

**JOINT COMPREHENSIVE PLAN  
FOR BALDWIN COUNTY AND  
CITY OF MILLEDGEVILLE**

**COMMUNITY AGENDA**



**Prepared by  
The Comprehensive Planning Committee  
with Assistance from  
The Middle Georgia Regional  
Development Center**

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# TABLE OF CONTENTS

<b>Community Vision.....</b>	<b>1</b>
<i>Vision Statement.....</i>	<i>1</i>
<i>Future Development Map.....</i>	<i>2</i>
<i>Defining Narrative .....</i>	<i>2</i>
Highway 441 Corridor .....	2
Oconee River Area .....	4
Industrial Park Corridor .....	5
Downtown Milledgeville.....	6
Educational Infrastructure .....	8
Rural Baldwin County.....	9
<b>Community Issues and Opportunities.....</b>	<b>10</b>
<i>Economic Development.....</i>	<i>10</i>
Issues .....	10
Opportunities .....	11
<i>Housing .....</i>	<i>12</i>
Issues .....	12
Opportunities .....	13
<i>Natural and Cultural Resources .....</i>	<i>14</i>
Issues .....	14
Opportunities .....	14
<i>Community Facilities and Services .....</i>	<i>15</i>
Issues .....	15
Opportunities .....	15
<i>Land Use .....</i>	<i>16</i>
Issues .....	16
Opportunities .....	17
<i>Intergovernmental Coordination.....</i>	<i>17</i>
Issues .....	17
Opportunities .....	17
<i>Transportation.....</i>	<i>18</i>
Issues .....	18
Opportunities .....	18
<b>Implementation Program .....</b>	<b>18</b>
<i>Short-Term Work Programs.....</i>	<i>19</i>
Economic Development .....	19

Housing .....	22
Natural and Cultural Resources.....	23
Community Facilities .....	26
Land Use .....	30
Intergovernmental Coordination .....	33
Transportation .....	34
<i>Short-Term Work Programs by Character Area.....</i>	<i>37</i>
Highway 441 Corridor .....	37
Oconee River Area .....	39
Industrial Park .....	40
Educational Infrastructure .....	42
Downtown Milledgeville.....	45
Rural Baldwin County.....	48
<i>Policies.....</i>	<i>50</i>
Economic Development .....	50
Housing .....	50
Natural and Cultural Resources.....	51
Community Facilities and Services.....	51
Land Use .....	52
Intergovernmental Coordination .....	53
Transportation System.....	53

**APPENDIX A – FUTURE DEVELOPMENT MAPS**

**APPENDIX B – REPORT OF ACCOMPLISHMENTS**

# COMMUNITY AGENDA

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

The Community Agenda includes the three required components addressed below: Community Vision, Community Issues and Opportunities, and the Implementation Program.

## Community Vision

The Community Vision is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged in Baldwin County and the City of Milledgeville.

### *Vision Statement*

In the coming decades, the Community—made up of the incorporated and unincorporated areas within Baldwin County—will preserve and promote its assets. The assets of the Community include: corridor and environmental management, historic identity, educational infrastructure, and comprehensive planning. The Community will engage the region to develop sustainable economic opportunities, which strengthen the vitality of the Community and the region.

To fulfill the Community's vision and maintain a strong quality of life for its residents, the Community has established four targeted objectives:

- 1) Develop innovative corridor and environmental management techniques;
- 2) Optimize historic resources;
- 3) Cooperatively implement ground-breaking education and community development initiatives; and
- 4) Maintain a culture of comprehensive planning and creative implementation.

These targeted objectives guide the perpetual comprehensive planning process and allow for the development of initiatives and projects recommended in the Comprehensive Plan.

## *Future Development Map*

Appendix A contains the Future Development Map for Baldwin County and the City of Milledgeville. The Future Development Map is comprised of the final six (6) character areas: (1) Highway 441 Corridor; (2) Oconee River Area; (3) Industrial Parks; (4) Downtown Milledgeville; (5) Baldwin County Educational Infrastructure; and (6) Rural Baldwin County.

## *Defining Narrative*

Below is a narrative description of how the residents of Baldwin County and the City of Milledgeville would like to see each character area develop over the next 20 years. These development plans are the result of the Community Participation Program outlined in the previous submittal.

## **Highway 441 Corridor**

### Patterns of Development

- Homes, shops, small businesses, and institutions grouped together in villages or attractive mixed use centers that serve adjacent neighborhoods. Centers are very pedestrian-friendly, and include pleasant community gathering places.
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and surrounding community.
- Location of higher-density attached housing near commercial centers or arterial roads, and single-family detached housing elsewhere in the neighborhood.
- Infill development on vacant sites closer into the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development in suburban and rural sites.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Well-designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment building, multi-family that looks like a single residence from the street, etc.)
- Street layouts that match those in older parts of community and connect to existing street network at many points.
- Landscaped buffers between the roadway and pedestrian walkways.
- Clustering high-density development at nodes along the corridor separated by areas of open space or attractive residential development.
- Restriction on the number and size of signs and billboards.
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability.

- New housing opportunities that are created out of former underused commercial, warehouse or industrial spaces.
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community using a traditional neighborhood design concept (smaller lots, orientation to street, and pedestrian access to neighborhood commercial center).
- Clustered development to preserve open space within the development.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives are available.
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Grayfield redevelopment that converts vacant or underutilized commercial strips to mixed-use assets.
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- Reuse of existing vacant or underutilized structures (commercial centers, office spaces, warehouses) to accommodate new community facilities.

#### Specific Land Uses Allowed

- Single-Family Subdivisions at varying densities based on location and infrastructure available
- Single-Family Attached Dwellings
- Apartments
- TND Subdivisions
- Conservation Subdivisions
- Mixed-Used Villages (homes, shops, businesses, public/institutional uses)
- Planned-Unit Developments
- Commercial Centers (new and redeveloped)
- Open Space/Greenspace/Trails/Recreational Facilities
- Community Facilities (new or reuse of existing vacant or underutilized structure)

#### Quality Community Objectives

- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood

- Infill Development
- Sense of Place

#### Implementation Measures

- Conduct an evaluation of Milledgeville's existing development regulations and propose amendments to the regulations that will make them consistent with the proposed development patterns described above.
- Evaluate various land development regulation alternatives for the unincorporated area of Baldwin County that would enable the implementation of the development patterns that would be the best fit for various sections of the corridor; then adopt and implement such regulations.
- Encourage developers to implement the development patterns above by offering incentives for undertaking projects consistent with the development patterns.
- Consider establishing an Urban Redevelopment Authority to design and finance projects for the southern end of the corridor.
- Improve streetscape along portions of the corridor:
  - Construct, repair, or replace sidewalks;
  - Plant street trees;
  - Install attractive street lights;
  - Improve signage design and limit size and number of signs;
  - Create ten-foot landscaped buffers to shield parking lots from view.
- Develop smoother railroad crossings.
- Explore overpasses for railroad crossings where feasible.
- Develop litter reduction campaign within State right-of-way.
- Research alternate eastern connection between Highways 22 and 441.

### **Oconee River Area**

#### Patterns of Development

- New residential development that matches the current housing type and density permitted in the character area.
- Clustering development to preserve open space within the development.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shape identity and character of the area.
- Preservation of environmentally-sensitive areas by setting them aside as public parks, trails, or greenbelts.
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views.
- Provide development that will attract tourists and other visitors to view the scenic and historical character of this character area, as well as the nearby downtown and residential historic neighborhood.

#### Specific Land Uses Allowed

- Single-Family Low-Density Residential
- Conservation Subdivisions

- Hotel/Convention Center
- Public Parks, Trails, or Greenbelts.
- Campgrounds and Recreational Vehicle Parks

#### Quality Community Objectives

- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Traditional Neighborhood
- Infill Development
- Sense of Place

#### Implementation Measures

- Conduct an evaluation of Milledgeville's existing development regulations and propose amendments to the regulations that will make them consistent with the proposed development patterns described above.
- Evaluate various land development regulation alternatives for the unincorporated area of Baldwin County that would enable the implementation of the development patterns that would be the best fit for various sections of the corridor; then adopt and implement such regulations;
- Encourage developers to implement the development patterns above by offering incentives for undertaking projects consistent with the development patterns.
- Develop an infrastructure plan for extending water and sewer service on the east side of the Oconee River.
- Coordinate with the Oconee Greenway Authority and the Oconee Greenway Foundation in seeking public and private funds to finance future phases of the Oconee Greenway.
- Conduct an extensive natural, historic, and cultural survey of Oconee River Corridor; determine the appropriate means to preserve and protect these resources and to educate local citizens and visitors of their significance to the corridor and to the community.
- Establish and empower a Blue Ribbon panel to develop a RFP for a hotel/convention center in the Downtown Milledgeville/Oconee River area; after bids are received, conduct a thorough evaluation of each proposal and make a recommendation to Mayor and City Council for consideration and approval.

## **Industrial Park Corridor**

#### Patterns of Development

- Provide sites in the existing industrial parks suitable for showing to prospective industries.
- Construct speculative buildings as necessary to attract industries into the existing industrial park.
- Increase bicycle and pedestrian accessibility to existing industrial park through the development of the Baldwin County segment of the rails-to-trails project.



- Acquire additional land near major regional highways that would be suitable for future industrial development.
- Preserve environmentally-sensitive areas in existing and new industrial parks through clustering of industrial buildings or setting them aside for trails or greenbelts.
- Site plans, building design, and landscaping of the industrial buildings within existing and new parks should be sensitive to the natural features of the site.
- Provide suitable utility and transportation infrastructure in the existing and future industrial parks to enhance their marketability usefulness.

#### Specific Land Uses Allowed

- Light and Heavy Manufacturing
- Warehousing

#### Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Employment Options
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Transportation Alternatives
- Infill Development

#### Implementation Measures

- Establish a site maintenance program at the existing industrial park.
- Pursue financing for new spec. building in the existing park.
- Amend existing land development regulations to permit clustering of buildings and to include greenspace requirements for industrial districts.
- Coordinate with Central Georgia Rails-to-Trails, Inc. to construct proposed shared-use trail linking downtown Milledgeville, Central Georgia Technical College Campus, and the existing industrial park.
- Coordinate with the Fall Line Regional Development Authority in land acquisition and infrastructure development of the new Fall Line Freeway Industrial Park.

## **Downtown Milledgeville**

#### Patterns of Development

- Infill development on vacant sites closer in the center of the community matching character of surrounding neighborhood.
- Traditional downtown areas maintained as focal point of the community. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Commercial structures located near street front, with parking in rear of building, making downtown area more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of downtown area.

- Facilities for bicycles, including bike lanes, frequent storage racks, etc.
- Provide pedestrian and bicycle linkage between downtown and Oconee River Greenway.
- Reroute truck traffic away from the downtown area.
- Provide satisfactory signage for businesses and attractions to improve tourism in the downtown area.
- Residential development that allows for a mix of housing types (live/work units, lofts, over-the-shop, apartments, etc.) that are easy walking distance to downtown points of interest.
- Landscaping of off-street parking areas to minimize visual impact on adjacent streets and uses.
- Provide satisfactory on-street parking.
- Reduce parking requirements for commercial and residential developments, particularly when nearby parking alternatives are available.
- Shared parking arrangements that reduce overall parking needs.
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Establish green areas within the downtown area to reduce the “heat factor” and provide passive recreation for downtown employees, residents, and visitors.
- Reuse of existing vacant or underutilized structures to accommodate new community facilities.

#### Specific Land Uses Allowed

- Retail Businesses
- Offices and Financial Institutions
- Restaurants
- Cultural Facilities
- Public/Institutional Uses, including post offices, city/county government buildings, and churches
- Residential Uses, such as live/work units, lofts, over-the-shop, apartments, and other considered appropriate for the downtown area
- Mixed-Use Development (residential and commercial)
- Passive Recreation/Green Areas

#### Quality Community Objectives

- Regional Identity
- Appropriate Businesses
- Employment Option
- Heritage Preservation
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

## Implementation Measures

- Develop small business incubator.
- Offer incentive packages for new businesses through the Downtown Development Authority.
- Implement DDA market study to locate viable business types for the downtown area.
- Redevelop unloading/loading zones to accommodate new streetscape improvements.
- Provide the latest technology to the downtown area.
- Continue funding of remaining streetscape phases.
- Create bicycle and pedestrian link to the Oconee River Greenway.
- Establish green spaces in the downtown area.
- Explore development of downtown residential in upper levels of commercial buildings.
- Place continuous, informational signage for downtown businesses and attractions to enhance tourism.
- Enhance and expand signage for historic downtown walking tour.
- Implement recommendations from the Regional Bicycle/Pedestrian Plan related to downtown Milledgeville (Oconee River Greenway and Downtown-West Campus Connector).
- Research possibility of public transit, such as clean shuttles to reduce parking problem in the downtown area.
- Work with Georgia College and State University and Georgia Military College to promote alternative forms of transportation for faculty, staff, and students (bicycle, sidewalk, and shuttle usage) to help alleviate the parking problem in the downtown area.

