



2022-2042

BUTTS COUNTY COMPREHENSIVE PLAN

Adopted February 2022

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BUTTS COUNTY 2022 - 2042 COMPREHENSIVE PLAN



Prepared For:

**BUTTS COUNTY BOARD OF COMMISSIONERS
625 W. 3rd STREET
JACKSON, GEORGIA 30233**

Revised and Updated with Technical Assistance by:

**THREE RIVERS REGIONAL COMMISSION
120 North Hill Street
P.O. Box 818 Griffin, Georgia 30224**

ACKNOWLEDGEMENTS

Butts County Board of Commissioners

Ken Rivers --- First District
Robert L. Henderson, Sr. --- Second District
Joe Brown, Jr. --- Third District
J. Keith Douglas --- Fourth District
Russ Crumbley --- Fifth District

Steering Committee Members

Russ Crumbley – Board of Commissioners – Elected Official
Ken Rivers - Board of Commissioners – Elected Official
Brad Johnson – County Manager
Michael Brewer – Deputy County Manger
Christy Williams – Butts County Zoning Administrator
Bob White – Development Authority of Butts County
Lisa Durden – Butts County Chamber of Commerce
Danielle Hopson – Butts County Water and Sewer Authority
Frankie Willis – Local Business Owner and Tourism
Ashli Taylor – Local Realtor
Fred Chitwood – Local Resident
Herschel Arant – Central Georgia EMC

County Staff

Brad Johnson, County Administrator
Michael Brewer – Deputy County Administrator
Christy Williams – Butts County Zoning Administrator

Three Rivers Regional Commission Staff

Jeannie Brantley, Planning Director
Paul Jarrell, Planner
Stephanie Wagner, Planner

INTRODUCTION

PLANNING PROCESS

Why Comprehensive Planning? The Georgia General Assembly passed the Georgia Planning Act in 1989 (O.C.G.A. Sections 50-8), creating a coordinated planning program for the State of Georgia. The program enables local governments such as, Butts County, to effectively plan for its future and to improve communication with its neighboring communities. Butts County intends to use the comprehensive plan as a guide in the day-to-day decision-making. This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Plan.

The Comprehensive Plan is a statement of the county's long-range (twenty-year) vision for development and redevelopment. By addressing the entire physical environment of the county and the multitude of functions, policies, and programs that comprise the day to day workings of the county, the plan seeks to guide the what, when, where, why, and how regarding future planning and development.

THE PURPOSE: Butts County 2022-2042 Comprehensive Plan is intended to provide county elected and appointed officials, staff, community leaders, and residents of Butts County with a guide for the future growth and development of the county over the next 20-year planning horizon. The Plan was developed in cooperation and in accordance with the Minimum Planning-Standards and Procedures of the 1989 Georgia Planning Act. The Comprehensive Plan will serve as a guide for making everyday decisions, which are supportive of the community's stated vision for its future. It is intended that this plan should serve as the county's main tool in assessing development proposals, including rezoning applications and redevelopment plans. For the residents of Butts County, business owners, and members of the development community, this plan provides insight into what types of land uses and development are appropriate at various locations throughout Butts County. Through the process of evaluating various functions and services, this plan is a point of reference for Butts County's staff in preparing capital improvement programs and associated budgets.

CITIZEN PARTICIPATION: Public hearings were held on April 8 and 12, 2021 to inform the local citizens of purpose of the comprehensive plan and the steps for the preparation of the plan. Public hearings were also held January 13 and 24, 2022 to inform the public of the availability of the draft plan.

A community survey was compiled to solicit public input on the future vision of Butts County. The survey was placed on the county website and flyers with survey links were distributed at heavily trafficked locations within the community.

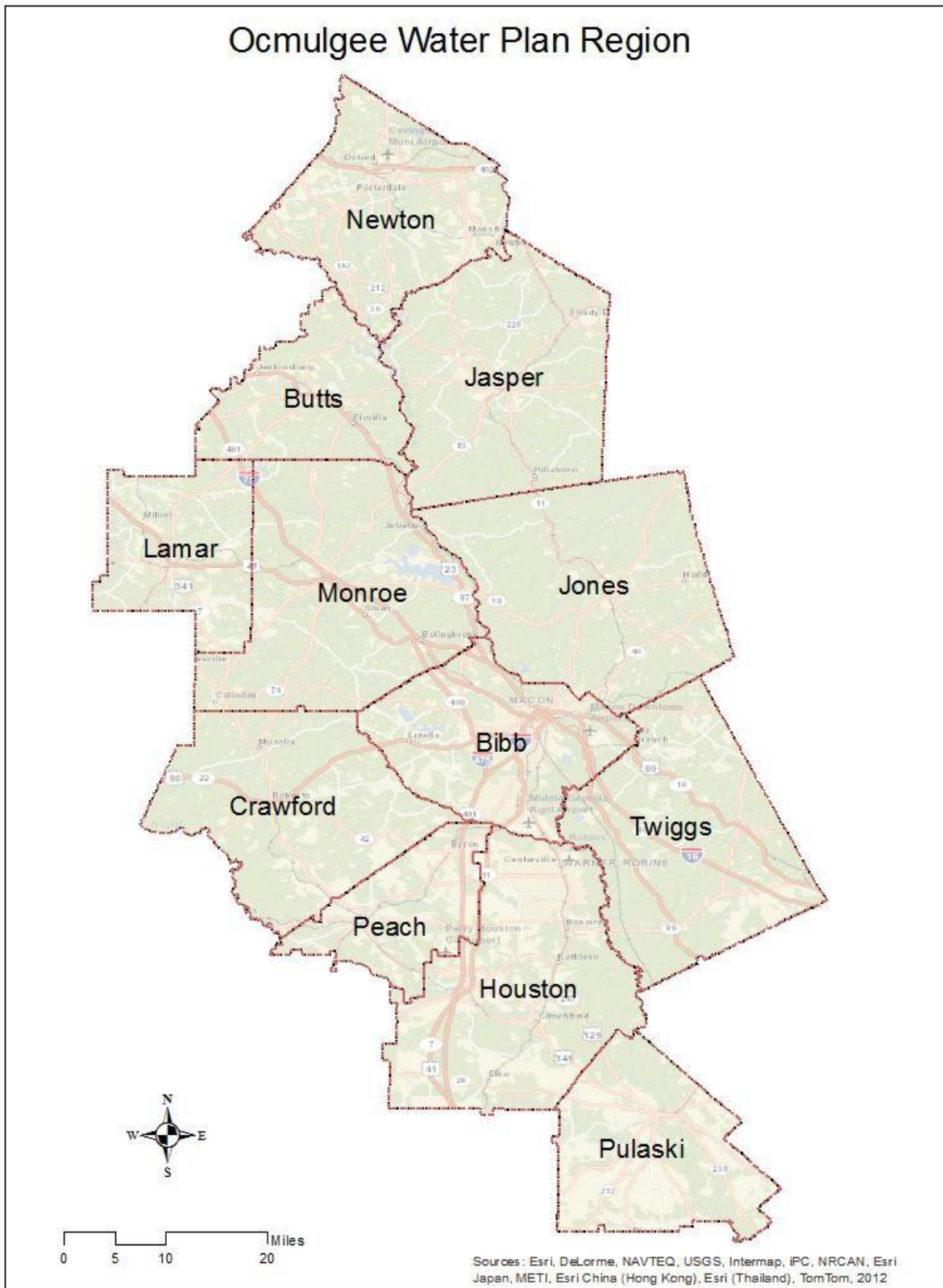
The local stakeholders/steering committee was made up of elected officials, county staff, school system, the Butts County Development Authority, the Butts County Water and Sewer Authority, and local business owners.

REGIONAL WATER PLAN

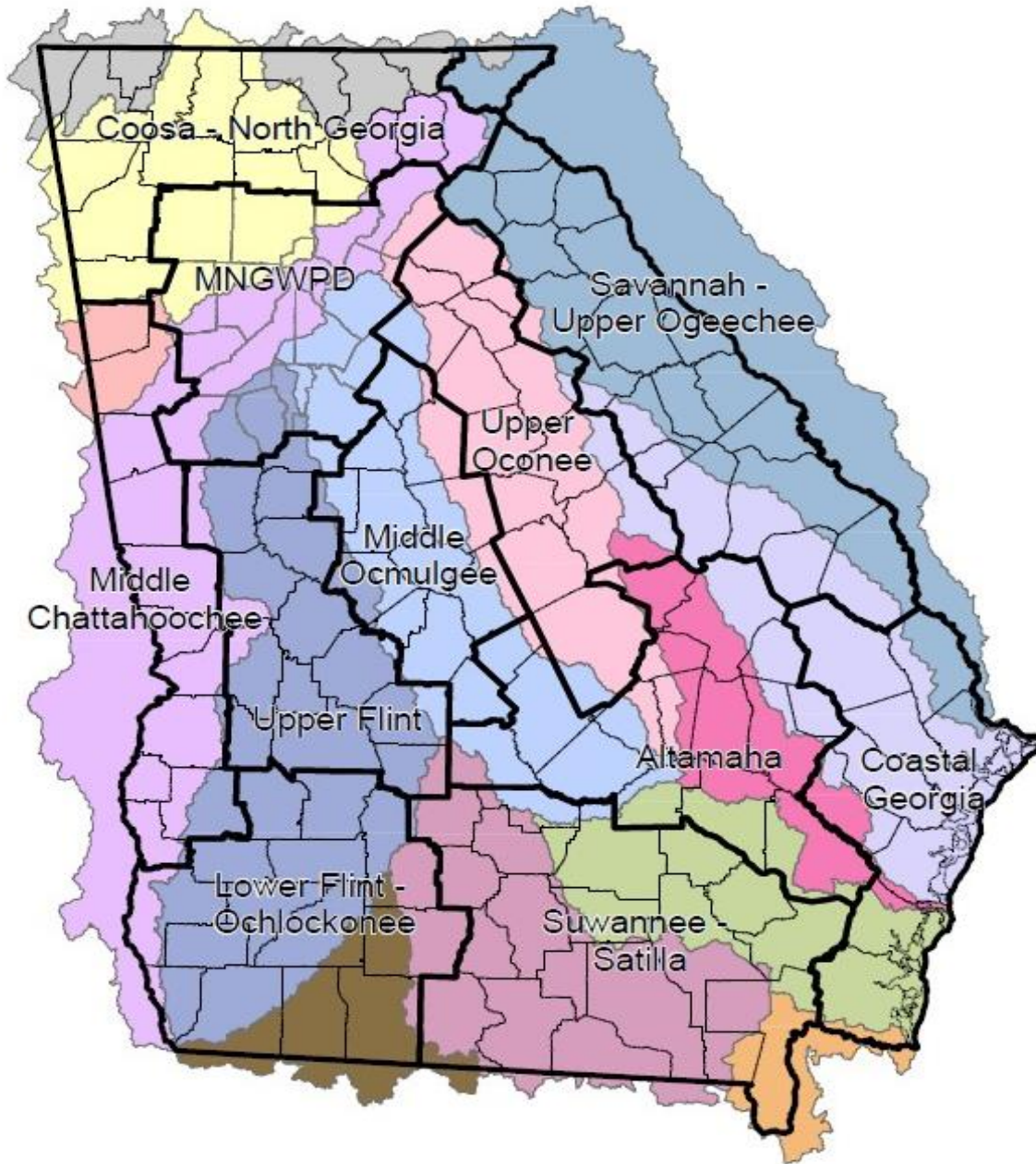
Environmental Criteria Chapter 391-3-16, Rules for Environmental Planning Criteria. The Environmental Planning Criteria that is part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains, the latter not quite applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act. The criteria require that local governments identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered such as existing land uses prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry or agricultural services. The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

Butts County has been identified in the Georgia's State Water Plan as being in the Middle Ocmulgee Region. That region consists of the following counties: Bibb, Butts, Crawford, Houston, Jasper, Jones, Lamar, Monroe, Newton, Peach, Pulaski and Twiggs. Butts county will continue to adhere to all the requirements and regulations governing thereof.





Water Planning Regions



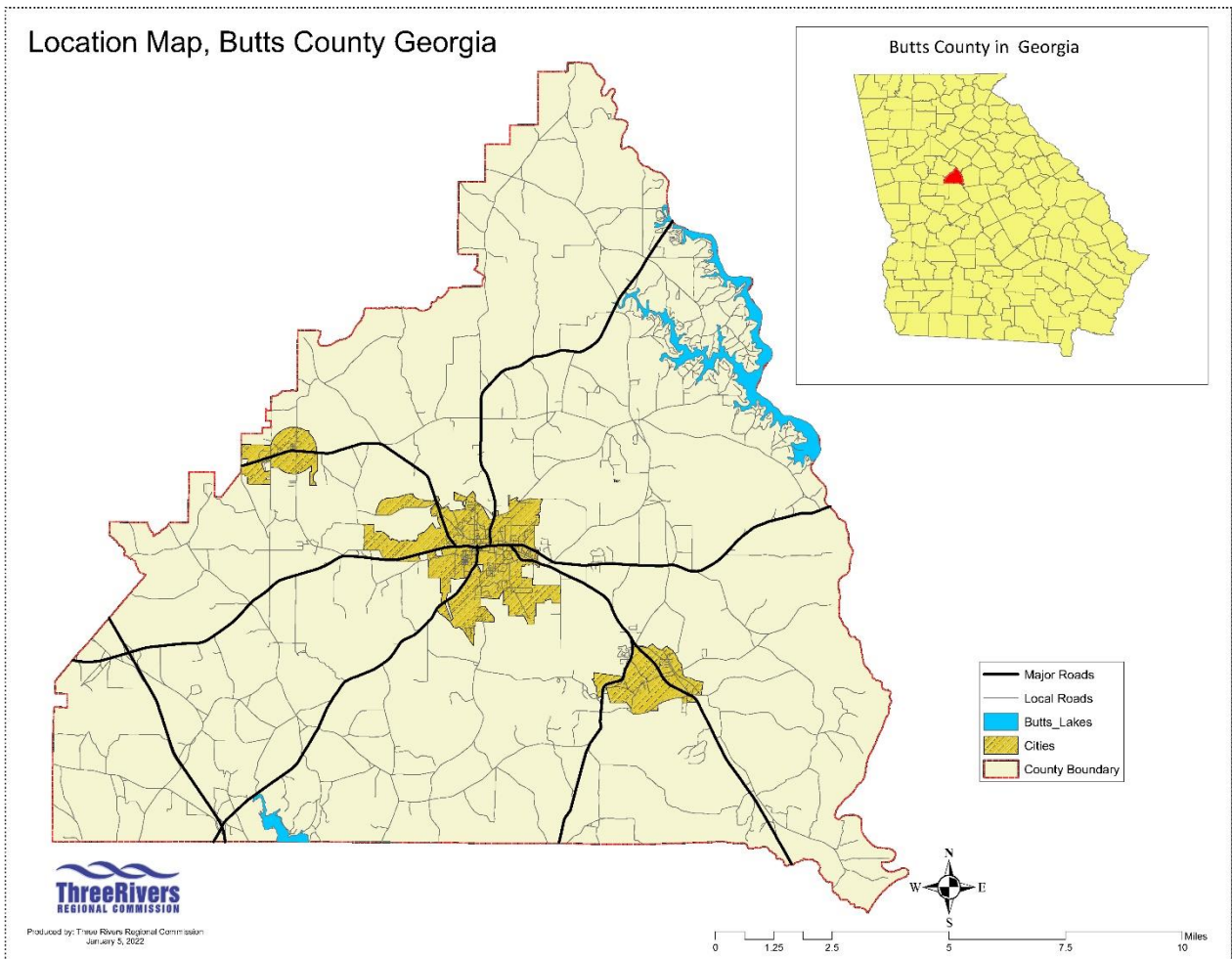
March 2009

COMMUNITY PROFILE

Butts County, Georgia is located southeast of Atlanta, GA, and northwest of Macon, Georgia – approximately equidistant from both. Butts County was included in the Atlanta Metropolitan Statistical Area as of the 2010 Census. However, as part of the exurban/rural fringe of the metro region, Butts County is not included in the Atlanta Regional Commission 10-county planning area. Butts County shares its northeastern border with Henry County, currently the fastest growing county in the Atlanta region. The Atlanta Regional Commission has projected that Henry County will add an additional 150,000 residents by 2050. Some of this growth is likely to spill over into neighboring Butts County.

Butts County is primarily a rural county, but has three municipalities: Flovilla, Jenkinsburg and Jackson, the county seat. The map below shows the location of these cities within the county, and shows Butts County’s location in reference to the state.

Butts County encompasses approximately 70,000 acres. The county’s 2010 population, as reported by the U.S. Census was 23,655 and the 2020 population is estimated to be 25,434 representing a 7.5 percent increase.



NEEDS AND OPPORTUNITIES

In order to be effective and represent current priorities, the comprehensive plan must identify and address the needs and opportunities facing the community. Each need and opportunity statement was reviewed and discussed in depth with a diverse steering committee of stakeholders. The needs and opportunities serve as the basis for the goals and policies included within the Comprehensive Plan.

The following needs and opportunities list was updated using a Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis. The list is organized according to various subject areas and include population, economic development, natural and cultural resources, facilities and services, housing, land use, transportation, and intergovernmental coordination.

LIST OF NEEDS AND OPPORTUNITIES

Population

Needs:

- Population growth continues to be expected in the next 20 years as exurban growth from the Atlanta Metropolitan Area spills over into Butts County from Henry County.
- The transition from rural to exurban fringe will alter the population demographics of Butts County.
- The proportion of the population that is over 65 years of age will increase and this population group will require specialized housing and services.

Opportunities:

- Continued metropolitan growth provides an opportunity for the County to attract additional new residents.
- Educational attainment for the community has significantly improved.
- Population growth has increased since the 2010 census at a rate of 7.5 percent.
- Graduation rate is slightly higher than the State.
- The Butts County water system is prepared for growth and the county is hoping to attract a younger population.
- Added and improved recreational amenities offer residents and visitors increased leisure activities.
- Population growth is in the positive and the County offers plenty of room for planned growth.

Economic Development

Needs:

- Expanded programs and educational training opportunities are needed at post-secondary level in Butts County.
- Wages within the services sector are low as compared to State figures but are changing.
- We lack sufficient jobs or economic opportunities for local residents.
- Need to improve the variation in skill sets available within the County, with particular focus on professional service skills.

- Broadband access is lacking especially in the rural parts of the County.
- There is a need to diversify the economy in Butts County.
- Workforce housing is needed to meet current demand for housing and for incoming jobs
- There is a need for healthcare facilities

Opportunities:

- The County is attracting increased commercial, light industrial, distribution, and logistics industries because of its location between Atlanta and Macon.
- The County should focus on attracting growth industries and employers that provide higher-paying jobs.
- Develop a comprehensive and coordinated approach to marketing all of Butts County's economic development assets including tourism; this should include local leadership training, strategic planning, and branding initiatives.”
- Need to develop strategies for utilizing key growth areas of the County, such as the I-75 corridor.
- The regional airport in Spalding County could provide economic development benefits for Butts County.
- The Riverview and River Park industrial parks could provide additional high-wage employment opportunities for County residents.
- Business tracking and retention programs to help the County maintain its current industries in the face of regional competition.
- A long-term infrastructure improvement plan can provide support, guide, and direct economic development activities.
- Innovative economic development tools such as tax abatement programs and business incubators could support and attract business.
- Continue to foster more employment opportunities within the County, and encourage businesses to hire County residents.
- Job-skills training programs in local schools need improved resources and linkage with modern industries.
- Regional College and Career Academy is available to assist local students and foster workforce development.
- The County may be able to encourage growth in tourism through cross-promotion of historic, recreation and cultural resources.
- Water and sewer capacities allow room for future growth.
- Construction of a frontage road between Highway 16 and 36 for increased commercial development.
- Jackson Bypass to route major truck traffic around the City of Jackson.
- The County may be able to construct a frontage road along Highway 16 and Highway 36.
- Broadband expansion through partnership with Central Georgia EMC will bring much needed access to Butts County citizens in the next few years.
- Butts County offers an ideal location for a medical center and hub between Atlanta and Macon.
- As industrial land increases, the need for buffers between industry and residential will increase.

Natural and Cultural Resources

Needs:

- The Upper Ocmulgee basin contains numerous contaminant violations coming from Atlanta resulting from inappropriate development surrounding river corridors.
- Many of the pollution sources within the Ocmulgee basin and Lake Jackson are located upstream of Butts County.
- Increased regional cooperation is needed to address water quality needs
- Water quality violations have not been systematically mapped and cataloged.
- Groundwater recharge areas are threatened by development
- Current development practices are not sensitive to natural resources.
- Prime agricultural lands have not been identified and targeted for preservation
- Farmland and rural scenery are disappearing.
- New development is locating in areas that should not be developed – such as rural farmland or environmentally sensitive areas.
- Greenspace and parkland can be increased especially active parks and playgrounds.
- Local protection of historic and cultural resources is inadequate.
- Consideration of a historic overlay district in the Indian Springs Village.
- Expand access to the Ocmulgee River for recreation and canoe/kayak portages.

Opportunities:

- There is a desire to preserve and revitalize Indian Springs State Park and Indian Springs Hotel.
- There is a desire to properly define and protect Butts County's rural character.
- Indian Springs State Park and Dauset Trails may provide the basis for additional trail linkages across the County.
- A trail committee has been established to increase and promote the development of trails within Butts County.
- Conservation easement programs may allow for increased greenspace preservation within the County.
- The County has increased the width of protective buffers along waterways beyond the state requirement.
- Environmental overlay zones may help protect sensitive natural resources
- Conservation subdivisions may allow for preservation of sensitive natural resources.
- SPLOST funds may be utilized to fund pathway improvements and greenspace acquisition.
- Giles Ferry, Thomas Ferry and other sites offers an opportunity for increased access to the Ocmulgee River for ecotourism.
- The newly established tourism board will help promote and market the historic and natural sites in Butts County.
- A map of historic, natural, and cultural sites may help support the promotion and awareness
- "The Creeks" Trail offers increased recreation, conservation, and connectivity between the City of Jackson, Dauset Trails Nature Center and Indian Springs State Park.

Facilities and Services

Needs:

- The relative costs of community services have not been considered or compared to different development types (open space/farmland; industrial/commercial; residential).
- The future costs of providing services at anticipated growth rates have not been considered or compared to development alternatives.
- Some parts of community not served by public facilities and services, particularly sewer services and broadband.
- The Fire Department needs to continue to expand with additional fire stations.
- There is a need to expand recreational opportunities throughout the County especially multi-use trails.
- There is a demand for building space for a gymnastics program.
- Sewer capacity needs improvements.

Opportunities:

- A capital improvement program for public facilities can form the basis of a growth management program and impact fees
- The provision of water and sewer facilities could help the County guide growth to appropriate areas.
- Future SPLOST funding for recreation.
- Expanded broadband facilities will bring adequate internet access to needed areas.

Housing

Needs:

- There is insufficient mix of housing sizes, types, and income levels within (most) neighborhoods in our community.
- The County lacks diversity in its housing supply.
- The County does not have varied housing options available to meet residents' needs at all stages of life.
- Senior housing is needed in order to accommodate the rising proportion of elderly residents.
- There is a lack of special needs housing in our community (disabled, group homes, women's shelters, etc.).
- There will be a growing market for rental housing as the population of the County increases and transitions from rural to suburban.
- Our community does not take measures to encourage infill and medium to high-density, multi-family residential development in appropriate locations.
- Some neighborhoods are in need of revitalization or upgrade.
- Need to increase high quality apartments.
- There is a need for senior housing such as smaller lots.
- There is a need for higher quality and improved standards for housing.
- Residential growth potential hindered by the lack of sewer.
- A housing standards assessment needed.
- Increased code enforcement is needed.

Opportunities:

- Homeowner programs such as maintenance, enhancement, and rehabilitation assistance may help stabilize declining neighborhoods.
- Homebuyer education programs may increase the rate of home ownership and inform the public about needs such as credit and maintenance.
- Cost of housing is less compared to neighboring communities

Land Use

Needs:

- The County is experiencing growth pressures along its western border spilling over from Henry County.
- Rapid development conflicts with the community's stated desire to maintain a rural environment.
- Need to address unattractive signage and sprawl development along roadways.
- Industrial development along I-75 may create land use conflicts with parallel residential development.
- The proposed new quarry South of Jackson may create a nuisance land use conflict between adjacent residents and businesses
- Residents of the Lake Jackson area have expressed concerns about overcrowding and incompatible land uses
- There is little mix of uses (such as corner groceries or drugstores) within neighborhoods.
- Need increased and additional public spaces designed for gathering and social interaction.
- Our community is not relatively compact, but spread out and only accessible by car.
- Due to the rural nature of the county, there is a threat of inefficient land use as development occurs in isolated areas due to the availability of large tracts of inexpensive land ("Leapfrog development").
- Development may occur in isolated areas that are not well served by community facilities and infrastructure.
- Lack of residential sewer in the unincorporated areas may impede the desired housing needs within the County.
- Update the Unified Development Ordinance (UDO).

Opportunities:

- Well-planned, village-style nodes of development, including conservation subdivisions may allow for greater rural land preservation, while attracting high-end development.
- Design guidelines may ensure that new infill development is appropriate and compliments the established character of the community.
- Illustrated development regulations may provide builders with a readily-accessible guide to design guidelines.
- A checklist for site plan review of proposed developments has expedited the permitting process.
- Planning for controlled development.

Transportation

Needs:

- Transportation corridors are congested, specifically Highway 42 and Highway 36.
- Truck traffic is a problem in downtown Jackson.
- The community is not pedestrian or bicycle friendly.
- Our community needs to increase and continue to expand local trail network.
- Local trails are not linked with those of neighboring communities, the region and the state.
- There is considerable need for more sidewalks, pedestrian paths, and consideration for alternative modes of transit for Butts County residents, especially in Indian Springs Village.
- People lack transportation choices for access to housing, jobs, services, goods, health care and recreation.
- Updated county-wide Transportation Plan is needed.
- Future new development will decrease the capacity of service of existing roadways and necessitate infrastructure improvements.
- Citizens are experiencing increasing commute times and distances—more people driving longer distances in traffic to reach home, school, shopping, or work.
- Need a railroad overpass to blocked roads and avoid public safety inaccessibility.
- As the availability of electric cars becomes more widespread, we will need additional charging stations.
- Lower speed limits are needed in many areas such as Indian Springs.

