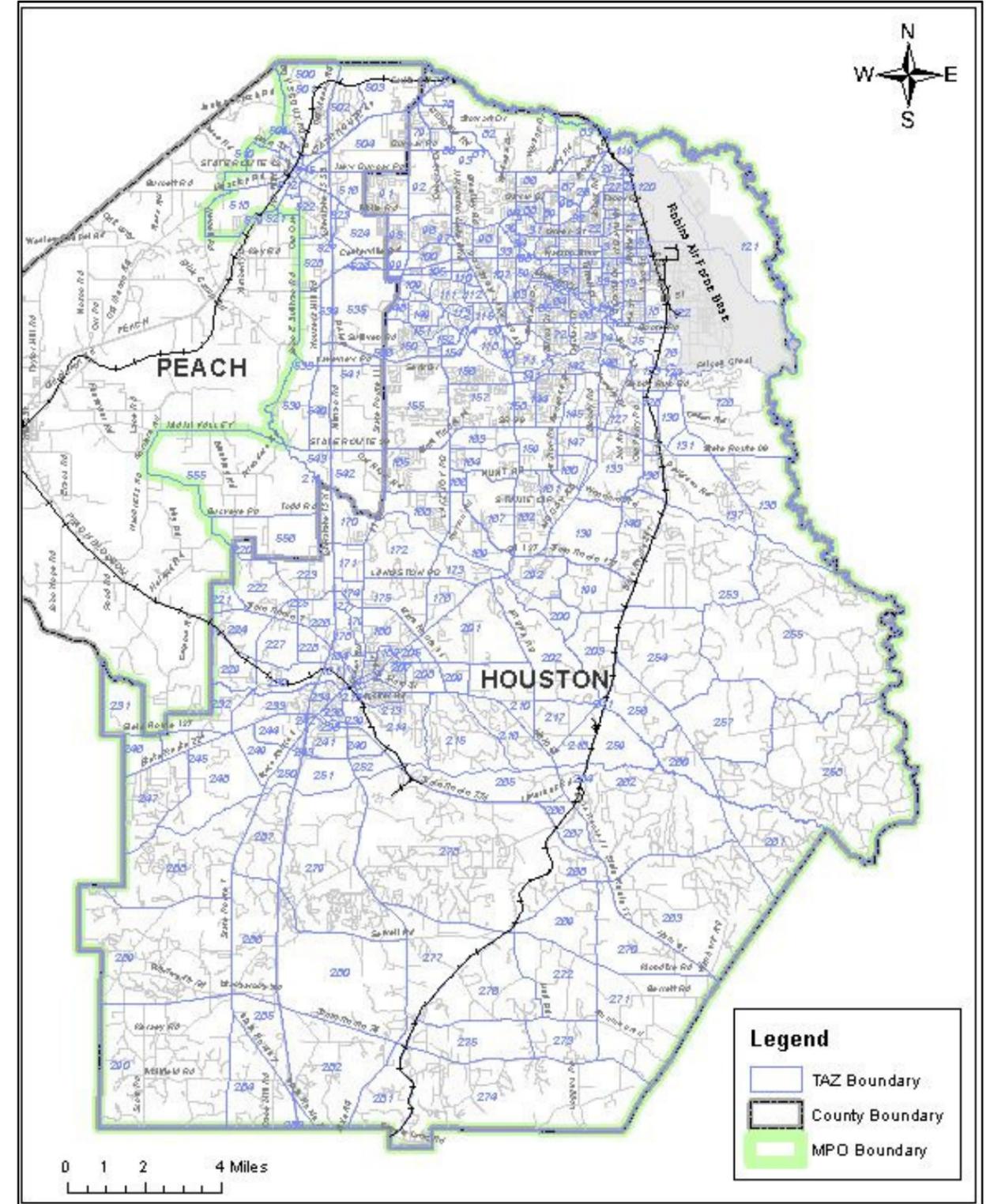
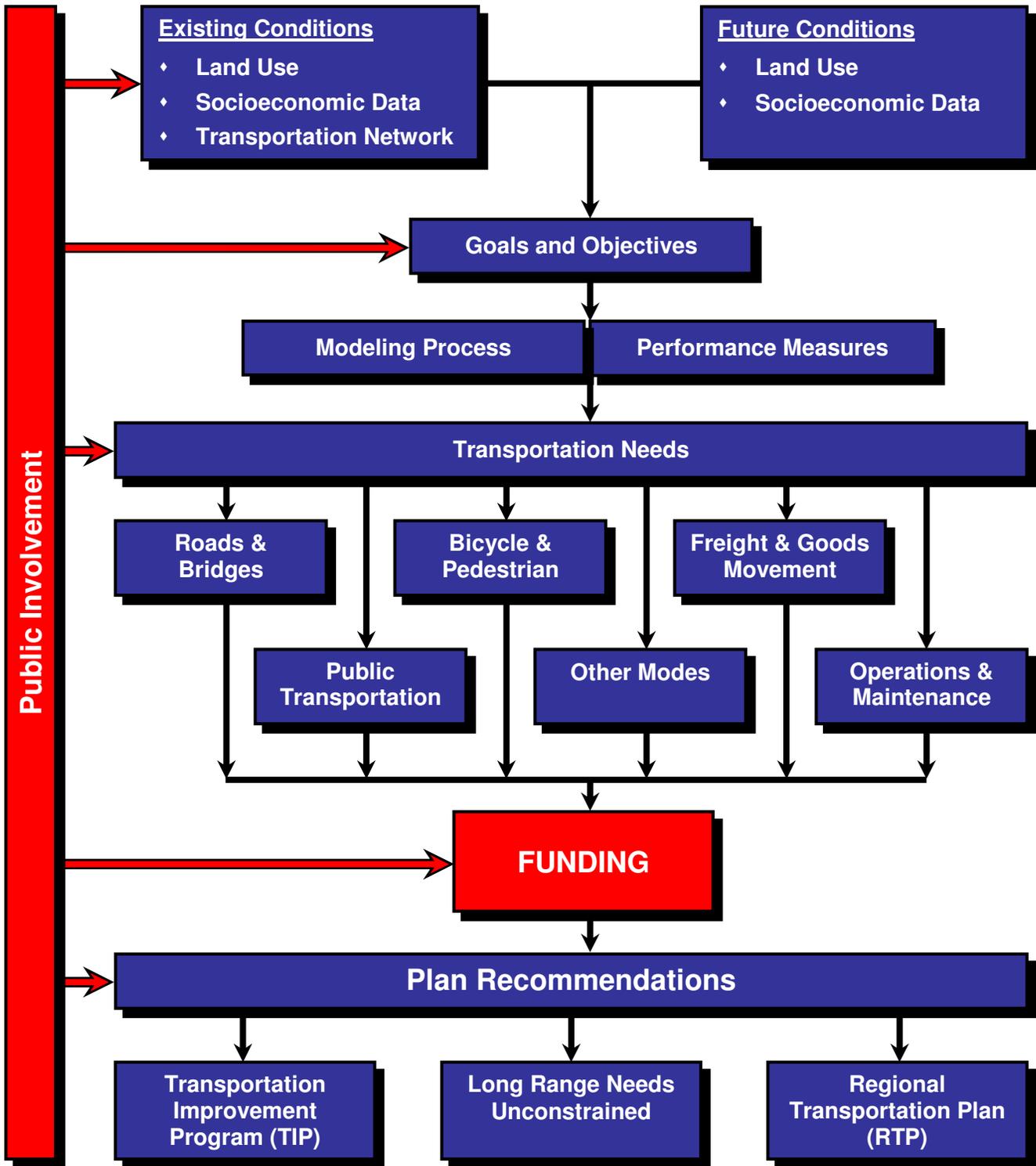