## Educational Infrastructure

### Patterns of Development

- Bicycle and pedestrian facilities, as recommended in the Regional Bicycle/Pedestrian Plan that link the major educational institutions in the community with major points of interest in order to reduce traffic congestion and parking problems.
- Natural and historical resources of the community incorporated into the curriculums of Georgia College and State University, Georgia Military College, and the Baldwin County School System.
- Residential developments for the facility, staff, and students of major educational institutions that offer an affordable mix of housing types and densities in close proximity to these institutions.
- Relationships between the educational institutions and businesses in downtown Milledgeville to enhance the economic activity in the downtown area.
- Facility Master Plans that not only meet the institutions' needs, but also are sensitive to the character of the surrounding neighborhoods.

### Specific Land Use Allowed

- Elementary, Middle and High Schools
- Colleges
- Mixture of Housing Types and Densities for students, staff, and faculty

### Quality Community Objectives

- Educational Options
- Heritage Preservation
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

### Implementation Measures

- Implement the recommendations from the Regional Bicycle and Pedestrian Plan (Oconee Greenway, Downtown-West Campus Connector, and Rails-to-Trails shared-use trail)
- Establish task force consisting of Chamber, Downtown Development Authority, business owners, and college/university representatives to determine strategies to improve economic and business partnerships between the downtown businesses and nearby educational institutions.
- Conduct intra-institutional curriculum evaluations to determine how local heritage and natural resources of Milledgeville-Baldwin County can be better incorporated in the instructional process for students.

## **Rural Baldwin County**

### Patterns of Development

- Nodal development of commercial development with buildings clustered at the center, clearly defined edge surrounded by open space.
- Distribution of affordable-priced housing throughout unincorporated Baldwin County.
- Clustering development to preserve open space within the development.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc. as amenity that shapes identity and character of the development).
- Large minimum lot size requirements to limit development density and protect farmland and rural character.
- Preservation of environmentally-sensitive areas by setting them aside as passive recreation areas, trails, or greenbelts.
- Site plans, building designs, and landscaping that are sensitive to natural features of the site, including topography and views.
- Use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.

### Specific Land Uses Allowed

- Single-Family Detached and Manufactured Homes on individual lots
- Conservation Subdivisions
- Estate Lot Subdivisions
- Convenience and Community Commercial in nodal-type development at major intersections
- Agricultural and Forestry Uses

- Public/Institutional Uses that blend with the rural character of the area
- Passive Recreation, Trails, and Greenbelts

#### Quality Community Objectives

- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities

#### Implementation Measures

- Evaluate various land development regulation alternatives for the unincorporated area of Baldwin County that would enable the implementation of the development patterns that would be the best fit for various sections of the corridor; then adopt and implement such regulations;
- Encourage developers to implement the development patterns above by offering incentives for undertaking projects consistent with the development patterns.
- Develop an infrastructure plan for rural Baldwin County.
- Coordinate with the Central Georgia Rail-to-Trail Association, Inc. to construct rail-to-trail facility in Baldwin County.

## Community Issues and Opportunities

### *Economic Development*

#### **Issues**

- Water and sewage services are provided by the City of Milledgeville, Baldwin County, and the newly created Sinclair Water Authority. Unresolved conflicts in the Service Delivery Strategy could create problems with business and industrial location if the appropriate infrastructure is not present and service providers are unknown for certain areas.
- Baldwin County currently does not have a zoning ordinance. The County does have a set of development regulations that include environmental and subdivision standards. A lack of certain land use regulations could deter certain industrial and business developments from locating within Baldwin County.
- Baldwin County and the City of Milledgeville have a low literacy rate as compared to the surrounding areas. A low literacy rate could insinuate that Baldwin County and the City of Milledgeville do not have an adequately trained workforce, also deterring certain industrial and business developments from locating in the community. One reason for the low literacy rate could be the inclusion of the institutionalized population when these statistics were calculated.

- Although many buildings in downtown Milledgeville have been restored, there are still many more that need to have improvements made to their facades. Unimproved facades could deter entrepreneurs and other business owners from locating in the downtown area.
- The storm sewerage infrastructure in downtown Milledgeville is antiquated and in need of repair. Problems that have resulted from this inadequate infrastructure include flooding and drain back-ups. These problems could deter any prospective businesses, residents, or tourists from locating or visiting the downtown area.
- Despite the presence of three higher education institutions, there is little retention of educated youth in Baldwin County and the City of Milledgeville. Many local students, as well as those from around the state, country, and world receive an excellent education from Georgia Military College, Georgia College & State University, and Central Georgia Technical College, but these students are unable to find suitable employment in the area. The lack of a certain skilled population could deter business and industries from locating in Baldwin County and the City of Milledgeville.

## **Opportunities**

- Baldwin County has the opportunity to create a County-wide zoning ordinance. If such land development regulations are pursued, the County should incorporate as many aspects of the City of Milledgeville's Ordinance as possible. Compatible ordinances will ease the process of annexation and should be more attractive to prospective business and industry.
- Baldwin County and the City of Milledgeville have the opportunity to develop additional and more attractive signage for natural and cultural attractions and businesses throughout the community. This signage would not only draw more visitors into the community, but it would also introduce additional attractions for visitors to see, causing them to stay longer and spend more money in the community.
- Baldwin County and the City of Milledgeville have the opportunity to continue improving the educational infrastructure present in the community. Programs in the County schools and higher institutes of education can be enhanced and expanded to increase the availability of skilled workers, therefore, attracting additional business and industry.
- The City of Milledgeville has the opportunity to continue the encouragement of business location in the downtown area. Façade improvements, improvement of loading areas and parking, and creation of downtown residential space contribute to a healthy downtown, which can encourage business owners to invest in a downtown location.
- Baldwin County and the City of Milledgeville have the opportunity to encourage Central Georgia Technical College to further coordinate and link programs with local businesses and industries such as Oconee Regional Medical Center. These links will ensure that the

local workforce is qualified to move into positions in local business as soon as they have completed their education. A readily available workforce will contribute to the success of local businesses and industries, encouraging these employers to remain and expand in the community.

- Baldwin County and the City of Milledgeville have the opportunity to continue to recruit businesses and industries that will promote the retention of educated youth in the community. Promotions of this nature will increase the chances that businesses and industries will have a steady workforce and that the younger population in the community will have the opportunity to remain in the area if they choose.
- Baldwin County and the City of Milledgeville have the opportunity to utilize the Oconee River Greenway as an instrument of economic development.

## *Housing*

### **Issues**

- Baldwin County and the City of Milledgeville have seen an increase in severely cost-burdened households, both owner- and renter-occupied. Large amounts of unaffordable housing will push those who work in Baldwin County and the City of Milledgeville out of the community into adjacent areas. A large amount of workers living outside the community will increase traffic congestion during commute times and will take discretionary spending dollars outside the area as people shop closer to where they live rather than where they work. A lack of affordable housing could also serve as a deterrent to prospective businesses and industries.
- The once affordable option of manufactured housing has increased in price to the extent that they are no longer an affordable housing option. Increases in once affordable options will lead to the same situation discussed above, more workers leaving the area.
- With the presence of Central Georgia Technical College, Georgia College & State University, and Georgia Military College, there has been an increase in housing that contains 20-49 units, otherwise known as multi-family housing. This housing has the potential to cause traffic and environmental problems if development occurs in areas that are not prepared to handle densities of this nature. This increase in housing also signals an increase in the student population. Increasing student populations at Georgia College & State University and Georgia Military College can result in problems with parking and traffic congestion in downtown Milledgeville.
- There has been a significant decrease in the number of housing units built before 1939 in Baldwin County and the City of Milledgeville. These houses could contain attributes that would qualify them for historic designation. One reason for the loss of these houses is that they fall into disrepair and the owners either vacate the property or do not have the

resources to maintain the structure. Either way the house becomes uninhabitable and must be demolished. Not only does the community lose a potentially valuable historic resource, but those homes that are left vacant become eyesores to the community because the owner does not have the funds to demolish the structure or they do not have the desire to sell the property to someone that could either rehabilitate the home or utilize a higher use of the property.

- There has been an increase in the number of single-family housing in downtown Milledgeville being used as multi-family rental housing. This practice not only violates portions of the City of Milledgeville's zoning ordinance, but it also threatens the historic integrity of the structures and the Milledgeville Historic District. Having a higher resident density in a single-family neighborhood also creates a strain on the infrastructure in the area such as parking availability, street traffic, and water and sewer capacities.

## **Opportunities**

- Baldwin County and the City of Milledgeville have the opportunity to enhance housing options to special populations such as the elderly, disabled, low-income, and residents receiving public assistance. These populations are usually the most affected by the unavailability of affordable housing. The County and City can begin to encourage development patterns that provide affordable housing that is part of a mixed use development or otherwise provide convenient access to the services that these populations desire.
- Baldwin County and the City of Milledgeville have the opportunity to further protect historic housing resources by increasing the historic district and updating their historic registry. These homes will not only make the community more aesthetically pleasing, but would also enhance the historic tourism opportunities in the community.
- Baldwin County and the City of Milledgeville have the opportunity to redevelop poverty census tracts within the community. Federal funding is available for areas that qualify as opportunity zones to rehabilitate housing along with other community redevelopment projects.
- Baldwin County and the City of Milledgeville have the opportunity to research projects throughout the Middle Georgia region and the State of Georgia to find successful redevelopment projects that could be implemented in the community. This would ensure the most efficient use of resources on redevelopment projects that have a better chance of serving the community's needs.



## *Natural and Cultural Resources*

### **Issues**

- Rapid development throughout Baldwin County and the City of Milledgeville could result in the loss of valuable farmland and open space, as well as contaminate water supplies.
- The majority of soils in Baldwin County and the City of Milledgeville are insufficient for the use of individual septic tanks. Septic tank failure would contaminate large areas of land and water.
- Inappropriate development in flood prone areas of Baldwin County and the City of Milledgeville could lead to the loss of infrastructure, homes, businesses, and lives.
- Unchecked development throughout Baldwin County and the City of Milledgeville could lead to the destruction of plant and animal habitats, many of which are listed as endangered or threatened species.
- Many of the historic structures and sites in Baldwin County and the City of Milledgeville could be threatened by development and disregarded for the potential value they contain.

### **Opportunities**

- Baldwin County and the City of Milledgeville have the opportunity to continue the preservation and protection of such natural and cultural resources such as the Fletcher Shoals area and Georgia Military College. These resources are not only important to the community as a part of their identity, but they can also be used to promote the tourist economy of the area.
- The City of Milledgeville has the opportunity to continue the redevelopment of the downtown area to enhance the historic resources present and promote tourism in the City and County.
- In the event that the Highway 112 Scenic Byway is approved, Baldwin County and the City of Milledgeville have the opportunity to explore ways to take advantage of the tourism and other development opportunities this designation will bring.
- Baldwin County and the City of Milledgeville have the opportunity to continue the development of the Oconee River Greenway. The Greenway will not only protect and enhance the natural and cultural resources along the Oconee River, but will also provide community recreation and economic development opportunities.

- Baldwin County and the City of Milledgeville have the opportunity to further develop ecotourism opportunities that will take advantage of the natural resources present in the community.
- The Oconee River Greenway Authority, Baldwin County, the City of Milledgeville, and Wilkinson County have the opportunity to work together to complete all phases of the Oconee River Greenway and the designation of a State Park at Balls Ferry.

## *Community Facilities and Services*

### **Issues**

- Some of the rapidly developing areas of Baldwin County and the City of Milledgeville are not receiving services such as water and sewer. These areas are the ones most in need of such infrastructure. The community's water supply could be contaminated or depleted if a proliferation of housing or commercial development is allowed to utilize private septic tanks and wells in certain areas.
- The Service Delivery Strategy between Baldwin County and the City of Milledgeville is out of date and the two parties have not agreed on the needed updates. If those agreements that are due to expire in the near future are not renewed, the services provided by those agreements could be interrupted indefinitely.
- Currently, there is a minimal amount of County and City information available through the internet. Baldwin County maintains a website with a considerable amount of County government information available, but the City of Milledgeville does not provide any government information on-line. The availability of government information on-line is a valuable service to those citizens who are unable to travel to the County Courthouse or City Hall on a regular basis. The more government information that is available to the general public, the more involved citizens feel in what happens in their community.

### **Opportunities**

- Baldwin County and the City of Milledgeville have the opportunity to begin planning for the placement of additional infrastructure in areas where future development is desired. Infrastructure planning is one tool the County and City can use to control where certain types of development occurs and steer development away from areas that are unsuitable for development.
- The City of Milledgeville has the opportunity to move towards becoming a wireless community. Because Georgia College & State University and Georgia Military College are located on either side of downtown Milledgeville, the City could easily expand upon any wireless technology being utilized at these institutions. Having a wireless-ready

downtown would not only encourage visitors and residents to spend more time in the downtown area, but prospective businesses would be attracted by technology that they could utilize in their everyday business practices.