Opportunities:

- Improved communications and planning between the Butts County Planning and Zoning Department, the Road Department, and the Georgia Department of Transportation.
- Nearby Express Buses and Bus Rapid Transit (BRT) systems may allow residents to quickly access employment centers without reliance on automobiles.
- Streetscape improvements and pedestrian amenities may increase safety and accessibility.
- Funding from federal infrastructure bill will offer opportunities for facility improvements and repairs.
- The planned truck lanes along I-75 will ease congestion and increase truck accessibility to industrial sites
- Proposed bypass around Jackson would alleviate truck traffic in Jackson and increase traffic flow.

Intergovernmental Coordination

Needs:

- There is no existing forum for land use planning and coordination between Butts County and its municipalities.
- Agreements with surrounding counties are important to Butts County in order to manage shared resources and the provision of services of the natural resources and infrastructure that cross county boundaries.

Opportunities:

- Increased planning forums between Butts County, Jackson, Jenkinsburg, and Flovilla may allow for greater planning coordination and cooperation.
- Increased discussion forums between Board of Education members and Planning and Zoning officials could help assure that new development does not overburden the County school system.
- Multi-county Industrial Development Authority (IDA) initiatives may provide opportunities for regional economic development projects.
- Recent industrial development has led to cooperation for joint projects with neighboring counties.

COMMUNITY GOALS AND POLICIES



BUTTS COUNTY VISION STATEMENT

A unified diverse and progressive community fostering leadership, innovation, and good southern living.

Butts County has been very pro-active and its Board of Commissioners developed the following vision statements as strategic priorities for each of its core areas of governmental services. The County has recently renewed its commitment to these strategies.

STRATEGIC PRIORITIES

We and our community partners will realize the vision by the focusing our time, energy and resources on the following:

ECONOMIC DEVELOPMENT

Economic Development is our highest priority and our economic development initiatives will be aggressive and proactive and our strategic marketing and branding will be exceptional. We will focus on recruitment of new business and industry and retaining our current partners.

INFRASTRUCTURE

Our transportation and water and sewer systems will be strategically planned and designed to fully address our current need and future growth patterns. Master plans will allow for coordinated systems design and construction to optimize industrial, commercial and residential development.

RESPONSIBLE GOVERNANCE

Our elected body and our staff will create an organizational culture of workforce enrichment, encouragement, teamwork, trust, respect, creativity and innovation. We will be leaders in innovation, fiscal responsibility, target financial resource planning and have a sustainable tax base.

HISTORIC AND NATURAL RESOURCES

Our historic heritage and natural resources will be well preserved, developed and marketed as part of Butts County's tourism initiatives to be a destination for visitors and a place of pride for our citizens. Sites will be further developed and expanded as part of our strategic plan.

SAFETY, HEALTH AND WELL-BEING

Butts County will be a safe and secure community with the best in public safety services. The well-being of our citizens is paramount as we give full support and encouragement to quality health care options and education excellence for the people of Butts County as our community.

LEISURE AND RECREATION

Our community's entertainment and recreational options will be second to none. Our open passive green spaces will be expansive, our active recreation parks will have unlimited options and there will be entertainment venues for all our citizens and visitors.

INTERGOVERNMENTAL AND COMMUNITY RELATIONSHIPS

Butts County's relationships with community leaders and citizens, local boards and authorities, municipalities, state agencies and citizens will be unmatched in the region. We all work in a spirit of unity and collaboration for the good of all citizens of our Butts County Community.

LIST OF COMMUNITY GOALS AND POLICIES

Housing

- Goal 1 Protect and preserve established residential neighborhoods.
- Policy 1.1 Ensure adequate buffering and screening in order to protect residential neighborhoods from negative impacts of adjacent development.
 - Policy 1.2 Maintain a strict code inspection and compliance program to promote the maintenance and preservation of existing housing.
 - Policy 1.3 Target dilapidated or substandard housing for code enforcement efforts and redevelopment planning.
 - Policy 1.4 Ensure that established residential neighborhoods are not encroached upon by inappropriate commercial uses.
- Goal 2 Provide for a range of housing options to meet the needs of Butts County's diverse population.
- Policy 2.1 Encourage the construction of affordable senior housing in order to accommodate the growing senior population.
 - Policy 2.2 Provide housing opportunities for young families as well as "empty nester" households.
 - Policy 2.3 Provide housing opportunities for special needs populations such as the disabled.
 - Policy 2.4 Provide opportunities for mixed-use, live/work housing, especially for local workforce.
 - Policy 2.5 Work with nonprofit housing agencies to ensure an adequate supply of attainable housing.
 - Policy 2.6 Support equal housing opportunities for all persons.
 - Policy 2.7 Provide opportunities for increased housing types, where appropriate such as duplexes, townhomes, condominiums, and apartments, in areas of the County that can support increased density.
 - Policy 2.8 Provide opportunities for master planned residential communities.
 - Policy 2.9 Encourage interactive, interconnected neighborhood communities to foster access to schools, parks, residences and businesses through walkways, bike paths, roads and public transportation.
 - Policy 2.10 Encourage common greenspace, walking paths, and bicycle lanes within residential subdivisions.
 - Policy 2.11 Encourage the development of higher-end/higher quality housing options.
 - Policy 2.12 Update zoning ordinance and development codes as needed to provide for increased quality and desired development.

- Goal 3** Encourage home ownership and neighborhood stability in Butts County.
- Policy 3.1 Provide home buyer education programs in order to inform the public about financing, credit, and maintenance needs.
 - Policy 3.2 Create a program to encourage maintenance and upkeep of mobile home communities throughout Butts County.
 - Policy 3.3 Encourage mixed-income housing as a means of providing stable affordable housing within predominantly market-rate residential developments.
 - Policy 3.4 Provide opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Economic Development

- Goal 4** Encourage transportation, distribution, and logistics industries in Butts County in order to take advantage of the County’s location between Atlanta and Macon.
- Policy 4.1 Continue to actively recruit light industrial, distribution/logistics industries to locate near the I-75 corridor.
 - Policy 4.2 Continue to support the Industrial Development Authority in marketing and developing commercial business and industry.
 - Policy 4.3 Continue to actively work with neighboring Counties on cooperative economic development initiatives.
 - Policy 4.4 Seek grant which promotes and expands economic development throughout the County.
- Goal 5** Attract and retain a diverse variety of businesses in order to provide quality employment opportunities for residents and maintain a healthy tax base.
- Policy 5.1 Continue to work with the Butts County Chamber of Commerce to conduct business recruitment and retention programs.
 - Policy 5.2 Pursue growth industries such as education, health care, and transportation to locate within the County.
 - Policy 5.3 Provide economic incentives in order to attract businesses to Butts County and create employment opportunities.
 - Policy 5.4 Develop a mechanism to market the County and its assets. Network and coordinate with agencies which compile data and carry out promotional and marketing efforts, to assist in stimulating business location and development that serves the region.
 - Policy 5.5 Recruit a regional retail center in order to provide shopping opportunities for residents of Butts County and surrounding areas.
 - Policy 5.6 Survey local businesses in order to gather information on local economic conditions and business needs.
 - Policy 5.7 Inventory and track the needs of existing businesses and industries in

Butts County in order to retain those industries already present in Butts County.

- Goal 6 Provide opportunities for higher education and job training in Butts County supportive of the needs of a modern workforce.
- Policy 6.1 Work with local secondary schools and other institutions to provide job training opportunities at their new satellite campus in Butts County.
 - Policy 6.2 Promote internship programs and partnerships with Association of County Commissioners of Georgia (ACCG) in order to provide work experience for residents.
- Goal 7 Promote heritage tourism in historic sites in Butts County.
- Policy 7.1 Market and promote heritage tourism and recreational opportunities in and around Indian Springs State Park.
 - Policy 7.2 Create design guidelines/overlay zoning in order to ensure that infill development is compatible with surrounding historic areas.
 - Policy 7.3 Work with the Butts County Historical Society to inventory and protect historic resources in Butts County.
 - Policy 7.4 Seek regional assistance and public/private partnership for large-scale tourism related developments through the Georgia DCA Regional Economic Assistance Projects (REAP) program.
 - Policy 7.5 Support the Butts County Tourism Board in the promotion and preservation of heritage and sites of interest.
 - Policy 7.6 Implement recommendations from 2017 the Georgia Tourism Product Development Resource Team report.
 - Policy 7.7 Promote the Ocmulgee River Trail in cooperation and partnership with the Ocmulgee River Trail organization.
- Goal 8 Coordinate infrastructure expansion plans with economic development initiatives.
- Policy 8.1 Continue the Capital Improvements Program, in order to provide an orderly framework of infrastructure improvements.
 - Policy 8.2 Provide for the expansion of sewer and road infrastructure along the I-75 corridor in order to support industrial development along the highway.
 - Policy 8.3 Explore innovative funding mechanisms for infrastructure improvements, such as Tax Allocation Districts, Business Improvement Districts.
 - Policy 8.4 Continue to support the Development Authority's program of providing infrastructure for industrial and commercial development.
 - Policy 8.5 Support and partner with Central Georgia EMC and broadband providers in the expansion of broadband access throughout Butts County.

Natural and Cultural Resources

- Goal 9 Protect ground and surface water sources and water supply intakes to ensure adequate supply of potable water.
- Policy 9.1 Support watershed planning and regional water quality initiatives, such as the Georgia Comprehensive Water Management Plan and associated basin advisory committees.
 - Policy 9.2 Protect sensitive waterways, wetlands, and floodplains from development, which could negatively impact water quality and natural habitats.
 - Policy 9.3 Enforce the locally expanded buffer restrictions along sensitive waterways such as the Ocmulgee River.
 - Policy 9.4 Require regular inspection and maintenance of septic systems in order to ensure that failing tanks do not contribute to water pollution.
 - Policy 9.5 Identify Total Maximum Daily Loads (TMDL) of pollution, which can be safely absorbed to waterways and discourage development, which would exceed this threshold capacity.
 - Policy 9.6 Enforce adopted erosion, sedimentation, and floodplain protection ordinances required as part of the Georgia Part V environmental planning criteria.
 - Policy 9.7 Discourage development within state designated significant groundwater recharge areas.
 - Policy 9.8 Study the feasibility of a formal stormwater management plan.
 - Policy 9.9 Participate in the continued planning efforts for the Middle Ocmulgee Region Water Plan and utilize it when making policy decisions which may be environmentally sensitive.
 - Policy 9.10 Encourage increased environmental stewardship such as the establishment of Adopt-A-Stream groups.
- Goal 10 Promote the protection and maintenance of trees, greenspace, and sensitive environmental features in all new development.
- Policy 10.1 Promote Conservation Subdivisions in order to protect environmental features within development areas.
 - Policy 10.2 Promote Master Planned Communities which provide common open space and recreational amenities within new developments.
- Goal 11 Provide “active” recreational opportunities as well as “passive” parks and trails for residents of Butts County.
- Policy 11.1 Establish a per-capita minimum standard for parks and recreational facilities in order to ensure that the County’s level of service for recreational facilities does not decline as the population grows.
 - Policy 11.2 Utilize impact fees in order to fund the purchase of greenspace, park land,

and trails throughout the County.

Policy 11.3 Work with the Path Foundation and municipalities to create a trails system in Butts County in order to provide linkages between neighborhoods, conservation areas, and existing recreational facilities.

Policy 11.4 Encourage new development to set aside land for greenspace and multi-use trails.

Policy 11.5 Encourage developers to link their greenspace and trails into a publicly-accessible network of greenspace and trails.

Policy 11.6 Continue to partner with the Ocmulgee River Trail organization to promote and utilize the Ocmulgee River as a “blueway” trail for recreation and increased ecotourism.

Goal 12 Continue to protect the rural and natural areas of Butts County.

Policy 12.1 Work with the Trust for Public Land, the Georgia Conservancy and other organizations to secure any available state funding for the acquisition of greenspace in Butts County.

Policy 12.2 Partner with non-profit land preservation organizations to create a program of conservation easements

Policy 12.3 Study the possibility of implementing market-based conservation tools, such as a transfer of development rights (TDR) program.

Policy 12.4 Adopt a scenic corridor overlay district ordinance for the SR 16 corridor.

Policy 12.5 Extend scenic corridor overlay district provisions to other local roads in the county.

Goal 13 Encourage the preservation of Butts County’s rural heritage and provide opportunity of agricultural and forestry activities to remain a vital part of the community.

Policy 13.1 Discourage growth in areas that do not have the infrastructure necessary to support development. Provide an orderly plan for infrastructure phasing that clearly delineates growth areas based on planned expansion of services.

Policy 13.2 Protect agricultural operations from the encroachment of suburban residential subdivisions.

Policy 13.3 Continue the use of large-lot agricultural zoning as a means of protecting farmland and preserving low-density rural character.

Policy 13.4 Promote innovative agriculture to keep farming viable and a productive part of the Butts County economy.

Goal 14 Encourage the protection, maintenance, restoration, and appropriate adaptive reuse of significant historic and cultural resources within Butts County.

- Policy 14.1 Continue partnership with the Butts County Historical Society in order to inventory and protect historic structures and sites in the County.
- Policy 14.2 Encourage national register designation status for all significant historic structures and sites identified in Butts County
- Policy 14.3 Explore the feasibility of a local historic preservation ordinance, historic zoning overlays, and other measures in order to provide a means of protecting locally significant historic resources.
- Policy 14.4 Adopt regulations to ensure that infill development in historic areas is compatible with surroundings.

Community Facilities and Services

- Goal 15 Provide for the necessary infrastructure, public facilities, and services to support new and existing development; such as roads, schools, public safety, and wastewater treatment.
 - Policy 15.1 Develop a long range capital improvements program for key infrastructure and community facilities that is consistent with the Future Development Map and growth management strategies and update annually.
 - Policy 15.2 Establish a desired level of service for public facilities and services.
 - Policy 15.3 Ensure that new development does not cause a decline in the level of service to existing residents.
 - Policy 15.4 Consider the fiscal impacts of new development in order to ensure that the County has an adequate tax base.
 - Policy 15.5 Promote cooperation between the County Planning Department and local school boards in order to ensure that school location and development permitting decisions are supportive of overall growth and facility expansion plans.
 - Policy 15.6 Partner with utility companies and providers and minimize permitting process to expand broadband facilities and services throughout the County.
 - Policy 15.7 Promote broadband access and expansion initiatives through the DCA Broadband Ready Community designation.

- Goal 16 Maximize the use of existing public facilities and infrastructure.
 - Policy 16.1 Encourage new development to locate in areas with existing infrastructure capacity in order to avoid costly extension of services.
 - Policy 16.2 Limit development within Butts County to areas that can be reasonably served by public infrastructure.
 - Policy 16.3 Promote a compact, efficient pattern of development; and discourage “leapfrog” development.

- Goal 17 Coordinate the timing, location, and capacity of community facilities with desirable patterns of land use and development.
- Policy 17.1 Coordinate infrastructure expansion plans with adjacent local governments, such as the Cities of Jackson, Jenkinsburg, and Flovilla.
 - Policy 17.2 Establish a schedule for capital improvements and delineate infrastructure expansion areas consistent with the Future Development Map and growth management strategies.
 - Policy 17.3 Encourage new growth to locate in areas contiguous to existing development with a utility extension policy that is sequential and phased.
 - Policy 17.4 Extend public facilities and services to new development that is located within designated infrastructure expansion areas.
 - Policy 17.5 Establish coordination between the issuance of utility permits and building permits.

Land Use

- Goal 18 Provide for an efficient, equitable, and compatible distribution of land uses.
- Policy 18.1 Provide for a reasonable accommodation of a broad range of land uses within the County.
 - Policy 18.2 Encourage an appropriate buffer between established neighborhoods and activity centers.
 - Policy 18.3 Promote a balance between available housing and employment opportunities in the County.
 - Policy 18.4 Designate areas for industrial, warehousing, distribution, and transportation uses with direct access to major transportation systems.
 - Policy 18.4 Protect established single-family residential neighborhoods from the encroachment of unwanted land uses.
 - Policy 18.5 Coordinate land use planning with transportation improvement programs.
 - Policy 18.6 Create illustrated development regulations in order to provide developers with a readily-accessible guide to design standards.
 - Policy 18.7 Utilize established checklist for site plan review of proposed developments in order to expedite the permitting process.
- Goal 19 Promote a visually attractive environment and a “sense of place” within Butts County
- Policy 19.1 Utilize gateway signage and landscaping at key entry points into the County in order to foster a sense of place and create a positive first impression.
 - Policy 19.3 Enact community design standards or guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the existing character of the County, is built to a high

standard, and has an attractive appearance.

- Policy 19.4 Enforce the regulations regarding the screening of service yards and other places that tend to be unsightly should be encouraged by the use of walls, fencing, planting, or combinations of these. Screening should be equally effective year round.
 - Policy 19.5 Newly installed utility services, and service revisions necessitated by exterior alterations should be placed under ground, where economically feasible.
 - Policy 19.6 Enforce the landscape ordinance to discourage clear-cutting, encourage the preservation of specimen trees, and require re-planting of trees removed as the result of new development.
 - Policy 19.7 Monotony of design in single or multiple building projects should be avoided. Variations in detail, form, and siting should be used to promote visual interest. Harmony in texture, lines, and mass is encouraged.
- Goal 20 Promote the development of clustered commercial activity centers and discourage continuous, scattered commercial development along major corridors.
- Policy 20.1 Encourage the development of compact commercial nodes at designated rural activity centers.
 - Policy 20.2 Discourage the continuous strip commercial zoning along major corridors.
- Goal 21 Promote attractive, well-designed, pedestrian-oriented development that includes a mix of uses.
- Policy 21.1 Provide incentives for mixed use development, such as density bonuses.
 - Policy 21.2 Create and adopt a planned-residential ordinance in order to provide a mechanism for development review of master planned communities.
 - Policy 21.3 Encourage commercial buildings to be oriented towards the street with parking located on the side or rear of the building.
 - Policy 21.4 Encourage pedestrian-oriented residential design that applies Traditional Neighborhood Development principles.
- Goal 22 Prevent the encroachment of suburban development from neighboring counties into areas of Butts County that are designated for rural preservation.
- Policy 22.1 Discourage development served by septic tanks in watershed protection areas that are within 7 miles upstream of water intake points.
 - Policy 22.2 Work with the neighboring counties of Henry, Spalding, Newton, Jasper, Monroe, and Lamar to ensure that land use plans are consistent across adjacent jurisdictions.
- Goal 23 Preserve the rural character of the County and provide opportunities for

agricultural and forestry uses to remain a vital part of the community.

- Policy 23.1 Preserve the southeastern portion of the County adjacent to the Ocmulgee River for agricultural and forestry uses.
- Policy 23.2 Enforce state and local protected river guidelines and riparian buffers for applicable areas adjacent to the Ocmulgee River.
- Policy 23.3 Adopt DCA Model Code 4-1, encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural uses.
- Policy 23.4 Adopt DCA Model Code 4-3, requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between land uses.
- Policy 23.5 Study the possibility of implementing a Transfer of Development Rights (TDR) program as a market-based mechanism for the preservation of scenic areas, open space, and agricultural land.

Goal 24 Provide opportunities for the development of light industrial, office, warehousing, logistics and commercial development as a means of providing jobs and creating a balanced tax base.

- Policy 24.1 Encourage light industrial, office, and commercial development in designated areas along the I-75 corridor in order to take advantage of expressway access and the County's location between Atlanta and Macon.
- Policy 24.2 Provide opportunities for industrial development in locations that can be served by city and county services, and the regional transportation network.
- Policy 24.3 Prioritize sewer service expansion in the unincorporated County to designated future employment centers.
- Policy 24.4 Explore the possibility of rail spurs to service and expand industry.

Goal 25 Preserve the historic Indian Springs Community and Indian Springs State Park, with the possibility of expanding/resurrecting the area as a tourist attraction.

- Policy 25.1 Conduct a historic resources inventory of important structures in the Indian Springs/Flovilla area.
- Policy 25.2 Apply for designation on the Georgia and National Register of Historic Places those structures identified in the historic resources inventory.
- Policy 25.3 Create and adopt architectural standards or guidelines for the Indian Springs area in order to ensure that new development is compatible with the historic nature of the area. Consider the Georgia Historic Preservation Division's model design standards for infill and material changes to historic properties as well as the Georgia DCA's new heritage tourism district model code.
- Policy 25.4 Encourage linkages between multi-use trails, recreational facilities, and greenspace in proposed master-planned communities near Indian Springs and Flovilla.

- Goal 26 Promote infill development and redevelopment over “green field” or “leapfrog” development.
- Policy 26.1 Promote reuse, rehabilitation, and redevelopment of existing vacant, declining, and underutilized properties.
 - Policy 26.2 Create an inventory of vacant, declining, and underutilized properties which can be provided to potential developers.
 - Policy 26.3 Encourage new development to locate in areas contiguous to existing development where there is adequate infrastructure capacity and community facilities.

Transportation

- Goal 27 Strive to achieve a minimum roadway Level of Service (LOS) of D, which reflects conditions where roadways are functioning within their design capacity, for all roadway classifications.
- Policy 27.1 Explore the feasibility of a Traffic Analysis Plan ordinance that sets forth procedures for the County to review the potential traffic impacts related to proposed developments, assign appropriate mitigation requirements as a condition of development approval, and promote opportunities for multimodal travel.
 - Policy 27.2 Any development that generates more than 500 PM peak hour trips should prepare a traffic impact study and define how they plan to mitigate their impacts.
 - Policy 27.3 Developments that generate more than 100 PM peak hour trips and have direct access to a roadway that currently operate at Level of Service (LOS) E or F, which reflects conditions where a roadway is operating at or above its design capacity, should prepare a traffic impact study and define actions to mitigate their impacts.
 - Policy 27.4 Develop a new county-wide transportation plan.
 - Policy 27.5 Consider the development of a road impact fee program.
- Goal 28 Provide for safe, efficient freight movement through the County while ensuring that truck traffic does not conflict with established residential neighborhoods.
- Policy 28.1 Enforce designated freight routes throughout the County
 - Policy 28.2 Consider additional transportation improvements linking GA-36, GA-16, and GA-42 in order to reduce truck traffic through the City of Jackson.
 - Policy 28.3 Participate in regional freight mobility studies in order to come up with innovative solutions to freight traffic needs.
 - Policy 28.4 Adopt an access management plan for roadways that serve commercial areas and industrial parks by controlling site design and frequency of access points.

- Goal 29 Create an integrated system of sidewalks, multi-use trails, and bicycle routes throughout the County.
- Policy 29.1 Encourage linkages between multi-use trails, recreational facilities, and greenspace in proposed master-planned communities near Indian Springs and Flovilla.
 - Policy 29.2 Create designated bicycle routes throughout the County based on DOT bicycle suitability criteria.
 - Policy 29.3 Ensure that pedestrian routes to schools and public facilities are safe and easily accessible.
 - Policy 29.4 Identify applicable State and Federal funding mechanisms that are compatible with the pedestrian projects that the County intends to pursue, including Scenic Byways, Safe Routes to School, and the Recreational Trails Fund.
 - Policy 29.5 Apply for grants from the state which promotes the use of alternative transportation methods, including bicycle and pedestrian-related projects. The Federal Safe Routes to School Program (SRTS) (administered by GDOT) makes funding available for a variety of programs and projects to encourage children and their parents to walk and bicycle safely to school.
- Goal 30 Encourage innovative multi-modal solutions to the County's transportation needs that balance automobile travel with alternative modes of transportation.
- Policy 30.1 Promote transportation alternatives such as transit, bicycle facilities, pedestrian infrastructure, carpooling, and other forms of alternative modes of travel.
 - Policy 30.2 Coordinate transit planning and potential transit services with regional transit agencies.
- Goal 31 Protect pastoral views along scenic corridors.
- Policy 31.1 Identify and designate potential scenic corridors within the Comprehensive Plan.
 - Policy 31.2 Consider the establishment of the McIntosh Trail Scenic Byway because of its historic significance and opportunities for increased heritage tourism.
 - Policy 31.3 Conduct an inventory of scenic, historic, and recreational assets along potential scenic corridors.
 - Policy 31.4 Create a corridor management plan for potential scenic corridors.
 - Policy 31.5 Apply for scenic byway designation under the Georgia or National Scenic Byways Programs or local designation.
 - Policy 31.6 Promote Butts County as part of the March to the Sea Trail.

Intergovernmental Coordination

- Goal 32 Establish mechanisms for the coordination of public services between different governmental entities.
- Policy 32.1 Provide communication mechanisms that facilitate the exchange of information and ideas between Butts County and adjacent local governments.
 - Policy 32.2 Continue to work with the Cities of Jackson, Jenkinsburg, and Flovilla in providing vital emergency services such as fire protection and emergency medical service.
 - Policy 32.3 Maintain required Service Delivery Strategy document that formalizes intergovernmental service provision agreements.
 - Policy 32.4 Work collaboratively with local school boards to provide quality educational opportunities in Butts County.
 - Policy 32.5 Adopt ordinance providing for voluntary development agreements, or use conditional zoning to serve as a de-facto development agreement.
 - Policy 32.6 Amend the Service Delivery Strategy to coincide with implied changes to service boundaries as a result of the annexation plan for municipalities in Butts County.
- Goal 33 Coordinate the County's planning efforts with surrounding jurisdictions.
- Policy 33.1 Ensure that land use plans are consistent with surrounding jurisdictions and regional goals.
 - Policy 33.2 Foster strong relationships with surrounding counties and regional agencies to ensure that infrastructure improvements within Butts County and surrounding areas are supportive of local needs and compatible with future development plans.
 - Policy 33.3 Pursue joint processes for collaborative planning and decision-making
 - Policy 33.4 Provide County representation on Regional task forces or committees and maintain close staff relationships with the Three Rivers Regional Commission and Georgia DCA in efforts to address regional needs.