Figure 1.3: The Long Range Transportation Plan Development Process



Public involvement in transportation planning has been required since the passage of ISTEA in 1991. Federal regulations to implement ISTEA called for a proactive citizen participation process. This regulation has continued in each successive federal transportation act including Moving Ahead for Progress in the 21st Century Act (MAP-21) the current federal transportation legislation. The public involvement process must also comply with the Civil Rights Act of 1964 and the Americans with Disabilities Act of 1990. The public involvement process is intended to provide a framework through which the citizens of the community can participate in an advisory capacity in the planning and programming of transportation improvements.

1.4.1 Process Design

The MPO staff is responsible for developing a detailed schedule of individual transportation plans and program deadlines for the fiscal year. The schedule includes such dates as: estimated completion dates, public notices, committee meetings, outreach activities, key decision points and when reference material or educational tools are needed.

1.4.2 Process Initiation

Media Campaign

The MPO staff uses local media sources to provide clear and timely information about transportation issues and processes to citizens and any other interested parties and segments of the community affected by transportation plans, programs and projects. The MPO staff can use the media to inform the public by writing and distributing press releases, public service announcements, public access TV, talk radio, speaking engagements, and/or public notice advertisements. Notice of public meetings was advertised in the Houston Home Journal, public meetings and the transportation issues survey availability were mentioned in the Macon Telegraph website, the City of Warner Robins Facebook, in email newsletters to students at Georgia Military College and Middle Georgia Technical College, and in the Robins Rev-up.

Citizen Resource List

The staff is responsible for directly contacting known interested parties and identifying other persons or groups who are interested in the transportation planning process, plans or programs. Every effort is made to reach and accommodate hard-to-reach audiences such as persons with disabilities, non-English speaking citizens, and those with other special needs who are traditionally underserved by existing transportation systems.

Background Information

The MPO staff gathers and makes available any pertinent background information or materials. The information is made available through the established media, citizen and special groups network. It is an ongoing challenge to put technical issues in terms that are understandable and interesting to the general public. The MPO is committed to continue to simplify its documents, including or referring to background information, summaries of the information contained, and the goals and policies of the transportation plans or programs.