- Baldwin County and the City of Milledgeville have the opportunity to plan for improvements to existing recreational facilities as well as the creation of additional recreational facilities that can be used by both residents and visitors. Currently there are parks and facilities available near Lake Sinclair, the Industrial Park, and downtown Milledgeville. The current facilities are utilized but the community feels that additional facilities, such as the Oconee River Greenway, would create additional opportunities and add to the aesthetics of the community.
- Baldwin County and the City of Milledgeville have the opportunity to link the existing government, private, and community group websites to more widely distribute community information in a more user-friendly, economical fashion. Providing community, regional, and state links on the current websites could entice more tourists to Baldwin County and the City of Milledgeville as well as allow residents to obtain more community information until a separate City website is established.

## *Land Use*

### **Issues**

- Although Baldwin County and the City of Milledgeville are encouraging development throughout the community, they would also like to protect the natural and cultural resources that make the area unique. Haphazard development could result in the loss of many valuable resources that the County and City rely on for tourism and a sense of community.
- A large amount of land in Baldwin County and the City of Milledgeville is either owned by the State of Georgia or by timber companies. Ownership by the State of Georgia removes most of the control that the County or the City would otherwise have over a piece of property, such as the ability to collect money through leasing or taxation. The ownership of land by timber companies allows the County and City to have a bit more control, but does eliminate portions of the community from being included in certain development plans.

### **Opportunities**

- Baldwin County and the City of Milledgeville have the opportunity to begin planning for the types of land uses the community would like to see along Highway 112. If the scenic by-way designation is approved, restrictions on land uses and development could

interfere with any plans Baldwin County and the City of Milledgeville may have made prior to the designation.

- Baldwin County has the opportunity to create a set of zoning regulations and districts that are compatible with the City of Milledgeville. A compatible set of regulations will ease the process of annexation, business location, and the development of projects that extend into both jurisdictions.
- Baldwin County has the opportunity to begin planning for land use and infrastructure placement in the area where the Fall Line Freeway will pass through Baldwin County. Baldwin County and Wilkinson County have formed the Fall Line Freeway Development Authority that will oversee the development of an industrial park. Baldwin County has the opportunity to plan for compatible land uses within their jurisdiction outside of the industrial park area.

## *Intergovernmental Coordination*

### **Issues**

- Baldwin County and the City of Milledgeville have been in arbitration regarding the settlement of their Service Delivery Strategy.

### **Opportunities**

- Baldwin County and the City of Milledgeville have the opportunity to continue their cooperation with the Sinclair Water Authority. Cooperation between these three entities could ensure a more efficient delivery of water service to Baldwin County and the City of Milledgeville.
- Baldwin County, the City of Milledgeville, the Development Authority of the City of Milledgeville and Baldwin County, and the Fall Line Regional Development Authority has the opportunity to work together in the development of the Fall Line Freeway Industrial Park. This industrial park has the potential to become a mega site and would have economic benefits for the entire Middle Georgia region.

## *Transportation*

### **Issues**

- The only bridge that crosses the Oconee River that is suitable for large truck traffic is the Highway 22/24 bridge that is located just outside of downtown Milledgeville. This location means that all large truck traffic traveling on this highway must travel through the downtown area. This abundance of large truck traffic causes street damage and traffic congestion; these trucks can also pose a danger to pedestrian traffic.
- There are limited funds available for rural infrastructure repair, mainly roads and bridges. Damaged roads and bridges could limit development opportunities in rural areas of Baldwin County.
- There is a need for local transit service in Baldwin County and the City of Milledgeville. Currently, the only form of public transportation available is the 5311 Transit program. This is a state-funded program, and service is subject to the availability of funds. Rising gas prices and budget cuts could result in the reduction or elimination of this service.

## **Opportunities**

- Baldwin County and the City of Milledgeville have the opportunity to take advantage of the use of their community as a test case in the Middle Georgia Regional Bike & Pedestrian Facilities Plan. This plan lays out preliminary routes for bicycle and pedestrian trails throughout the City and adjacent areas in the County. The County and the City can use this plan as a starting point for the placement of additional bicycle and pedestrian infrastructure in areas such as the Oconee River Greenway.

## **Implementation Program**

The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. The specific measures to be undertaken by the community to implement the plan are included in short-term work programs and policies.

## Short-Term Work Programs

The following short-term work programs identify specific implementation actions Baldwin County, the City of Milledgeville, and other entities intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

<b>Economic Development Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Pursue construction of new spec. building in existing Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County	\$50,000	OneGeorgia/ EIP	2010
Clear and maintain vacant lots in preparation for prospective industries.	Development Authority for the City of Milledgeville and Baldwin County/City of Milledgeville Public Works	Staff Time & Resources	Development Authority/ General Fund	Ongoing
Continue to coordinate educational programs with industries.	Development Authority for the City of Milledgeville and Baldwin County/ Georgia Military College/Georgia College & State University/Central Georgia Technical College/Baldwin County High School/ Baldwin County & City of Milledgeville Staff	Staff Time & Resources	General Fund/State of GA	Ongoing
Construct meeting areas/convention space at Central Georgia Technical College.	Baldwin County, City of Milledgeville, & Central Georgia Technical College Staff	\$25,000,000	GADTAE	2010
Seek funding for hotel/convention center in the downtown Milledgeville area.	Oconee River Greenway Authority/Baldwin County/City of Milledgeville	Staff Time & Resources	General Fund/Oconee River Greenway	2015

Build hotel/convention center in downtown Milledgeville area.	Oconee River Greenway Authority/Baldwin County/City of Milledgeville	\$25,000,000	Private Funds	2020
Promote the Oconee River Greenway as a tourist destination.	Baldwin County & City of Milledgeville Staff/Oconee River Greenway Authority	Staff Time & Resources	General Fund/Oconee River Greenway	Ongoing
Continue recruitment of specialized programs to GMC, CG&SU, and CGTC.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & Co. Industries and Businesses/GMC/GC&SU	Marketing Costs/Staff Time & Resources	DTAE/USGA	Ongoing
Enhance communication between industry/businesses and educational institutions.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & Co Industries and Businesses/Baldwin County/City of Milledgeville/GMC/GC&SU/Baldwin County Schools	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/Baldwin County Schools/	Ongoing
Continue to refocus programs at educational institutions to match existing and future industry/businesses.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & Co Industries and Businesses/Baldwin County/City of Milledgeville/GMC/GC&SU/Baldwin County Schools	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/Baldwin County Schools/Milledgeville-Baldwin County Chamber of Commerce	Ongoing
Reestablish mentorship program between educational institutions and industry/business.	Milledgeville-Baldwin County Chamber of Commerce/Baldwin County High School/GMC/GC&SU/CGTC/Development Authority for the City of Milledgeville and Baldwin County/Baldwin County/City of Milledgeville/Church & Civic Organizations	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/Baldwin County Schools/Milledgeville-Baldwin County Chamber of Commerce	2010
Designate agency or individual for overseeing and recruitment of businesses in rural Baldwin County.	Baldwin County Staff	Staff Time & Resources	General Fund	2007

Designate Opportunity Zones through Resolutions.	Middle Georgia Regional Development Center Staff/Development Authority for the City of Milledgeville and Baldwin County/ Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	General Fund/Development Authorities	2008
Appoint Urban Redevelopment Authority.	Baldwin County Commissioners/ Milledgeville City Council	Staff Time & Resources	General Fund	2008
Seek funding for small business incubators.	Development Authority for the City of Milledgeville and Baldwin County/ Milledgeville Mainstreet Downtown Development Authority	\$500,000	SBA	Ongoing
Promote/implement existing programs available to provide downtown merchants with funding for façades and other building improvements.	Development Authority for the City of Milledgeville and Baldwin County/ Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	DDA/State of GA/DOT	Ongoing
Form committee to improve signage in downtown Milledgeville.	Milledgeville Mainstreet Downtown Development Authority/ Milledgeville-Baldwin County Convention and Visitors Bureau	Staff Time & Resources	Development Authorities	2007
Explore marketing of vacant buildings in downtown Milledgeville.	Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	State and Federal Grants/Private Funds	Ongoing
Coordinate with Downtown Development Authority to expand and improve incentive packages to recruit new, viable businesses to downtown Milledgeville.	City of Milledgeville Staff/Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	General Fund/DDA	Ongoing
Complete Phase II of the Industrial Park.	Development Authority	\$1.7 Million	EDA, Development Authority	2012



Continue work on joint industrial business park development at US 441 and Fall Line Freeway.	Baldwin County, Wilkinson County	\$4 Million	Baldwin County, Wilkinson County, DCA, EDA, OneGeorgia	2011
Explore methods of extending broadband access throughout the community providing high speed, low-cost connections to government departments.	Baldwin County, City of Milledgeville	\$862,000	Georgia Technology Authority	2008
Construct Greenway Park along Oconee River at Hancock Street Bridge.	Baldwin County, City of Milledgeville, Oconee River Greenway Authority, Oconee River Greenway Foundation	\$2 Million	Oconee River Greenway Foundation, GDOT, DNR, Federal Funds, Private Foundations	2009
Promote Highway 441 Corridor as Economic Highway.	City of Milledgeville	\$2,000/yr	City of Milledgeville	Ongoing

<b>Housing Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Research teacher location choices to determine availability of affordable housing.	MGRDC	Staff Time & Resources	DCA/Baldwin County/City of Milledgeville	2009
Research affordable housing options for Unincorporated Baldwin County and City of Milledgeville.	Baldwin County, City of Milledgeville	Staff Time & Resources	General Fund	2008
Research ways to assist in the rehabilitation of dilapidated and substandard housing in Unincorporated Baldwin County and City of Milledgeville.	Baldwin County, City of Milledgeville	Staff Time & Resources	General Fund	2008
Submit application for CHIP Grant.	City of Milledgeville Staff/Middle Georgia RDC Staff	\$3,000	DCA	2006

Research funding sources to assist in the rehabilitation of deteriorating homes of low/moderate-income families.	City of Milledgeville Staff	Staff Time & Resources	DCA	2006
Explore funding sources for the rehabilitation of public housing.	Milledgeville Housing Authority	Staff Time & Resources	HUD/DCA	Ongoing
Explore parking alternatives for downtown residential lofts.	City of Milledgeville Staff	Staff Time & Resources	General Fund	Ongoing

**Natural and Cultural Resources Short-Term Work Program  
2006-2011**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
In accordance with the Community Greenspace Program Plan and guidelines, develop a two-mile greenway along the Oconee River from Lake Sinclair to the southern portion of the county in conjunction with the City of Milledgeville.	Baldwin County, City of Milledgeville, Oconee River Greenway Authority, Oconee River Greenway Foundation	\$5 Million	Oconee River Greenway Foundation, GDOT, DNR, Federal Funds, Private Foundations	2011
Encourage recreational and cultural activities along the Oconee River.	Baldwin County and City of Milledgeville Staff/Oconee River Greenway Authority	Staff Time & Resources	General Fund/Oconee River Greenway	Ongoing
Encourage protection of historical and cultural resources along the Oconee River as part of the development of the Oconee	Baldwin County and City of Milledgeville Staff/Oconee River Greenway Authority	Staff Time & Resources	General Fund/Oconee River Greenway	Ongoing

<b>River Greenway</b>				
<b>Implement Community Greenspace Program Plan in the City of Milledgeville.</b>	<b>City of Milledgeville, Ga. DNR</b>	<b>\$200,000</b>	<b>Ga. DNR</b>	<b>Ongoing</b>
<b>Coordinate historic tourism opportunities with downtown merchants and educational institutions.</b>	<b>Milledgeville Mainstreet Downtown Development Authority/Milledgeville-Baldwin County Convention and Visitors Bureau/GC&amp;SU/GMC</b>	<b>Staff Time &amp; Resources</b>	<b>General Fund/State of GA</b>	<b>Ongoing</b>
<b>Increase general awareness of historical resources utilized by GMC and GC&amp;SU.</b>	<b>GMC/GC&amp;SU/Milledgeville-Baldwin County Convention and Visitors Bureau</b>	<b>Marketing Costs/Staff Time &amp; Resources</b>	<b>Milledgeville-Baldwin County Chamber of Commerce/GMC/ GC&amp;SU/CGTC/ Baldwin County Schools</b>	<b>Ongoing</b>
<b>Research feasibility of Heritage Farm Tours within the region.</b>	<b>Baldwin County Farm Bureau/Agricultural Extension Office</b>	<b>Staff Time &amp; Resources</b>	<b>State of GA</b>	<b>2008</b>
<b>Incorporate Oconee River Greenway, Regional Bike &amp; Pedestrian Plan, and Scenic By-way into Educational Programs.</b>	<b>ORGA/GADOT/MGRDC/Central GA Rails-to-Trails Authority/Baldwin County/City of Milledgeville/GMC/ GC&amp;SU/Baldwin County Schools/CGTC</b>	<b>\$50,000</b>	<b>DCA/DOE</b>	<b>Ongoing</b>
<b>Incorporate natural resources into educational programs (e.g. Lake Laurel).</b>	<b>GMC/GC&amp;SU/Baldwin County Schools/CGTC/Georgia Power</b>	<b>Staff Time &amp; Resources</b>	<b>State of GA/DOE/Georgia Power</b>	<b>Ongoing</b>
<b>Enhance the preservation of historic single-family housing in the downtown Milledgeville area.</b>	<b>Milledgeville Historic Preservation Commission</b>	<b>\$6,000/Property</b>	<b>DCA/CHIP/State &amp; Federal Grants</b>	<b>Ongoing</b>