LAND USE AND CHARACTER AREAS

FUTURE LAND USE AND CHARACTER AREAS

The Character Area Narrative begins with a conceptual view of the county's major corridors and key activity centers (See Figure A1). This map is intended to establish the unique character and function of major corridors passing through Butts County. This transportation framework will provide the basis for overlay zoning regulating development along each distinct corridor. The corridor concept map also includes a generalized view of key activity centers. Many of these key activity centers are located at important crossroad intersections that have been identified as potential centers for nodal development. This approach is intended to discourage sprawling strip development along major corridors and encourage compact development nodes. The corridor concept map also identifies potential gateways that lead into the county. Gateways provide an opportunity for specialized signage and aesthetic controls that provide a positive first impression of Butts County as well as a unique sense of place.

Next, the Character Area Narrative provides a vision for development patterns and land use throughout the county's distinct character areas. The narrative provides a detailed description of each development category found on the Character Area Map (See Figure A1). Character Area areas represent distinct neighborhoods and activity centers. These areas each contain a distinct combination of appropriate land uses.

The Character Area Narrative provides a description of the general vision and intent of each Character Area. In addition, the Character Area Narrative includes pictures to provide a readily-accessible visual representation of desired types of Character Area. While these pictures are not intended to represent specific developments, each picture serves as an example of preferred land use patterns.
















Potential land uses are listed for each Character Area. These uses represent the range of possible activities that are compatible with the intent of each area. The primary uses of each district are listed as permitted by right; while secondary potential uses are listed as conditional. The Butts County Community Development Department will review development applications for conditional uses against the intended character of each Character Area. County staff and elected officials have the authority to permit the least intensive uses listed within each area as deemed appropriate on a case-by-case basis.

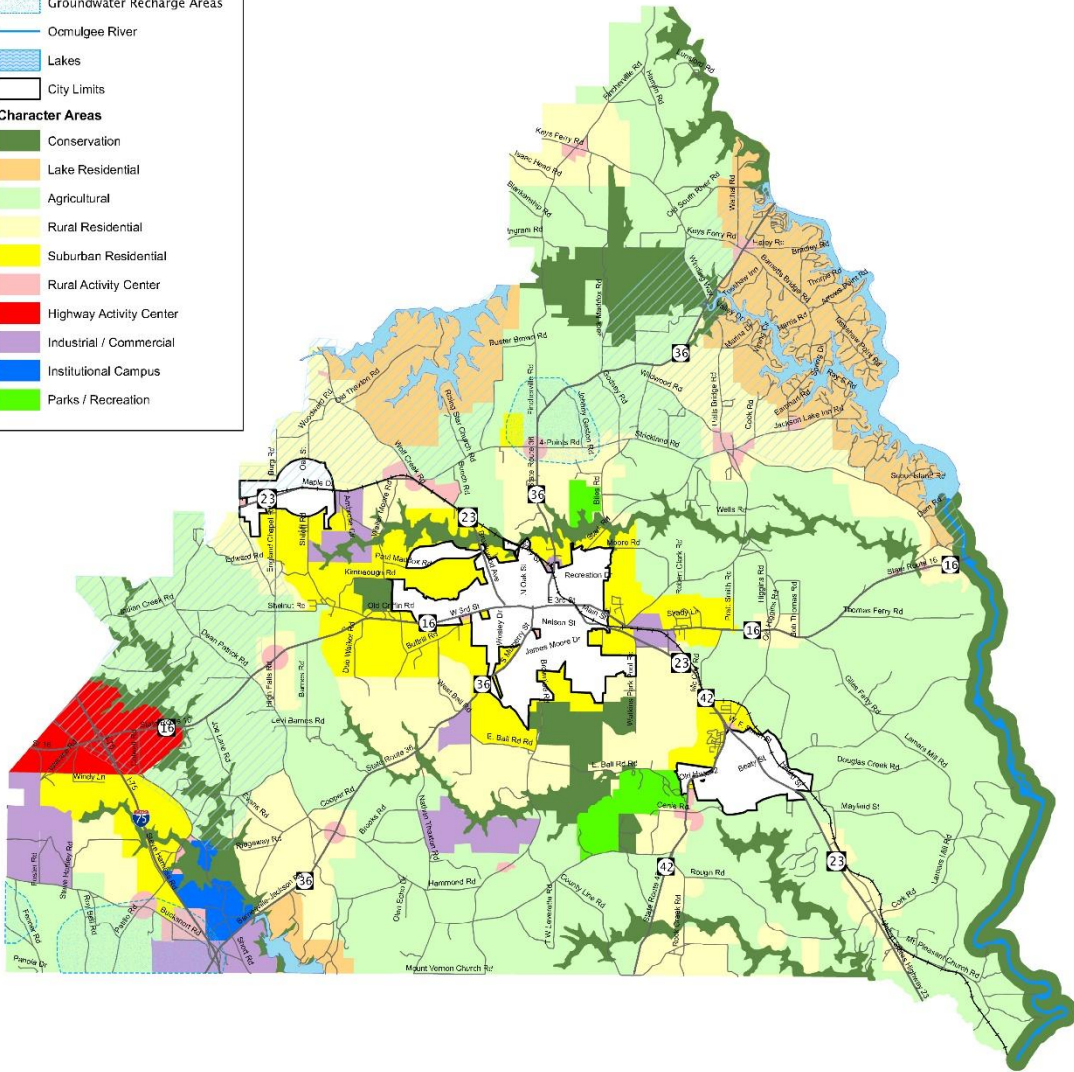
Next, the Character Area Narrative contains a review of Georgia's Quality Community Objectives. Each Character Area discussion includes a listing of those Quality Community Objectives addressed within the area.

Finally, the Character Area Narrative includes recommended implementation measures which can be applied in order to achieve the desired vision for each area. As with the recommended land uses, implementation policies listed for each Character Area represent a toolbox of possible strategies.

CHARACTER AREA / FUTURE DEVELOPMENT MAP

Character Area/Future Development Map - Butts County, Georgia

-  Water Supply Protection Area
-  Groundwater Recharge Areas
-  Ocmulgee River
-  Lakes
-  City Limits
- Character Areas**
-  Conservation
-  Lake Residential
-  Agricultural
-  Rural Residential
-  Suburban Residential
-  Rural Activity Center
-  Highway Activity Center
-  Industrial / Commercial
-  Institutional Campus
-  Parks / Recreation



Produced by: Three Rivers Regional Commission
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DESIGNATED CHARACTER AREAS

Agricultural

Agricultural areas include farmlands, woodlands, and sparsely settled areas in Butts County that should be maintained in their rural or cultivated state. A variety of formal and informal economic activities that sustain a rural way of life, such as timber harvesting and roadside produce stands, may also be supported in these areas. Existing farming operations and agricultural businesses should be enhanced to ensure their viability, and new farms and agri-business should be encouraged. Additional protection for farmers, such as Right-to-Farm Laws, should be considered.

Butts County is currently experiencing the conversion of rural land into exurban and suburban development. While the county is becoming more integrated with the Atlanta Metro region; it remains important to retain the rural agricultural nature of designated areas of Butts County.

Permitted Uses

- Pasture Lands
- Farming and Livestock
- Forestry

Conditional Uses

- Rural Residential
- Mobile Home Residential
- Roadside Produce Stands
- Greenhouses



Row Crops



Forestry



Pasture Land

Quality Community Objectives

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Solutions

Implementation Measures

- Zoning to Enhance Agricultural Viability
- Agricultural Tax Policy
- Agricultural Financing Programs (e.g., Revolving Loan Fund, Matching Funds, Grant Programs)
- Agri-tourism Promotion
- Conservation and Development Plans / Open Space and Recreation Planning
- Agricultural Land Mitigation Ordinances
- Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR)
- Natural Resource Inventory / Natural Resource Protection
- Agricultural Zoning
- Rural Cluster Zoning
- Right to Farm-Laws (See DCA's Model Code's Alternatives to Conventional Zoning)
- Forest Land Tax Policy to Reduce Tax Burden on Forest Land Owners in Butts County
- Tree Harvesting Ordinance Requiring Management and Regeneration Plan and Best Management Practices from Loggers
- Agricultural Financing Programs (e.g., Revolving Loan Fund, Matching Funds, Grant Programs)

Parks/Recreation

Parks and Recreational facilities represent a key quality of life amenity for residents of Butts County. In order to meet the goal of encouraging more recreational tourism, the county must continue to invest in facilities that have a regional draw. Likewise, the county must provide linkages to existing facilities and activity centers through a network of trails and bicycle routes. Investments in parkland may be facilitated through the county's impact fee program as a means of ensuring that new development contributes to recreational needs. These areas represent active, passive, and dedicated park facilities. Those areas used primarily as conservation are placed under the Conservation character area.

Permitted Uses

- Parks and Recreational Facilities
- Bicycle / Pedestrian Greenways
- Conservation Areas

Conditional Uses

- Agriculture
- Forestry

Quality Community Objectives

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection



Parks and Wilderness Preserves



Recreation Areas



Multi-Use Bicycle/Pedestrian Trail

Implementation Measures

- Impact Fees for Parks and Greenspace
- Greenspace Requirements for Large New Developments
- Incentive Zoning / Density Bonuses for Added Greenspace Amenities
- Conservation Subdivisions
- Greenspace Master Plan
- Multi-Use Trail System with Linkages to Existing Facilities
- Promote and expand trail system connecting the City of Jackson to Dauset Trails and Indian Springs State Park
- Bicycle/Pedestrian Master Plan
- Recreational Tourism
- Water Supply Watershed Protection
- Conservation Easement Program
- Financial Incentives for Donating to Conservation Easements
- Natural Resource Inventory / Natural Resource Protection
- Critical Habitat Protection
- Transfer of Development Rights (TDR)

Conservation

This area represents those sensitive environmental habitats and river corridors. These include, for example, floodplains, wetlands, water supply watersheds and groundwater recharge. These areas should contain minimal development and remain protected. Local and state waterway resources must be protected by discouraging development along their corridors such as the Ocmulgee River in the southeast corner of Butts County. This area also includes those set aside for future trail connectivity and general conservation.

Permitted Uses

- Parks and Recreational Facilities
- Bicycle / Pedestrian Greenways
- Conservation Areas

Conditional Uses

- Agriculture
- Forestry

Quality Community Objectives

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection

Implementation Measures

- Impact Fees for Parks and Greenspace
- Greenspace Requirements for Large New Developments
- Incentive Zoning / Density Bonuses for Added Greenspace Amenities
- Conservation Subdivisions
- Greenspace Master Plan
- Multi-Use Trail System with Linkages to Existing Facilities
- Promote trail system connecting the City of Jackson to Dauset Trails and Indian Springs State Park
- Bicycle/Pedestrian Master Plan
- Recreational Tourism
- Water Supply Watershed Protection

- Conservation Easement Program
- Financial Incentives for Donating to Conservation Easements
- Natural Resource Inventory / Natural Resource Protection
- Critical Habitat Protection
- Transfer of Development Rights (TDR)
- Kayak/Canoe Launches



Entrance to "The creeks" Trail



Ocmulgee River Water Trail Logo

Rural Residential

Rural Residential Character Area Areas are those parts of Butts County that wish to maintain their rural atmosphere, while still accommodating some low density residential development. Housing types within this Character Area include both single-family detached residential and mobile home residential. Due to the rural character of these areas, recognizable by the abundant open space, pastoral views, and large lot sizes, development design that is compatible with the existing environment is desirable. This includes promoting rural cluster zoning, conservation subdivisions, and large lots sizes as the prototypes for new development.

Rural Residential areas in Butts County are transitional areas between Agricultural areas and slightly more dense development, such as Suburban Residential neighborhoods. Character Areas should be typified by architecture that is compatible in nature with the rural character of the community, with abundant open space and large lot sizes.

Permitted Uses

- Low Density Single Family Detached Residential
- Parks / Recreation / Greenspace

Conditional Uses

- Mobile Home Residential
- Civic / Public / Church



Single-Family Detached Residential



Rural Estate Residential



Manufactured Housing Residential

Quality Community Objectives

- ❑ Regional Identity
- ❑ Heritage Preservation
- ❑ Open Space
- ❑ Environmental Protection

Implementation Measures

- ❑ Rural Subdivision-type Development, such as Rural Cluster Zoning.
- ❑ Individual Site Plan Review to Govern Development of Individual Parcels of Land.
- ❑ Subdivision Review to Ensure Streets, Lots, Infrastructure, and Open Space are Properly and Safely Designed.
- ❑ Architectural Design Control to Ensure Design and Character of the Built Environment is Compatible with the Natural Environment.
- ❑ Scenic Viewshed Protection for Designated Areas via Adopted Ordinances and Working with Landowners and Developers to Design to Minimize Impact to Significant Viewsheds.
- ❑ Mobile Home Maintenance and Improvement Program.



Rural Historic Home and Farm



New Rural Residential Construction

Suburban Residential

Suburban Residential neighborhoods provide for detached single-family residential development at a greater density than Rural Residential areas. Land uses within Suburban Residential areas are almost exclusively residential, with occasional churches and civic buildings. Suburban neighborhoods are characterized by cul-de-sacs and curvilinear street patterns designed to discourage cut-through traffic.

Although this type of development is characterized by cul-de-sac development and automobile-oriented design, pedestrian accessibility and streetscape amenities such as sidewalks should be encouraged. Likewise, neighborhood connectivity should be provided by requiring multiple access points to each development. Plans for new Suburban Residential communities should allow for a healthy balance of nearby amenities, such as parks, schools, recreational facilities, and appropriate retail opportunities.

Suburban Residential should be encouraged in locations that have existing infrastructure capacity capable of accommodating new development. These growth target areas should be located adjacent to existing developed areas in order to encourage a compact, efficient pattern of development.

Permitted Uses

- Single-Family Detached Residential
- Parks / Recreation / Greenspace

Conditional Uses

- Mobile Home Residential
- Civic / Public / Church



Single-Family Home



Suburban Cul-de-sac Neighborhood



New Suburban Residential with Traditional Architecture and Pedestrian Amenities

Quality Community Objectives

- Sense of Place
- Infill Development
- Growth Preparedness
- Housing Choices
- Open Space Preservation
- Environmental Protection

Implementation Measures

- Growth Management and Infrastructure Phasing Program
- Screening and Buffering Requirements Between Neighborhoods and Surrounding Commercial/ Industrial Uses
- Home Ownership and Maintenance Programs
- Buyer Education and Counseling
- Sidewalks and Pedestrian Linkages
- Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods
- Traffic Calming
- Neighborhood Connectivity
- Multi-Use Trail Systems with Linkages between Residential Neighborhoods, Commercial Nodes and other Community Facilities

Lake Residential

Lake Residential areas represent residential communities that are similar in land use pattern to Suburban Neighborhoods and Rural Residential areas. They consist of almost exclusively single-family residential development with occasional churches and civic buildings. The primary distinguishing feature of these neighborhoods is their recreational orientation toward vacation homes. As the name implies, Lake Residential Areas are found adjacent to major water bodies such as Lake Jackson, High Falls Lake, and the Henry County Reservoir. Because of this orientation toward outdoor recreation, boat ramps and marinas may be appropriate uses within these neighborhoods.

However, their proximity to water resources also requires special provisions in order to protect the quality of public drinking water supplies. For example, new developments on septic systems should be discouraged within water supply watersheds. Likewise, intergovernmental coordination will be required in order to ensure that water quality issues are addressed across neighboring jurisdictions. This is particularly important as development pressure grows in Butts County along the new Henry County Reservoir.



Lake Residential



Single-Family Home

Permitted Uses

- Single-Family Detached Residential
- Parks / Recreation / Greenspace

Conditional Uses

- Mobile Home Residential
- Civic / Public / Church
- Marinas
- Boat Ramps

Quality Community Objectives

- Sense of Place
- Infill Development
- Growth Preparedness
- Housing Choices
- Open Space Preservation
- Environmental Protection
- Regional Cooperation

Implementation Measures

- Limit and Regulate Development on Septic Systems within Water Supply Watersheds.
- Lake and Riparian Buffers
- Growth Management and Infrastructure Phasing Program
- Adequate Public Facilities Ordinance
- Screening and Buffering Requirements Between Neighborhoods and Surrounding Commercial/ Industrial Uses
- Home Ownership and Maintenance Programs
- Buyer Education and Counseling

Rural Activity Center

Rural Activity Centers are neighborhood focal points with a concentration of small commercial, civic, and public activities. This type of small, node-like commercial development is intended to be local-serving. Retail and services within these areas are encouraged to be pedestrian-oriented and compatible with surrounding residential areas. Some attached housing may be an appropriate land use for within these areas. An example of a rural activity center in Butts County is the Indian Springs Village.

Rural Activity Centers are typically situated at the intersection of two streets or highways, which helps to minimize traffic on local streets. Commercial buildings should be oriented toward streets that are easily accessible from surrounding neighborhoods. Buildings should have minimal front setbacks, and building entrances should be oriented toward streets. Developments should include sidewalks and pedestrian amenities where possible. Surface parking should be located behind or to the side of buildings; parking and vehicle drives should be located away from building entrance—not between building entrances and the street. Landscape buffering should be provided between parking lots, adjacent sidewalks, and adjacent residential uses where possible.

In order to ensure that these areas do not negatively impact nearby uses, and are compatible with the character of the area, these areas should be limited in scale with a maximum height of two (2) stories and with small-scale establishments that are each less than 5,000 square feet in size.



Rural Crossroads Commercial



Neighborhood Shopping with Building Oriented towards the Street and Side Parking



Low-Rise Office Adapted from Historic Home

Permitted Uses

- Crossroads Commercial
- Low Rise Office/Professional
- Civic / Public / Church
- Parks / Recreation / Greenspace
- Single Family Residential

Conditional Uses

- Townhomes
- Condominiums
- Apartments

Quality Community Objectives

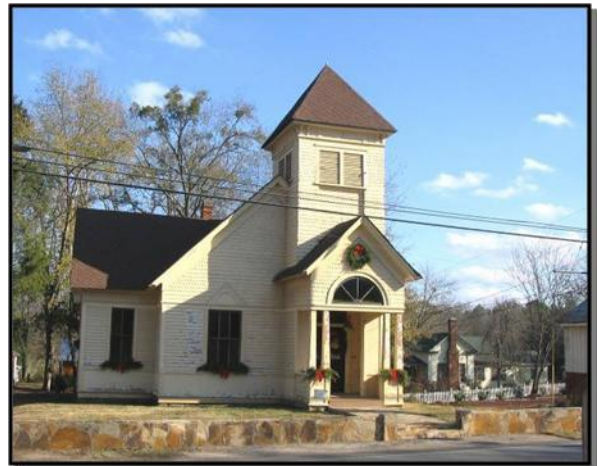
- Appropriate Business
- Employment Options
- Infill Development
- Heritage Preservation
- Regional Identity
- Housing Options

Implementation Measures

- Mixed-Use Zoning
- PUD Zoning
- Lower Minimum Setback Requirements
- Parking in Rear or on Side of Building
- Buildings Oriented Toward Street
- Implement the Flovilla and Indian Springs Master Plan
- Implement Recommendations from the 2017 Tourism Product Development Resource Team Report



Rural Commercial



Rural Historic Landmark

Highway Activity Center

The Highway Activity Centers in Butts County are located primarily at the exits leading off Interstate 75. These areas function as regional focal points, designed to accommodate commercial uses that serve multiple neighborhoods, as well as the greater regional area. These Highway Commercial Centers should contain a mix of commercial, professional, civic, public uses, and light industrial and should be easily accessed via major arterial roadways and at key intersections where development nodes can be supported by the regional transportation network. Although these developments are essentially automobile-oriented, pedestrian safety and basic pedestrian access between developments is of primary concern.

The Highway Commercial Character Area Areas should focus on improving the aesthetics of the retail centers through architectural guidelines, corridor overlays, and selective redevelopment. This is particularly true at the intersection of I-75 and GA-16, which has been identified as a key gateway into the county.

Permitted Uses

- Highway Commercial
- Office Park
- Civic / Public / Church
- Logistics / Distribution Center
- Warehousing
- Light Industrial

Conditional Uses

- Townhomes
- Condominiums
- Apartments



Highway Commercial



Strip Commercial with Pedestrian Amenities



Auto-oriented Strip Commercial Shopping Center



Office Park/Distribution Center

Quality Community Objectives

- Appropriate Business
- Employment Options
- Regional Cooperation
- Regional Solutions
- Infill Development
- Housing Choices

Implementation Measures

- Encourage Alternatives to or Reuse of Big Box Retail Development
- Corridor Design Guidelines
- Corridor Overlay Zoning
- Landscaping Requirements
- Architectural Standards
- Buffering between Commercial Uses and Surrounding Neighborhoods
- Access Management / Interparcel Connectivity
- Signage Regulations
- Parking Standards
- Pedestrian Safety Improvements
- Mixed Use Zoning
- Growth Management / Infrastructure Phasing Program



Industrial / Commercial

The Industrial Compatible Areas in Butts County include areas with a concentration of industrial parks, warehousing, distribution, manufacturing, and mining. It is important to plan for the development of industrial properties in order to provide job opportunities for residents, create a balanced economy, and maintain a healthy tax base.

Butts County should make sure to locate industrial development in areas that do not conflict with residential neighborhoods. Industrial uses such as warehousing, logistics, and distribution are particularly suitable in areas with access to major transportation facilities such as I-75 and railway corridors. The County has the potential for such industrial development due to its favorable location between Atlanta and Macon. The intersection of I-75 and GA 36 represents a key Industrial Compatible Area because of the County's investment in sewer facilities and the Industrial Development Authority's Riverview Business Park.

Permitted Uses

- Light Industrial
- Transportation / Distribution Center
- Warehousing
- Highway Commercial
- Office Park
- Civic / Public / Church

Conditional Uses

- Heavy Industrial



Transportation / Distribution



Warehousing/Distribution Center



Light Industrial

Quality Community Objectives

- Appropriate Business
- Employment Options
- Regional Solutions

Implementation Measures

- Marketing Strategy
- Business Incentives for Clean Industry
- Level of Service Standards for Development Permitting
- Buffering and Screening between Industrial Uses and Surrounding Neighborhoods
- Tax Allocation Districts (TAD)
- Enforce Designated Freight Routes



Heavy Industrial

Institutional Campus

Office / Institutional Campus areas consist of significant government, public, medical, and educational campuses and complexes that serve a regional community. This Character Area includes public buildings, colleges, technical schools, public schools, hospitals, and churches. The largest such area within Butts County is the Georgia Diagnostic and Classification Prison, in the southwest corner of the County at I-75 and GA-36. While there is currently limited office development within Butts County, the Office/Institutional Campus category is intended to facilitate professional employment opportunities. Some commercial development may be appropriate within these districts in order to provide for the retail and service needs that support professional employment centers.

Office/Institutional Campuses are often single-function land use districts where public access is controlled or limited. The large scale and regional service area of these facilities often lends itself to automobile-oriented land use patterns. While automobile access is necessary to sustain such regional facilities, pedestrian linkages and amenities should be provided.

Permitted Uses

- Office / Professional
- Large Churches
- Schools
- Government Facilities
- Community Centers
- Parks / Recreation / Greenspace

Conditional Uses

- Neighborhood Commercial
- Highway Commercial



Georgia Diagnostic and Classification Prison



Office Park



Office park with pedestrian enhancements and commercial component



Public Buildings: Church

Quality Community Objectives

- Educational Opportunities
- Employment Options
- Regional Cooperation
- Regional Solutions
- Regional Identity
- Sense of Place

Implementation Measures

- Design Guidelines / Signage
- Marketing Publication, Promoting Educational / Learning Opportunities
- Business Incentives
- Parking Standards
- Access Management
- Sidewalk and Pedestrian Network Design
- Overlay Zoning Buffering and Screening Between Campus uses and Surrounding Neighborhoods



Public Buildings: Butts County Courthouse



COMPARISON OF CHARACTER AREA AREAS AND ZONING

A comparison of Butts County's Zoning Categories and the Character Area Areas described in the preceding Character Area Narrative is provided in Table A1 and A2. This comparison includes both the County's existing zoning categories as well as the new proposed Planned-Residential category that is currently being developed along with the Comprehensive Plan. Consistent with the Character Area Narrative, possible zoning categories are grouped as permitted and conditional uses.

Table A1 - Character Area and Zoning Comparison

Character Area	Zoning	
	Permitted	Conditional
Agricultural	A-R	
Parks / Recreation	A-R, Environmental Overlay	
Conservation	A-R, Environmental Overlay	
Rural Residential	A-R, R-1	R-5
Suburban Residential	A-R, R-1, R-2, R-3, P-R	R-5
Lake Residential	A-R, R-1, R-2, R-3	R-5
Village Center Residential	A-R, R-1, R-2, R-3	R-4, R-5, R-MF, C-1
Rural Activity Center	C-1, O-I, A-R, R-1, R-2, R-3, R-5	R-4, R-5, R-MF, P-M
Highway Activity Center	C-1, C-2, O-I	M-1, M-2, R-4, R-5, R-M, P-M
Industrial Compatible Area	C-1, C-2, O-I, M-1, M-2	M-3
Rural Institutional	A-R, R-1, R-2, R-3	O-I, C-1
Institutional Campus	O-I	C-1, C-2

Table A2 - Zoning Codes

Zoning Category	Code
Agricultural-Residential	A-R
Single-Family Residential - Low Density	R-1
Single-Family Residential - Medium Density	R-2
Single-Family Residential - High Density	R-3
General Residential	R-4
Nonstandard Residential	R-5
Multi-Family Residential	R-MF
Planned Development - Mixed Use	P-M
Planned Development - Residential	P-R
Office Residential	O-I
Neighborhood Commercial	C-1
Commercial - General/Highway	C-2
Manufacturing - Light	M-1
Manufacturing - General	M-2
Manufacturing - Heavy	M-3

BROADBAND

Access to broadband internet in Butts County is limited to its municipalities and those developing areas adjacent to I-75. Within unincorporated areas, broadband remains limited. See the map on the following page. In the near future, through the partnership between Central Georgia EMC and Conexon, high speed broadband service will be available to the majority of EMC customers. Additional information regarding this initiative is found in the appendix of this plan.

