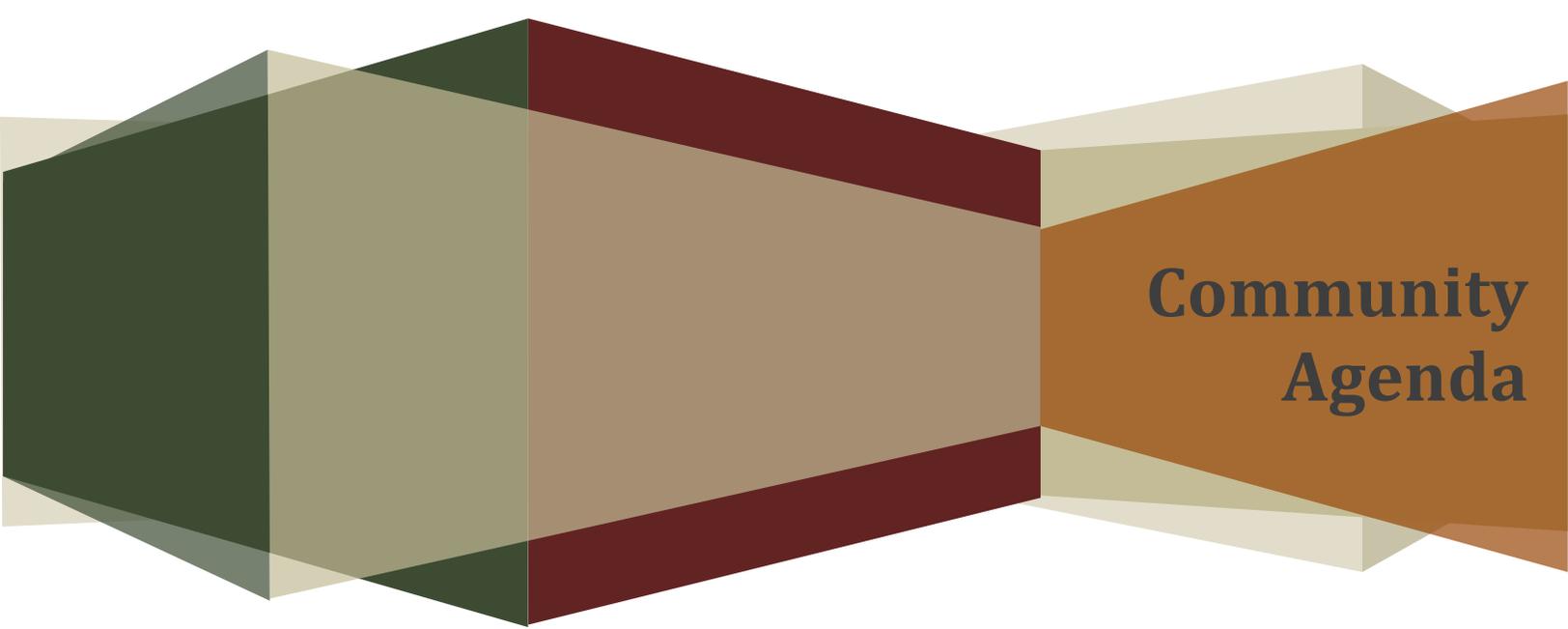


**Twiggs County, City of Jeffersonville
and Town of Danville
Joint Comprehensive Plan**



**Community
Agenda**

2013

TWIGGS COUNTY,
THE CITY OF JEFFERSONVILLE
AND
THE TOWN OF DANVILLE

JOINT COMPREHENSIVE PLAN:
COMMUNITY AGENDA

Prepared with assistance from

Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, Georgia 31217
T: 478-751-6160
F: 478-751-6517

www.middlegeorgiarc.org

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INTRODUCTION

The Community Agenda is intended to serve as a road map for the community's future. Developed through input received from members of the Comprehensive Plan Steering Committee, citizens, local government officials and other key stakeholders, the Community Agenda is an action-oriented document to be utilized by community leaders in their day-to-day decision-making. It contains not only a vision for the community's future, but also a work program designed to help achieve the vision.

COMMUNITY VISION

Depicted through a narrative description of preferred development patterns and an accompanying Future Development Map, the Community Vision is what the community both desires to become and actively seeks to achieve. The Appendix contains a **Future Development Map** for Twiggs County, the City of Jeffersonville, and the Town of Danville, each delineated by the final agreed upon character areas that comprise the entire community.

A specific vision for each of the character areas is captured in a Defining Narrative that follows below. Each **Defining Narrative** includes not only a written description of preferred development patterns for each respective character area, but also representative illustrations, allowable land uses, Quality Community Objectives to be pursued (see following page), and suggested implementation measures designed to achieve the desired development patterns.

Quality Community Objectives

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

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

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

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

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

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

HOUSING OPTIONS: Promote an adequate range of safe, affordable, inclusive and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs and densities in each neighborhood; instating programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

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

EDUCATIONAL OPPORTUNITIES: Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

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

Defining Narratives – Twiggs County

AGRICULTURAL/FORESTRY AREA

An overwhelming majority of the County’s land area constitutes the Agricultural/Forestry character Area. According to tax parcel data and information from local officials, 82.5 percent of the County’s total land area is comprised of agricultural and forestry land. Along with kaolin, timber and farming carried Twiggs’ economy throughout the 20th Century. Today, the kaolin deposits have been nearly depleted, and new development is threatening to encroach further onto agricultural/forestry land.