Pursue historical markers and possible ecotourism opportunities associated with Lyell's Gully.	UDC/SCV/ Baldwin County Staff	Staff Time & Resources	General Fund/State and Federal Grants	2008
Improve signage and marketing for Bartram Forest.	Milledgeville-Baldwin County Convention and Visitors Bureau/State of GA/GMC/ORGA	\$100,000	State and Federal Grants	2009
Update National Historic Registry nominees.	Milledgeville Historic Preservation Commission	\$6,000/Property	State and Federal Grants/Private Funds	Ongoing
Explore funding sources for existing and future greenspace along Oconee River Greenway.	City of Milledgeville Staff	Staff Time & Resources	DNR/DCA/USDA Rural Development	Ongoing
Increase and coordinate the marketing of cultural events.	Baldwin County/City of Milledgeville/GC&SU/GMC/Allied Arts/Milledgeville Mainstreet Downtown Development Authority/Milledgeville-Baldwin County Convention and Visitors Bureau	\$25,000	General Fund/State of GA/Private Funding	Ongoing
Continue scrap tire disposal enforcement program.	Baldwin County, GA.DNR-EPD	Staff Time & Resources	Baldwin County, Ga. DNR-EPD	Ongoing
Enforce the Soil and Sedimentation Control Ordinances for Milledgeville and Baldwin County.	Milledgeville and Baldwin County, S&WCC, S&WCD, NRCS, Ga. Forestry Commission, Ga. DNR-EPD	Staff Time & Resources	Baldwin County, City of Milledgeville, S&WCC, S&WCD, NRCS, Ga. Forestry Commission, Ga. DNR-EDP	Ongoing
Enforce existing regulations related to the protection of farmland/open space, placement of septic tanks, flood-prone areas, plant and animal habitats, and important historic structures.	City of Milledgeville, Baldwin County, Baldwin County Health Department, Ga. DNR-EPD, Milledgeville Historic Preservation Commission	Staff Time and Resources	City of Milledgeville, Baldwin County, Baldwin County Health Department, Ga DNR-EPD, Milledgeville Historic Preservation Commission	Ongoing

Establish new local historic district designations as requested by the Milledgeville Historic Preservation Commission.	Milledgeville Historic Preservation Commission	Staff Time and Resources	General Fund	Ongoing
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<b>Community Facilities Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Encourage State of Georgia to provide public campgrounds and recreational vehicle areas.	Baldwin County/City of Milledgeville	Staff Time & Resources	General Fund	Ongoing
Seek funding to extend water services across the Oconee River.	Baldwin County/City of Milledgeville/ Middle Georgia Regional Development Center	Staff Time & Resources	General Fund	2010
Extend water services across Oconee River.	Baldwin County & City of Milledgeville Public Works	\$10,000	GEFA/USDA/GA Rural Water Ass.	2015
Enhance scholarship programs for local students.	Baldwin County/City of Milledgeville/ Milledgeville-Baldwin County Chamber of Commerce/ Development Authority for the City of Milledgeville and Baldwin County/GMC/GC&SU/ Baldwin County Schools/CGTC	Staff Time & Resources	Milledgeville-Baldwin County Chamber of Commerce/GMC/GC&SU/ CGTC/ Baldwin County Schools/ Private Funds/Development Authority for the City of Milledgeville & Baldwin County	Ongoing
Continue support of diploma programs at Baldwin County High School.	GMC/GC&SU/Baldwin County Schools/ CGTC	Staff Time & Resources	General Fund/State of GA	Ongoing

<p><b>Become a State-Certified Literate Community.</b></p>	<p><b>Baldwin County/City of Milledgeville/ Milledgeville-Baldwin County Chamber of Commerce/ Development Authority for the City of Milledgeville and Baldwin County/ GMC/GC&amp;SU/ Baldwin County Schools/CGTC/All Businesses</b></p>	<p><b>\$30,000</b></p>	<p><b>Private Donations/Local, State, &amp; Federal Government Grants</b></p>	<p><b>2020</b></p>
<p><b>Increase community awareness and exposure to programs offered at educational institutions.</b></p>	<p><b>Baldwin County Schools/GMC/CGTC/ GC&amp;SU</b></p>	<p><b>Marketing Costs/Staff Time &amp; Resources</b></p>	<p><b>GMC/GC&amp;SU/CGTC/Baldwin County Schools</b></p>	<p><b>Ongoing</b></p>
<p><b>Develop community arts center.</b></p>	<p><b>Allied Arts/GMC/GC&amp;SU/ Baldwin County Schools/CGTC</b></p>	<p><b>\$1,000,000</b></p>	<p><b>LDF/DCA</b></p>	<p><b>2010</b></p>
<p><b>Continue Kid's University Program at GC&amp;SU.</b></p>	<p><b>GC&amp;SU</b></p>	<p><b>Staff Time &amp; Resources</b></p>	<p><b>State of GA</b></p>	<p><b>Ongoing</b></p>
<p><b>Assist in the implementation of Master Plans for all the educational facilities.</b></p>	<p><b>GC&amp;SU/GMC/CGTC/ Baldwin County Schools/Baldwin County &amp; City of Milledgeville Staff</b></p>	<p><b>Budgeted Amount in Each Master Plan</b></p>	<p><b>GC&amp;SU/GMC/CGTC/ Baldwin County Schools/General Fund</b></p>	<p><b>Schedule Determined in Each Master Plan</b></p>
<p><b>Pursue grants for additional personnel and equipment for Baldwin County Sheriff's Department and City of Milledgeville's Police Department.</b></p>	<p><b>Baldwin County Sheriff's Department and the City of Milledgeville's Police Department/Middle Georgia RDC Staff</b></p>	<p><b>\$35,000</b></p>	<p><b>CJCC</b></p>	<p><b>Ongoing</b></p>
<p><b>Continue infrastructure development in rural Baldwin County.</b></p>	<p><b>Baldwin County Water Department</b></p>	<p><b>\$50,000</b></p>	<p><b>General Fund/State and Federal Grants</b></p>	<p><b>Ongoing</b></p>
<p><b>Encourage development of public marina on the eastern side of Lake Sinclair.</b></p>	<p><b>GADNR</b></p>	<p><b>\$1,000,000</b></p>	<p><b>State of GA</b></p>	<p><b>2010</b></p>

Continue development of DSL, cable, and other such utilities in the eastern portion of rural Baldwin County.	Baldwin County Staff/ Charter Communications/ Alltel	\$100,000	General Fund/BRIDGE Grant/Utility Companies	Ongoing
Enhance EMS service to eastern Baldwin County.	OREMS	\$500,000	State & Federal Grants	Ongoing
Apply for fire grants for new equipment for both city and county departments.	Baldwin County & City of Milledgeville Staff/MGRDC Staff	\$175,000	Fire Grants	Ongoing
Complete Needs Assessment for Senior services in rural Baldwin County.	Baldwin County & City of Milledgeville Staff/MGRDC Staff/ AAA	\$10,000	DCA/General Fund/OAC/United Way/Private Donations	2007
Pursue additional funding to create more staff positions to ensure adequate enforcement of county codes.	Baldwin County Staff/ MGRDC Staff	Staff Time & Resources	General Fund/DCA	Ongoing
Develop coordination strategy with GC&SU and GMC to become wireless community.	Baldwin County and City of Milledgeville Staff/GC&SU and GMC Staff	Staff Time & Resources	General Fund/State of GA	2008
Approach downtown businesses about using buildings for public events during off-hours.	Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	State and Federal Grants/Private Funds	Ongoing
Identify funding sources for new trash cans, planters, and benches to complement streetscape in downtown Milledgeville.	City of Milledgeville Staff/Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	DCA/DOT (TEA)	2008

Research landscaping programs/ awards, such as expanding on Make a Difference Day (outside of the DDA Beautification Program) to improve aesthetics.	Baldwin County and City of Milledgeville Staff/GC&SU/GMC/ City of Milledgeville Garden Club	Staff Time & Resources	General Fund/State of GA/DOT/NWF	2008
Inventory and analyze the city's stormwater system to identify areas in need of improvement.	City of Milledgeville & MGRDC Staff	Staff Time & Resources	CDBG	2007
Continue paving dirt roads in the unincorporated area of Baldwin County.	Baldwin County	\$3 Million	Baldwin County, GDOT	Ongoing
Install new water lines to serve residents in portions of the unincorporated area of Baldwin County.	Baldwin County	\$5 Million	Baldwin County	2008
Construct new running track and six soccer fields at Walter Williams Park.	Baldwin County	\$800,000	Baldwin County	2007
Harrisburg and Midway recreation improvements.	Baldwin County	\$150,000	Baldwin County	2011
Construct regional water treatment plant to serve areas of Baldwin County and Putnam County around Lake Sinclair.	Baldwin County, Putnam County, Sinclair Water Authority, GA. DNR-EPD	\$12 Million	Baldwin County, Putnam County, EDA, GEFA, Ga. DNR-EPD, DCA, OneGeorgia	2008



Develop and implement streetscape plan.	Main Street Program, DDA, City of Milledgeville, GDOT	\$1 Million	City of Milledgeville, GDOT-TE Grant	2009
Renovations to Police Department, Fire Department, and other government facilities.	City of Milledgeville	\$1.5 Million	Local-SPLOST	Ongoing
Road, street and sidewalk improvements throughout the City of Milledgeville.	City of Milledgeville, GDOT	\$2 Million	GDOT, Local-SPLOST	Ongoing
Update Service Delivery Strategy.	City of Milledgeville, Baldwin County, RDC	Staff Time and Resources	City of Milledgeville, Baldwin County	2007
Install/repair stormwater management facilities in low/moderate income areas in the City of Milledgeville.	City of Milledgeville	\$500,000	CDBG	2008
Create Capital Improvement Program for the City of Milledgeville.	City of Milledgeville Staff/Middle Georgia RDC Staff	Staff Time & Resources/ \$5,000	General Fund/DCA	2008
Implement Capital Improvement Program.	City of Milledgeville Staff	Staff Time & Resources	General Fund	2009

<b>Land Use Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Continue to acquire land at intersection of future Fall Line Freeway and Highway 441.	Baldwin and Wilkinson County Staff/ Development Authority for the City of Milledgeville and Baldwin County/ Fall Line Regional Development Authority	\$1,000,000	Fall Line Regional Development Authority	2010

Amend City of Milledgeville's Zoning Ordinance to include Greenspace/ Openspace requirements for industrial districts.	City of Milledgeville and Middle Georgia RDC Staff/Development Authority for the City of Milledgeville and Baldwin County	Staff Time & Resources/ \$6,000	DCA/City of Milledgeville	2007
Conduct an evaluation of Milledgeville's existing development regulations and propose amendments to the regulations (other than noted above) that will make them consistent with the proposed development patterns in the various character areas and help protect sensitive natural resources.	City of Milledgeville	Staff Time and Resources	City of Milledgeville	Ongoing
Establish incentives for developers who undertake projects consistent with the development patterns and protect sensitive natural resources.	City of Milledgeville, Baldwin County	Staff Time and Resources	City of Milledgeville, Baldwin County	Ongoing
Establish a process to coordinate with State agencies and timber companies owning land in Milledgeville and Baldwin County on their development plans.	City of Milledgeville, Baldwin County, Georgia government agencies, timber companies	Staff Time and Resources	City of Milledgeville, Baldwin County	Ongoing