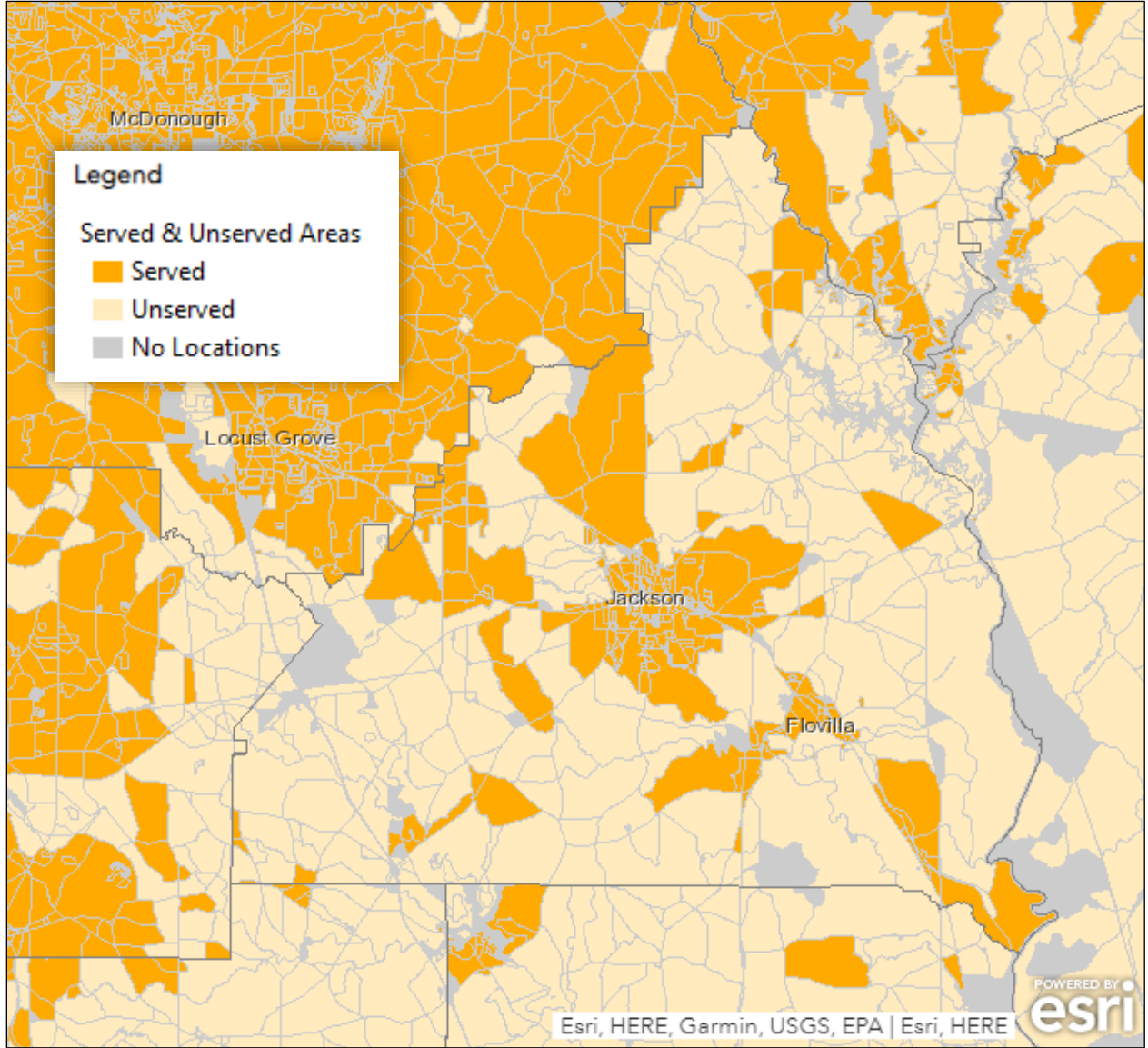
Butts County Internet Access by Subscription Type

Internet Access Type	Number of Households
Total:	8,279
With an Internet subscription	5,779
Dial-up alone	22
Broadband such as cable, fiber optic, or DSL	4,280
Satellite Internet service	628
Other service	68
Internet access without a subscription	538

Broadband Strategies:

- Support and partner with Central Georgia EMC and broadband providers in the expansion of broadband access throughout Butts County.
- Continue to support the Development Authority's strategy of providing infrastructure, including broadband access, for industrial and commercial development.
- Utilize the DCA Broadband Site Ready and Community designation as a way to promote access once established.

DCA Broadband GBDI Map



COMMUNITY WORK PROGRAM

REPORT OF ACCOMPLISHMENTS

Butts County - Community Work Program 2017 - 2022 Report of Plan Accomplishments		
Activity	Status	Explanation
Revise park and recreation master plan	Postponed	Future priority (Move to new CWP)
Complete subarea study/plan for I-75 focused on economic development and infrastructure.	Cancelled	Not a current priority
Update regional transportation master plan	Postponed	Future project as a county-wide transportation plan (moved to new CWP)
Annually update capital Improvement program, including the capital Improvement element (CIE) required for impact fee programs	Underway	Ongoing operations (Moved to Policy Section)
Reevaluate and if appropriate modify capital recovery fees	Underway	Ongoing operations (Moved to Policy Section)
Prepare a road impact fee program	Underway	Ongoing operations (Moved to Policy Section)
Revise and adopt planned development ordinance	Postponed	Future priority and likely part of an overall UDO update
Adopt ordinance providing for voluntary development agreements, or use conditional zoning to serve as a de-facto development agreement	Underway	Ongoing strategy (Moved to Policy Section)
Amend the Service Delivery Strategy to coincide with implied changes to service boundaries as a result of the annexation plan for municipalities in Butts County	Underway	Ongoing strategy (Moved to Policy Section)
Adopt a scenic corridor overlay district ordinance for the SR 16 corridor or portions thereof	Underway	Moved to Policy Section
Extend scenic corridor overlay district provisions to other local roads in the county	Underway	Moved to Policy Section
Expand Ocmulgee Water Treatment Plant from 4 to 8 MGD	Postponed	Future Priority
Materials for up to 20 miles water main extensions on existing county	Underway	Purchasing is ongoing
Shop/Office at Bucksnot Ranch	Postponed	Future Project

Complete Sewer on Highway 16 so at all 4 sections of interchange; to complete as development dictates	Completed	
Complete Sewer on Highway 36 so at all 4 sections of interchange	Completed	
Possible add second aeration systems in finished water storage tanks	Cancelled	Not needed at this time
Install enhanced drinking water treatment process	Postponed	Enhancements will be included during plant improvements at the Burford Water Plant. (Moved to new CWP)
Develop 25 acres for active recreation (multi- purpose fields, recreation center, playground, walking path, parking, etc)	Postponed	Lack of funding.
Planning, Architecture and Engineering, Contingency (@ 15% of development costs)	Postponed	Lack of funding. Part of above project.
Remedial projects at Daughtry Park	Postponed	Future projects will focus on ongoing maintenance and lighting (move lighting into new CWP)
Construct 3.2 mile "Pathway to Learning" pedestrian trail	Underway	Ongoing project until complete (Moved to new CWP)
Purchase two new fire engines	Underway	Future purchase with increased need. (Moved to new CWP)
Fire Station #6: Reconditioning inside and exterior painting	Postponed	Planned completion in 2022 (Moved to new CWP)
Develop Training Center	Postponed	Planned completion in 2022 (Moved to new CWP)
Construct 5,067 square foot addition to public safety facilities @ \$175 per square feet	Postponed	Planned completion in 2022. Part of above project. (Moved to new CWP)

COMMUNITY WORK PROGRAM 2022-2026

Project or Activity	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source
Revise park and recreation master plan	X	X				Director of Parks and Recreation	\$25,000	General fund
Complete subarea study/plan for I-75 focused on economic development and infrastructure (Part of UDO update)	X	X				Department of Planning & Development, Planning Commission	\$60,000	General fund; Chamber of Commerce; Development Authority
Update regional transportation master plan		X	X			Department of Planning & Development, Public Works; Butts County Transportation Board	\$50,000	General Fund
Revise and adopt planned development ordinance- UDO update	X	X				Department of Planning & Development, Planning Commission, Consultant	\$25,000	General Fund
Adopt a scenic corridor overlay district ordinance for the SR 16 corridor or portions thereof (Part of UDO update)	X	X				Department of Planning & Development	Staff Function	General Fund
Extend scenic corridor overlay district provisions to other local roads in the county		X				Department of Planning & Development	Staff Function	General Fund
Apply for DCA Broadband Ready Community designation		X	X			Department of Planning and Development	Staff Function	General Fund
Conduct housing assessment		X	X			Department of Planning and Development	TBD, Depends on Scope	General Fund, Grants

Project or Activity	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source
Develop 25 acres for active recreation (multi-purpose fields, recreation center, playground, walking path, and parking)				X	X	Butts County Leisure Services Department	\$3.2 Million	Impact Fees and General Fund
Remedial projects at Daughtry Park	X	X	X	X	X	Butts County Leisure Services Department	\$1 Million	General Fund
Construct 3.2 mile "Pathway to Learning" pedestrian trail	X	X	X	X	X	Butts County Leisure Services Department	\$200,000	General Fund and Grants
Fire Station #7: Reconditioning inside and exterior painting		X				Butts County Fire Department	\$100,000	CIE and SPLOST
Fire Station #6: Reconditioning inside and exterior painting	X					Butts County Fire Department	\$100,000	CIE and SPLOST
Develop Training Center	X					Butts County Fire Department	\$80,000	CIE and SPLOST
Purchase two new fire truck -pumper	X	X				Butts County Fire Department	\$1,000,000	Impact Fees, SPLOST
Purchase one new fire truck- pumper		X	X			Butts County Fire Department	\$500,000	Impact Fees, SPLOST
Purchase one new fire truck -pumper				X	X	Butts County Fire Department	\$500,000	Impact Fees, SPLOST
Construct 5,067 square foot addition to public safety facilities @ \$175 per square foot		X	X			Butts County Sheriff's Department	\$1 Million	Impact Fees
Planning, Architecture and Engineering, Contingency (@ 15% of development costs)			X	X		Butts County Leisure Services Department	\$500,000	Impact Fees and General Fund
Purchase new vehicles	X				X	Butts County Leisure Services Department	\$60,000	Impact Fees, SPLOST
Addition to recreation building					X	Butts County Leisure Services Department	\$3,000,000	Impact Fees, SPLOST
Construct new gymnastics building	X	X	X			Butts County Leisure Services Department	\$350,000	Impact Fees, SPLOST
New ball fields lighting		X	X	X	X	Butts County Leisure Services Department	\$500,000	Impact Fees, SPLOST
Purchase new maintenance equipment (tractors, mowers)		X		X		Butts County Leisure Services Department	\$50,000	Impact Fees, SPLOST

Project or Activity	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source
Purchase new walk-in cooler	X					Butts County Leisure Services Department-Senior Center	\$10,000	Impact Fees, SPLOST
Purchase new commercial dishwasher	X					Butts County Leisure Services Department-Senior Center	\$5,500	Impact Fees, SPLOST
Purchase new commercial electric convection oven	X					Butts County Leisure Services Department-Senior Center	\$6,500	Impact Fees, SPLOST
Purchase new vehicles (Meals-on-Wheels)	X			X		Butts County Leisure Services Department-Senior Center	\$60,000	Impact Fees, SPLOST
Purchase new van			X			Butts County Leisure Services Department-Senior Center	\$46,000	Impact Fees, SPLOST
Emergency Operations Center			X	X		Butts County Fire Department	\$200,000	Impact Fees, SPLOST
Construction new fire station #9 fully equipped with fire engine	X	X				Butts County Fire Department	\$1,500,000	Impact Fees, SPLOST
Purchase new fire truck - pumper	X	X		X		Butts County Fire Department	\$2,000,000	Impact Fees, SPLOST
Purchase new air compressor		X				Butts County Fire Department	\$60,000	Impact Fees, SPLOST
Purchase one new battalion truck		X				Butts County Fire Department	\$60,000	Impact Fees, SPLOST
Purchase one new staff truck	X					Butts County Fire Department	\$42,000	Impact Fees, SPLOST
Purchase new SCBA (Self Contained Breathing Apparatus)			X		X	Butts County Fire Department	\$150,000	Impact Fees, SPLOST
Purchase new thermal cameras	X		X			Butts County Fire Department	\$10,000	Impact Fees, SPLOST
Purchase new dive gear		X		X		Butts County Fire Department	\$15,000	Impact Fees, SPLOST
Purchase new dive boat			X			Butts County Fire Department	\$6,500	Impact Fees, SPLOST
Purchase new fire hose	X		X		X	Butts County Fire Department	\$60,000	Impact Fees, SPLOST
Purchase new ambulances	X	X	X	X	X	Butts County Emergency Services	\$1,500,000	Impact Fees, SPLOST
Purchase new extrication equipment		X			X	Butts County Emergency Services	\$100,000	Impact Fees, SPLOST
Purchase new cardiac monitors		X	X	X	X	Butts County Emergency Services	\$400,000	Impact Fees, SPLOST
Purchase new E-911 vehicle	X					Butts County E-911	\$35,000	Impact Fees, SPLOST
Purchase dual radio lift consoles		X				Butts County E-911	\$35,000	Impact Fees, SPLOST

Project or Activity	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source
Purchase P25 radio system				X		Butts County E-911	\$4,000,000	Impact Fees, SPLOST
Construct new 911 center					X	Butts County E-911	\$1,500,000	Impact Fees, SPLOST
Purchase new technology (computers, etc)		X		X		Butts County E-911	\$30,000	Impact Fees, SPLOST
Addition to Jail				X		Butts County Sheriff's Department	\$1,000,000	Impact Fees, SPLOST
Purchase new vehicles - patrol units	X	X	X	X	X	Butts County Sheriff's Department	\$800,000	Impact Fees, SPLOST
Purchase new vehicle - truck	X					Butts County Code Enforcement	\$42,000	Impact Fees, SPLOST
Purchase new equipment	X	X	X			Butts County Code Enforcement	\$9,000	Impact Fees, SPLOST
Purchase new mobile computer		X				Butts County Code Enforcement	\$3,000	Impact Fees, SPLOST
Replace fuel pumps/console and renovate fuel island	X					Butts County Public Works Department	\$100,000	Impact Fees, SPLOST
Construct a separate maintenance shop for large vehicles/heavy equipment		X	X			Butts County Public Works Department	\$200,000	Impact Fees, SPLOST
Construct a shed for a sand stockpile		X				Butts County Public Works Department	\$50,000	Impact Fees, SPLOST
Grass cutting tractor and mower	X	X				Butts County Public Works Department	\$126,000	Impact Fees, SPLOST
Purchase service body truck	X					Butts County Public Works Department	\$120,000	Impact Fees, SPLOST
Purchase AC Recovery machine	X					Butts County Public Works Department	\$5,000	Impact Fees, SPLOST
Purchase 8 trash compactors	X					Butts County Public Works Department	\$176,000	Impact Fees, SPLOST
Purchase 8 trash containers	X					Butts County Public Works Department	\$56,000	Impact Fees, SPLOST
Purchase pick-up trucks	X	X	X	X		Butts County Public Works Department	\$480,000	Impact Fees, SPLOST
Purchase roll-off truck	X	X	X	X		Butts County Public Works Department	\$450,000	Impact Fees, SPLOST
Purchase dump trucks	X	X	X			Butts County Public Works Department	\$450,000	Impact Fees, SPLOST
Purchase 2 zero turn mowers	X	X				Butts County Public Works Department	\$16,000	Impact Fees, SPLOST
Purchase forklift	X	X				Butts County Public Works Department	\$20,000	Impact Fees, SPLOST
Purchase 2 recycle containers	X	X				Butts County Public Works Department	\$15,000	Impact Fees, SPLOST
Purchase trailer		X	X			Butts County Public Works Department	\$8,000	Impact Fees, SPLOST

Project or Activity	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source
Purchase Tire Mounter		X	X			Butts County Public Works Department	\$8,800	Impact Fees, SPLOST
Purchase Tire Balancer		X	X			Butts County Public Works Department	\$8,300	Impact Fees, SPLOST
Purchase large shop air compressor		X	X			Butts County Public Works Department	\$11,000	Impact Fees, SPLOST
Purchase vinyl sign cutter		X	X			Butts County Public Works Department	\$8,000	Impact Fees, SPLOST
Purchase dump truck chasis and spreader			X	X		Butts County Public Works Department	\$105,000	Impact Fees, SPLOST
Purchase utility body truck			X	X		Butts County Public Works Department	\$40,000	Impact Fees, SPLOST
Purchase flat bed dump truck			X	X		Butts County Public Works Department	\$68,000	Impact Fees, SPLOST
Purchase a car			X	X		Butts County Public Works Department	\$30,000	Impact Fees, SPLOST
Purchase a backhoe			X	X		Butts County Public Works Department	\$110,000	Impact Fees, SPLOST
Purchase a water tank			X	X		Butts County Public Works Department	\$7,500	Impact Fees, SPLOST
Purchase a toro workman			X	X		Butts County Public Works Department	\$8,000	Impact Fees, SPLOST
Purchase a vehicle lift			X	X		Butts County Public Works Department	\$18,000	Impact Fees, SPLOST
Purchase a laser level			X	X		Butts County Public Works Department	\$6,500	Impact Fees, SPLOST
Upgrade Windy Lane Lift Station Pumps	X	X				Butts County Water and Sewer Authority	400,000	CRF & SPLOST
Replace control panels at Truck Stop Way Lift Station	X					Butts County Water and Sewer Authority	30,000	Butts County Water and Sewer Authority
Burford Water Plant Improvements		X	X	X		Butts County Water and Sewer Authority	3,300,000	SPLOST, CRF & GRANTS
Replace Radio Read Water Meters	X	X	X	X	X	Butts County Water and Sewer Authority	1,500,000	Butts County Water and Sewer Authority
Materials for up to 20 miles water main extensions on existing county	X	X	X			Butts County Water and Sewer Authority	TBD	Butts County Water and Sewer Authority
Shop/Office at Bucksnot Ranch	X	X	X			Butts County Water and Sewer Authority	\$150,000	SPLOST, Butts County Water and Sewer Authority
Expand Ocmulgee Water Treatment Plant from 4 to 8 MGD			X	X	X	Butts County Water and Sewer Authority	\$14,000,000	Grants, CRF, SPLOST, Butts County Water and Sewer Authority

APPENDIX A

ADOPTION RESOLUTION



State of Georgia, County of Butts

County Resolution 2022-13

1 **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF BUTTS COUNTY TO APPROVE**
2 **AND AUTHORIZE THE 2022-2042 COMPREHENSIVE PLAN UPDATE FOR BUTTS COUNTY**
3 **GEORGIA; TO AUTHORIZE THE CHAIRMAN TO SIGN; TO AUTHORIZE THE CLERK OF**
4 **THE 124TH SESSION TO ATTEST; AND FOR OTHER RELATED AND LAWFUL PURPOSES.**

5
6 **WHEREAS**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all
7 local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and
8 Procedures promulgated by the Georgia Department of Community Affairs; and
9


10 **WHEREAS**, the Comprehensive Plan Update for Butts County, Georgia, was prepared in accordance with the
11 Minimum Planning Standards and Procedures, and
12

13 **NOW, THEREFORE BE IT RESOLVED** by Butts County Board of Commissioners that the 2022-2042
14 Comprehensive Plan Update for Butts County, Georgia dated February 2022, as approved by the Georgia
15 Department of Community Affairs is hereby adopted, and furthermore, that the Three Rivers Regional Commission
16 shall be notified of said adoption within seven (7) days of the adoption of this resolution.
17
18

19 Adopted in Session this 28TH Day of February, 2022

20
21
22
23


Chairman Joe Brown

24 
25 J. Michael Brewer, Deputy County Manager
26 Sitting as Clerk of the 124th Session



28

APPENDIX B

COMMUNITY PARTICIPATION AND INVOLVEMENT

Stakeholder involvement was a key component to the plan update. These stakeholders were vital to plan revision and development and participated in the steering committee. The names of the steering committee and the schedule of meetings is below.

Steering Committee Meetings		
Date	Topic	Location
July 20	Introductions, Plan Update Process, Future Meeting Schedule, Priorities, SWOT	Jackson-Butts County Library
August 19	Economic Development and Broadband	Butts County Courthouse Conference Room
September 9	Housing	Butts County Courthouse Conference Room
October 21	Historic and Natural Resources and Tourism: Butts County Tourism Summit at Indians Springs State Park Conference Center	Indian Springs State Park
November 17	Transportation and Community Facilities	Butts County Courthouse Conference Room
December 20	Future Land Use and Character Areas	Butts County Courthouse Conference Room

At each meeting, the topic of the day included a discussion the priorities, needs and opportunities, goals and policies, and projects for implementation.





**Butts County Comprehensive Plan Update
Kick-Off and Steering Committee Meeting #1
Summary
July 20, 2021**

Discussion Items:

1. Plan Process and Introductions
2. Future meeting schedule
3. Upcoming priority topic areas
4. SWOT Assessment

What's coming? Priority topic areas of special attention in Butts County?

- Lake housing
- Industrial growth
- I-75 interchange growth
- UDO update
- Historic resource protection
- Future Highway 16 gateway and development
- Implementation of the Indian Springs Plan
- Recreation facility upgrades
- AirBnB at lake

SWOT Results

Strengths

- ✓ Close knit community
- ✓ Water supply and sewer infrastructure
- ✓ Outdoors, recreation, tourism
- ✓ Minimal traffic compared to neighboring counties
- ✓ Location, logistics for industry and future growth
- ✓ Lake Jackson

Weaknesses

- ✓ Need for improved communication among citizens and various groups
- ✓ Housing standards assessment needed – ramped up code enforcement
- ✓ Limited workforce and labor pool to fill existing jobs
- ✓ Adversity to change
- ✓ Residential growth thwarted in some areas due to sewer priorities
- ✓ Lack of diverse revenue and funding source – grants.

Opportunities

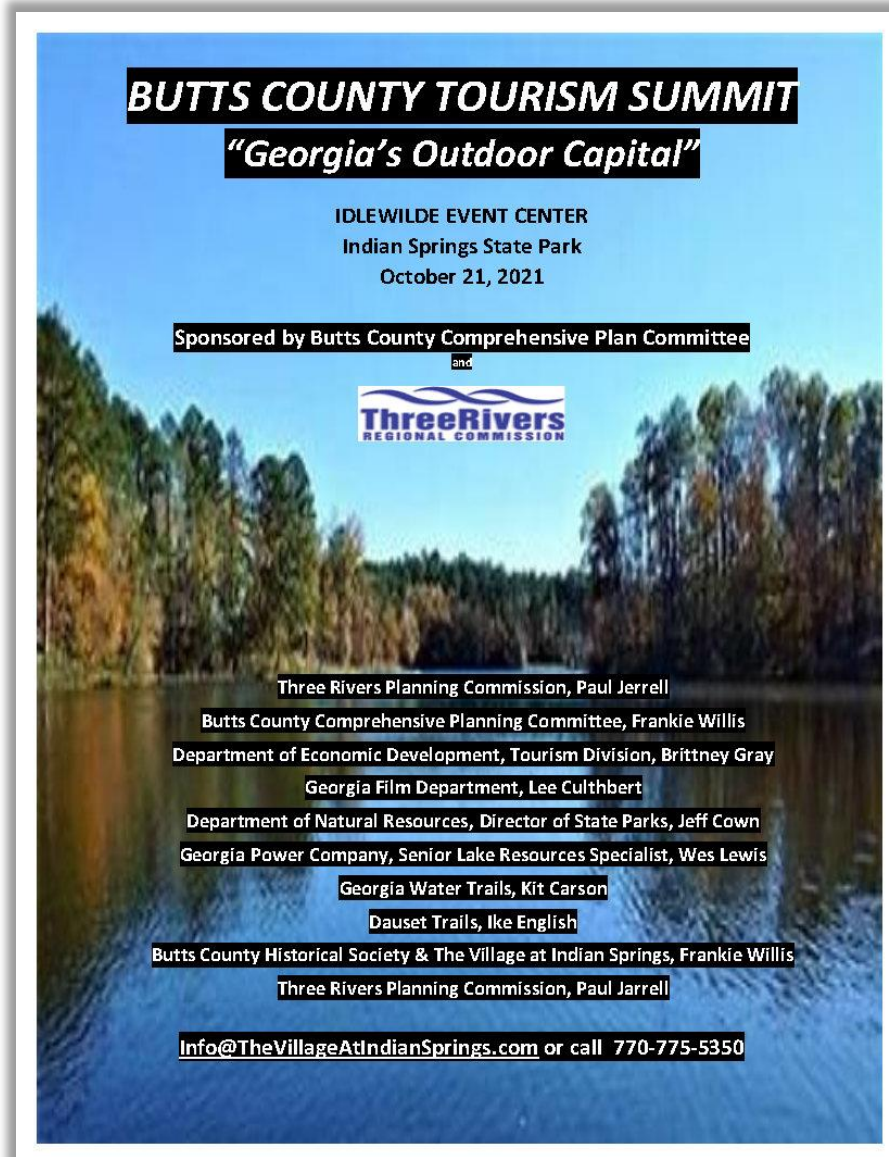
- ✓ Room for planned growth
- ✓ Grants and various funding sources due to population and moderate incomes
- ✓ Additional historic resource protections – overlays
- ✓ Housing for older populations
- ✓ Ideal location for a medical center between Atlanta and Macon
- ✓ Implementation of the GA Tourism Resource Team report

- ✓ Positive intergovernmental cooperation

Threats

- ✓ Lack of adequate labor force
- ✓ Rapid growth from the north
- ✓ Lack of public school growth
- ✓ Aging population
- ✓ Lack of healthcare options


A unique part of the comprehensive plan process was the inclusion of a local tourism summit. This summit was sponsored by the Butts County Comprehensive Plan Steering Committee and spearheaded by member, Frankie Willis. Local citizens, stakeholders, staff, and state employees came together to discuss the unique outdoor tourism opportunities located in Butts County.