Development Patterns

- Implement large lot sizes to limit development density and protect farmland and rural character.
- Protect and preserve agricultural/forestry areas by promoting use of conservation easements by landowners.
- Promote agriculture and agricultural-related businesses to keep agriculture industry viable.



Agricultural buffer between rural residential and farmland.



Preserved forestry land at Charlane Plantation.

Primary Land Uses

- Agriculture
- Agri-Related Businesses
- Forestry
- Conservation
- Rural Residential

Quality Community Objectives

- Efficient Land Use
- Sense of Place

Implementation Strategies

- Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- Forest buffers between agricultural lands and new residential development.
- Minimize rezoning.
- Educate the public on conservation strategies and efforts.

PRIMARY TRANSPORTATION CORRIDORS

This character area consists of developed or undeveloped land on both sides of high-volume roadways or highways and/or major thoroughfares that serve as entrances of access points to the community; specifically, State Route 96 as it enters Twiggs County from the west connecting Columbus with Fort Valley, Warner Robins and Jeffersonville, and U.S. Highway 80, which travels the County from Macon and then southeast to Dublin. Other important transportation corridors include State Route 57 that travels across the northeast corner of Twiggs, from Macon and heads east towards Irwinton in Wilkinson County. This portion of 57 is a part of the Fall Line Freeway which connects Columbus to Macon to Augusta. State Route 358 is also a primary transportation corridor. This highway is located entirely within Twiggs County and can be found within the southeastern portion of the County. State Route 358 branches off Highway 96 and travels east toward Interstate 16 before connecting up with Highway 80. Lastly, Bullard Road is considered a primary transportation corridor as it travels from the Ocmulgee River east into the City of Jeffersonville. Bullard Road crosses over Interstate 16 and serves as a major interchange and exit for those coming from the west on 16. Currently, these roads are sparsely developed, are buffered by trees on each side, and maintain a predominately rural feel.

Development Patterns

- Focus on appearance with appropriate signage and landscaping.
- Retrofit or mask existing strip development or other unsightly features as necessary.
- Cluster development nodes along corridors, separated by areas of open space.
- Maintain natural vegetation buffer with new developments and set-back behind buffer.
- Manage access to keep traffic flowing; using directional signage to developments.
- Use bicycle and pedestrian accommodations where appropriate.



Highway corridor with bicycle lanes, sidewalks and divided, landscaped median.



Sidewalks and tree buffer along highway corridor.

Primary Land Uses

- Transportation/Communication/Utilities
- Commercial
- Residential

Quality Community Objectives

- Local Preparedness
- Transportation Options
- Efficient Land Use

Implementation Strategies

- Coordinated development review between the cities and county.
- Restrictions on the number and size of signs and billboards.
- Actively engage Georgia Department of Transportation (GDOT).
- Active zoning and land development enforcement.
- Explore opportunities for alternative modes of transportation.

INTERSTATE CORRIDOR

Interstate 16 runs east to west from Savannah to Macon. The 160-mile Interstate is imperative to the movement of goods by truck from the Port of Savannah to rail service in Atlanta, and then distributed throughout the Southeast and the nation. The Interstate bisects the County and contains 4 major interchanges allowing access to various parts of the County. Academy Sports and Outdoors chose to locate in Twiggs County along I-16 due to the ease of access to a major transportation corridor.

Development Patterns

- Focus on appearance with appropriate signage and landscaping.
- Maintain natural vegetation buffer with new developments and set-back behind buffer.
- Manage access to keep traffic flowing; using directional signage to developments.



Attractive Interstate median.



Attractive Interstate sound barrier.

Primary Land Uses

- Transportation/Communication/Utilities
- Industrial
- Commercial

Quality Community Objectives

- Local Preparedness
- Transportation Options
- Efficient Land Use

Implementation Strategies

- Restrictions on the number and size of signs and billboards.
- Actively engage Georgia Department of Transportation (GDOT).
- Active zoning and land development enforcement.
- Provide greater services and amenities at interchanges.

SCENIC CORRIDOR

U.S. Highway 23 and State Route 358 are scenic corridors which travel through Twiggs County. Highway 23 is known as the *Golden Isles Highway* which allows motorists to take a scenic route to Georgia's barrier islands from Macon. State Route 358 is a part of the TransGeorgia State Bicycle Route running from Columbus to Savannah. These routes are sparsely developed and allow motorists to experience a more rural, scenic drive rather than traveling the Interstate.

Development Patterns

- Provide facilities for bicycles, including bikeways or bike lanes where appropriate.
- Maintain landscaped buffers between the roadway and bike lanes and pedestrian walkways.
- Focus on appearance with appropriate signage and landscaping.
- Retrofit or mask existing strip development or other unsightly features as necessary.
- Cluster development nodes along corridors, separated by areas of open space.
- Manage access to keep traffic flowing; using directional signage to developments.