Monitor growth along the Oconee River Greenway to discourage incompatible land uses.	Baldwin County & City of Milledgeville Staff/ Oconee River Greenway Authority	Staff Time & Resources	General Fund/ Oconee River Greenway	Ongoing
Add landscaping requirements for commercial development to Baldwin County Land Use Codes.	Baldwin County Staff	Staff Time & Resources	General Fund	2008
Develop Town Center Overlay District for the Highway 441 Corridor in the City of Milledgeville.	Middle Georgia Regional Development Center Staff/DCA	\$7,000	DCA/City of Milledgeville	2008
Continue update and enforcement of the Baldwin County Codes (Housing/ Building/ Development).	Baldwin County Staff/ MGRDC Staff	Staff Time & Resources	General Fund/DCA	Ongoing
Research the improvement of Greenspace Requirements within County Codes for grant competitiveness.	Baldwin County Staff/ MGRDC Staff	Staff Time & Resources	General Fund/DCA	2007
Create tentative Land Use Plan for the Highway 112 Scenic Byway Area.	Baldwin County Staff/ MGRDC Staff	\$10,000	General Fund/DCA/DOT	2010
Designate districts for community commercial areas in Zoning Ordinance for Unincorporated Baldwin County.	Baldwin County Staff/ MGRDC Staff	\$7,000	General Fund/DCA	2010
Update Zoning Map/apply for rezonings so that parcels will more accurately reflect current uses.	City of Milledgeville Staff/ Middle Georgia RDC Staff	\$10,000	DCA	2009

Amend Zoning Ordinance to further define single-family residence (eliminate single-family homes being used as rental property)	City of Milledgeville Staff	Staff Time & Resources	General Fund	2009
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<b>Intergovernmental Coordination Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Continue development of Fall Line Freeway Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County/Fall Line Regional Development Authority/ Georgia DOT/ Georgia DNR/Other State Agencies	\$1,000,000	GDOT/GADHR/ Fall Line Regional Development Authority	2020
Research water and sewer capacity/sewer and road infrastructure for Fall Line Freeway Industrial Park site.	Fall Line Regional Development Authority	Staff Time & Resources	General Fund	2008
Research transportation projects (highway widening, etc.) that will increase the accessibility and connectivity of the current industrial park and the Fall Line Freeway Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County/GDOT	Staff Time & Resources	Development Authority/GDOT	2010
Maintain existing cooperation and coordination with Sinclair Water Authority.	City of Milledgeville, Baldwin County, Sinclair Water Authority	Staff Time and Resources	City of Milledgeville, Baldwin County, Sinclair Water Authority	Ongoing

<b>Transportation Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Continue research and development of Regional Airport site in the Fall Line Freeway Industrial Park area.	Baldwin and Wilkinson County Staff/ Development Authority for the City of Milledgeville and Baldwin County/Fall Line Regional Development Authority	\$10,000,000	Fall Line Regional Development Authority	2025
Construct additional bridge across Oconee River.	US & GADOT/Baldwin County/City of Milledgeville	\$500,000	DOT	2010
Improve access to Baldwin County Schools from Blandy Road.	GADOT/Baldwin County Board of Education	\$1,000,000	GADOT	2008
Pursue signage and landscaping for entrances to Baldwin County and the City of Milledgeville along major highways.	Baldwin County and City of Milledgeville Public Works Departments/DOT	Staff Time & Resources/ \$10,000	DOT/General Fund	2010
Pursue Adopt-A-Highway Programs for Litter Control in Baldwin County and the City of Milledgeville.	Baldwin County and City of Milledgeville Public Works Departments/DOT	Staff Time & Resources/ \$5,000	DOT/General Fund	Ongoing
Pursue funding for additional traffic lights along Highway 441 in both Baldwin County and the City of Milledgeville.	Baldwin County and City of Milledgeville Public Works Departments/Middle Georgia Regional Development Center Staff/DOT	\$30,000	DOT	2011
Research alternate eastern connection between Highways 22 and 441.	Baldwin County and City of Milledgeville Staff/Middle Georgia Regional Development Center Staff/DOT	\$5,000	General Fund/DOT	2008
Work with rail companies to find solutions to traffic congestion at rail crossings.	Baldwin County and City of Milledgeville Staff/Norfolk Southern/CSX/DOT	Staff Time & Resources	General Fund/DOT	2010

Develop Park & Ride System for Lake Sinclair that coordinates boat trips with public transportation.	GADNR/GA Power/ Baldwin County & City of Milledgeville Staff/ MGRDC Staff	\$20,000	State of GA/General Fund/DCA/Georgia Power	2010
Continue support of the Rails-to-Trails portion of the Middle GA Regional Bike and Pedestrian Facilities Plan.	Baldwin County & City of Milledgeville Staff/ MGRDC Staff	Staff Time & Resources	General Fund/DCA/DOT	Ongoing
Develop coordinated parking strategy for downtown Milledgeville.	GC&SU/GMC/Baldwin County/City of Milledgeville/ Downtown Merchants	Staff Time & Resources	General Fund/State of GA/Private Funding	2009
Continue updating Regional Bike and Pedestrian Plan Committee on new development.	Baldwin County/City of Milledgeville Staff	Staff Time & Resources	General Fund/DOT/DCA	Ongoing
Identify remaining streetscape phases.	City of Milledgeville Staff/DDA	Staff Time & Resources	DOT	2008
Seek funding for remaining phases of streetscape.	City of Milledgeville Staff/DDA	Staff Time & Resources	DOT	2008
Research new locations for loading and unloading zones and coordinate With downtown businesses.	City of Milledgeville Staff/Milledgeville MainStreet Downtown Development Authority/Downtown Merchants	Staff Time & Resources	General Fund/DDA/ Private Funds/DOT	2008
Identify funding sources for public transportation in Baldwin County and the City of Milledgeville.	Baldwin County and City of Milledgeville Staff	Staff Time & Resources	General Fund	Ongoing
Identify additional/alternate mass parking areas for special events.	Baldwin County and City of Milledgeville Staff	Staff Time & Resources	General Fund	2007

<p><b>Identify funding sources for sidewalk repair beyond streetscape phases (especially for handicap accessibility).</b></p>	<p><b>GC&amp;SU/GMC/ Baldwin County/City of Milledgeville</b></p>	<p><b>Staff Time &amp; Resources</b></p>	<p><b>ADA/AARP</b></p>	<p><b>2007</b></p>
<p><b>Identify funding sources for rural road and bridge repair.</b></p>	<p><b>Baldwin County, GDOT</b></p>	<p><b>Staff Time and Resources</b></p>	<p><b>Baldwin County</b></p>	<p><b>Ongoing</b></p>

## Short-Term Work Programs by Character Area

<b>Highway 441 Corridor Character Area Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Add landscaping requirements for commercial development to Baldwin County Land Use Codes.	Baldwin County Staff	Staff Time & Resources	General Fund	2008
Pursue signage and landscaping for entrances to Baldwin County and the City of Milledgeville along Major Highways.	Baldwin County and City of Milledgeville Public Works Departments/DOT	Staff Time & Resources/ \$10,000	DOT/General Fund	2010
Pursue Adopt-A-Highway Programs for Litter Control in Baldwin County and the City of Milledgeville.	Baldwin County and City of Milledgeville Public Works Departments/DOT	Staff Time & Resources/ \$5,000	DOT/General Fund	Ongoing
Pursue grants for additional personnel and equipment for Baldwin County Sheriff's Department and City of Milledgeville's Police Department.	Baldwin County Sheriff's Department and the City of Milledgeville's Police Department/Middle Georgia RDC Staff	\$35,000	CJCC	Ongoing
Develop Town Center Overlay District for the Highway 441 Corridor in the City of Milledgeville.	Middle Georgia Regional Development Center Staff/DCA	\$7,000	DCA/City of Milledgeville	2008
Pursue funding for additional traffic lights along Highway 441 in both Baldwin County and the City of Milledgeville.	Baldwin County and City of Milledgeville Public Works Departments/Middle Georgia Regional Development Center Staff/DOT	\$30,000	DOT	2011



Research alternate eastern connection between Highways 22 and 441.	Baldwin County and City of Milledgeville Staff/Middle Georgia Regional Development Center Staff/DOT	\$5,000	General Fund/DOT	2008
Work with rail companies to find solutions to traffic congestion at rail crossings.	Baldwin County and City of Milledgeville Staff/Norfolk Southern/CSX/DOT	Staff Time & Resources	General Fund/DOT	2010
Continue work on joint industrial business park development at US 441 and Fall Line Freeway.	Baldwin County, Wilkinson County	\$4 Million	Baldwin County, Wilkinson County, DCA, EDA, OneGeorgia	2011
Promote Highway 441 Corridor as economic highway.	City of Milledgeville	\$2,000/yr.	City of Milledgeville	Ongoing
Construct regional water treatment plant to serve areas of Baldwin County and Putnam County around Lake Sinclair.	Baldwin County, Putnam County, Sinclair Water Authority, Ga. DNR-EPD	\$12 Million	Baldwin County, Putnam County, EDA, GEFA, Ga. DNR-EPD, DCA, OneGeorgia	2008
Maintain existing cooperation and coordination with Sinclair Water Authority.	City of Milledgeville, Baldwin County, Sinclair Water Authority	Staff Time and Resources	City of Milledgeville, Baldwin County, Sinclair Water Authority	Ongoing

<b>Oconee River Area Character Area Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Seek funding for hotel/convention center in the downtown Milledgeville area.	Oconee River Greenway Authority/Baldwin County/City of Milledgeville	Staff Time & Resources	General Fund/Oconee River Greenway	2015
Build hotel/convention center in downtown Milledgeville area.	Oconee River Greenway Authority/Baldwin County/City of Milledgeville	\$25,000,000	Private Funds	2020

Encourage State of Georgia to provide public campgrounds and recreational vehicle areas.	Baldwin County/City of Milledgeville	Staff Time & Resources	General Fund	Ongoing
Seek funding for additional phases of the Oconee River Greenway.	Oconee River Greenway Authority/Baldwin County/City of Milledgeville	\$50,000,000	DNR	Ongoing
Seek funding to extend water services across the Oconee River.	Baldwin County/City of Milledgeville/ Middle Georgia Regional Development Center	Staff Time & Resources	General Fund	2010
Extend water services across Oconee River.	Baldwin County & City of Milledgeville Public Works	\$10,000	GEFA/USDA/GA Rural Water Association	2015
Construct additional bridge across Oconee River.	US & GADOT/Baldwin County/City of Milledgeville	\$500,000	DOT	2010
Monitor growth along the Oconee River Greenway to discourage incompatible land uses.	Baldwin County & City of Milledgeville Staff/ Oconee River Greenway Authority	Staff Time & Resources	General Fund/ Oconee River Greenway	Ongoing
Encourage recreational and cultural activities along the Oconee River	Baldwin County & City of Milledgeville Staff/ Oconee River Greenway Authority	Staff Time & Resources	General Fund/ Oconee River Greenway	Ongoing
Encourage protection of historical and cultural resources along the Oconee River as part of the Oconee River Greenway.	Baldwin County & City of Milledgeville Staff/ Oconee River Greenway Authority	Staff Time & Resources	General Fund/ Oconee River Greenway	Ongoing
Continue to support the completion of Phase I of the Oconee River Greenway.	Baldwin County & City of Milledgeville Staff/ Oconee River Greenway Authority	Staff Time & Resources	General Fund/ Oconee River Greenway	2010
Promote the Oconee River Greenway as a tourist destination.	Baldwin County & City of Milledgeville Staff/ Oconee River Greenway Authority	Staff Time & Resources	General Fund/ Oconee River Greenway	Ongoing
Construct Greenway Park along Oconee River at Hancock Street Bridge.	Baldwin County, City of Milledgeville, Oconee River Greenway Authority, Oconee River Greenway Foundation	\$2 Million	Oconee River Greenway Foundation, GDOT, DNR, Federal Funds, Private Foundations	2009
In accordance with the Community Greenspace Program Plan and guidelines, develop a two-mile greenway along the Oconee River from Lake Sinclair to the southern portion of the county in conjunction with the City of Milledgeville.	Baldwin County, City of Milledgeville, Oconee River Greenway Authority, Oconee River Greenway Foundation	\$5 Million	Oconee River Greenway Foundation, GDOT, DNR, Federal Funds, Private Foundation	2011

<b>Industrial Park Character Area Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Pursue construction of new spec. building in existing industrial park.	Development Authority for the City of Milledgeville and Baldwin County	\$50,000	OneGeorgia/EIP	2010
Clear and maintain vacant lots in preparation for prospective industries.	Development Authority for the City of Milledgeville and Baldwin County/ City of Milledgeville Public Works	Staff Time & Resources	Development Authority/ General Fund	Ongoing
Continue development of Fall Line Freeway Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County/ Fall Line Regional Development Authority/Georgia DOT/Georgia DNR/ Other State Agencies	\$1,000,000	GDOT/GADHR/ Fall Line Regional Development Authority	2020
Continue to acquire land at intersection of future Fall Line Freeway and Highway 441.	Baldwin and Wilkinson County Staff/ Development Authority for the City of Milledgeville and Baldwin County/ Fall Line Regional Development Authority	\$1,000,000	Fall Line Regional Development Authority	2010
Continue research and development of Regional Airport Site in the Fall Line Freeway Industrial Park area.	Baldwin and Wilkinson County Staff/ Development Authority for the City of Milledgeville and Baldwin County/ Fall Line Regional Development Authority	\$10,000,000	Fall Line Regional Development Authority	2025
Research water and sewer capacity/sewer and road infrastructure for Fall Line Freeway Industrial Park site.	Fall Line Regional Development Authority	Staff Time & Resources	General Fund	2008