BUTTS COUNTY TOURISM SUMMIT
"Georgia's Outdoor Capital"

IDLEWILDE EVENT CENTER
Indian Springs State Park
October 21, 2021

Sponsored by Butts County Comprehensive Plan Committee
and



Three Rivers Planning Commission, Paul Jerrell
Butts County Comprehensive Planning Committee, Frankie Willis
Department of Economic Development, Tourism Division, Brittney Gray
Georgia Film Department, Lee Culthbert
Department of Natural Resources, Director of State Parks, Jeff Cown
Georgia Power Company, Senior Lake Resources Specialist, Wes Lewis
Georgia Water Trails, Kit Carson
Dauset Trails, Ike English
Butts County Historical Society & The Village at Indian Springs, Frankie Willis
Three Rivers Planning Commission, Paul Jarrell

Info@TheVillageAtIndianSprings.com or call 770-775-5350



Butts County Comprehensive Plan Update
Steering Committee Meeting #1
July 20, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Ashli Taylor	Local reactor- kw	ashli.taylor12@gmail.com	770-375-5881
Ross CRUMBLEY	Butts Co. Commissioner	ross@buttscounty-va r.crumbley@buttscounty-va	678-972-6133
David Longino	Absolute Design Air/Geo	david.longino@gmail.com	404/844/1938
KANNIE DANIEL	ARCHITECT	rennie.daniel@aol.com	678-920-2163
Bob White	Butts County LDA	bwhite@buttscounty-va	770-55-4251
Beard Johnson	Butts County	bjohnson@buttscounty-va	678-300 1937
Danielle Hopson	Butts Co Water	dhopson@buttsusa.com	770-775-0042
Lisa W. Durbin	Butts Co. Chamber of Commerce The Village At Invs pgs	ldurbin@buttschamber.com	770-301-0511
Frankie Willis		frankie@trucksinc.net	770-3127665



Butts County Comprehensive Plan Update
Steering Committee Meeting #2
August 19, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Brandon Wansby	Three Rings	Blansy@three.rings.com		<i>[Signature]</i>
Fred Chitwood	Retired	statesrightsnew@popcast.net	770.316.2578	<i>[Signature]</i>



Butts County Comprehensive Plan Update
Steering Committee Meeting #2
August 19, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ashli Taylor	Local realtor	ashlitaylor12@gmail.com	770-375-5881	
Russ Crumbley	Butts County Commission	rurumbley@buttscounty.org	678-972-6133	<i>Russ Crumbley</i>
David Longino	Absolute Best Air Inc.	davidlongino@gmail.com	404-849-1938	
Ronnie Daniel	Architect	ronniedaniel@aol.com	678-920-2163	
Brad Johnson	Butts County	bjohnson@buttscounty.org	678-300-1937	<i>Brad Johnson</i>
Bob White	Butts County IDA	bwhite@buttscountyida.com	770-775-4851	<i>Bob White</i>
Danielle Hopson	Butts County Water	dhopson@buttswsa.com	770-775-0042	<i>Danielle Hopson</i>
Lisa W. Durden	Butts County Chamber of Commerce	Ldurden@buttschamber.com	770-301-0511	<i>Lisa W. Durden</i>
Frankie Willis	The Village at Indian Springs	frankie@trucksinc.net	770-312-7665	<i>Frankie Willis</i>
Christy Williams	Butts County Planning & Development	Clawson@buttscounty.org	770-775-8210	
<i>Herschel Abram</i>	<i>CENTRAL GA EMC</i>	<i>hgram@cegemc.com</i>	<i>770-504-7888</i>	<i>Herschel Abram</i>
<i>Ken Rivers</i>	<i>BOC</i>	<i>K.Rivers@ButtsCounty.org</i>	<i>678/972-6153</i>	<i>Ken Rivers</i>
<i>Michael Brewer</i>	<i>Butts County Government</i>	<i>m.brewer@buttscounty.org</i>	<i>770-775-8200</i>	<i>Michael Brewer</i>



Butts County Comprehensive Plan Update
Steering Committee Meeting #3
September 9, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ashli Taylor	Local realtor	ashlitaylor12@gmail.com	770-375-5881	
Russ Crumbley	Butts County Commission	rccrumbley@buttscounty.org	678-972-6133	
David Longino	Absolute Best Air Inc.	davidlongino@gmail.com	404-849-1938	
Ronnie Daniel	Architect	ronniedaniel@aol.com	678-920-2163	
Brad Johnson	Butts County	bjohnson@buttscounty.org	678-300-1937	
Bob White	Butts County IDA	bwhite@buttscountyida.com	770-775-4851	
Danielle Hopson	Butts County Water	dhopson@buttswsa.com	770-775-0042	
Lisa W. Durden	Butts County Chamber of Commerce	L.durden@buttschamber.com	770-301-0511	
Frankie Willis	The Village at Indian Springs	frankie@trucksinc.net	770-312-7665	
Christy Williams	Butts County Planning & Development	Clawson@buttscounty.org	770-775-8210	
Ken Rivers	Butts County Commission	KRivers@buttscounty.org	678-972-6153	
Fred Chitwood	Citizen	statesrightsnow@comcast.net	770-316-2578	
Michael Brewer	Deputy County Manager	jimbrewer@buttscounty.org	770-775-8200	
Herschel Arant	Central GA EMC	harant@cgemc.com	770-504-7892	



Butts County Comprehensive Plan Update
Steering Committee Meeting #4
October 21, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ashli Taylor	Local realtor	ashlitaylor12@gmail.com	770-375-5881	
Russ Crumbley	Butts County Commission	rurumbley@buttscounty.org	678-972-6133	
David Longino	Absolute Best Air Inc.	davidlongino@gmail.com	404-849-1938	
Ronnie Daniel	Architect	ronniedaniel@aol.com	678-920-2163	
Brad Johnson	Butts County	bjohnson@buttscounty.org	678-300-1937	
Bob White	Butts County IDA	bwhite@buttscountyida.com	770-775-4851	
Danielle Hopson	Butts County Water	dhopson@buttswsa.com	770-775-0042	
Lisa W. Durden	Butts County Chamber of Commerce	Ldurden@buttschamber.com	770-301-0511	
Frankie Willis	The Village at Indian Springs	frankie@trucksinc.net	770-312-7665	
Christy Williams	Butts County Planning & Development	Clawson@buttscounty.org	770-775-8210	
Ken Rivers	Butts County Commission	KRivers@buttscounty.org	678-972-6153	
Fred Chitwood	Citizen	statesrightsnow@comcast.net	770-316-2578	
Michael Brewer	Deputy County Manager	jimbrewer@buttscounty.org	770-775-8200	
Herschel Arant	Central GA EMC	harant@ccgemc.com	770-504-7892	



Butts County Comprehensive Plan Update
Steering Committee Meeting #5
November 17, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Christy Williams	Butts Co. Zoning	cwilliams@buttscounty.org	770-775-8210	<i>[Signature]</i>
Michael Brewer	Butts County	on file	11	<i>[Signature]</i>
Fred Chitwood	District 5	statesrightsnow@comcast.net	770-316-3578	<i>[Signature]</i>



Butts County Comprehensive Plan Update
Steering Committee Meeting #5
November 17, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ashli Taylor	Local realtor	ashlitaylor12@gmail.com	770-375-5881	
Russ Crumbley	Butts County Commission	rcrumbley@buttscounty.org	678-972-6133	<i>Russ Crumbley</i>
David Longino	Absolute Best Air Inc.	davidlongino@gmail.com	404-849-1938	
Ronnie Daniel	Architect	ronniedaniel@aol.com	678-920-2163	
Brad Johnson	Butts County	bjohnson@buttscounty.org	678-300-1937	<i>BJ</i>
Bob White	Butts County IDA	bwhite@buttscountyida.com	770-775-4851	
Danielle Hopson	Butts County Water	dhopson@buttswsa.com	770-775-0042	<i>Danielle Hopson</i>
Lisa W. Durden	Butts County Chamber of Commerce	L.durden@buttschamber.com	770-301-0511	<i>Lisa Durden</i>
Frankie Willis	The Village at Indian Springs	frankie@trucksinc.net	770-312-7665	<i>Frankie Willis</i>
Christy Williams	Butts County Planning & Development	Clawson@buttscounty.org	770-775-8210	<i>CW Williams</i>
Ken Rivers	Butts County Commission	KRivers@buttscounty.org	678-972-6153	
Fred Chitwood	Citizen	statesrightsnow@comcast.net	770-316-2578	<i>Fred Chitwood</i>
Michael Brewer	Deputy County Manager	jmbrewer@buttscounty.org	770-775-8200	
Herschel Arant	Central GA EMC	harant@cgemc.com	770-504-7892	<i>Herschel Arant</i>

Stephanie Keyser
Butts County IDA



Butts County Comprehensive Plan Update
Steering Committee Meeting #6
December 16, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ashli Taylor	Local realtor	ashilitaylor12@gmail.com	770-375-5881	
Russ Crumbley	Butts County Commission	rumbley@buttscounty.org	678-972-6133	<i>Russ Crumbley</i>
David Longino	Absolute Best Air Inc.	davidlongino@gmail.com	404-849-1938	
Ronnie Daniel	Architect	ronniedaniel@aol.com	678-920-2163	
Brad Johnson	Butts County	bjohnson@buttscounty.org	678-300-1937	<i>Brad Johnson</i>
Bob White	Butts County IDA	bwhite@buttscountyida.com	770-775-4851	<i>Bob White</i>
Danielle Hopson	Butts County Water	dhopson@buttswsa.com	770-775-0042	
Lisa W. Durden	Butts County Chamber of Commerce	Ldurden@buttschamber.com	770-301-0511	<i>Lisa W. Durden</i>
Frankie Willis	The Village at Indian Springs	frankie@trucksinc.net	770-312-7665	
Christy Williams	Butts County Planning & Development	Clawson@buttscounty.org	770-775-8210	<i>C. Williams</i>
Ken Rivers	Butts County Commission	KRivers@buttscounty.org	678-972-6153	
Fred Chitwood	Citizen	statesrightsnow@comcast.net	770-316-2578	<i>Fred Chitwood</i>
Michael Brewer	Deputy County Manager	jimbrewer@buttscounty.org	770-775-8200	<i>Michael Brewer</i>
Herschel Arant	Central GA EMC	harant@cgemc.com	770-504-7892	

APPENDIX C

COMMUNITY SURVEY AND RESULTS

A community survey was developed as part of the plan process and included questions to assess citizens views on what and how the vision of Butts County should be implemented.



BUTTS COUNTY
GEORGIA

Comprehensive Plan Community Survey

The five-year update to the Butts County Comprehensive Plan is underway. If you live or work in Butts County, we'd appreciate you taking a few minutes to complete the following survey which will help guide the compilation of the plan.

Access the survey from the link or QR code below!

Link:
<https://arcg.is/OT0mj4>



Please call the Planning and Community Development for any questions!
770-775-8210

Thank you!

1/27/2022

Butts County Comprehensive Plan Survey

Butts County Comprehensive Plan Survey

Describe an ideal Butts County in the next 20 years:



Response

Count

Would love to see all of the drugs gone from the community. Our police force beefed up. We need more officers and deputies. Drag racers gone.	1
We will be thriving economically. We won't let national politics poison how we relate to our neighbors. We'll have a vibrant downtown. Our convenient access to state parks and even further developed trail systems will be a tourist attraction.	1
We have a wal mart	1
Vibrant and safe areas for all ages. Opportunities for work and recreation, but something that sets the county apart from its neighbors, NOT more warehouses!	1
Very few if any apartments. Roads expanded in areas to take care of increased traffic. Continue to have the small town feel and not to allow the "woke crowd" or "politically correct" crowd to take over.	1
Updated infrastructure, traffic flow improvements. No warehouses. Removal of blighted property.	1
To have a clean and safe environment for children, and welcoming to new residents of the county.	1

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1/51

1/27/2022

Butts County Comprehensive Plan Survey

The way it is now. Stop building! Take care of what we have now. Fix the roads, pave the dirt roads, build a new middle school and high school.	1
The shops are coming back to the square, the village at IS is thriving. Need more involvement by civic groups. I DO NOT want to see us become another Henry, covered in warehouses! If warehouses are inevitable, keep them by I75	1
That's tough since elected officials have already begun the dismantling of small town life. The "progress" at 16 & 75 will destroy this community. Maybe in 20 years the teachers and coaches that were given jobs because of politics will be gone.	1
Still small town with better eateries and a more lively downtown area.	1
Still small and safe for families. While also cleaner and more effort placed into the appearance. With tons of community and church involvement and activities for families to do together.	1
Still quiet mostly agricultural and single family and lots of recreation with the state parks	1
Still a small town.	1
Still a small town but have nicer shops & restaurants, no gangs & no violence	1
Still a small community. I have heard people say please don't use the "we don't want to be Henry County" but that is my honest opinion. I don't want chain establishments, I want the ma and pa stores. I understand this impacts my taxes and I am ok.	1
Stays small not constantly building new stores/homes	1
Small town. Minimal "chain" stores. Lots of Mom & Pop businesses with thriving schools.	1
Small town where you still know everyone. No more neighborhoods. Keep the development at the interstate. We need a truck route to relieve truck traffic. Thriving recreation department.	1
Small town feel, but opportunities for those that live here.	1
Small but well taken care of. The square should be our shining star, not a hodge lodge of colors and textures that clash. We should focus on quality growth. We do NOT want or need warehouses and storage facilities. We are a small mostly rural comm.	1
Same as it is today with some local businesses opening but definitely not what Henry county did! I don't mind expansion near the interstate but keep our square small and quaint which is what a lot of travelers are seeking.	1

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1/27/2022

Butts County Comprehensive Plan Survey

Safe. Greater police presence. A beautiful places to visit throughout the county with many businesses, attractions and places to visit with the family. Taxes at a minimum.	1
Safe and economical place to live.	1
Rural, preserving green space and natural resources.	1
Rural small town feel throughout the county. Primarily single family homes on large lots.	1
Rural life, less crime, good jobs for young people,	1
Rural and laid back.	1
Roads without potholes. All residential streets in the county paved with sidewalks so we can take walks with our kids and dogs, or ride bikes. Be healthy. All residential properties have yard debris pick up. Leaves raked to curb for weekly pickup.	1
Responsible growth to protect the small town feel of the county.	1
Quiet, rural, with a focus on the residents and the small businesses that make up our community. High speed internet available to all	1
Quality growth with more industry, but out near the interstate. Square footage and road frontage restrictions on new houses. Sign ordinances similar to those in Peachtree City.	1
Progressive while maintaining small town feel	1
Prevent large development protect farms and undeveloped land.	1
Preferably more limitations on the number of commercial properties throughout the county. Restrictions on the number of subdivision. Additional middle and high schools. Let's not make this into locus grove.	1
Please keep it rural!	1
Peaceful, friendly, quiet and safe	1
Over populated with semi's	1
Not to be over developed and not hundreds of subdivisions. Keep Butts County more rural than overgrown.	1
Not another Henry County!	1
No truck loading warehouses, no overcrowding with multiple apartments	1

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1/27/2022

Butts County Comprehensive Plan Survey

No crime and less traffic from a wreck on the interstate	1
No change, please do not allow Walmart, or any large chins come into the county. Small town Country feel is why we chose to live here. I want my kinds to see the same back roads large properties, cows, and country that I grew up in.	1
New Sheriff with a goal to better educate and advance the deputies that serve the citizens. Parks need to be built. No more warehouses.	1
Much as it now. More retail growth at the interstate interchanges to help with splost revenue	1
More unique restaurants around town. Keeping the small town feel.	1
More things for revenue that isnt industry. HENRY COUNTY HAS THAT! Restaurants, shopping,entertainment	1
More shopping options out near the interstate, better infrastructure to manage the growth we are seeing and the traffic through Jackson, and an end to the social experiment known as common core education. It is making kids dumber.	1
More shopping choices closer to Jackson. Clean up Jackson. Clean up Flovilla. Create a public park on Jackson Lake with easy access for cars. Spend some money on repaving local roads	1
More higher end dining, not so many warehouses, preserve our heritage and cultures.	1
More community based activities, better Internet,	1
More commercial stores. Can be near I-75 Definitely need better pharmacy in the area and a meat store. Route traffic around downtown area or time lights better. The semi trucks aren't stopping in downtown area. They need rerouted at the very least.	1
More access to books and newspapers online, a thriving community newspaper, both print and online which include information on county and city services regularly. More green space preserved (Cedar Rock), more historical sites preserved.	1
Lots of entertainment projects: "Butts County: We Love to Entertain"! Let's attract more filming!	1
Less traffic. More trees. No more subdivisions with less than 2 to 5 acres. Have some roads widened or repaved. Have an inside shelter for animals at the pound. To be a peaceful place to come to and not be afraid of people or the law.	1
Keeping it the country feel it is now.	1

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1/27/2022

Butts County Comprehensive Plan Survey

Keeping a small town feel while allowing expansion for growth. Bringing restaurants such as Longhorn, Olive Garden, Chickfila, etc. Having a strong infrastructure.	1
Keep this a small town focus on great schools and providing a safe place to live. Stop building small cookie cutter housing. build long lasting communities to stay and raise a family. Would like small local mom and pop shops not chain stores.	1
Keep Butts county as a Haven for all who love peace and quiet while allowing well-planned commerce zones for ease of access to shopping. Learn from surrounding counties to properly plan traffic congestion as the area grows. Minimum acreage homes.	1
Industrial development limited to I-75 area - retain rural nature of the county. Improved, vibrant & innovative educational system - facilities are fine, focus on education results. Expanded medical facilities. Population mid-upper income & retirees.	1
Incoming major retailers, reduced property taxes, comcast service available, or other fiber optic service	1
Ideally Butts County needs to stop development. Our family moved here to enjoy country living not to move to the next up and coming McDonough. Our town needs to focus on better internet not more housing and business and warehouses.	1
Idealistically we would address the traffic situation in the city of Jackson and be ahead of the curve This would include working with the school board on future school locations and the impact traffic will have at given locations.	1
I would love more options for kids such as a YMCA or a boys and girls club. An alternate route for 18 wheelers to help keep traffic through town not as bad.	1
I feel that most people have either moved here or have not left here from their childhood because they like the small-town feel.	1
High speed internet for all residents, Modern downtown similar to McDonough, sewer system for all residents and more lights on roads. GA EMC available for all residents. More upscale housing development. And more diversity of residents.	1
Have the amenities of a larger city but maintain the small town hospitality. A place where small businesses can flourish. Capitalize on the many resources has to offer such as Indian Springs, High Falls, Jackson Lake, etc.	1
Growth is inevitable. Might as well make it quality growth. Learn from the mistakes Henry County has made when it comes to traffic management.	1

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1/27/2022

Butts County Comprehensive Plan Survey

Growing in a structured way, industrial development confined to the I-75 corridor, lots of green space, low density residential growth, northwest bypass around Jackson.	1
Growing community with some shopping and additional restaurants.	1
Fiber optic service throughout the county. Focus still on small business and not chains. I want to keep Butts from being Henry county. Keep focus in small hometown.	1
enough retail shops to shop local. . not more than 5% growth of living quarters, (LQ) limit the number of LQ permits. in 20 years you will have over 100 % growth. All new permits pulled have impact fees	1
enough business to pay for county expenses, without sacrificing all of the small-town feel, loss of some is acceptable.	1
Easier to get through town	1
Controlled growth with strong economy. See Fayette County.	1
Continued small town feel with improved and stable public education	1
Commercial and infrastructure strategically placed to support existing and future residence and residential developments.	1
cleaner county (trash picked up on side of road) building nice subdivisions with min. 2 acre lots, nicer restaurants, lower property taxes for seniors. NOT LOOKING LIKE HENRY COUNTY with all throw away warehouses and cheap hotels on side of expressway.	1
Butts County will be developed with high-end businesses and restaurants on both of its interstate 75 exits while also still maintaining its residential country living. Want to be able to shop and eat without having to go to another county.	1
Butts County in 2042 shall be vibrant with a self sustaining economy that is made up of a wide array of advanced manufacturing, medical, and hi tech industrial facilities. A place where people are proud to live, feel safe, and raise their families.	1
Being conservative in its land use by limiting the expansion of distribution/warehouse space and subdivision development. Traffic will be managed for growth by roundabouts and alternate routes that redirect from Downtown Jackson.	1
An updated jackson square, and rural areas more maintained.	1
An ideal county would include communication where administration listens to the citizens, and citizens voice their concerns to the leadership. It is a safe place to call "home" where connections and relationships are made within the community.	1

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1/27/2022

Butts County Comprehensive Plan Survey

Almost exactly how it is now but with more community oriented events.	1
A walkable city with lots of upscale restaurants and shops. Preserved our historic sections. A bypass around the city. We would emphasize our recreational opportunities and develop them, trails, water sports etc. High end housing instead of cheap.	1
A thriving small town with no more industry or truck stops. Charge higher tax rate to the distribution centers to off set the high burden of taxes on the community. NO WALMART and no more Dollar Generals.	1
A thriving area near the square. A better grocery store. More local restaurants. A cleaner looking area, although this has improved since I moved here. Less chain restaurants and stores. We don't need another McDonough or LG. Better medical care.	1
A safe & family oriented community that is a country town setting with nearby conveniences of the larger city's with up to date power & internet to support home based work as well as the local businesses. With well maintained roads and traffic flow	1
A place to live, work, and play with quality jobs and quality education available. Recreational resources for all ages. Accessible healthcare options. Vibrant economic development with some upscale restaurants.	1
A place to live that does not look like Riverdale, Newnan, Stockbridge. Don't fill it up with apartments, shopping centers and multistory office buildings.	1
A place for more outdoor activities: disc golf course, adult league soccer (they stopped due to "field damage"), skateboard ramps (those at Daughtry Park have fallen in), and more updates to the square - so there is room for parking and activities.	1
A nice grocery store but let's not add any more subdivisions so we keep it country, we need our pastures & cows.	1
A county with Gary Long as sheriff and with property taxes about half as much as they are now and with senior citizens exempt from school taxes	1
A comfortable country setting where one can live without traffic/trucks and heavy industry, but with all the technology available in the city. A county where the citizens are informed in a timely manner by the commissioners or city council members.	1
Not a mini- Henry County. An ideal Butts county would figure out how to have more economic income for better schools and public services without sacrificing our rural feel. Many of us chose to live here for its small town appeal and work elsewhere.	1

Answered: 95 Skipped: 8

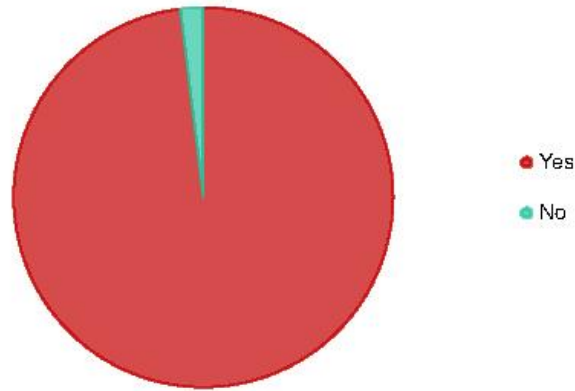
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1/27/2022

Butts County Comprehensive Plan Survey

Are you a resident of Butts County?



Answers

Count

Percentage

Yes	101	98.06%
No	2	1.94%

Answered: 103 Skipped: 0

If you are a Butts County resident, do you reside in unincorporated Butts...

1/27/2022

Butts County Comprehensive Plan Survey



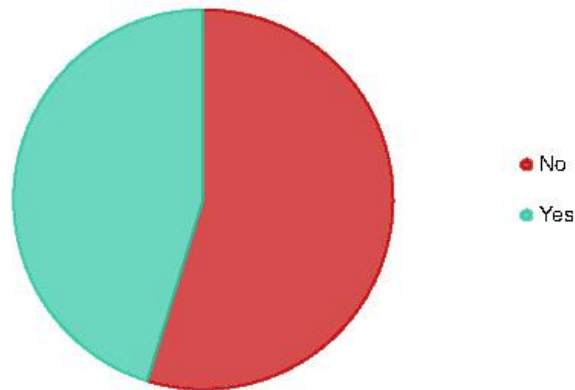
Answers	Count	Percentage
Unincorporated Butts County	79	76.7%
City of Jackson	18	17.48%
City of Jenkinsburg	1	0.97%
City of Flovilla	1	0.97%

Answered: 102 Skipped: 1

If you are not a Butts County resident, do you work or own a business in But...

1/27/2022

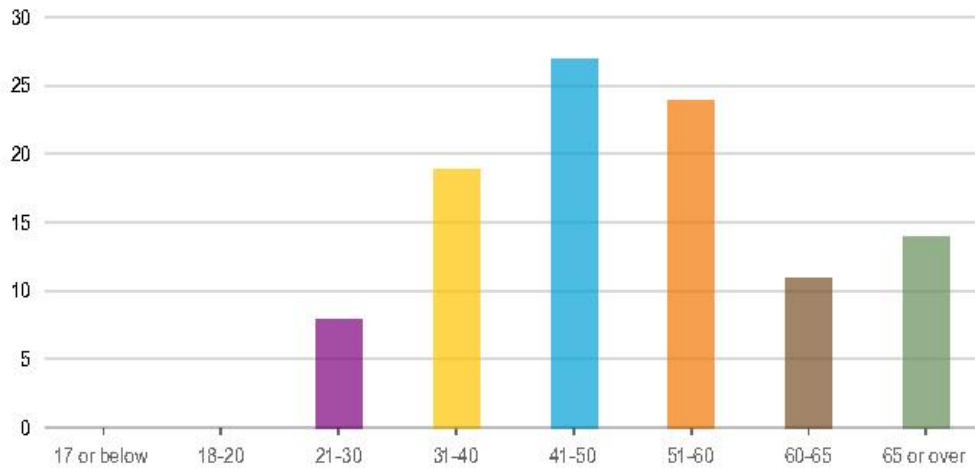
Butts County Comprehensive Plan Survey



Answers	Count	Percentage
No	23	22.33%
Yes	19	18.45%

Answered: 101 Skipped: 2

How old are you?