Undisturbed scenic corridor.



Bicycle lane along scenic route.

Primary Land Uses

- Transportation/Communication/Utilities
- Residential

Quality Community Objectives

- Local Preparedness
- Transportation Options
- Efficient Land Use

Implementation Strategies

- Focus on appearance with appropriate signage and landscaping.
- Cluster development nodes along corridors, separated by areas of open space.
- Maintain natural vegetation buffer with new developments and setback behind buffer.
- Manage access to keep traffic flowing; using directional signage to developments.
- Market TransGeorgia Bike Route.
- Establish guidelines on development to protect the characteristics deemed to have scenic value.
- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.

MIXED USE

The five I-16 interchanges located in Twiggs County have been included in the mixed use character area. These areas are either undeveloped or limitedly developed. A few of the interchanges contain some degree of commercial and/or light industrial and rural residential, whereas others contain rural residential and forestry land. The intent of this area is to provide additional commercial and light industrial sites to not only support the local economy, but also to provide services and amenities for those traveling along Interstate 16 and industrial space for those companies wishing to locate in close proximity to the Port of Savannah along an Interstate corridor. With the deepening of the Panama Canal and the Port of Savannah, much larger PanaMax cargo ships will be able to carry additional goods; therefore, increasing truck traffic along I-16. The interchanges along I-16 will further develop to provide additional industrial land for warehousing and distribution centers and also commercial locations to provide services and amenities to the increased traffic through the County.

Development Patterns

- Allow for higher density mix of retail, office, services and employment to serve a regional market area.
- Provide a diverse mix of higher-density housing types, such as multi-family townhomes and apartments, including affordable workforce housing.
- Focus on pedestrian-oriented design with walkable connections between different uses.
- Upgrade the appearance of existing older commercial buildings with façade improvement, new architectural elements, or awnings.
- Add landscaping and other appearance enhancements, trees and landscaping in parking lots to help reduce stormwater runoff.



Mixed use commercial and residential at interchange.



Fast food chain accommodating urban design guidelines.

Primary Land Uses

- Residential
- Parks/Community Facilities

Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Sense of Place
- Housing Options
- Transportation Options
- Regional Cooperation

Implementation Strategies

- Encourage entrepreneurial opportunities.
- Encourage “greyfield redevelopment” of existing underutilized commercial facilities with mixed-use, walkable development.
- Retro-fit interchanges to be more aesthetically appealing and, therefore, more marketable to prospective tenants.
- Market Twiggs County’s location to industries and individuals for commercial opportunities.
- Reconfigure interchanges to provide for safer conditions to pedestrians and motorists.

MINING

The mining of kaolin was a driving factor of the County’s economy throughout the 20th Century. The activity has now nearly faded out because of the limited amount of kaolin remaining in the ground.

Mining activity took place just south of the Fall Line Freeway running west to east across the northern portion of the County. Portions of the old mines have been reclaimed; others will need to go through this process also. Local officials will need to decide how the reclaimed land can be reused for another activity in the future.

Development Patterns

- Pursue compatible, supporting uses to locate in adjacent areas
- Provide for adequate infrastructure to support uses (i.e., water, sewer, stormwater, transportation, etc.).
- Maintain the rural environment of the areas around the mined lands; promote low-impact land uses if/when development occurs.
- Provide adequate buffers to separate from adjacent uses, especially residential.
- Site plans, building design, and landscaping should be sensitive to surrounding natural features; include landscaping of parking lots.
- Prevent adverse impacts to natural resources and surrounding population; protect air and water quality.



Former mine reused for recreational purposes.



Former mining land used as a solar farm.

Primary Land Uses

- Heavy Industrial

Quality Community Objectives

- Efficient Land Use
- Economic Prosperity
- Community Health

Implementation Strategies

- Map mined lands.
- Reclaim all unreclaimed lands through the Department of Interior.
- Research best uses for reclaimed lands.

INDUSTRIAL

Industrial development within Twiggs County is centered on interchanges along I-16 due to the ease of access and close proximity companies have to the Interstate. The County has been fortunate to be the home of an Academy Sports + Outdoors, Inc. warehouse and distribution center, providing regional jobs and contributing to the tax base of the County. Academy Sports has recently announced an expansion at the Industrial Park and seeks to hire local residents to fill additional positions. Twiggs County markets its location to attract additional industry to its industrial park. The County, in partnership with its Development Authority, has been proactive in providing water, sewer and other utilities to the Park so that the site's infrastructure is ready for new tenants.

Development Patterns

- Focus on appearance with appropriate signage, landscaping, and other beautification measures.
- Pursue compatible, supporting uses to locate in adjacent areas.
- Provide for adequate infrastructure to support uses (i.e., water, sewer, stormwater, transportation, etc.).
- Maintain the rural environment of the areas around the industrial park; promote low-impact land uses if/when development occurs.
- Provide adequate buffers to separate from adjacent uses, especially residential.
- Site plans, building design, and landscaping should be sensitive to surrounding natural features; include landscaping of parking lots.
- Prevent adverse impacts to natural resources and surrounding population; protect air and water quality.