1.4.3 Process Implementation

Citizens Advisory Committee

The Citizens Advisory Committee (CAC) consists of individuals who provide a broad representation of the community. The function of this committee is to inform and advise the

community of the process, recommendations and results of the Warner Robins Area Transportation Study and to offer any suggestions which would benefit the Study. The CAC also advises the MPO and Policy Committee on matters of public opinion from individual citizens and citizen groups regarding transportation plans and programs. The CAC will be utilized to the fullest extent possible in the outreach activities of informing their counterparts of any transportation plans, programs, and projects.

Information Dissemination

Appropriate transportation planning documents are made available at central locations such as public libraries, chambers of commerce, city and county departments of planning, Georgia Department of Transportation field offices, and/or Regional Commissions, and on the WRATS webpages. Typically, these documents include draft plans or programs which are to be reviewed by the public prior to the WRATS Policy Committee's final adoption. A similar procedure is used to make final plans or programs, or amendments thereto, available for information purposes. Additionally, copies of draft and final plans or programs will be mailed directly to individuals upon request.

Public Notice/Review Period Guidelines

Public notices are placed in local newspapers, prior to all public review periods. Public review periods for draft plans and programs run at least 30 days. If the Policy Committee determines that the final plan or program differs significantly from the one which was made available for public comment, and raises new material issues which interested parties could not reasonably have foreseen from the public involvement efforts, an additional 15 days for public comment on the revised plan or program shall be made available.

If the Policy Committee determines it necessary to amend the final plan or program, the Policy Committee may approve the proposed amendment(s) subject to a 15 day public review and comment period. If no significant comments are received, the amendment(s) will stand as approved with no further action required by the Policy Committee. Results of the public review and comment period will be provided to the Policy Committee, for their information, at the next regularly scheduled meeting. If comments are received which the MPO staff considers as potentially significant, the comments will be presented to the Policy Committee for consideration and appropriate action.

1.4.4 Process Conclusion

When significant written and oral comments are received on the draft transportation plan or program, as a result of the public involvement process, a summary, analysis or report on the content of comments and the MPO responses, is prepared and made part of the final document, which is available at central locations and via the internet. This summary report is then distributed throughout the established network of committees and to individual commenters.

Plan and/or program amendments and the resulting public comments, will be made part of the Policy Committee minutes and will be kept on file in the MPO office. Amendments and comments also will be incorporated into copies of the affected plans and programs, made available at central locations.

1.4.5 Process Review

The public involvement process shall be periodically reviewed by the MPO and the Federal Highway Administration in terms of its effectiveness in assuring that the process provides full

and open access to all persons. The process will be evaluated and refined by following up with the established network and involved citizens for any suggestions on improvement. The preceding public involvement process will be repeated and refined as necessary during the course of the WRATS transportation planning process.

1.4.6 Committees

As a result of many organizational meetings, three committees were formed and participants identified. The Policy Committee (PC) is responsible for establishment of policy and overall guidance for the Study. The PC is required per federal regulations governing MPOs and its members are elected and appointed officials. Voting members are policy level representatives from Warner Robins, Centerville, Byron, Perry, Robins AFB, Houston County, Peach County, and Georgia DOT and the Chairman of the Citizens Advisory Committee. Recently WRATS added a representative from the Middle Georgia Regional Commission to act as a representative for transit. The Federal Highway Administration (FHWA) is represented in a non-voting capacity.

The Technical Coordinating Committee (TCC) is comprised of individuals whose special skills and training are necessary to undertake development of a comprehensive transportation planning process. Voting members are technical positions representing the same entities listed above in the Policy Committee, plus the Middle Georgia Regional Commission (formerly the Middle Georgia Regional Development Center), the Houston County Board of Education, and the Perry-Houston County Airport. Non-voting members are representatives from the Federal Highway Administration, Trucking Association, Railroad, Federal Transit Administration, Citizens Advisory Committee, and the private sector.

Currently, most transportation planning documents and items to be considered by the WRATS Policy Committee, are first reviewed by the Technical Coordinating Committee (TCC) and then by the Citizens Advisory Committee (CAC). The full Policy Committee (PC) is the policy making body of the Metropolitan Planning Organization and the Chairman of the CAC is also a voting member of the PC. A citizen may at any time attend and participate in the TCC, CAC or PC meetings.

Regularly Scheduled Committee Meetings

The time, place, and date of regularly scheduled meetings will be posted in the Warner Robins City Hall, Centerville City Hall, and the Houston County Annex building. The Policy Committee rotates meeting locations and also has meetings in the Byron Municipal Complex Training & Conference Center.

Special Called Committee Meetings

The Chairman of each committee may call a special meeting provided that a notice of the time, place, and date of the meeting is posted twenty-four hours in advance of said meeting. The written notice for the special called meeting will be in the same manner as for the regularly scheduled meeting.

Agendas and Minutes

Agendas for each committee will be available to the committee members and general public no later than one week prior to each regularly scheduled committee meeting. The minutes of each committee meeting will be available at the next regularly scheduled meeting.

All elements of this public involvement process will be implemented as personnel and monetary resources allow. Many of these activities will be ongoing throughout the year, while others will occur on an "as needed" basis. With each planning activity, the input of the public will be encouraged from the earliest point possible.