Answers	Count	Percentage
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Butts County Comprehensive Plan Survey

17 or below	0	0%
18-20	0	0%
21-30	8	7.77%
31-40	19	18.45%
41-50	27	26.21%
51-60	24	23.3%
60-65	11	10.68%
65 or over	14	13.59%

Answered: 103 Skipped: 0

What are the three overall best reasons for living and/or working in Butts County?



Response	Count
Small town	3
Traffic not as bad as North if Jackson	1

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1/27/2022

Butts County Comprehensive Plan Survey

The three reasons we chose Butts County was 1-We love the feel of being 'in the country' with less noise, pollution, and traffic. 2- We chose our home b/c it is close Jackson. 3- Our community is friendly, welcoming, safe, and peaceful.	1
The small-town feel. We have plenty to do outside. Lake	1
The small town country feel, no large mass of stores, traffic or shopping complexes	1
The feel of it being small town, the people, and no traffic.	1
State parks, quick access to Atlanta	1
Smaller school system	1
Small, Friendly, Safe	1
Small town. Low traffic	1
Small town. Decent government. Best sherriff	1
Small town, quiet, and safe.	1
Small town, my home,	1
Small town, limited number of residents, and..	1
Small town, less traffic, Jaincreaseckson Lake	1
Small town, country living, that's about it	1
Small town feel/community connection	1
Small town feel. Openness. Friendly people and atmosphere	1
small town feel, sense of community, good central location in Georgia	1
Small town feel, quiet... mostly, and our Sheriff	1
Small town feel, no Henry county like traffic,	1
Small town feel, minimal traffic, local parks	1
Small town feel, less traffic, the lake	1
Small town atmosphere. Opportunity for starting a succesful small business. Cost of living.	1

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1/27/2022

Butts County Comprehensive Plan Survey

Small town atmosphere, close proximity natural resources, larger city opportunities easy drive.	1
Small town and less hustle and bustle. I use to say crime but for the last two years the increase of shootings and murders concern my family	1
Small quaint town, low crime, affordable housing.	1
Small hometown atmosphere while still being close to the city, rural area with lots of undeveloped land, wildlife and community	1
Small friendly quiet	1
Small community feel, high service delivery, nature and scenic beauty.	1
Sense of Community, little congestion, safe community	1
Seeing familiar faces in town, being able to go into a shop, and knowing the owner, getting to see all the agriculture in the area.	1
Rural, small town feel, remote but still close to 75	1
Rural, recreational activities, home town feeling	1
Rural, not crowded, the community	1
Rural, minimal traffic, good quality of life	1
Rural setting, Jackson Lake, low crime.	1
Rural lifestyle. Friendly People, great sheriff	1
Rural life, friendly people,	1
Rural community, a single middle & high school & farm land	1
Reminds me of Henry county 20 years ago	1
Quiet, hometown, people still care for one another	1
Quiet, beautiful scenery and community.	1
Quiet, agriculture, natural recreation	1
quality of live, jackaon lake	1
Plenty of space, quiet, family is here.	1

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1/27/2022

Butts County Comprehensive Plan Survey

Peace and quiet.	1
Outdoor recreation, friendly neighbors, small town feel	1
Our sheriff's fight against crime, green space, access to I-75	1
No traffic Little crime rural life	1
Natural beauty. Nice small town.	1
My hometown, I work here, small town	1
My country living and I don't live in a subdivision.	1
Low traffic. Small businesses. Quiet, nature focused landscape.	1
Low traffic, safe in most areas, family friendly	1
Low population density. Lots of Nature. Potential for great public schools	1
Location, small town atmosphere, less crowded	1
Location, Community, Opportunity	1
Lived here all of my life	1
Less traffic and chaos than bigger surrounding counties	1
Less crime, less population, and country living.	1
It's laid back. Everyone knows each other. It's not Henry County	1
It's an easy commute to other towns close by, while still having the country living vibe.	1
It was the small town atmosphere. It's being developed and decimated.	1
I thought it was the low crime but it appears the Sheriff doesn't care and even allows it when it is people he knows.	1
I can't think of any	1
High Falls Lake, country atmosphere, and proximity to interstate.	1
Have always lived here and it is not like Henry County.	1
Green space, trees, water. People who care.	1

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Butts County Comprehensive Plan Survey

Great schools, low crime, country living	1
Family and friends, minimal traffic, and businesses are friendly and easily accessible.	1
Culture of Help	1
Country, small town atmosphere, not a lot of traffic	1
Country living with plenty of room within a social community.	1
Country feel, sense of community and commitment to schools.	1
Convenient location without a tremendous amount of traffic.	1
Convenience, flexibility and cost of living	1
Community, small town, access to outdoor activities	1
Close to in laws, close to lakes, affordability.	1
Close enough to anything yet far away enough from everything.	1
Cheaper property taxes, better gas prices, and the small town feel.	1
Bucolic living, less traffic, quiet	1
Biblical values, caring people and peaceful atmosphere	1
Beautiful parks near by. Within an hour drive of many things to do. No car inspection.	1
Affordable land, small town feel, family	1
Affordable homes/land in a country setting, small town feel, not being over-populated	1
1. Quietless Traffic 2. Safe 3. Ease of use of Gov't services	1
1) It's what Henry county used to be. 2) even county workers are nice! 3) it still feels like home, a community place where you want to never leave	1
1) Beauty/Nature 2) Rural/Small town charm 3) Distance from Macon or Atlanta	1
1 the people 2. The natural beauty & resources (like the state parks) 3. The faith community	1
.	1

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Butts County Comprehensive Plan Survey

I like the city of Jackson being small and hometown feeling. Being around the lakes. Close to Macon and Atlanta until you can not go north on 75

Answered: 94 Skipped: 9

What are the three biggest challenges facing Butts County?



Response	Count
Traffic	2
Youth sports (Rec and school), public school education, high taxes	1
Workforce, Poor School System, Housing	1
Warehouses, traffic, loss of farmland to developers	1
Truck stops. Paving over our forests. People not knowing what we have to offer.	1
Training our work force for the future. Preserving and enhancing our green spaces and public areas.	1
Traffic, Schools, Drugs	1
Traffic, road maintenance, crime and raising youth to be good moral citizens.	1
Traffic, population increase, infrastructure	1

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Butts County Comprehensive Plan Survey

Traffic, no where to shop, drugs	1
Traffic, more community things, such as Farmers Mrkt, & clean up some neighborhoods.	1
Traffic, greedy developers who don't care about structured growth and inflationary property values	1
Traffic, dependable internet and expansion.	1
Traffic through the square because of the amount of people moving this way from McDonough and Griffin. Also, the round about by JP Valero and The Yard Stop is causing lots of accidents and needs to be widened.	1
traffic congestion from semi-trailer trucks. slow wi-fi service, better shopping opportunities,	1
Too much growth	1
To say small, not over run with traffic/warehouses/big box stores.	1
To maintain the life we have while still moving forward	1
Threat of development.	1
The three biggest challenges are 1- expansion of businesses that encroaches on private and rural property 2-through growth how to keep that hometown community 3-how to bring people together to build a stronger community.	1
The roads!! The people in political offices here do not care for those not raised here, and how disheveled the actual downtown looks. It's embarrassing. Inside the stores are great but the outsides....run down looking.	1
The future growth. It will only attract the unwanted, thief's.	1
The attitude of trying to be like other "progressive" cities, losing small town charm, growing crime	1
Taxes, county involvement in MY property, taxes	1
Taxes to high for services offered, schools are not great, not enough ways to live and work here. Which also drives up taxes	1
Staying with the small town feel while providing quality growth and not taxing with higher tax appraisals to its citizens	1
Schools!! Workforce, and recreational facility improvement	1
School system, traffic,	1

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Butts County Comprehensive Plan Survey

Saying no to metro Atlanta pressure, ensuring quality growth, investing in the lives of our children	1
Roads, traffic, crime	1
Resisting making the mistakes of Henry County, the reason why everyone is moving to Butts.	1
Quality of the school system. Being able to put a good plan in place to embrace growth, and not cause a traffic nightmare in the process. Convincing well educated, higher income earning individuals to choose to call Butts County home.	1
Public Education, Infrastructure (broadband and roads) and communications	1
Property tax, population growth, traffic	1
Pressure for high density growth similar to neighboring counties	1
Poor public education, poor public services, overall not enough tax income in the county to make things better	1
Politicians, planning, traffic	1
People being open-minded enough for growth. Schools main focus in sports is football and the other sports take a backseat to it. Traffic	1
Overbuilding, transportation around the square, and fiber access	1
Not becoming as crowded as Henry. Crime that is coming with more people moving into the county.	1
None to me	1
No shopping centers, traffic, and no parking around the square	1
Neighboring counties not preserving the small town feel, school district leadership, apathy	1
Needs more restaurants	1
NA	1
More developments more building of houses that sit empty and destruction of waterways and property	1
Managing growth, property tax burden on residential property, school system.	1
Loss of feel of cohesive community. lack of preservation and planning,	1
Limited commercial growth, lack of infrastructure, lack of commercial opportunities	1

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Butts County Comprehensive Plan Survey

Lack of working Internet	1
Lack of shopping options, real estate taxes, no industry tax base	1
Lack of shopping and restaurants, recreation programs need improvement, traffic routed around town	1
Lack of services and shopping in Jackson. Preventing Flovilla from becoming an overgrown jungle with impassable roads. Attracting tourist dollars	1
Lack of local jobs and medical care.	1
Lack of high speed internet for non-EMC customers	1
Keeping crime away, healthy growth and good housing	1
Just keep it simple.	1
Influx of people leaving other counties, fiber optic infrastructure as we have to use satellite for tv and internet, keeping focus on minimizing development	1
Influx of new people, crime suppression, no internet	1
Increasing pressure for more dense residential development. Increasing property tax from a school system that shows little improvement.	1
Increase in traffic, low paying first responder jobs, gang violence	1
I think it is controlling the development that is about to be in Butts County. Someone needs to look at the overall picture not only from outside but from inside of Butts County.	1
Holding the small town feel and crime.	1
Higher powers not wanting change or competition, low tax revenue, poor infrastructure	1
High tax rate due to lack of business, not enough planning for the future, no cash reserves.	1
Henry county troubles flowing over and the interstate traffic detour traffic tearing up our county roads	1
Henry county trash moving in. Courts backed up. Poor quality teachers.	1
Henry County spillover, economy, education — needs to be better.	1
Henry county moving down to butts county, warehouses, increased traffic	1

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Butts County Comprehensive Plan Survey

Hard to get what you need without having to drive. All entry ways into the city need revitalizing. The square needs to be updated.	1
growth, managing growth, good old boy network	1
Growth spilling from metro	1
Growth	1
Growing population, traffic congestion, too many residential builds	1
growing crime (But the Sheriff's Office is doing a superb job!), balancing new businesses while not overdeveloping, and staying rural which is why people move here! (Like us, been here 16 years now)	1
getting younger people moving here, employment, drawing good company's	1
Gang activity, low amount of quality jobs, not many public activities.	1
Fewer resources than larger communities	1
Fear of Change, lack of infrastructure development, school system	1
Expanding growth, good ole boy politics, and an underperforming education system	1
Encroaching trucking warehouses, and land development not conducive to recreation and tourism, lack of technology services, phone, internet, cable	1
Education	1
Drugs, traffic,	1
Drugs, drag racing	1
Drugs, crime, and overbuilding	1
Development, Greed, Becoming Henry County	1
Development and school growth	1
Crime. Lack of major retailers in the county. Not enough law enforcement presence.	1
Crime, too much junk houses being built and detrating the beauty of our community.	1
Crime, Poverty, Illiteracy	1
Crime that will continue to grow. Poor Education. Poor growth plan.	1

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Butts County Comprehensive Plan Survey

Crime on Oak Street, Deteriorating roads, and speeding.	1
Crime from neighboring communities, lack of roadway infrastructure to accommodate increased future traffic	1
Being over taken by the ever expanding metro Atlanta, areas that are known for drugs, lack of cheaper housing	1
Allowing builders overtake all the land. The crime moving in. Lack of county official involvement.	1
All the 18- wheelers, The fact that whomever is in charge is trying to turn it into Henry County.	1
1. High Speed Internet 2. Sewer system 3. Accesmodern to 4. Lighted roads	1
1) Land development 2) Traffic 3) (Sub)urbanization	1
1) internet 2) cell service 3) not letting Modonough or Jonesboro move in	1

Answered: 100 Skipped: 3

Vision for Economic Development: Economic Development is our highest priority and...



Response	Count
Workforce Development, Improve Schools (academics and discipline), and Marketing	1
Update infrastructure, lower taxes, better education opportunities	1

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Butts County Comprehensive Plan Survey

Traffic control, road work and housing	1
This is the thing I don't want to see! Warehouses, warehouses, warehouses! PLEASE don't forget that we need to be attractive to LIVE in too!	1
They should be concerned about facilitating true quality businesses. Not just warehouse jobs. What would be an asset that we could look forward to? Such as what jobs will push our kids to work harder to obtain (not American woodmark).	1
Tax incentives	1
Tax breaks. More television and movies filmed here. Land development along highways.	1
Target appropriate businesses that reflect the nature of the county. Minimize over development by industries like gravel pits and other destructive industries that have major impacts on natural resources with minimum local employment.	1
Support more small businesses than bringing in large industrial parks	1
Stop Chain Establishments, Improve the Chamber, Actually Hear Public Opinion	1
Stop building warehouses, think of future traffic needs, make Jackson pay property taxes and lower county taxes	1
Stay away from big box stores, revitalize the downtown area, work toward making the schools better	1
Set aside specific areas for the industry. Don't do like McDonough and become warehouse city all over. No Walmart!!!	1
Revitalize the Jackson square which would make the County as a whole more presentable. We need more entertainment options, mainly outdoors/nature, maybe festivals and outdoors events	1
Put a new, cleaner face on the businesses. Fix the roads for all of Butts country so people want to come here. Encourage volunteers to assist in keeping downtown clean.	1
Put a focus on agriculture, prevent large development. Do not focus on large employers as we have seen time and time again they provide low paying jobs.	1
Provide an educated workforce. Offer attractive neighborhoods for people to live. Market county resources.	1
Promote new businesses.	1
Prioritize small businesses	1

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Butts County Comprehensive Plan Survey

Please don't	1
plan for subdivisions with acre lots, Have a nice place for people to live, nice restaurants, low crime	1
Offer to the people who live here jobs. Needs shopping centers, keep the money in our own community shopping centers so we don't take our community	1
Nothing..... keep us Beautiful Butts County as the sign says	1
Nothing. Stop focusing on commercial real-estate and focus on your community members.	1
Nothing. We didn't move here to be in the middle of business and industry. Stop trying to get rich by turning this in to Henry County.	1
Not allow politicians strong arm our little county. Emphasize on small business and not big companies to take over all our beautiful land.	1
None. We don't want to become Henry County. People are coming here to get away from that mess.	1
No!	1
No new growth!	1
No more warehouses, bring in places to shop	1
Need more business district and warehouses to bring jobs to the community that can actually make enough money to support their families	1
Make sure the businesses' values match those of our county, do not lose our respect for traditional values which is what makes us stand out in GA, crime prevention	1
Lower the rent for on square properties to make it affordable for small businesses to come in; this will allow for more cash flow back to the city for more upgrades/expansions in the future. New infrastructure would be nice within the Jackson square.	1
Lower property taxes to bring in residents and businesses. More entertainment options including eateries.	1
Leave Butts alone	1
Keep these businesses centralized near 75, provide incentives to work here and not turn it into McDough.	1
Keep it at the interstate! Why do we need growth? What's wrong with our small town? It's been working for decades.	1

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Butts County Comprehensive Plan Survey

Keep in mind that people love her because they like a small town. We just need the basics.	1
Keep all the growth around the interstate with good roads leading into and out of these areas and keeping the country feel.	1
Internet that works	1
Improve water and sewerage access, improve public safety systems, and road infrastructure improvements	1
Improve the school systems, workforce development, restaurants	1
Improve school system.... BOE has not considered being loyal to BCSS a priority. People who work in BCSS and live in Butts Co are few especially in administrative jobs.	1
Improve school system, attract clean industries, improve tech infrastructure	1
Improve Safety, Better Schools, Increase Workforce	1
Improve public education!!! Bring a college and career academy here.	1
If they play the cards right the business will come to them. Do not give away the cow because you will not have milk. The businesses will come here. What happened to the trees at 16 and 75? I thought we had an ordinance? Did someone know someone	1
I really don't know. Haven't been back long enough yet to think about it.	1
I don't think people know enough about the parks and hiking trails. Bring in more movie business. Make the square more beautiful.	1
Have a better educated work force	1
For small business, make the square more affordable for them to move in, make the areas near 75 more appealing for warehouses/ plants- better roads	1
Focus on quality not, choose businesses that will have positive impact on quality of life, don't get caught up on increasing tax digest	1
Focus on high paying jobs, not warehouse or truck stop jobs that are transitory. Attract medical facilities and other high paying jobs that will contribute to local access to high quality facilities.	1
Focus on families, focus on kids, schools	1
Fiber from EMC will help.	1

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Butts County Comprehensive Plan Survey

Expand the local hospital to provide better Healthcare and provide more jobs, aim for new varieties of businesses (we don't need more truck stops or fast food) and promote a more engaging community where people would want to live and work in.	1
Expand Southern Crescent to offer more programs. Continue to work with professionals to bring in high end housing (a golf community? D	1
Eliminate all tax abatements unless to high wage earning positions. Limit sewer capacity to proposed high density developments, concentrate on existing industry and beautification. Focus on quality not quantity.	1
Do an even better job of telling your story.	1
Dedicated commercial industrial areas for growth & development, that are close to express way to limit traffic & be convenient for businesses. Input of community to get a good idea of the types of business & retailers that would be preferred.	1
Countywide high speed fiber, promote "Outdoor Capital of Georgia" brand more to attract quality retailers that market to outdoor activities, have good zoning that is consistent in the county and all three cities.	1
Consolidated County Government, Participatory Budgeting, Events and Activities	1
Clean up Jackson. Fix the roads. Code enforcement	1
Clean the county up from drugs and drag racing	1
Butts county should not be focused on further development of our county and destroying natural resources	1
Butts county should have more shopping and keep the property cost / taxes low.	1
Build industry that attracts families not crime. We don't want places like Walmart. We want small town shops that bring people to visit a historic small town.	1
Build a Kroger or Walmart. Bring in something for kids to do.	1
Better looking community when you drive through, better school system, better educated citizenry	1
Be supportive of commercail ideas, be creative and flexible with rules and regulations to establish new business, act as a partner for business	1
Be selective and encourage only elite businesses, don't allow distribution centers, keep focus on small bus as well	1

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Butts County Comprehensive Plan Survey

Be honest with future patrons	1
allow business access according to development plan, vigorously fight back on zoning by litigation, limit tax breaks to businesses that bring jobs on a case-by-case basis	1
Add roads and technology, but be very selective	1
A good traffic plan, a safe community (Sheriff Long is doing a great job with that), customers with money and a workforce that wants to work	1
1-Vet the business (Will it bring people together? Is the infrastructure able to accommodate? 2-Draw businesses that add to the inclusive "come be a part of our town." 3-Survey the community to see what businesses are needed and desired.	1
1. Prioritize our natural resources. 2. Not destroy the Towaliga or Jackson lake. 3. Capitalize on our natural resources	1
1. High Speed Internet 2. Access to modern Conveniences 3. Modern housing such as lofts, luxury apartments	1
1) Keep new developments local to 75 2) have incentives to bring more small businesses to the historic district 3) stop paying people to not have jobs (that should have been #1)	1
1) Increase movie set marketing 2) Be selective about warehouse/distribution center marketing 3) Increase Trucking industry marketing on land near exits	1
.	1

Answered: 81 Skipped: 22

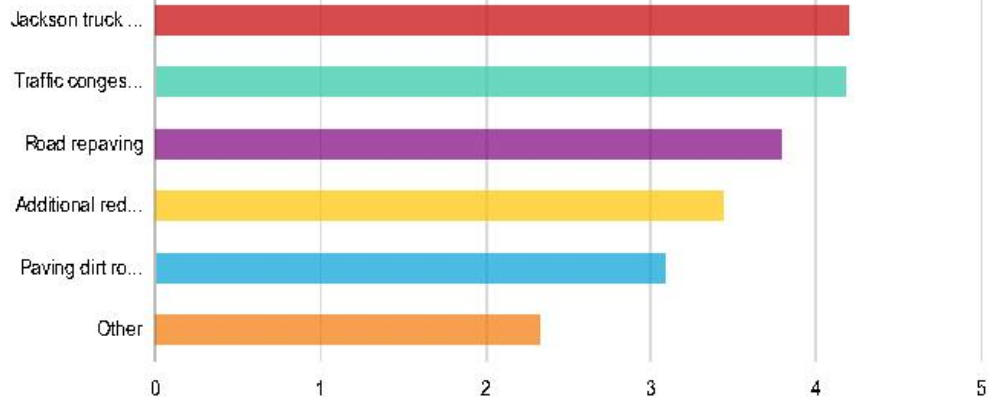
What are the most important transportation improvements/issues in Butts...

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Butts County Comprehensive Plan Survey



Rank	Answers	1	2	3	4	5	Average score
1	Jackson truck bypass	34.69% 34	17.35% 17	16.33% 16	8.16% 8	11.22% 11	4.19 12.24% 12
2	Traffic congestion relief	25.51% 25	16.33% 16	27.55% 27	16.33% 16	9.18% 0	4.17
3	Road repaving	17.35% 17	21.43% 21	13.27% 13	24.49% 24	17.35% 17	3.79 6.12% 6
4	Additional red lights or roundabouts	7.14% 7	20.41% 20	19.39% 19	23.47% 23	21.43% 21	3.44
5	Paving dirt roads	9.18% 9	18.37% 18	8.16% 8	16.33% 16	31.63% 31	3.08 16.33% 16
6	Other	6.12% 6	6.12% 6	15.31% 15	11.22% 11	9.18% 0	2.33

Answered: 98 Skipped: 5

If you answered "other" in the previous question, please describe the specific...

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Butts County Comprehensive Plan Survey



Response	Count
Would not allow me to rank in order	1
Would let me put things in order of importance	1
Transit system from hub in each district to connect with medical, commercial and mass transit.	1
There is need for a roundabout at Hwy 16 and High Falls Rd or a 4 way stop.	1
The previous section would not allow me to go past my number 1 priority	1
Strongly enforce laws governing commercial trucks using county roads to cut delivery time.	1
Stop making/ correct horribly designed roundabouts.	1
Starting a Backflow program to protect our water.	1
Railroad overpasses in Jackson	1
Public education!!!!	1
Other = More outdoor activities (a place for disc golf, adult league soccer and skateboarding)	1
No working internet that's affordable	1
No more round abouts please	1
No more residential development	1

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Butts County Comprehensive Plan Survey

Need a way for public safety to get around the train in case of emergencies such as a bridge.	1
more sidewalks	1
More sidewalks.	1
Making the semi's slow down. They go way to fast. 42,16,36 hwys	1
make ditches safer	1
Less commercial trucks driving through downtown	1
large, very large roundabouts	1
Keeping warehouses only in areas near I-75. We do not want to become like Henry County.	1
It wouldn't let me it	1
Intersections with sharp angle & bad view of oncoming traffic. Maintain road, edges & right of ways.	1
Get the 18-wheelers out of the square	1
Focus on refacing the square. Make it coherence rather than this big individual mess.	1
Fix the face of downtown business buildings. Most are dark, dingy, need painting at least.	1
Ensuring visibility at crossroads, etc., by limiting/eliminating shrubs or other items blocking view	1
Electrical infrastructure, internet to every home, education	1
Current roundabouts are poorly designed and unattractive. The tiny size=difficult to navigate.	1
Combine the Jackson police department with the Butts County sheriff office.	1
charge business for road improvements by the amount of wear-and-tear they will cause.	1
Bike trails	1
Better pay and retention for public safety officials	1
Being proactive rather than reactive	1
Access to high speed internet county wide	1
'#2 should be traffic congestion'. We need more round abouts, but big enough to be practical!	1

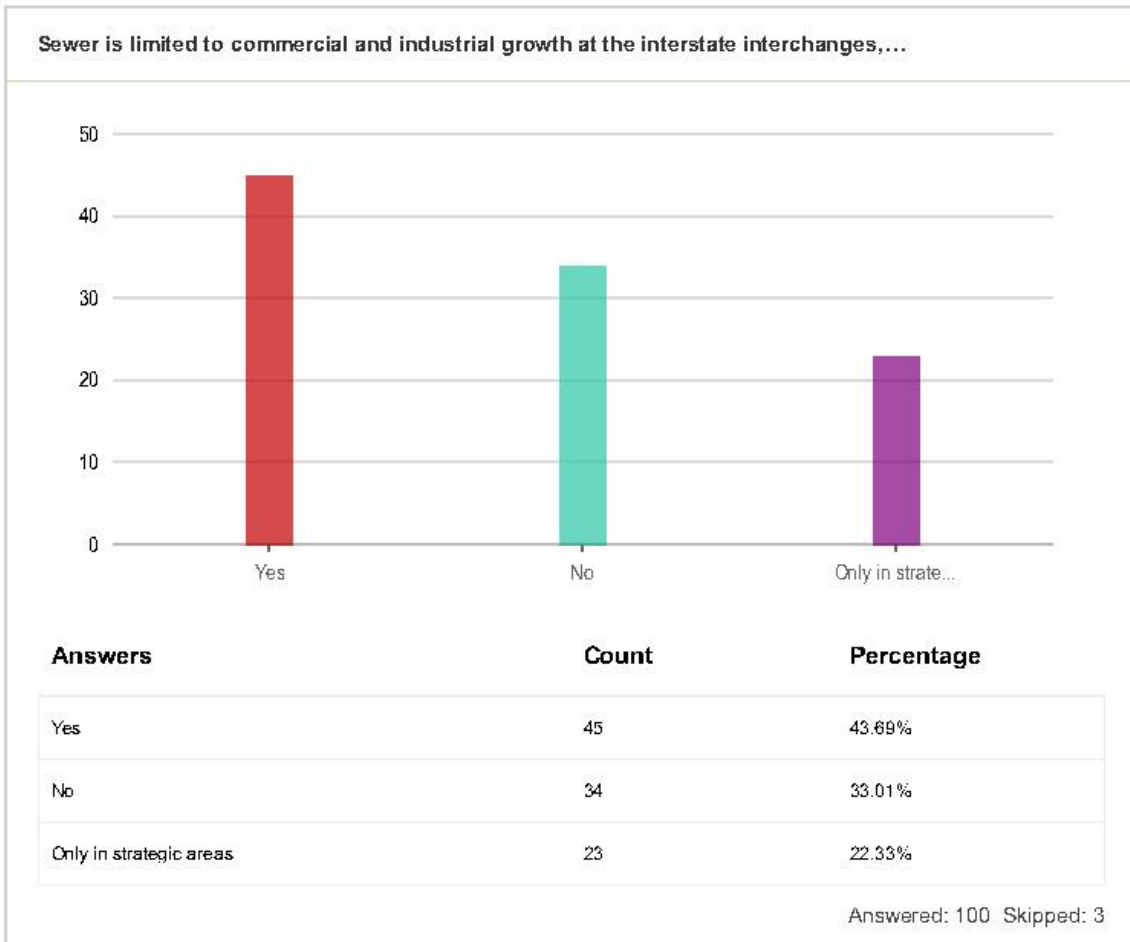
Answered: 37 Skipped: 66

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Butts County Comprehensive Plan Survey



If you answered, "only strategic areas" in the previous question, please explain where...