Industrial space minimizing impact on forested land.



Attractive signage for industrial park.

Primary Land Uses

- Light Industrial
- Commercial

Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Local Preparedness
- Regional Cooperation
- Educational Opportunities
- Community Health

Implementation Strategies

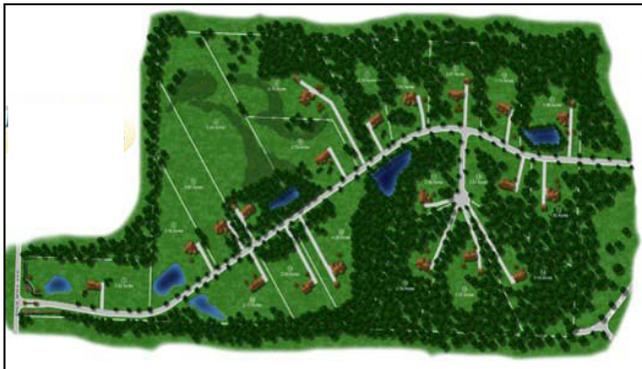
- Active involvement on the part of local and regional economic development organizations.
- Aggressively pursue economic diversification opportunities.
- Capitalize on programs/curricula of local technical colleges.
- Continue ongoing partnership with local technical colleges, Academy Sports, Family Connections and other workforce development programs.
- Active zoning and land development enforcement.

RURAL RESIDENTIAL

The rural residential character area consists of scattered areas throughout the County, primarily located adjacent to primary transportation corridors. The character area is characterized by large lots, open spaces, pastoral views and a high degree of building separation. Development in this character area should seek compatibility with the community's agricultural tradition and maintain its rural, open spaces.

Development Patterns

- Use rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- Enlist significant site features (e.g. scenic views, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of new development.
- Encourage compatible architecture styles that maintain rural character.
- Preserve rural character, view sheds, and other natural features/resources.
- Protect water quality with appropriate soil erosion and sedimentation controls.



Large lot, rural residential subdivision.



Large lot, rural residential housing.

Primary Land Uses

- Residential
- Parks/Community Facilities

Quality Community Objectives

- Local Preparedness
- Sense of Place
- Housing Options
- Transportation Options
- Community Health

Implementation Strategies

- Promote the use of conservation subdivisions.
- Active zoning and land development enforcement.
- Promote use of Agricultural Best Management Practices (BMPs) and BMPs for erosion and sedimentation control to help protect water quality.
- Attract developers to the County to provide for a greater diverse housing stock.

Defining Narratives – City of Jeffersonville

DOWNTOWN BUSINESS DISTRICT

The Jeffersonville Downtown Business District area includes the traditional central business district and public/institutional buildings (i.e. Twiggs County Courthouse and Jeffersonville City Hall). Downtown contains many historic structures and is currently undergoing a significant streetscape project that will ensure downtown remains a focal point and destination for residents and visitors. Appropriate, compatible infill and continued redevelopment of existing buildings will be undertaken to create a mixed-use, pedestrian-friendly place with a variety of employment and entertainment opportunities.

Development Patterns

- Traditional downtown areas maintained as the 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.
- Accommodation of "big box" retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front (or in a downtown area aligned with the sidewalks), with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Infill development on vacant or underutilized sites closer in to 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 on greenfield sites.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- 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 the surrounding community.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways.
- Shared parking arrangements that reduce overall parking needs.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Greyfield redevelopment that converts vacant or underutilized commercial strips to mixed-use assets.

- Streetscape enhancements.
- New and infill development that complements existing buildings and follows good urban design principles with appropriate setbacks, scale and massing, similar lot size, and orientation to street.



Compatible infill development in historic downtown business district.



Shared Parking

Primary Land Uses

- Commercial (retail, restaurants, office)
- Public/Institutional
- Parks

Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Transportation Options
- Community Health

Implementation Strategies

- Encourage entrepreneurial opportunities.
- Redevelopment of existing commercial buildings.
- Compatible infill development (scale, design, materials, etc.).

STABLE NEIGHBORHOOD

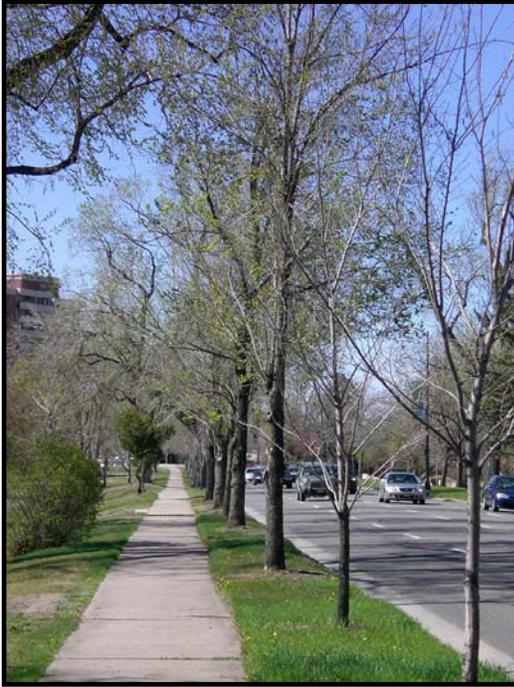
The City of Jeffersonville has a number of long-established residential neighborhoods. Mostly located around the downtown business district, these residential areas are characterized by traditional street patterns and setbacks, historic houses, and high rates of homeownership.