Continue to coordinate educational programs with industries.	Development Authority for the City of Milledgeville and Baldwin County/ Georgia Military College/ Georgia College & State University/Central Georgia Technical College/Baldwin County High School/Baldwin County & City of Milledgeville Staff	Staff Time & Resources	General Fund/ State of GA	Ongoing
Construct meeting areas/convention space at Central Georgia Technical College.	Baldwin County, City of Milledgeville, & Central Georgia Technical College Staff	\$25,000,000	GADTAE	2010
Amend City of Milledgeville's Zoning Ordinance to include Greenspace/Openspace requirements for industrial districts.	City of Milledgeville and Middle Georgia RDC Staff/Development Authority for the City of Milledgeville and Baldwin County	Staff Time & Resources/ \$6,000	DCA/City of Milledgeville	2007
Research transportation projects (highway widening, etc.) that will increase the accessibility and connectivity of the current industrial park and the Fall Line Freeway Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County/ GDOT	Staff Time & Resources	Development Authority/GDOT	2010
Complete Phase II of the Industrial Park.	Development Authority	\$1.7 Million	EDA, Development Authority	2012

<b>Educational Infrastructure Character Area Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Enhance scholarship programs for local students.	Baldwin County/City of Milledgeville/ Milledgeville-Baldwin County Chamber of Commerce/ Development Authority for the City of Milledgeville and Baldwin County/GMC/GC&SU/ Baldwin County Schools/CGTC	Staff Time & Resources	Milledgeville-Baldwin County Chamber of Commerce/GMC/GC&SU/CGTC/Baldwin County Schools/Private Funds/Development Authority for the City of Milledgeville & Baldwin County	Ongoing

Continue support of Diploma Programs at Baldwin County High School.	GMC/GC&SU/Baldwin County Schools/CGTC	Staff Time & Resources	General Fund/State of GA	Ongoing
Continue recruitment of specialized programs to GMC, CG&SU, and CGTC.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & County Industries and Businesses/GMC/GC&SU	Marketing Costs/Staff Time & Resources	DTAE/USGA	Ongoing
Enhance communication between industry/businesses and educational institutions.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & County Industries and Businesses/Baldwin County/City of Milledgeville/GMC/GC&SU/Baldwin County Schools	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/Baldwin County Schools	Ongoing
Continue to refocus programs at educational institutions to match existing and future industry/businesses.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & County Industries and Businesses/Baldwin County/City of Milledgeville/GMC/GC&SU/Baldwin County Schools	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/Baldwin County Schools/Milledgeville-Baldwin County Chamber of Commerce	Ongoing
Reestablish Mentorship Program between educational institutions and industry/business.	Milledgeville-Baldwin County Chamber of Commerce/ Baldwin County High School/GMC/GC&SU/CGTC/Development Authority for the City of Milledgeville and Baldwin County/Baldwin County/City of Milledgeville/Church & Civic Organizations	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/Baldwin County Schools/Milledgeville-Baldwin County Chamber of Commerce	2010
Coordinate historic tourism opportunities with downtown merchants and educational institutions.	Milledgeville Mainstreet Downtown Development Authority/Milledgeville-Baldwin County Convention and Visitors Bureau/GC&SU/GMC	Staff Time & Resources	General Fund/ State of GA	Ongoing

Become a State-Certified Literate Community.	Baldwin County/City of Milledgeville/ Milledgeville-Baldwin County Chamber of Commerce/ Development Authority for the City of Milledgeville and Baldwin County/GMC/GC&SU/ Baldwin County Schools/CGTC/All Businesses	\$30,000	Private Donations/Local, State, & Federal Government Grants	2020
Increase community awareness and exposure to programs offered at educational institutions.	Baldwin County Schools/GMC/CGTC/GC&SU	Marketing Costs/Staff Time & Resources	GMC/GC&SU/CGTC/Baldwin County Schools	Ongoing
Increase general awareness of historical resources utilized by GMC & GC&SU.	GMC/GC&SU/ Milledgeville-Baldwin County Convention and Visitors Bureau	Marketing Costs/Staff Time & Resources	Milledgeville-Baldwin County Chamber of Commerce/GMC/GC&SU/ CGTC/ Baldwin County Schools	Ongoing
Research feasibility of Heritage Farm Tours within the region.	Baldwin County Farm Bureau/Agricultural Extension Office	Staff Time & Resources	State of GA	2008
Incorporate Oconee River Greenway, Regional Bike and Pedestrian Plan, and Scenic By-way into educational programs.	ORGA/GADOT/ MGRDC/Central GA Rails-to-Trails Authority/Baldwin County/City of Milledgeville/GMC/GC&SU/Baldwin County Schools/CGTC	\$50,000	DCA/DOE	Ongoing
Develop Community Arts Center.	Allied Arts/GMC/GC&SU/ Baldwin County Schools/CGTC	\$1,000,000	LDF/DCA	2010
Continue Kid's University Program at GC&SU.	GC&SU	Staff Time & Resources	State of GA	Ongoing
Incorporate natural resources into educational programs (e.g. Lake Laurel).	GMC/GC&SU/Baldwin County Schools/CGTC/ Georgia Power	Staff Time & Resources	State of GA/DOE/Georgia Power	Ongoing
Research Teacher Location Choices to determine availability of affordable housing.	MGRDC	Staff Time & Resources	DCA/Baldwin County/City of Milledgeville	2009
Enhance the preservation of historic single-family housing in the downtown Milledgeville area.	Milledgeville Historic Preservation Commission	\$6,000/Property	DCA/CHIP/State & Federal Grants	Ongoing

Assist in the implementation of Master Plans for all the educational facilities.	GC&SU/GMC/CGTC/ Baldwin County Schools/Baldwin County & City of Milledgeville Staff	Budgeted Amount in Each Master Plan	GC&SU/GMC/CGTC/ Baldwin County Schools/General Fund	Schedule Determined in Each Master Plan
Improve access to Baldwin County Schools from Blandy Road.	GADOT/Baldwin County Board of Education	\$1,000,000	GADOT	2008
Implement recommendations from the Regional Bicycle/Pedestrian Plan related to downtown Milledgeville (Oconee River Greenway Downtown-West Campus Connector and Rails-to-Trail shared use facility).	City of Milledgeville, Oconee River Greenway Authority, GC&SU, Main Street Program, CGRTA, Inc.	\$6.8 Million	Oconee River Greenway Foundation, GDOT, DNR, Federal Funds, Private Foundations, Private Contributions	2011

<b>Downtown Milledgeville Character Area Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Designate Opportunity Zones through resolutions.	Middle Georgia Regional Development Center Staff/ Development Authority for the City of Milledgeville and Baldwin County /Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	General Fund/ Development Authorities	2008
Appoint Urban Redevelopment Authority.	Baldwin County Commissioners/Milledgeville City Council	Staff Time & Resources	General Fund	2008
Seek funding for small business incubators.	Development Authority for the City of Milledgeville and Baldwin County/Milledgeville MainStreet Downtown Development Authority	\$500,000	SBA	Ongoing
Develop Coordination Strategy with GC&SU and GMC to become wireless community.	Baldwin County and City of Milledgeville Staff/GC&SU and GMC Staff	Staff Time & Resources	General Fund/State of GA	2008
Develop coordinated parking strategy for downtown Milledgeville.	GC&SU/GMC/Baldwin County/City of Milledgeville/ Downtown Merchants	Staff Time & Resources	General Fund/State of GA/Private Funding	2009
Promote/ implement existing programs available to provide downtown merchants with funding for façades and other building improvements.	Development Authority for the City of Milledgeville and Baldwin County/Milledgeville MainStreet Downtown Development Authority	Staff Time & Resources	DDA/State of GA/DOT	Ongoing
Form committee to improve signage in downtown Milledgeville.	Milledgeville Mainstreet Downtown Development Authority/Milledgeville-Baldwin County Convention and Visitors Bureau	Staff Time & Resources	Development Authorities	2007
Continue updating Regional Bike and Pedestrian Plan Committee on new development.	Baldwin County/City of Milledgeville Staff	Staff Time & Resources	General Fund/DOT/DCA	Ongoing
Identify remaining streetscape phases.	City of Milledgeville Staff/DDA	Staff Time & Resources	DOT	2008



Seek funding for remaining phases of streetscape.	City of Milledgeville Staff/DDA	Staff Time & Resources	DOT	2008
Research new locations for loading and unloading zones and coordinate with downtown businesses.	City of Milledgeville Staff/ Milledgeville Mainstreet Downtown Development Authority/Downtown Merchants	Staff Time & Resources	General Fund/DDA/ Private Funds/DOT	2008
Identify funding sources for public transportation in Baldwin County and the City of Milledgeville.	Baldwin County and City of Milledgeville Staff	Staff Time & Resources	General Fund	Ongoing
Identify additional/alternate mass parking areas for special events.	Baldwin County and City of Milledgeville Staff	Staff Time & Resources	General Fund	2007
Identify funding sources for sidewalk repair beyond streetscape phases (especially for handicap accessibility).	GC&SU/GMC/Baldwin County/City of Milledgeville	Staff Time & Resources	ADA/AARP	2007
Update National Historic Registry nominees.	Milledgeville Historic Preservation Commission	\$6,000/Property	State and Federal Grants/Private Funds	Ongoing
Submit application for CHIP Grant.	City of Milledgeville Staff/Middle Georgia RDC Staff	\$3,000	DCA	2006
Research funding sources to assist in the rehabilitation of deteriorating homes of low/moderate-income families	City of Milledgeville Staff	Staff Time & Resources	DCA	2006
Update zoning map/apply for rezonings so that parcels will more accurately reflect current uses.	City of Milledgeville Staff/Middle Georgia RDC Staff	\$10,000	DCA	2009
Amend zoning ordinance to further define single-family residence (eliminate single-family homes being used as rental property).	City of Milledgeville Staff	Staff Time & Resources	General Fund	2009
Explore funding sources for the rehabilitation of public housing.	Milledgeville Housing Authority	Staff Time & Resources	HUD/DCA	Ongoing

Explore parking alternatives for downtown residential lofts.	City of Milledgeville Staff	Staff Time & Resources	General Fund	Ongoing
Explore funding sources for existing and future Greenspace along Oconee River Greenway.	City of Milledgeville Staff	Staff Time & Resources	DNR/DCA/ USDA Rural Development	Ongoing
Explore marketing of vacant buildings in downtown Milledgeville.	Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	State and Federal Grants/Private Funds	Ongoing
Approach downtown businesses about using buildings for public events during off-hours.	Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	State and Federal Grants/Private Funds	Ongoing
Increase and coordinate the marketing of cultural events.	Baldwin County/City of Milledgeville/GC&SU/GMC/Allied Arts/Milledgeville MainStreet Downtown Development Authority/Milledgeville-Baldwin County Convention and Visitors Bureau	\$25,000	General Fund/State of GA/Private Funding	Ongoing
Identify funding sources for new trash cans, planters, and benches to complement streetscape in downtown Milledgeville.	City of Milledgeville Staff/ Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	DCA/DOT (TEA)	2008
Research landscaping programs/awards, such as expanding on Make a Difference Day, (outside of the DDA Beautification Program) to improve aesthetics.	Baldwin County and City of Milledgeville Staff/GC&SU/ GMC/City of Milledgeville Garden Club	Staff Time & Resources	General Fund/State of GA/DOT/NWF	2008
Inventory and analyze the City's stormwater system to identify areas in need of improvement.	City of Milledgeville & MGRDC Staff	Staff Time & Resources	CDBG	2007
Coordinate with Downtown Development Authority to expand and improve incentive packages to recruit new, viable businesses to downtown Milledgeville.	City of Milledgeville Staff/ Milledgeville Mainstreet Downtown Development Authority	Staff Time & Resources	General Fund/DDA	Ongoing

Implement recommendations from the Regional Bicycle/Pedestrian Plan related to downtown Milledgeville (Oconee River Greenway and Downtown-West Campus Connector).	City of Milledgeville, Oconee River Greenway Authority, GC&SU, Main Street Program	\$5.8 Million	Oconee River Greenway Foundation, GDOT, DNR, Federal Funds, Private Foundations	2011
Create Capital Improvement Program for the City of Milledgeville.	City of Milledgeville Staff/Middle Georgia RDC Staff	Staff Time & Resources/ \$5,000	General Fund/DCA	2008
Implement Capital Improvement Program.	City of Milledgeville Staff	Staff Time & Resources	General Fund	2009