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Butts County Comprehensive Plan Survey



Response	Count
where housing is most populated	1
Where homes are on less than an acre	1
We are a rural community. We need to limit residential development to stay that way!	1
Throughout county	1
The sewer infrastructure should be available in all areas designated by the future land use map. Development guidelines will determine what's developed	1
Subdivisions	1
Strategic areas such as Indian Springs, Jackson Lake, and subdivisions.	1
strategic areas where commercial opportunities are needed.	1
Other areas such as subdivisions. Do not include individual homes on acreage.	1
No more residential development	1
Near the lakes where existing lots are small and septic can be an issue	1
Many concerns about drainage at my home	1
In places that didn't cost more than you can make back	1
In more congested areas	1

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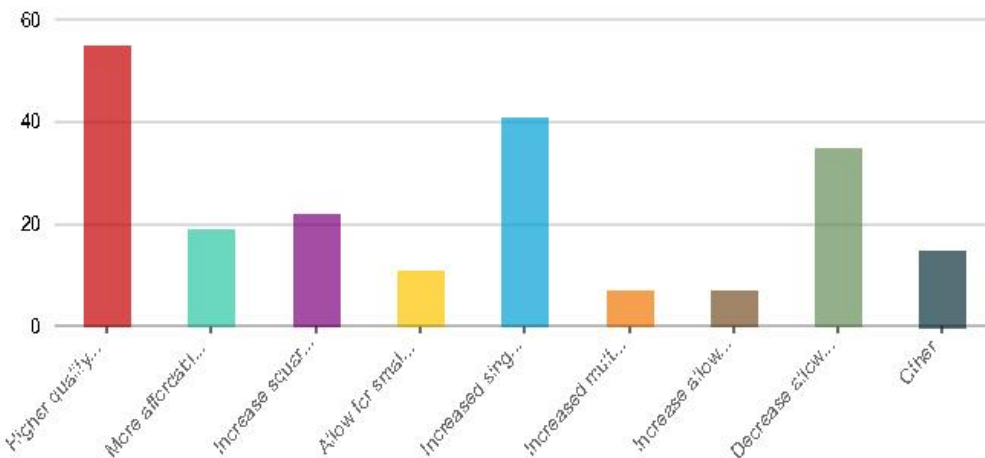
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Butts County Comprehensive Plan Survey

In highly populated areas such as in town	1
I-75 interchanges, the three cities, and any area targeted for development.	1
Higher population areas.	1
Define where you want future growth to occur and provide service there; limit residential sewer to quality planned neighborhoods	1
County leaders must plan for this—taking costs and population growth and the environment into consideration.	1
Closer to city	1
City only	1
Around the lake	1

Answered: 22 Skipped: 81

What type of housing is needed in Butts County?



Answers **Count** **Percentage**

Answers	Count	Percentage
Higher quality/higher end	55	53.4%
More affordable	19	18.45%

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Butts County Comprehensive Plan Survey

Increase square footage allowed	22	21.36%
Allow for smaller square footage than currently allowed	11	10.68%
Increased single-family	41	39.81%
Increased multi-family	7	6.8%
Increase allowed density	7	6.8%
Decrease allowed density	35	33.98%
Other	15	14.56%

Answered: 101 Skipped: 2

Butts County has a rich history which should be protected and promoted. Is there mor...



Response	Count
All of the above	2
Yes. There is no standard for maintenance or use of historic buildings.	1
Yes. Increase buffer zones, protect historic assets.	1

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Butts County Comprehensive Plan Survey

Yes, do more than have Michael Brewer add this to his already full plate. I like what I see happening with Chamber of Commerce. Do even more!	1
Yes! Explore these possibilities and educate elected officials on how to do this.	1
Yes	1
Work needs to be done around the High Falls area. Clean up the existing businesses and building a village similar to Indian Springs. There needs to be lodging more lodging at both parks.	1
We have several areas that are historic districts that need protecting. We also need a county archives	1
We have a huge historical history with Indian Springs and high falls. Focus on that for tourists! People are into history now. Many local squares are being renovated and appreciated. Focus here.	1
This is important, however critical infrastructure needs improvements first.	1
The library is a hidden gem. There should be a sign with flowers near the cvs that promotes it.	1
Signage	1
School programs to educate future generations on this topic.	1
Reuse old buildings, maintain green space	1
Reuse of historic structure	1
Reuse historic building. Don't let them sit there to rot	1
Protection of historic sites	1
Preserve and reuse the Hawkes. Recognize historic homes and buildings with plaques. Turn Cemetery into a park and historic walk. Support Historical Society and Arts Council in their efforts to create driving and walking tours. More signage..	1
ok currently	1
Not that I know of	1
None	1
No opinion	1
More projects like the Bicycle trails connecting various natural resources like Indian Springs, High Falls, Dausett Trails, Lake Jackson..etc	1

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Butts County Comprehensive Plan Survey

More people involved in the preservation and promotion	1
More Parks	1
More of the historical places homes and building should be preserved	1
Keep people visiting. No more residential development	1
Invest on the places on main roads	1
If you focus and promote the african american and Indian history it will bring more recongition and vi sitors	1
I'm not sure, probably more modern marketing. Many people don't know about these areas.more pres ence about these resources on social media. Maybe a "Live & play in Butts County" page highlighting these areas	1
I enjoy knowing the history and unique facts and people so any improvement in this area regarding Bu tts County would be appreciated.	1
I don't know.	1
Historic Society/Committee	1
Historic preservation of downtown areas, overlay districts that commissioners will actually enforce, inc reased buffer zones in differing zoning areas (ex: AR/M1 needs to be more than 100 ft).	1
Historic Overlay Zoning	1
Historic home/building tours, knowing the history of the area	1
Historic districts that publicize Native American, Revolutionary, and Civil War History	1
Historic areas are commonly eyesores. We try to erase other areas in history to improve those areas. We shouldn't just deem something historical because it's old. It should have to meet standards for ho w it looks and it's state of disrepair or go .	1
Higher density with increased green space to protect natural resources. Incentives for refurbishing his toric buildings for lofts, restaurants, professional office space.	1
Growth is good but we need strategic healthy growth that doesn't sacrifice our small town and the bea uty of Butts County.	1

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Butts County Comprehensive Plan Survey

draw business that fits with historic site & can enhance it & be entertaining to guests & provide a means to draw younger audiences to the parks historic site, a means to educate population espesially youth of history of area & signficance of site.	1
Do not remove any historical sites. Only improve what we have	1
Do not let the "woke crowd" take over and take away from our history. Do not become "politically correct".	1
Destroy abandoned and dilapidated houses and trailers.	1
Designate local historically significant sites and places; place protections and zoning limitations on them	1
Create a board if tourism	1
Concentrate more on historic homes and buildings, and less on the Civil War. Clean up existing historic sites and provide for parking at some sites.	1
All of these	1
Adaptive reuse of historic structures, such as those on town squares as well as addressing abandoned and poorly maintained structures, public or private.	1
A museum dedicated to the native American history in out area	1

Answered: 51 Skipped: 52

Butts County is branded as "Georgia's Outdoor Capital. Steps have been taken to...

1/27/2022

Butts County Comprehensive Plan Survey



Response

Count

What about High Falls Lake? This is one of THE prettiest lakes in the state. Promote the tranquility and family-time it brings with canoeing, kayaking, SUP, pontooning, fishing, hiking, waterfall gazing, to name a few – and that is almost yr round	1
We sure look trashy with all the trash along our roads.	1
Utilize the internet and social media to advertise all these options	1
Upgrade the high falls park area	1
Unless you live on the lake, access is limited. Older and less mobile people have less options, need more organized activities	1
Take care of the Rec. Poor money into sports activities for our youth. Things should not be so run down. Allow tournaments to use our fields, this will bring tourism and income to our commercial establishments.	1
Standards of quality	1
Slow down the traffic	1
Signage	1
Require green space in residential developments, increase required acreage per home, promote events that attract destination travelers (bike races, etc), beautify existing athletic complex, protect Jackson Lake	1

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Butts County Comprehensive Plan Survey

Put the word out	1
Provide more clamping options and national outdoor competitions or sports	1
Provide large parcels of undeveloped land	1
Promote fishing, nature center, develop outdoor non-sports recreational areas.	1
Promote and build outdoor parks around our outdoor resources. Private and public partnerships.	1
Prevent development.	1
Parents are having to take kids out of our county for sports. We need to make sure we put money into supporting the youth of Butts county. Keeping kids busy with something healthy keeps them out of trouble. Make this a priority for ALL youth.	1
Offer more places to eat outside and in the those hiking biking areas	1
Not extending to warehouse and community subdivisions	1
More walking trails, more places for excess to Jackson lake for those that don't live there, new parks geared for kids to play safe.	1
More outdoor walking trails	1
More outdoor events	1
More of all of this. The new trail system is AMAZING.	1
More natural parks, trails, and play parks for children	1
More marketing - brochures, tv ads, billboards, Explore GA, etc.	1
More events in square like McDonough and Covington	1
Making sure these areas are safe, free of litter, promote recycling, well lit, work with DNR to make Lake Jackson a better fishery....	1
Listen to Frankie Willis. Let her run the whole County.	1
Leave big land lots as land	1
Keep parks clean, don't disrupt the natural resources that would bring in people. Have plenty of locally owned restaurants.	1

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Butts County Comprehensive Plan Survey

Keep it rural so we can continue to enjoy our outdoor capital.	1
Jackson lake water quality needs to be monitored. Dredging of inlets and bays as needed.	1
It's considered that if you can afford the land or a house on the lake. Butts county is not a destination.	1
Invest in the children	1
Increasing access to the Ocmulgee would be a HUGE positive impact.	1
Increased media buy ins	1
Increase the number of organized events for people to gather and enjoy the outdoors together. Offer outdoor dances, movies, etc.	1
Increase more green, natural space by not increasing more apartments, large low end subdivisions.	1
Improve ease of access for fishing areas and hunting areas. More hiking trails.	1
Help the pond owners	1
Have one of the developer at interstate 75 build a drive in movie. That would make people come	1
Have more walking, biking friendly trails and paths	1
Fix and expand the skatepark also we need a city pool	1
Explore and promote Cedar Rock area with trails and educational signage. Look to Arabia and Panola. Buy and preserve at least one pasture per year. to protect open space. Create more parks in residential areas.	1
Expand county run park system	1
disallow outdoor entertainment venues like concert venues, rodeo venues and any other venue which causes excessive noise or traffic congestion.	1
didn't know it was branded as such. May be it's not.	1
Create more community events that cater to the use of these locations.	1
Create and sustain a public relations position at the county level while continuing to grow the Chamber of Commerce.	1

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Butts County Comprehensive Plan Survey

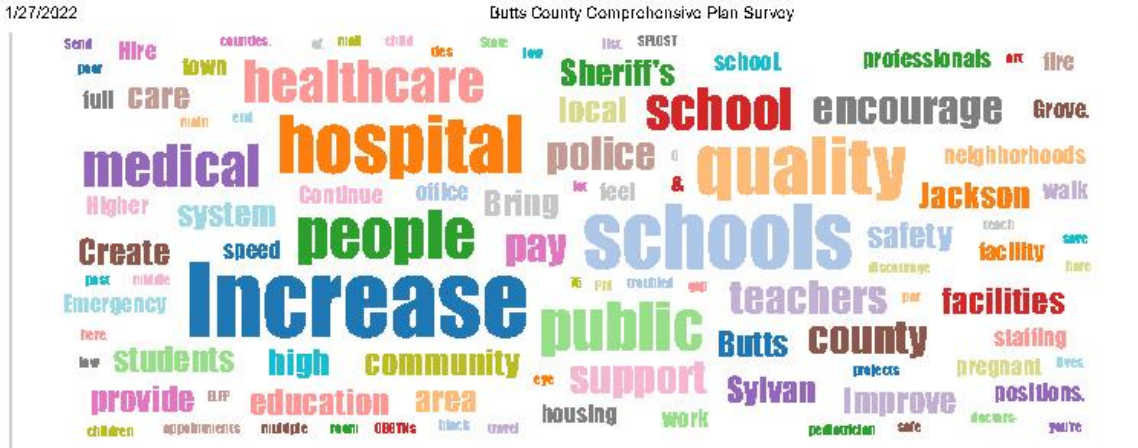
County, city, (and state) officials should work with Georgia Power to reduce debris, improve cleanliness and reduce fallen (submerged) timber and other hazards to boater, skier and swimmer safety in Jackson Lake as well as provide beautification.	1
Continue on the same path with more money	1
consider jackson lake as an asset, verse a red headed stepchildren	1
Clean up the county! Create more parks and quality campsites	1
Build more walking/hiking/biking trails! Floating down the river should be easier with drop off and pick up points. Maybe offer day fishing trips.	1
Bring in a disc golf park, skateboard facility, and adult league soccer. Young adults want to meet new people and build relationships outside of church. This would be a great alternative to the hiking paths.	1
Better websites/social media promoting these resources ...	1
Better Marketing	1
allow for commercial business to be established in strategic areas that support and enhance individuals using these leisure and recreational areas.	1
Again, more awareness on social media.	1
Affordable rental spaces the county can benefit from	1
Advertisement	1
Advertise	1
access to lake&rivers&have outdoor training facility2teach youth activities like archery & firearms training shooting &competition, teach horticulture agriculture&a farmer's market access2public hunting land&volunteer opportunities2help train youth.	1
'Entertainment' seems focused on physical activities. What about performing and visual arts?	1

Answered: 64 Skipped: 39

Access to healthcare, good schools, and public safety are key to a high quality of life o...

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Response	Count
We need to continue to discourage low end housing projects that bring in more troubled people that feel no ties to our community	1
We need more than one main pediatrician in town	1
We need more local doctors- there are 0 OBGYNs here. If you're pregnant you have to travel to multiple appointments in surrounding counties.	1
We need another middle and high school. Throw the SPLOST money at it	1
The schools have gotten better but teachers need to have incentives to come teach the children	1
The schools are known to be some of the worst around and could really use some special attention. A hospital equipped with more than bare minimum could help save countless lives.	1
The poor school system is a black eye for Butts County, healthcare and public safety are up to par	1
The hospital in Jackson is lacking a quality emergency room which causes some patients from the Jackson area to drive to Griffin. Overhaul the school district, it's ratings are abysmal	1
Strict speed limits enforced	1
State of the art hospital off 75, Library. High speed internet will close the school and Healthcare gap	1
Slow down the traffic	1
Sheriff's Office Substations	1

1/27/2022

Butts County Comprehensive Plan Survey

Send electronic messages to areas of Butts Co where there are incidents of crimes.	1
Schools cracking down on the problem students in school. Have more drug dogs sniffing out lockers and classrooms. Stop the problems before it gets worse.	1
Regional medical facility and improved schools top my list.	1
Quality medical facilities	1
Quality education, safe neighborhoods, beautiful parks, vibrant cities is the responsibility of the leaders, teachers, healthcare professionals, police and responders as well as every citizen. We must work together to consistently learn, grow, and give.	1
Pay first responders more & increase staffing	1
Pay county workers more to stay. Allow for more public safety funding and positions.	1
No opinion	1
No answer	1
Need to attract more healthcare options. Local doctors, Sylvan Grove and ELFP are not the best options. Also deputies, police and firefighters are grossly underpaid.	1
N/a	1
More sidewalks and in town trails. Our area is small and our residents could be healthier with safer places to walk, and the ability to walk to restaurants, library, shops, government offices, etc. Continue to support Sylvan Grove. regular SPLOSTS	1
More police	1
More deputies, serve and protect our streets and eliminate the hood rats and drugs	1
More advertisement and funds for our pregnancy center. Not a lot of people know about it, but was super helpful to me when I was pregnant with my first child at 19.	1
Is anything being done now in these areas?	1
Increased/continued support of sheriff and fire Chief.	1
Increased EMS staffing, continuing the high standards of our current Sheriff's Department but adding more officers with increased compensation.	1
Increase the teachers salaries so they feel appreciated and valued.	1

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Butts County Comprehensive Plan Survey

Increase pay for police and teachers. Hire more quality applicants	1
Increase law enforcement presence and funding.	1
Increase discipline and increase salaries of educational departments to encourage applicants	1
Increase community health access.	1
Increase community events	1
Improve school system and recreation department	1
Improve public education!!!! Hire the best admins and teachers. Set higher expectations for boe members. Create a OneButtsCounty and meet monthly.	1
Improve Public education resources, quality of education.	1
Higher quality of education.	1
Hand sanitizers all over. Even gloves at gas station's readily available.	1
Good schools	1
Get an actual hospital	1
Get a medical facility that doesn't misdiagnosed as often as Sylvan Grave... grove	1
Focus on schools creating work ready students, have partnerships that encourage students to obtain these positions and offer better benefits for those positions.	1
Focus on public safety and Increase pay	1
Encourage more medical professionals to come here and give full support to the public education system by	1
Emergency healthcare facilities and resources.	1
Educate young people and adults, CIVICS!	1
Don't develop neighborhoods like woodlands preserve & Jackson Glenn. The more affordable it is to live here the more trash you will have to take care of. See Locust Grove.	1
Decent hospital	1

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Butts County Comprehensive Plan Survey

create opportunity for a larger health care group such as Emory to have or provide multi facilities to better service the community. like a strip mall but medical health related&more options for Pharmacy's most have to go out of the area for service.	1
Create better housing to draw people who will provide better healthcare. This needs to be a place where people want to live. If it isn't you won't have people to provide quality healthcare.	1
Butts County Schools needs a full Phi Delta kappa audit.	1
Bring the citizens together as a community. We need to instill pride in our citizens.	1
Bring in an urgent care that stays open past 5pm	1
Better school system.	1
Better hospital or moreResources for it?	1
Better hospital	1
Better Fire/EMS Service, there needs to be additional units and more than one person on a fire truck.	1
be all inclusive.	1
Always support the Sheriff's office with whatever resources they need, incentivize healthier dining options to locate within the county, somehow encourage kids to get off their phones and go outside	1
A modern, larger hospital, raise local teachers who reinvest in their schools and become future principals	1

Answered: 63 Skipped: 40

Partnerships and good working relationships are how important projects get done.

1/27/2022

Butts County Comprehensive Plan Survey

Quarterly meetings, facilitated strategic planning sessions, open communications	1
Public works department needs to get working and all will be much better. Just do their job.	1
Provide meetings virtually and make more social media posts	1
Promote community needs, celebrations, traditions and market the clubs and groups that exists so that people can 'jump in' and get involved.	1
Planning and zoning needs to listen to the voters more and so does the board of commissioners	1
person to person	1
Our local governments should work together to make improvements. Get out of the silos and stop competing for the same resources. Partner with each other to accomplish more and save taxpayer dollars.	1
Office of Community Partnerships	1
Not sure	1
Not informed enough to answer.	1
None	1
New faces	1
N/A	1
More ways to volunteer	1
More unity, but I don't know how that's achieved. For example, a few of the churches work together on things like the community thanksgiving service, but MANY churches don't want to be part of that group.	1
More meetings where the public's input is welcomed. More surveys like this one.	1
More Communication\Notices\ flyers on whats going on will help	1
More collaboration & sharing of info. County-wide community calendar.	1
More activities that involve different groups meeting in informal settings, more integration of services and less turf battles	1

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Butts County Comprehensive Plan Survey

Meet monthly and live stream these meetings. All city and county government meetings should be live streamed. This includes planning and zoning meetings. More transparency!!!	1
Make meeting times more publicized	1
Make information on developments more readily available	1
Large employers when locating to Butts County should be required to adopt community areas such as provide volunteers to participate in community type improvements	1
Involve the schools and have days that students can see what's going on in the works of the government. Have the schools create a way for students to get credits for volunteering or working, training to do the jobs of the city and county gov.	1
Get rid of the rude people at the tag office and start having better hours. Start opening on SATURDAY	1
For the county to take a position of support and partnership with commercial ventures and business owners.	1
Find ways to help each other and not just think about yourselves.	1
Essential. These public agencies must come up to the 21st century. Public meetings should be live streamed. Public input should be allowed at beginning of meetings instead of at the end. Public input should be solicited by all means including	1
Don't talk negatively about each other. Meet, share and collaborate on small projects and then larger.	1
Don't let greed of money influence the decisions that are made	1
Don't know.	1
Do not give into the good ole boy system. Just cause they did it before does not mean it was right	1
Create subcommittees to serve as liaisons between groups to ensure that everyone's voice is heard.	1
Create stronger partnerships with schools for community service and educational opportunities.	1
Communication communication communication! People need to be informed of efforts, especially across local partners.	1
Communication	1
Better community awareness of meetings. Transparency.	1

Answered: 47 Skipped: 56

1/27/2022

Butts County Comprehensive Plan Survey

What are steps that can be taken to increase citizen and community involvement in the...