Development Patterns

- Maintain existing residential structures. All new and infill development should be compatible with existing surrounding structures.
- Infill development on vacant or underutilized sites closer in to 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 on greenfield sites.
- Accessory housing units (of the carriage house and garage apartment-type, not mobile homes) that provide rental opportunities for small households and income generation for homeowners to increase affordability.
- Garages located to the rear of each property, or on-street parking is used for residents' automobiles.
- Houses located near the street, with large front porches that encourage interaction with neighbors.
- New development that reflects traditional neighborhood design (TND) principles, such as: lot sizes similar to those in Jeffersonville's historic residential areas; orientation to street, mix of housing types, pedestrian access to neighborhood commercial center.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Reinforcement of neighborhood stability by encouraging homeownership and maintenance or upgrade of existing properties.
- Maintain existing tree cover.



Compatible new residential houses. Note each structure has similar elements such as setbacks, scale, and front porches; however, each is a distinctly different style.



Residential sidewalks and tree cover.



Appropriate accessory housing unit.

Primary Land Uses

- Residential
- Parks/Community Facilities

Quality Community Objectives

- Local Preparedness
- Sense of Place
- Housing Options
- Transportation Options
- Community Health

Implementation Strategies

- Encourage and promote opportunities for compatible infill development.
- Promote community involvement and encourage the formation of neighborhood association and/or community action group (i.e. Neighborhood Watch Program).
- Pursue funding assistance to aid with housing rehabilitation efforts.
- Active code enforcement.
- Ongoing maintenance and upkeep of the streets, sidewalks, and cemeteries.
- Review and update the Zoning Ordinance to reflect desired development patterns (ex. allowing existing or new, compatible accessory structures for living spaces).

RESIDENTIAL REDEVELOPMENT

There are a couple of residential areas within Jeffersonville that require additional attention and redevelopment. Primarily located south of downtown, these areas have vacant lots and buildings as well as buildings in need of repair, updating, and maintenance.

Development Patterns

- Infill development on vacant or underutilized sites.
- Redevelopment/revitalization of declining neighborhoods.
- Location of higher-density attached housing near commercial centers or along arterial roads, and single-family detached housing elsewhere in the neighborhood.
- New development matching typical densities of older center of community.
- Well designed development that blends into existing neighborhoods by disguising its density (e.g., small-scale apartment buildings, 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 the existing street network at many points.
- Landscaped buffers between the roadway and pedestrian walkways.
- Accessory housing units (of the carriage house and garage apartment-type, not mobile homes) that provide rental opportunities for small households and income generation for homeowners to increase affordability.
- Distribution of affordably-priced homes throughout locality/region.
- Houses located near the street, with large front porches that encourage interaction with neighbors.
- New development that reflects traditional neighborhood design (TND) principles, such as: lot sizes similar to those in Jeffersonville's historic residential areas; orientation to street, mix of housing types and styles, pedestrian access to neighborhood commercial center.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Use of common area drainfields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.



Compatible new/infill residential development



Above: Traditional development, sidewalks with landscape buffer.



Below: Small, neighborhood playground.

Primary Land Uses

- Residential
- Parks/Community Facilities

Quality Community Objectives

- Efficient Land Use
- Local Preparedness
- Sense of Place
- Housing Options
- Transportation Options
- Community Health

Implementation Strategies

- Undertake a housing assessment.
- Remove dilapidated houses.
- Active code enforcements.
- Pursue funding assistance to aid with housing rehabilitation efforts.
- Target public assistance and investment.
- Improve appearance of community facilities (parks, sidewalks, streets).

PARKS AND GREENSPACE

Parks and greenspaces will provide linkages between the commercial areas and residential neighborhoods as well as amenities for residents and visitors.

Development Patterns

- Preserve natural resources, water quality, scenic views, and eco-system.
- Provide opportunities for recreational usage (i.e., biking, walking, jogging).
- Establish pedestrian and bicycle connections between residential neighborhoods and commercial areas to parks and greenspaces.
- Maintain existing and expand the City's tree canopy.



Recreational multi-use trail; maintain existing tree canopy.



Small-scale parks and amenities.

Primary Land Uses

- Recreation
- Undeveloped (left in natural state)

Quality Community Objectives

- Resource Management
- Efficient Land Use
- Sense of Place
- Community Health

Implementation Strategies

- Install park amenities such as: small-scale playground equipment, benches, gathering areas (i.e. gazebo, benches, picnic tables).

BUSINESS/INDUSTRIAL

Within Jeffersonville, there are areas along primary corridors which are prime locations for additional business and light industrial uses. These business/industrial areas are located just beyond the Downtown Business District and include vacant lots and empty buildings interspersed with active commercial uses. The goal of this area is to utilize the existing infrastructure to expand industry and business facilities on sites within Jeffersonville best suited to these uses.