<b>Rural Baldwin County Character Area Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Designate agency or individual for overseeing and recruitment of businesses in rural Baldwin County.	Baldwin County Staff	Staff Time & Resources	General Fund	2007
Continue infrastructure development in rural Baldwin County.	Baldwin County Water Department	\$50,000	General Fund/State and Federal Grants	Ongoing
Encourage development of public marina on the eastern side of Lake Sinclair.	GADNR	\$1,000,000	State of GA	2010
Continue development of DSL, cable, and other such utilities in the eastern portion of rural Baldwin County.	Baldwin County Staff/Charter Communications/ Alltel	\$100,000	General Fund/BRIDGE Grant/Utility Companies	Ongoing
Enhance EMS service to eastern Baldwin County.	OREMS	\$500,000	State & Federal Grants	Ongoing
Apply for Fire Grants for new equipment for both city and county departments.	Baldwin County & City of Milledgeville Staff/MGRDC Staff	\$175,000	Fire Grants	Ongoing
Complete Needs Assessment for Senior services in rural Baldwin County.	Baldwin County & City of Milledgeville Staff/MGRDC Staff/ AAA	\$10,000	DCA/General Fund/OAC/United Way/Private Donations	2007
Develop Park & Ride System for Lake Sinclair that coordinates boat trips with public transportation.	GADNR/ GA Power/Baldwin County & City of Milledgeville Staff/MGRDC Staff	\$20,000	State of GA/General Fund/DCA/Georgia Power	2010

Continue support of the Rails-to-Trails portion of the Middle GA Regional Bike and Pedestrian Facilities Plan.	Baldwin County & City of Milledgeville Staff/MGRDC Staff	Staff Time & Resources	General Fund/DCA/ DOT	Ongoing
Pursue historical markers and possible ecotourism opportunities associated with Lyell's Gully.	UDC/SCV/ Baldwin County Staff	Staff Time & Resources	General Fund/State and Federal Grants	2008
Improve signage and marketing for Bartram Forest.	Milledgeville-Baldwin County Convention and Visitors Bureau/ State of GA/ GMC/ORGANIZATION	\$100,000	State and Federal Grants	2009
Continue update and enforcement of the Baldwin County Codes (Housing/Building/Development).	Baldwin County Staff/MGRDC Staff	Staff Time & Resources	General Fund/DCA	Ongoing
Pursue additional funding to create more staff positions to ensure adequate enforcement of County Codes.	Baldwin County Staff/MGRDC Staff	Staff Time & Resources	General Fund/DCA	Ongoing
Research the improvement of Greenspace Requirements within County Codes for grant competitiveness.	Baldwin County Staff/MGRDC Staff	Staff Time & Resources	General Fund/DCA	2007
Create tentative land use plan for the Highway 112 Scenic Byway Area.	Baldwin County Staff/MGRDC Staff	\$10,000	General Fund/DCA/DOT	2010
Designate districts for Community Commercial Areas in Zoning Ordinance for unincorporated Baldwin County.	Baldwin County Staff/MGRDC Staff	\$7,000	General Fund/DCA	2010
Research affordable housing options for unincorporated Baldwin County.	Baldwin County Staff	Staff Time & Resources	General Fund	2008
Research ways to assist in the rehabilitation of dilapidated and substandard housing in unincorporated Baldwin County.	Baldwin County Staff	Staff Time & Resources	General Fund	2008
Construct new running track and six soccer fields at Walter Williams Park.	Baldwin County	\$800,000	Baldwin County	2007
Harrisburg and Midway recreation improvements.	Baldwin County	\$150,000	Baldwin County	2011
Identify funding sources for rural road and bridge repair.	Baldwin County, GDOT	Staff Time and Resources	Baldwin County	Ongoing

## *Policies*

Baldwin County and the City of Milledgeville will adopt the following policies to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

### **Economic Development**

- We will encourage the attraction and retention of an array of different types of businesses within Downtown Milledgeville, such as professional offices, service-oriented business, and traditional retail business.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to encourage economic development and redevelopment in Downtown Milledgeville.
- We will take into account impacts on infrastructure and natural resources in our decision-making on economic development projects.
- We will continue to work with the Chamber of Commerce, Downtown Development Authority, Milledgeville-Baldwin County Convention and Visitors Bureau to continue to attract tourism to Milledgeville-Baldwin County.
- We will continue to support programs for retention, expansion, and creation of businesses that enhance the city's economic well-being.
- We will encourage entities engaged in economic development and business support to develop working relationships with local businesses and industries to have greater insight into specific needs and concerns of those companies.
- We will continue to create an atmosphere in which entrepreneurial enterprise is nurtured in the city and county.
- We will continue to work with local colleges and technical schools to provide educational opportunities and job skills training for local citizens.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

### **Housing**

- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will ensure development to provide for a variety of residential types and densities for our diverse population that will enable the city and county to be competitive in most housing market sectors.
- We will promote residential amenities, such as parks, open space, and other features that add to the quality of life and enjoyment of the residential experience.
- We will continue to encourage high quality housing through the continued enforcement of local building codes and regulations.

- We will eliminate substandard or dilapidated housing in our community by maintaining and enhancing the city's and county's existing housing maintenance inspection program.
- We will continue to support the Milledgeville Housing Authority in their efforts to provide affordable housing to qualified citizens.
- We will encourage infill housing development of existing neighborhoods.
- We will promote safe, walkable neighborhoods.
- We will ensure that our neighborhoods are interactive communities where people have easy access to schools, parks, residences, and businesses through sidewalks, multi-use paths, roads, and public transportation.
- We will encourage homeownership.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

### **Natural and Cultural Resources**

- We will continue to develop and maintain regulations for the protection of natural resources within the city and county, such as watershed areas, wetlands, river corridors, groundwater recharge areas, and other natural resources deemed important.
- We will support enhanced solid waste reduction and recycling initiatives.
- We will develop and manage land and transportation networks to ensure the quality of our air and water.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological, or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact development and preservation of open space.
- We will continue to promote the protection of and maintenance of trees and open space in all new development.
- We will work to redirect development pressure away from agricultural areas in order to conserve and protect farmland.
- We will continue to protect our historic districts from encroachment of incompatible building designs.

### **Community Facilities and Services**

- We will continue to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- We will provide facilities and materials necessary to remain responsive in the face of growth.
- We will continue to expand recreational and cultural programs for all segments of the population.

- We will continue to invest in parks and open space to enhance the quality of life for our citizens.
- We will seek additional funding sources that will assist in the development and upgrade of city parks.
- We will ensure that new development does not cause a decline in locally adopted levels of service.
- We will ensure that capital improvements needed to accommodate the impacts of new development are made concurrent with such development.
- We will invest in parks and open space to encourage private reinvestment in urban centers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified as suitable for such development.
- The community will seek ways for new growth to pay for itself to the maximum extent possible.

## **Land Use**

- We will promote an orderly, functional, and efficient growth pattern to minimize traffic congestion, maintain and enhance property values, and lead to the efficient provision of public services and facilities that will promote the health, safety, order, convenience, and general welfare of the citizens of Milledgeville and Baldwin County.
- We will enhance connectivity within and among neighborhoods through the design, introduction, extension, and general improvement of sidewalks and multi-use paths by connecting open spaces and neighborhood parks and local streets.
- We will promote the development and improvement of underutilized or vacant site including infill lots.
- We will encourage mixed-use developments that are human-scale and less auto-oriented.
- We will encourage compatibility of land use within zoning districts, minimize incompatibility where this is not feasible, and soften potential adverse impacts of development through screening, buffering, and transitional land uses. This shall include protecting existing stable developments from encroaching incompatible uses when making land use decisions.
- We will encourage the strengthening of existing neighborhoods through public improvements, housing improvements, compatible infill development, and convenient community facilities.
- We will promote land use and design that enhances the safety of our community.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- We will continue to encourage the development of Downtown Milledgeville as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We will provide sufficient land allocated to each land use type to effectively serve the current and future needs of the residential, commercial, industrial, and other land use sectors of the community.

- We will ensure that development will be compatible with the physical limitations of the land, such as soils, topography, floodplains, etc.
- We will continue to support the greenspace program by identifying tracts of land for future allocation.
- We will continue to be committed to redeveloping and enhancing existing commercial and industrial areas located within our community.
- We will continue to encourage the use of landscaping, lighting, signage, underground utilities, and building design to add value to our community.
- We will create gateways into our community through building design and land uses.
- We will employ innovative planning concepts to achieve desirable and well designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance the quality of life in our community.
- We will review land planning and development concepts that may be new to our area, but have been successful in other places.
- We will encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

### **Intergovernmental Coordination**

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

### **Transportation System**

- We will address the location, design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure, and development of the community.
- We will make decisions that encourage alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community.
- We will promote connectivity of our road network.
- Our new and reconstructed roadways will be designed to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, such as pedestrian facilities, parking, bike routes as well as vehicular circulation.
- We support creation of a community-wide bicycle and pedestrian trail network.












## **APPENDICES**

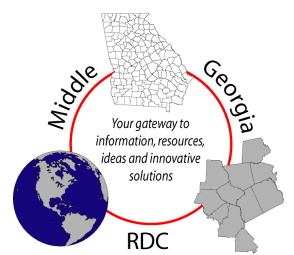
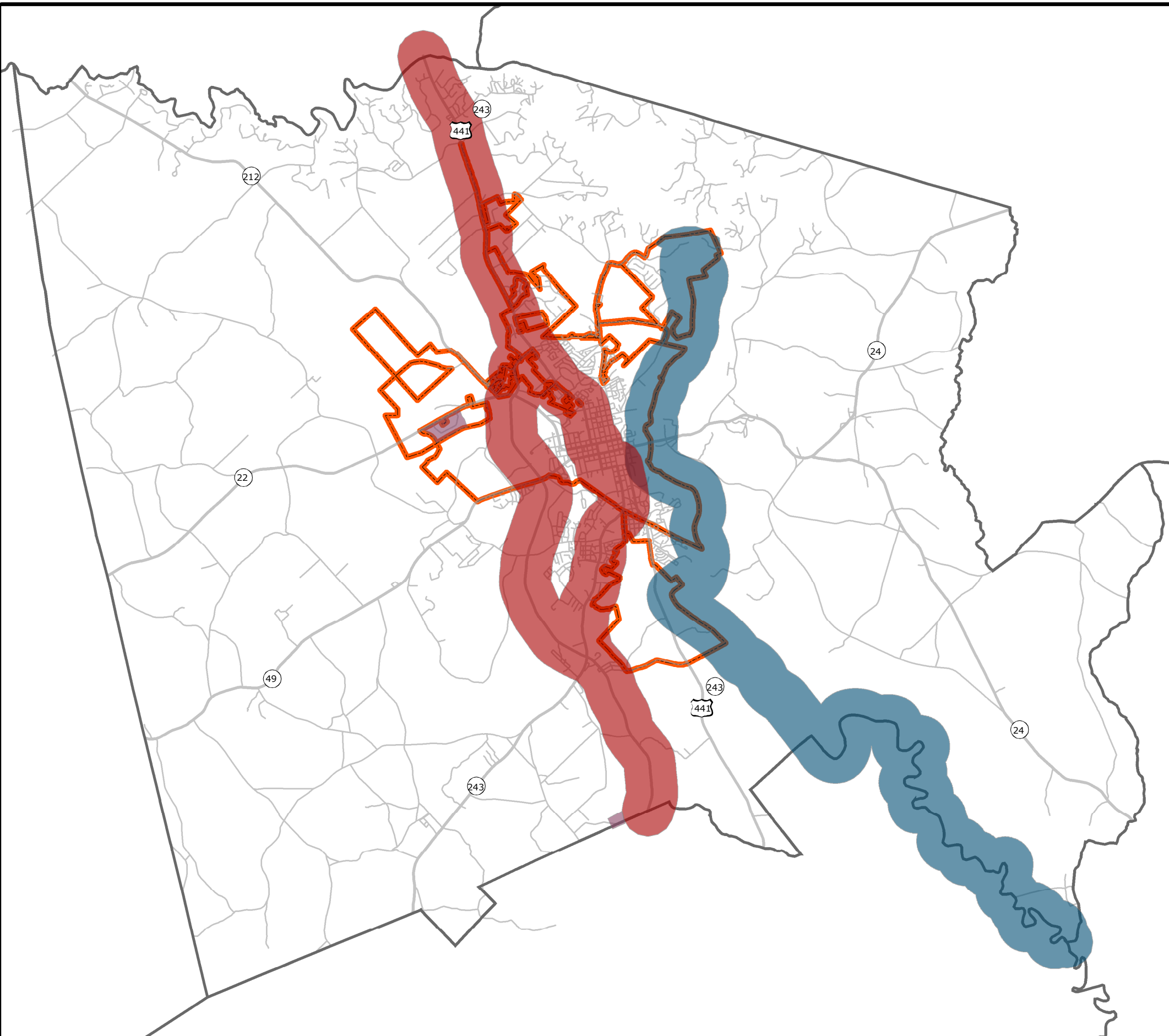
A - Future Development Maps

B - Reports of Accomplishments

### Future Development Map Baldwin County




#### Legend



-  Rural Baldwin County Area
-  Existing Industrial Parks
-  Hwy 441 Corridor (1/2 mile Buffer)
-  Oconee River Area (1/2 mile Buffer)
-  County Boundary
-  City Boundary
-  City Street
-  County Road
-  State Highway