Response	Count
Welcome center	1
We need an electronic message board in town with coming events. Some people who live say in Worthville may not know about something happening in Indian Springs if the do not drive through Flovilla to see the signs on the sides of the roads.	1
We need an easy way to know when meetings are being held.	1
Transparent government where leaders at all levels communicate with citizens on projects and solicit their help for completing them.	1
To adopt and foster an attitude of welcoming growth and expansion.	1
This survey is a good step but, it's obviously written so only we'll educated and informed citizens can fill it out. Create another survey that's easier to more accessible to every resident of the county, regardless of education, to complete.	1
This is a personal decision. Our citizens need to want to be involved in their community.	1
There should be a way to inform people of what is planned, events, and other announcements. Not everyone is online and subscribed to your email list.	1
That is hard, most people are busy and/or don't care until it's too late.	1

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Butts County Comprehensive Plan Survey

Stop advertising to bring people from outside into the community. Focus on building your community and advertising for your residents to join in.	1
Publicize meetings, have more meetings in the evening	1
Provide opportunities for citizens to be involved. Businesses should encourage and provide opportunities for their employees to get involved.	1
Provide more opportunities for the community to not only be aware but get involved	1
Please have more community events. We need more ways to connect with our fellow neighbors and government officials	1
Place notices about upcoming decisions at all gas stations or grocery stores so people know what's going on.	1
Personally, I took it upon myself to step out of my comfort zone and connect with the 15 houses in my neighborhood. It starts where you live and ripples to the city and then the county.	1
OpenDoor policy&public invite2join n Opportunity for volunteers to get involved with community government especially those that have direct contact with the citizens. Also a means4community2C what sheriffs&police have to do&deal with on daily basis	1
Most people don't know dates and times . I think if it was posted somewhere like hello Butts County or something like that where other people can see it besides the newspaper more people would know about it to know to participate	1
More Volunteer activities and more inclusive community events. Promote citizenship in the high schools.	1
More publicity of meetings.	1
More opportunities to gather as a community? I don't know.	1
More opportunities like this, more chances to visit different communities to listen. I think when you just have open meetings too often you just hear extreme positions	1
More events involving the butts county government and the community.	1
Maybe more community wide events. This years fall festival was a great example of what we need more of	1
Marketing team - fresh website with updates (mobile friendly) and more updates to social media.	1

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Butts County Comprehensive Plan Survey

Make plans more accessible in a central location. When reading the meeting minutes there are items that are referenced that are not easily accessible for proper context. I still have no idea what is being put in at 16 and 75, nobody else knows.	1
Live stream commissioners meetings like in other counties	1
Live stream all meetings! This includes city and county meetings. Continue to grow the Chamber of Commerce — impressed with changes!!!!	1
Listen when citizens speak for instance the Rock Quarry.	1
Listen to us and let us vote on what effects us directly like taxes	1
Let people be aware of what is happening and listen to the people if they oppose ideas.	1
Lead by example. some will follow some will never	1
Involved citizenry starts with the schools instilling a sense of community.	1
Increase the county's effective use of all social media and encourage participation in an authentic manner.	1
Increase community involvement through communication(signs, social media) and events like festivals and service events	1
Improve communications/publicity relative to projects and actions. I only learned of this survey through Nextdoor and am not aware of specific opportunities for involvement other than running for office.	1
I really appreciate this survey on social media. I wouldn't have known about it otherwise.	1
Honesty from elected officials.	1
Have an open door policy. People should believe in the people who run this county. Do they?	1
Get information out to people about what's going on, not after the fact. Make it easy to volunteer	1
For our voices to be heard, have strong leaders, and the initiatives to be things that matter to residents.	1
Finding information for butts county or Jackson is almost impossible. Having a better social media presence would help greatly. Everything from the festivals being held to meeting or elections should be posted and easily found.	1
Events and Activities	1

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50/51

1/27/2022

Butts County Comprehensive Plan Survey

Don't rely on social media! I stumbled up this survey on social media – didn't even know there was a survey! You're only reaching a very small portion of the county via social media. Use newspapers, local radio, posted signage, & displays.	1
Create district with a citizen panel of representatives	1
Considering our current connectivity, go beyond internet and social media. Consider a newsletter. Support the Progress-Argus.	1
Communication is key, the more knowledgeable and educated the citizenry is the better chance of having more qualified people volunteering for key roles	1
Communication communication communication.....people need a centralized place to learn and engage. If our community doesn't know they can't help and engage.	1
Communicate more effectively. Create a text service that shares what's going on.	1
Citizens care if they feel their leaders do. Lead by example.	1
Citizen's Academy, Internships for Students interested in serving in local government.	1
Care about what the citizens want and need and not about what certain last names want while ignoring the rest	1
Board of commissioners need to do a better job of videoing and promoting their meetings.	1
Allow open house occasionally for citizens to visit government facilities on tours. Continue with electronic county news but once in a while feature a county department. Tell us what they do for us.	1
Advertise	1
Add more diverse and younger people to all of these groups	1
.	1

Answered: 57 Skipped: 46

APPENDIX D

QUALITY COMMUNITY OBJECTIVES

The Quality Community Objectives

Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Educational Opportunities

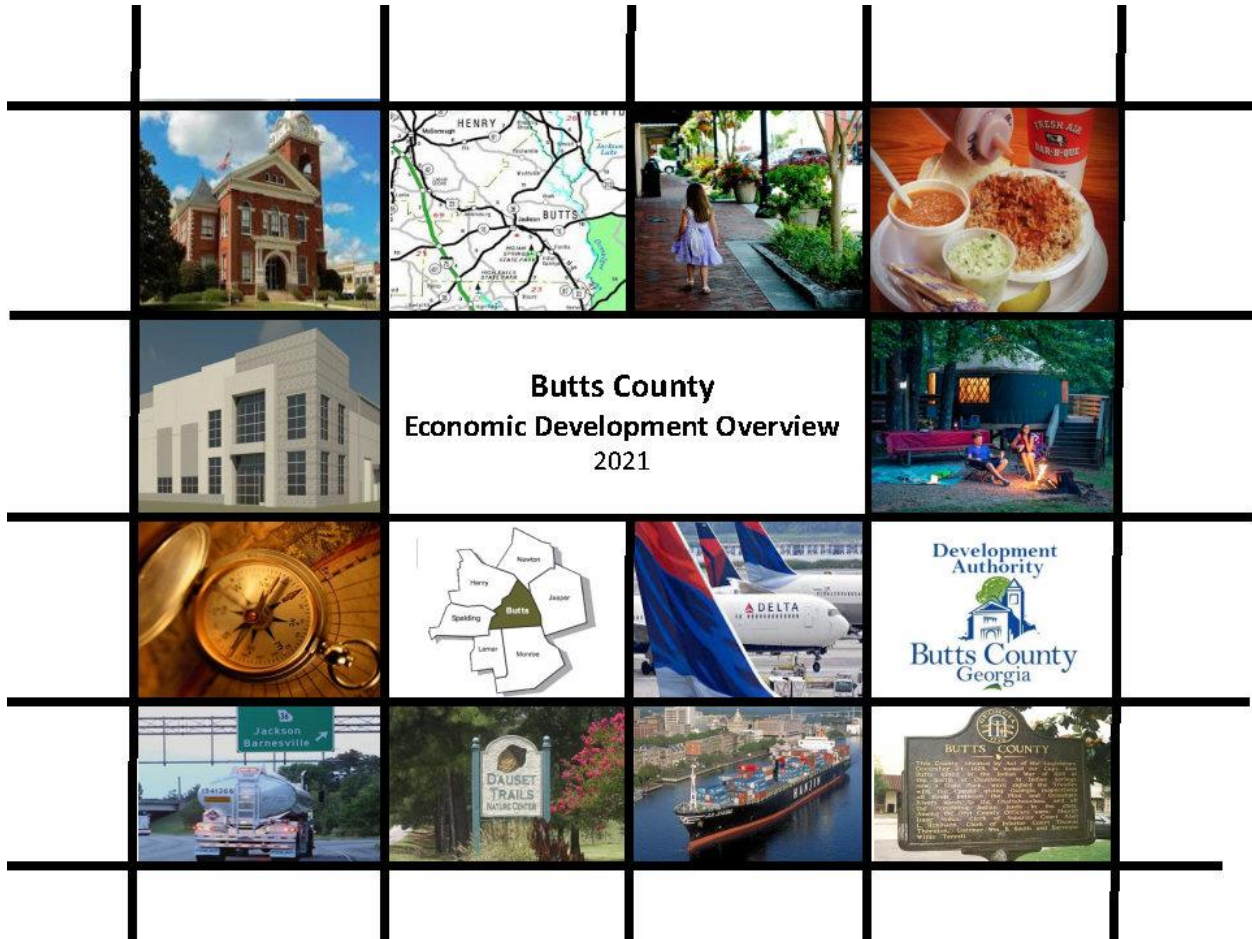
Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

APPENDIX E

BUTTS COUNTY IDA – ECONOMIC DEVELOPMENT PRESENTATION



Live. Work. Play.

Film.
Dine...

...Georgia's Outdoor Capital Awaits You!





*B*utts County is more than just a great place to live and work...it's the Great Outdoors, too! Located in the heart of Georgia, we're home to more nature and recreational opportunities than just about any county our size...including Jackson Lake and High Falls Lake, the Ocmulgee and Towaliga Rivers, Dunes Trails Nature Center, Indian Springs State Park and Village, High Falls State Park and so much more! Boating, canoeing, kayaking, golfing, camping, hiking, mountain biking, fishing, exploring or just relaxing...we have it. Award-winning restaurants Fresh Air Barbecue and Buckner's live here, as well as newer fine dining establishments such as Ishola Creek. Some of your favorite movie and TV productions - *Stranger Things* and *Zombieland 2* - are filmed here in our Camera Ready Community.

*T*hat's not all. Butts County is also home to business! With a strategic location equidistant from Atlanta and Macon, and with two truck-friendly exits on Interstate 75, Butts County is a logistical dream come true. Only 40 minutes from the busiest airport in the world and a three-hour drive from the nation's largest single-terminal container facility and second-busiest container port in Savannah. Multiple sites are available in the county that feature ideal locations for industries like Dollar General, American Woodmark and Bondville Fresh Americas that seek connectivity to rapidly growing markets and the major metropolitan areas of the Southeast.

So, come spend a day, or a weekend, or a lifetime, and see all that we have to offer you in *Butts County...Georgia's Outdoor Capital!*





www.jacksonbuttscounty.com

www.buttscountyga.com

www.buttscountyida.com

The Butts County Advantages for Business:

Strategic Location !



← Virtually equidistant from Atlanta and Macon

Two truck-friendly exits on Interstate 75



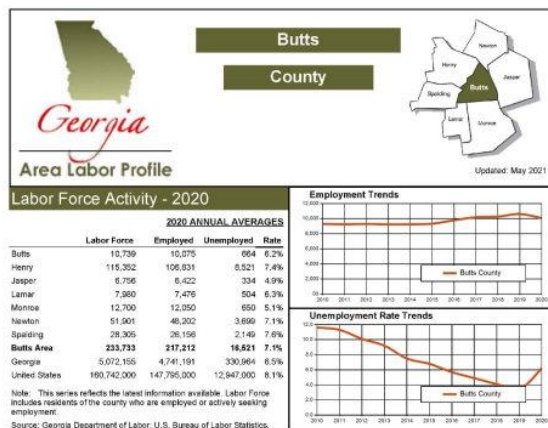
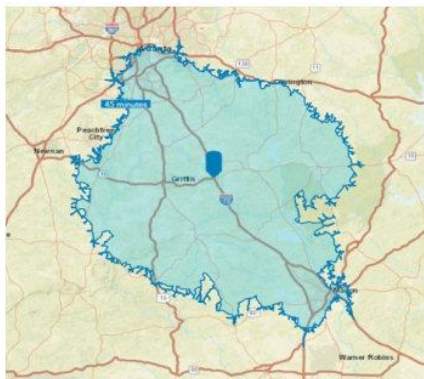
- Only 40 minutes to Hartsfield-Jackson Atlanta International Airport
- Three hour drive...the closest in the Atlanta Metro...to the Port of Savannah, *with same day return!*

The Butts County Advantages for Business:
Quality Buildings & Sites!



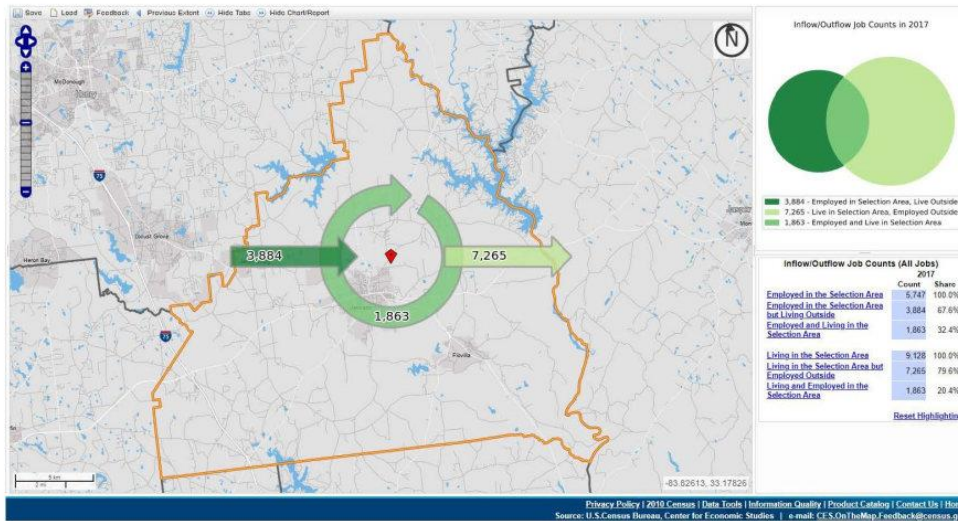
The Butts County Advantages for Business
Available Regional Workforce!

- 233,000+ Area Labor Force
 - More than 6,000 people attended a job fair at the then new Dollar General Distribution C that would employ some 500 associates



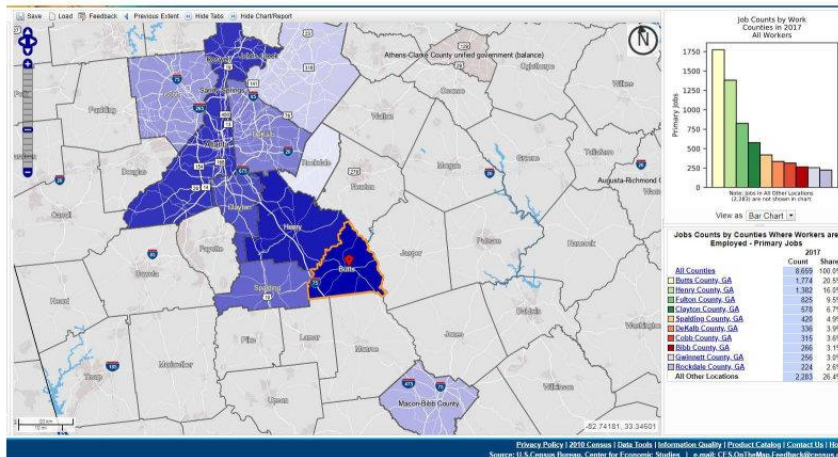
- 523,489 workers within a 45-minute drive time

Butts County, Georgia Destination Report – Area Workers



Inflow/Outflow Analysis

Butts County, Georgia Destination Report – Area Workers



Butts County Workers by Place of Employment

The Butts County Advantages for Business:
Diversified industry mix!



Butts County Top Employers

Locations with 25 or more employees

Source: Business Wise, 2019

Company	Address	City	SIC	Description	Employees
American Woodmark Corp.	1017 Highway 42 S	Jackson	2434	Wood Kitchen Cabinets	502
Dollar General/Distribution Center	200 Jackson Rd	Jackson	5331	Variety Stores	500
Ready Pac Foods Inc.	148 Riverview Park Rd	Jackson	2099	Food Preparations, Other	400
Westbury Medical Care Home Inc.	922 McDonough Rd	Jackson	8051	Nursing Care Facilities	215
Advance Tabco	1003 Highway 42 S	Jackson	2542	Office/Store Fixtures/Shelving, Non-wood	100
Central Georgia EMC	923 S Mulberry St	Jackson	4911	Electric Services	90
WellStar Sylvan Grove Hospital	1050 McDonough Rd	Jackson	8062	Hospitals, General Medical & Surgical	75
LKQ Corp.	2401 Highway 42 N	Jenkinsburg	5015	Motor Vehicle Parts, Used	65
Ingles	1305 W 3rd St	Jackson	5411R	Grocery Stores	60
The Scotts Co.	2057 Highway 42 N	Jackson	2875	Fertilizers, Mixing Only	55
FABRAL	308 Alabama Blvd	Jackson	3444	Sheet Metal Work	50
Pilot Flying J	1125 Bucksnot Rd	Jackson	5541C	Gasoline Stations w/ Convenience Stores	50
McDonald's	546 E 3rd St	Jackson	5812R	Restaurant	48
Piggly Wiggly	1010 E 3rd St	Jackson	5411R	Grocery Stores	40
Quality Tire Recycling	465 Mallet St	Jackson	4953	Refuse Systems	35
Speedco Inc.	1111 Bucksnot Rd	Jackson	7699	Repair Shops & Related Services, Other	30
Trucks Inc.	105 Short Rd	Jackson	4213	Trucking, Except Local	30
Blue Beacon of Jackson	122 Truck Stop Way	Jackson	7542	Carwashes	27
Huddle House	775 E 3rd St	Jackson	5812R	Restaurant	26
Denny's	1125 Bucksnot Rd	Jackson	5812R	Restaurant	25
Dream Catcher Farm Assisted Living	286 Four Points Rd	Jackson	8059	Nursing & Personal Care, Other	25
Love's Travel Stop	115 Truck Stop Way	Jackson	5541T	Gasoline Service Stations - Truck Stop	25
Mc Intosh Trail Early Childhood Development Council	565 Recreation Dr	Jackson	8351	Child Day Care Services	25
Pilot Travel Center	1125 Bucksnot Rd	Jackson	5541T	Gasoline Service Stations - Truck Stop	25

The Butts County Advantages for Business:

Strong Education and Workforce Development Assets!



Post Secondary Options
Located within 15 miles



Jackson High School

- Growing CTAE Programs
- AP Honor School
- AP STEM School
- AP STEM Achievement School



- 16 Career Pathways
 - Automotive
 - Aviation Maintenance
 - Distribution-Logistics
 - Mfg. Maintenance
 - Tech
 - Mfg. Production Ass't.
 - Welding
- German Apprenticeship Model
- Dual Enrollment Option

The Butts County Advantages for Business:

Aggressive, Performance-based Economic Incentives!



The Development Authority of Butts County, in conjunction with the State of Georgia, can put together an attractive incentives package for industries considering a location here. Including state programs, Butts County offers:

- Available land at low cost
- Access via two interchanges off Interstate 75
- Local tax assistance and tax abatement schedules through the Development Authority of Butts County
- Butts County is a Tier 2 community. For at least 10 net new jobs created, \$3,000 Job Tax Credit per new job each year for five years
- 100% Freeport Exemption for work in process, raw materials and finished goods destined to be shipped out of state, as well as goods stored in Butts County destined to be shipped directly to consumers (e-commerce)
- Industrial Revenue Bond Financing (IRB) available through the Development Authority of Butts County
- Port Tax Credit Bonus for qualified companies

The Butts County Advantages for Business:
Stable, Business-Friendly Local Governments!



- One-stop expedited plan review & permitting
- Strong history of regional cooperation
- Well-managed Smart Growth Policies
- Planned transportation and infrastructure growth
- History of millage rate rollbacks

Butts County...By the Numbers

People

The total population of Butts County is 25,042. The median age is 37.92.

25,042

Total Population



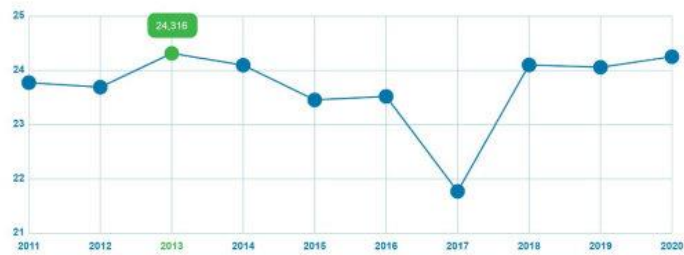
Age Distribution



Median Age

38

Population Growth (in thousands)



Butts County...By the Numbers

Labor Force

Butts County has a labor force of 10,247 people, with an unemployment rate of 3.8%

10,247
Labor Force

3.8%
Unemployment Rate

-0.7%
Unemployment Rate
Change (1 year)

Talent

Where are the top jobs by occupation?



Total Employees
7,057



The work distribution of total employees in Butts County is:

47%
Blue Collar

52%
White Collar

Total Establishments
750



Butts County...By the Numbers

Educational Attainment

19.56% of the population in Butts County have an Associate's degree or higher. 82.18% have a high school degree or higher.



Butts County...By the Numbers

Income and Spending

Households in Butts County earn a median yearly income of \$47,504. 30.33% of the households earn more than the national average each year. Household expenditures average \$58,948 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

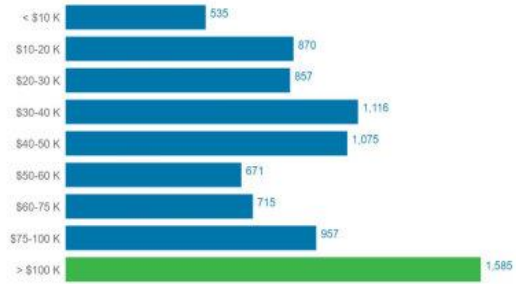


\$47,504

Median Household Income

- 0%** more than the county
- 25%** less than the state
- 29%** less than the nation

Income Distribution



How do people spend most of their money?
PER HOUSEHOLD



Butts County...By the Numbers

Businesses and Jobs

Butts County has a total of 750 businesses. In 2019, the leading industries in Butts County were Manufacturing, Wholesalers, Retail, and Public Administration.

What are the top industries by jobs?



How many employees do businesses in Butts County have?

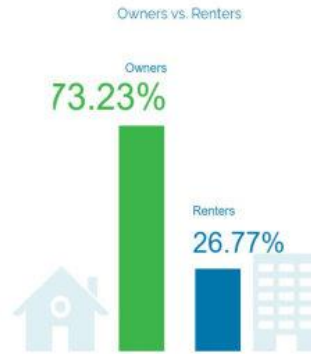


Butts County...By the Numbers

Housing

...

There are 173% more households who own their homes than there are renters.



Transportation

...

Residents spend an average of 30 minutes commuting to work. Butts County is served by 26 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.



30min
Commute Travel Time



0 + 26 (+50 miles)
Airports in Community



Interstate
In Community



Freight Rail
In Community

Visit our website at www.buttscountyida.com

Development Authority
Butts County
Georgia

Butts County Development Authority
625 Wood Thrill St., Jackson, GA 30233
Phone: (770) 775-4851
Email: info@buttscountyida.com

Butts County is the perfect solution to your business' logistical needs.

November 06/03/2019

Butts County, Georgia
Funny Name, Serious About Business

Butts County
Site Selection

Butts County
Regional Advantages

Butts County
Business Community

Butts County
Living Here

Butts County
About Us

With a North Georgia location about equidistant from Atlanta and Miami, and two truck-friendly ports on Interstate 75, Butts County, Georgia and the cities of Jackson, Jacksonville and Florida are ready to do business. Butts County is only 40 minutes from the busiest airport in the world and a three-hour drive from the largest inter-terminal container facility of its kind in North America and the nation's second-largest container seaport. Butts County, Georgia's location is a logistical dream come true. Multiple sites are available in the county that feature ideal strategic locations for industries that seek connectivity to rapidly growing markets and the major economic axis of the Southeast.

Please explore Butts County's many attributes here on our website, then call us at the **Butts County Industrial Development Authority** to discuss how your business can thrive here: 770-775-4851.

APPENDIX F

CENTRAL GA EMC - BROADBAND PRESENTATION

Butts County Broadband Update



Central Georgia EMC

A Touchstone Energy® Cooperative 

Butts County Broadband Update

- What is broadband?
- Current state of broadband services.
- What is CGEMC's role?

Butts County Broadband Update

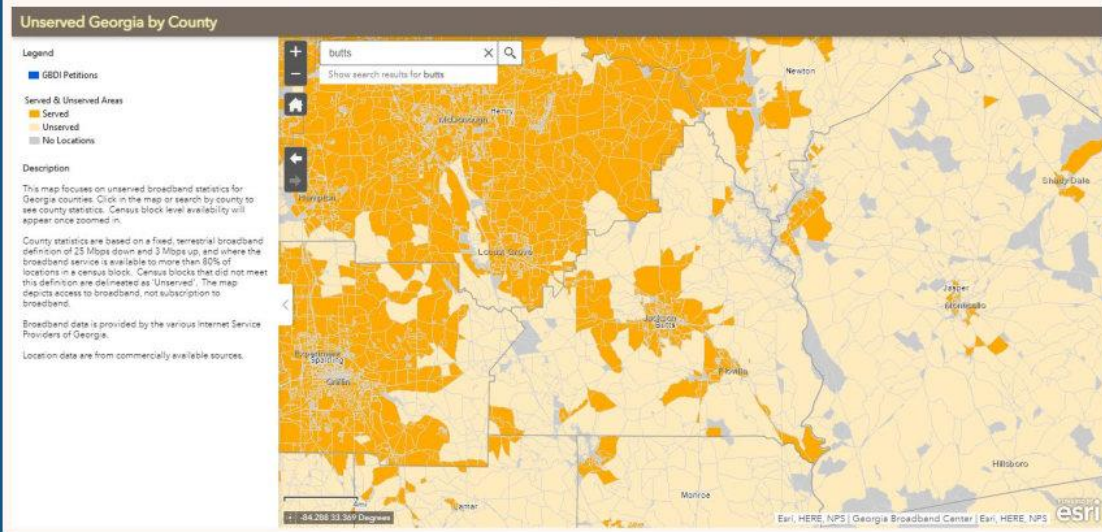
- What is broadband?
- Unserved?
- Underserved?
- How well is Butts County served with broadband?

Butts County Broadband Update

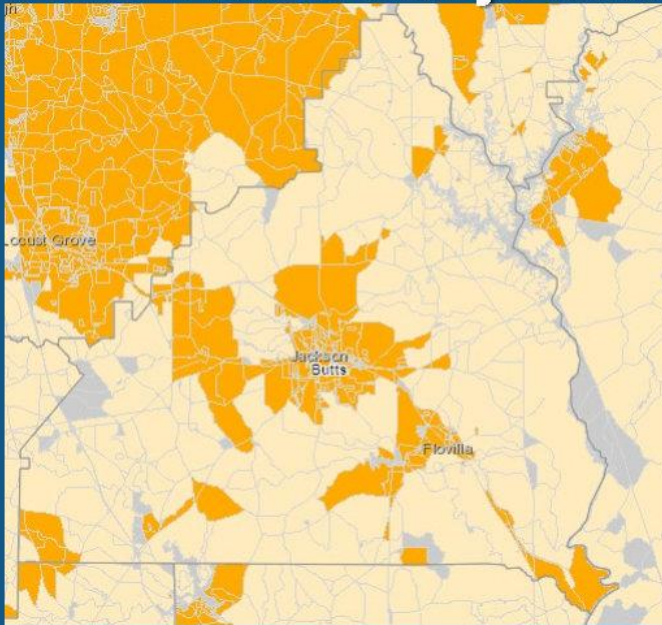
- Georgia Department of Community Affairs
 - Georgia Broadband Deployment Initiative (GBDI)
- How well is Butts County served with broadband?

Butts County Broadband Update

GBDI Unserved by County



Butts County Broadband Update



- ▶ According to the Georgia Department of Community Affairs
 - ▶ There are 11,058 service locations in Butts County
 - ▶ 4,833 (44%) are unserved by broadband

Butts County Broadband Update

- What is CGEMC's role?
- After over two years of study and analysis
- Consideration of numerous technologies
- Discussions with eight different entities
- Fiber Broadband

CGEMC Fiber Broadband Project

- CGEMC Fiber Network Statistics in Butts County:
 - Will reach 4,604 locations that have no broadband service
 - Serve over 95% of the locations that have no broadband
 - About \$20 million in new investment related to the fiber network
 - Work has already begun
 - Fiber installation begins in the fall of 2021
 - Estimated 10-12 months for completion

CGEMC Fiber Broadband Project

- CGEMC Fiber Network Operating Partner
 - Conexon Connect
 - Rate Plans
 - 100 Mbps (symmetrical) - \$50/month
 - 1 Gbps (symmetrical) - \$80/month
 - 2 Gbps (2 down, 1 up) - \$100/month
 - Free in-home installation during the initial construction phase
 - www.conexonconnect.com