Development Patterns

- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
- Infill development on vacant sites closer in to 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 on greenfield sites.
- Landscaped buffers between the roadway and pedestrian walkways.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Driveway consolidation and inter-parcel connections between parking lots.
- Location of parking at rear or side of buildings to minimize visibility from the street.
- 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.
- Brownfield redevelopment that converts formerly industrial/commercial sites to mixed-use developments.
- Greyfield redevelopment that converts vacant or underutilized commercial strips to mixed-use assets.



Business park-type commercial building



Landscaped parking lot with wide grassy buffer from major roadway.

Primary Land Uses

- Public/Institutional
- Commercial
- Professional Offices
- Light Industrial

Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Local Preparedness

Implementation Strategies

- Active enforcement of zoning and land development regulations.
- Marketing and pursuing economic diversification opportunities.

GATEWAY CORRIDORS

A number of major state highways travel to and through the City of Jeffersonville, including Highway 80, 96, and 18. The City intends to establish distinctive entrances into the community along these thoroughfares. These corridors are more developed in and around downtown and less so further out.

Development Patterns

- Accommodation of "big box" retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Driveway consolidation and inter-parcel connections between parking lots.
- Restrictions on the number and size of signs and billboards.
- Structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian-friendly.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Location of parking at rear or side of buildings to minimize visibility from the street.
- Shared parking arrangements that reduce overall parking needs.



Before



After

Before and after of a roadway with smaller changes to improve safety and aesthetics, including wider sidewalks, addition of a separate bike lane, and road striping,



One 'Big-box' retail store broken up into three smaller storefronts.



Signage that complements rather than detracts from the city's aesthetic.

Primary Land Uses

- Commercial
- Residential
- Light Industry
- Transportation/Communication/Utilities

Quality Community Objectives

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Transportation Options

Implementation Strategies

- Encourage commercial infill development on vacant sites.
- Redevelop existing structures.
- Review sign ordinance and update, if needed.

FOREST/UNDEVELOPED

The forest and undeveloped areas are at the outer edges of Jeffersonville’s city limits and provide a natural transition between the City and rural nature of Twiggs County. The City seeks to maintain this buffer and transition area, focusing new development closer in to downtown where infrastructure and services are already in place.

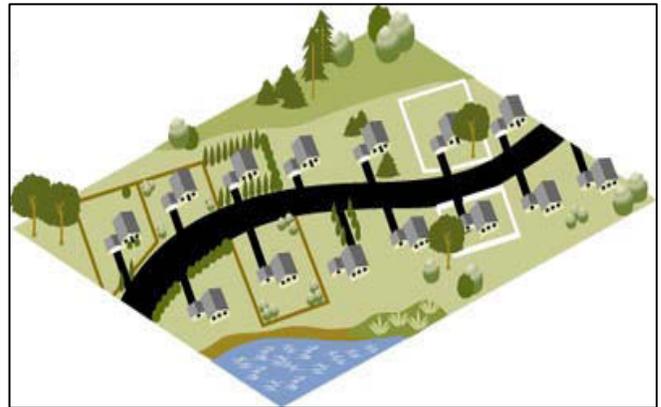
Development Patterns

- Encourage rural cluster or conservation subdivision design that incorporates significant amounts of open space for new residential developments.
- Preserve rural character, view sheds, and other natural features/resources.



Above: Rural character, view sheds.

Below: Created a community amenity from a retention pond through the addition of landscaping and a walking trail.



Above: Conventional subdivision design.

Below: Conservation subdivision or cluster development design.

Primary Land Uses

- Forestry
- Undeveloped (left in natural state)
- Conservation
- Rural Residential

Quality Community Objectives

- Resource Management
- Efficient Land Use
- Local Preparedness

Implementation Strategies

- Promote use of conservation subdivisions.
- Promote use of Agricultural Best Management Practices for erosion and sedimentation control to help protect water quality.

Defining Narratives – Town of Danville

RURAL VILLAGE

The Rural Village area encompasses the downtown commercial and residential areas of Danville. As an incorporated rural crossroads community, the Town of Danville seeks to maintain its traditional town layout, while allowing for compatible infill construction that complements the existing historic architectural styles.

Development Patterns

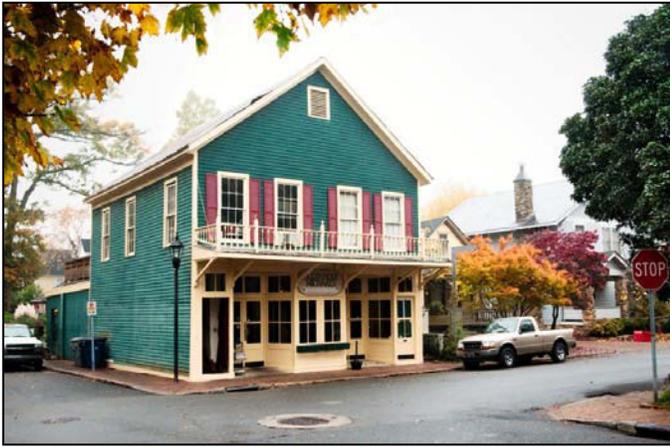
- Nodal developments with buildings clustered at center, clearly defined edge surrounded by open space.
- Reuse and rehabilitation of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front (or in a downtown area aligned with the sidewalks), with parking in rear of buildings (or on-street parking in downtown area), making community more attractive and more pedestrian-friendly.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development.
- Infill development on vacant sites closer in to 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 on greenfield sites.
- Residential development that offers a mix of housing types (single-family homes, townhomes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Improvement of sidewalk and street appearance.
- Shared parking arrangements that reduce overall parking needs.
- Location of parking at rear or side of buildings and landscaping parking areas to minimize visual impact from the street.