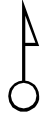
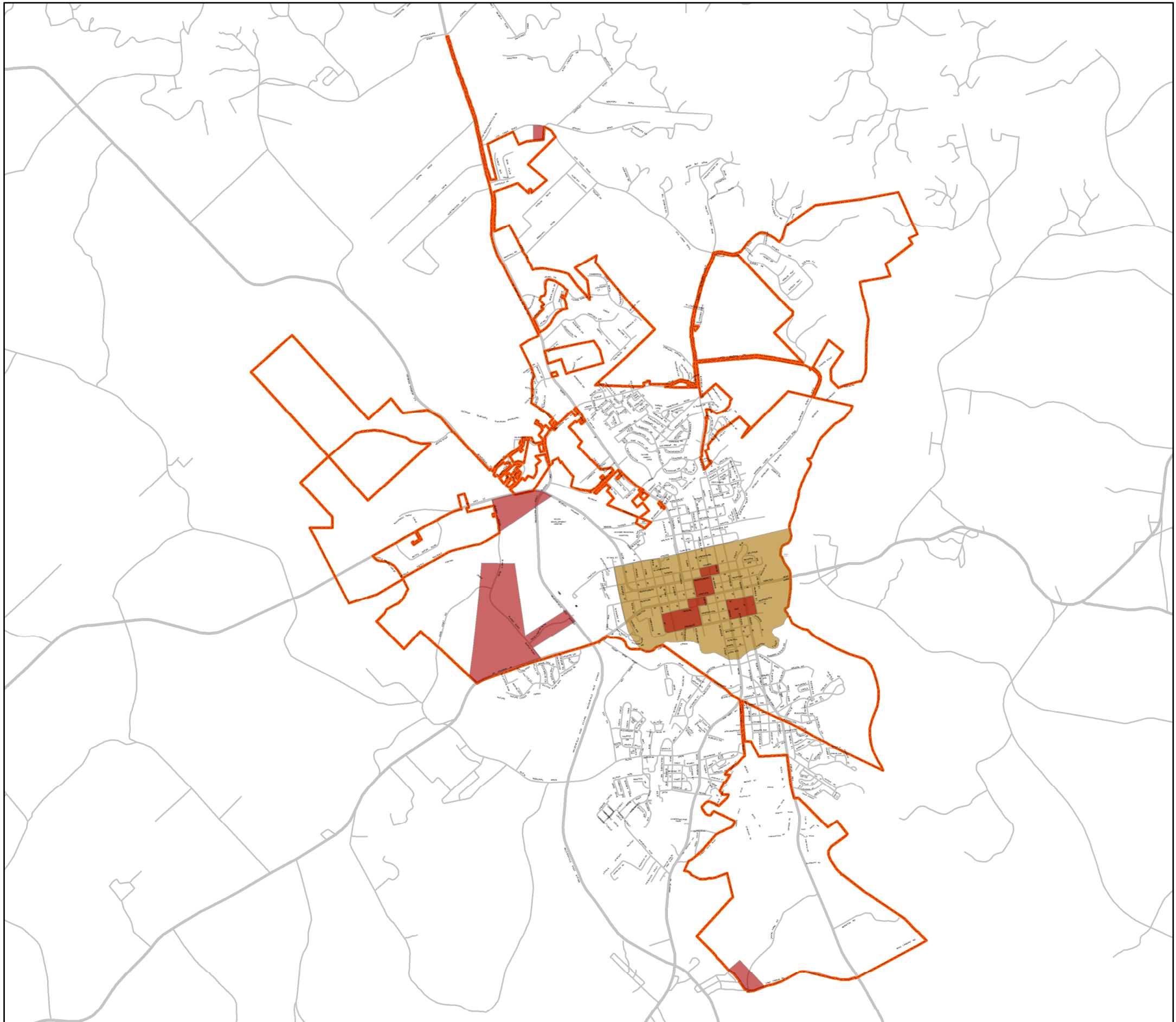
### Future Development Map City of Milledgeville

#### Legend

-  Baldwin County Education Infrastructure
-  Downtown Milledgeville
-  Rural Baldwin County Area

-  County Boundary
-  City Boundary

-  City Street
-  County Road
-  State Highway



**Report of Accomplishments**

**Baldwin County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
<b>NATURAL RESOURCES (NR)</b>			
NR 1	Assist in the implementation of the TMDLs for the impaired streams in Baldwin County.	Completed	
NR 2	Adopt and enforce the Part V Environmental Criteria Ordinances for the unincorporated area of Baldwin County (wetlands, groundwater recharge, water supply watershed, and river corridor).	Completed	
NR 3	Continue Scrap Tire Disposal enforcement program.	Underway	County intends to implement this program on a continuous basis.
NR 4	Assist in the implementation of the Source Water Assessment Plan for source water intakes in Baldwin County.	Completed	
NR 5	Enforce the Soil and Sedimentation Control Ordinance for Baldwin County.	Underway	County intends to implement this program on a continuous basis.
NR 6	Implement the Community Greenspace Program Plan for the unincorporated area of Baldwin County.	Completed	
NR 7	In accordance with the Community Greenspace Program Plan and guidelines, develop a two-mile greenway along the Oconee River from Lake Sinclair to the southern portion of the county in conjunction with the City of Milledgeville.	Underway	Phase 1 let for construction on 11/06; project is ongoing with a minimum of three phases.
<b>HISTORIC RESOURCES (HR)</b>			
HR 1	Conduct Historic Resources Survey in unincorporated area of Baldwin County that would identify structures and sites eligible for the National Register.	Not Accomplished	It is not a priority of the County at this time.
<b>COMMUNITY FACILITIES (CF)</b>			
CF 1	Continue paving dirt roads in the unincorporated area of Baldwin County.	Underway	95% of the County roads are paved; County intends to pave the remaining dirt roads within the next ten years.
CF 2	Replace bridge at Pettigrew Road.	Completed	
CF 3	Develop and implement a plan to provide sewerage along US 441 to Lake Sinclair area.	Underway	To be completed in 2007.
CF 4	Install new water lines to serve residents in portions of the unincorporated area of Baldwin County.	Underway	To be completed in 2008.
CF 5	Construct new running track and six soccer fields at Walter Williams Park.	Underway	To be completed in 2007.
CF 6	Purchase new heavy-duty rescue truck for Fire Department.	Completed	

**Report of Accomplishments  
Baldwin County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 7	Harrisburg and Midway recreation improvements.	Underway	Anticipated completion date within the next five years.
CF 8	Construct new fieldhouse at old ballfields.	Completed	
CF 9	Resurface existing tennis courts and correct drainage problems.	Completed	
CF 10	Begin construction of new cell at the County's subtitle D landfill.	Completed	
CF 11	Replace old bridge with culvert on Stiles Road.	Completed	
CF 12	Purchase new pumper fire truck.	Completed	
CF 13	Replace old private sewer in Wolvarine Street, Park Avenue, and Oglethorpe Street areas and upgrade streets.	Completed	
CF 14	Plan and construct new ballfields at Walter Williams Park.	Completed	
CF 15	Plan and construct regional water treatment plant to serve areas of Baldwin and Putnam Counties around Lake Sinclair.	Underway	To be completed in May 2008.
CF 16	Construct new walking track and other improvements at Coopers Park.	Completed	
CF 17	Construct recreation facilities at Southside School.	Not Accomplished	Project changed and funds redirected.
CF 18	Hospital Improvements.	Completed	
CF 19	Extend existing runway and make other runway improvements at the Baldwin County Airport.	Completed	
CF 20	Plan expansion of courthouse parking.	Completed	
<b>ECONOMIC DEVELOPMENT (ED)</b>			
ED 1	Complete and sell speculative building.	Completed	
ED 2	Complete Phase II of the Industrial Park.	Underway	Completion date in 2012.
ED 3	Construct acceleration/deceleration lane and median cut at primary industrial park entrance.	Completed	
ED 4	Construct 500,000 gallon elevated water tank at the industrial park.	Completed	

**Report of Accomplishments**

**Baldwin County**

<b>PROJ #</b>	<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
ED 5	Continue work on joint industrial business park development at US 441 and Fall Line Freeway.	Underway	Completion date in 2011.
ED 6	Explore methods of extending broadband access throughout the community providing high speed, low-cost connections to government departments.	Underway	Received grant; completed by 2008.
ED 7	Construct Greenway Park along Oconee River at Hancock Street Bridge.	Underway	Phase 1 let for construction on 11/06; the Park is Phase 2 of three phases.
ED 8	Provide annual funding to the Development Authority.	Completed	
<b>LAND USE (LU)</b>			
LU 1	Update local land use ordinances.	Completed	
LU 2	Develop county GIS system.	Completed	

**Report of Accomplishments**  
City of Milledgeville

PROJ #	ACTIVITY	STATUS	EXPLANATION
<b>HOUSING (HO)</b>			
HO 1	Construct 80-unit apartment complex using the HOME grant.	Not accomplished	Grant funding not available.
HO 2	Construct 54-unit apartment complex through the HOME grant.	Not accomplished	Grant funding not available.
<b>NATURAL RESOURCES (NR)</b>			
NR 1	Assist in the implementation of the Source Water Assessment Plan for the source water intakes in Baldwin County.	Completed	
NR 2	Adopt and enforce the Part V Environmental Criteria Ordinances (wetlands, groundwater recharge areas, river corridor, and water supply watersheds).	Completed	
NR 3	Develop and implement the TMDL plans for the impaired streams within the City of Milledgeville.	Completed	
NR 4	Enforce the Soil and Sedimentation Control Ordinance for the City of Milledgeville.	Underway	City intends to implement this program on a continuous basis.
NR 5	Implement Community Greenspace Program Plan within the City of Milledgeville.	Underway	Project ongoing
NR 6	In accordance with the Community Greenspace Program Plan and guidelines, develop two-mile greenway along the Oconee River from Lake Sinclair to the southern boundary of the county in conjunction with Baldwin County.	Underway	Phase 1 let for construction 11/06, project is ongoing with minimum of three phases.
<b>HISTORIC RESOURCES (HR)</b>			
HR 1	Follow up on earlier Georgia HPD Survey recommendations to explore National Register District status for eligible neighborhoods.	Completed	
HR 2	Follow-up on earlier Georgia HPD Survey recommendations to update the design guidelines for the Milledgeville Local Historic District and the local preservation ordinance.	Completed	
HR 3	Develop specific guidelines for the preservation and maintenance of gravesites, monuments, and landscape features of the City's historic Memory Hill Cemetery.	Completed	
HR 4	Support the local historic preservation program through the Historic Preservation Commission.	Completed	
<b>COMMUNITY FACILITIES (CF)</b>			

**Report of Accomplishments**  
**City of Milledgeville**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 1	Develop and implement streetscape plan.	Underway	Phase I completed, Phase II in progress and will be completed by 2009.
CF 2	Improve the water, sewer, and stormwater systems within the City of Milledgeville.	Completed	Lowes grant
CF 3	Renovations to Police Department, Fire Department, and other government facilities.	Underway	Renovations have been completed on portions of the City Hall; remainder of facilities will be renovated on a continuous basis as funds become available.
CF 4	Hospital Improvements.	Completed	New Emergency Room
CF 5	Road, street, and sidewalk improvements throughout the City of Milledgeville.	Underway	Ongoing project as funding allows.
CF 6	Renovation of City Hall Annex-West.	Postponed	Lack of funding; space needs study was completed.
CF 7	Establish Antebellum Capitol Museum.	Completed	
<b>ECONOMIC DEVELOPMENT (ED)</b>			
ED 1	Provide annual funding for the Development Authority.	Completed	
ED 2	Provide annual funding to the Convention and Visitors Bureau.	Completed	
ED 3	Annual funding for Main Street Program and Downtown Development Authority.	Completed	
ED 4	Promote Highway 441 Corridor as Economic Highway.	Underway	Continuous project
ED 5	Complete and sell speculative buildings.	Completed	
ED 6	Construct acceleration/deceleration lane and median cut at primary industrial park entrance.	Completed	
ED 7	Complete Phase II of Industrial Park.	Underway	Completion date 2012
ED 8	Construct 500,000 gallon elevated water tank at the industrial park.	Completed	
ED 9	Explore methods of extending broadband access throughout the community-providing high speed, low-cost connections to government departments.	Underway	City received wireless grant \$862,500 from Georgia Technology Authority; completed by 2008.



**Report of Accomplishments**  
**City of Milledgeville**

PROJ #		ACTIVITY	STATUS	EXPLANATION
ED	10	Construct Greenway along Oconee River at Hancock Street Bridge.	Underway	Phase 1 let for construction 11/06, the Park is Phase 2 of three phases.
<b>LAND USE (LU)</b>				
LU	1	Establish new Land Development Ordinance.	Completed	