Chain stores in downtown historic buildings (red arrow points to an ACE Hardware), sidewalks, lighting and landscaping.



Example of a pocket park in downtown where a building has been lost. Good temporary use until an infill building can be constructed.



Commercial uses in historic building at the edge of a residential area.



New, multi-family infill development compatible with existing residential buildings.

Primary Land Uses

- Commercial (offices, retail, restaurants)
- Public/Institutional (governmental, educational)
- Residential

Implementation Strategies

- Downtown-specific (town center/village) concept plan (including street and drainage improvements)
- Town center/village zoning (compact development, context sensitive design, design for walkable communities, design standards, infill development).

Quality Community Objectives

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Sense of Place
- Housing Options
- Transportation Options
- Community Health

IN-TOWN CORRIDOR

U.S. Highway 80 and 2nd Street comprise the Town of Danville's two in-town corridors. These are the main access points to and through Danville. Highway 80 is a higher volume roadway which contains some residential and commercial development. Both Highway 80 and 2nd Street contain developed and undeveloped land.

Development Patterns

- 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 the surrounding community.
- Accommodation of "big box" retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Infill development on vacant sites closer in to 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 on greenfield sites.
- Street layouts that match those in older parts of community and connect to the existing street network at many points.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and inter-parcel connections between parking lots.
- Restrictions on the number and size of signs and billboards.
- Structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian-friendly.
- Landscape parking areas to minimize visual impact from the street.
- Shared parking arrangements that reduce overall parking needs.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development.
- Reuse of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities.
- Use of common area drainfields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.



Above and Below: Appropriately designed new retail construction – oriented to the street with sidewalks, landscaping and parking – along a busy street.



Above: Example of well-designed signage

Below: Complete streets with pedestrian crossing, sidewalks and bike lanes along a high traffic roadway.

Primary Land Uses

- Commercial
- Light Industry
- Transportation/Communication/Utilities
- Residential

Implementation Strategies

- Town center/village concept plan
 - Includes alternative transportation – bicycling, walking.
 - Larger, big box-type development; preferred parking; landscaping.
- Maintain/enhance gateway signage and landscaping.
- Install signage for the TransGeorgia State Bike Route #40 (Columbus-Savannah, 269 miles).

Quality Community Objectives

- Efficient Land Use
- Local Preparedness
- Sense of Place
- Transportation Options

GREENSPACE/PARKS

A greenspace parcel is located on the outer edge of the Rural Village area. Danville has the opportunity to develop a portion of this existing greenspace into a community park to create a destination and amenity for community residents and visitors.

Development Patterns

- Preserve natural resources, habitats, views, and eco-system.
- Provide opportunities for recreational usage (i.e., biking, walking, jogging, etc.)
- Establish connectivity between residential and commercial areas through sidewalks and sharrows for pedestrians and bicyclists.



Bike sharrows painted on a residential street.



Picnic table and gazebo.



Playground and basketball court.

Primary Land Uses

- Undeveloped
- Passive Recreation
- Environmental Education

Quality Community Objectives

- Resource Management
- Efficient Land Use
- Sense of Place
- Community Health

Implementation Strategies

- Install park amenities such as small-scale playground equipment, benches, gathering areas (i.e. gazebo, benches, and picnic tables).

AGRICULTURE/FORESTRY

The areas at the City edges are primarily undeveloped land in forestry or agricultural uses, such as cotton, peanuts, soybeans and corn. Future development should be steered away from these areas and concentrated within the downtown core on available infill sites within the community along primary roads and destination points.

Development Patterns

- Encourage infill and development on sites closer in to downtown Danville to protect existing agriculture and forestry lands.
- Promote agriculture and agriculture-related businesses to support the agriculture industry.



Rural agricultural uses (pasture, barns, farmland) on the outskirts of downtown.

Primary Land Uses

- Agriculture
- Agribusinesses
- Forestry
- Conservation
- Residential

Quality Community Objectives

- Resource Management
- Efficient Land Use

Implementation Strategies

- Encourage new development efforts to focus on in-town infill areas and redevelopment of existing buildings.

COMMUNITY ISSUES AND OPPORTUNITIES

Population

Declining Population. Over the past 10 years, Twiggs County, Jeffersonville and Danville have all experienced a declining population. Population estimates for 2016 indicate that this trend will remain the same and the populations of the communities will continue to decline. According to the 2010 Census, Twiggs County has a total population of 9,023 individuals. This is a 14.8 percent decrease from the 2000 population of 10,590. The City of Jeffersonville and Town of Danville experienced a similar loss in population. Jeffersonville has a current population of 1,035, down 20 percent from its 2000 population of 1,295. Danville also lost population at a rate of 20 percent, from 298 people in 2000 to 238 individuals in 2010.

Diverse Population. The demographic makeup of Twiggs County is rather diverse as 56.8 percent of the population is White and 41.3 percent is African-American. The City of Jeffersonville consists of a majority African-American population with 58.4 percent declaring this race, while 39.4 percent are White. Danville is made up of a majority White population at 63.0 percent, and a 35.7 percent African-American population. Jeffersonville has the greatest Hispanic population at only 1.5 percent of the population being of Hispanic ethnicity.

Aging Population. The median age of Twiggs County residents is 45 years. This is much older than the United States average of 37 years. Sixteen percent of Twiggs County is over the age of 65. This percentage is higher in Jeffersonville at 19 percent, and 17.6 percent for Danville. Examining both the percentage of individuals over the age of 65 with the number of residents ages 45-60 reveals an imperative need to provide programs and amenities for an aging population. Over 25 percent of Twiggs County's population is between the ages of 45 and 60. With an aging population increasing, those of school-age are decreasing, which will have implications on school system enrollment and programs.

Economic Development

Location. Interstate 16 bisects the County connecting Savannah to Macon, and ultimately the coastal ports to the State's capital, Atlanta, making the location of the County ideal for industries involving trucking, distribution and warehousing. Other major highways traversing the County include U.S. 80 and Georgia Highway 96 to Columbus. Twiggs is also located only 16 miles from Georgia's largest single-site employer, Robins Air Force Base, employing over 25,000 civilian and military individuals.

Educational Attainment Level. Twiggs County is located within a 45-minute drive from a number of higher education facilities. These include Georgia College and State University, Mercer University, Fort Valley State University, Macon State College, Wesleyan College, Middle Georgia Technical College, Central Georgia Technical College and Middle Georgia College.

However, the level of educational attainment within Twiggs County is much lower than state and national averages. There is a high percentage of working age adults without a high school diploma, with only 5.4 percent of residents having a Bachelor's Degree. This is a potentially significant detriment to economic development efforts and labor force recruitment, as even existing industries are struggling to find a skilled, educated workforce within Twiggs County.

Business and Industry Targeting Study. The Bureau of Business Research and Economic Development conducted a study in 2004 to help Twiggs County understand which type of industries would best serve the County. The study indicated that Machinery and Computers; Measuring, Analyzing and Controlling Instruments; and Warehousing and Distributing were all industries that held market potential within Twiggs.

Downtown Revitalization and Retail Expansion. Downtown Jeffersonville and Danville both contain a large number of vacant buildings. The historic downtowns would both benefit from significant redevelopment, attracting local businesses to locate within the cities' centers. Residents of Twiggs County wish to see additional retail opportunities within the community. Currently, the County contains one grocery store, a Piggly Wiggly, and one general merchandise store, a Dollar General. For greater options in retail, residents must drive at least 30 miles to either Macon or Dublin.

Community Development. In order to support and enhance local workforce development opportunities, Twiggs County is now a Certified Work Ready Community. Also, the community has recently initiated involvement in the Georgia Department of Community Affairs' *Communities of Opportunity* program, designed to enhance the economic strength of rural Georgia communities.

The current Communities of Opportunity project in Twiggs County is the renovation of Spring Valley Park. DCA awarded the County a \$3,000 grant for park improvements. The Spring Valley Park Association, along with Family Connections and the Twiggs County Chamber of Commerce, is partnering with Lowes to make improvements to the Park and to purchase new playground equipment. Assisted by a \$2,000 DCA grant, Family Connections is also starting up a program to provide scholarships to residents wishing to take Adult Education classes in efforts to receive their GED.

Strong Incentives. Twiggs County also offers a competitive incentive package for companies wishing to locate within the County. Incentives include Georgia's most aggressive job tax credit, \$4,000 per job created towards the companies' Georgia income tax liability and/or withholding tax liability. Twiggs County also offers 100 percent Freeport Tax Exemption, reducing qualified companies' ad valorem tax burden. Twiggs County businesses are also eligible to apply for foreign trade zone benefits, a strong incentive for companies in the import/export business.

Housing

Demographic Changes. In addition to a decline in population, Twiggs County, as well as the Cities of Jeffersonville and Danville, has seen a decrease in the number of households and housing units within the County. As the population of the County continues to age, residents will be looking to downsize their housing units and seek low-maintenance homes.

Housing Options. Twiggs County consists of predominately single-family detached, owner-occupied housing units. Within the County, over 85 percent of all housing units is occupied with a vacancy rate of 14.2 percent. Of the 85 percent occupied, 80.5 percent are owner-occupied. Similar conditions exist within the City of Jeffersonville with 83 percent of all housing units occupied, and 78.6 percent being owner-occupied. Thirty-three percent of the total housing units within Jeffersonville are mobile homes. The lone apartment complex in the entire County is located in Jeffersonville containing 20 Section 8 units. Very few new homes were built within the city limits from 2000-2010. The Town of Danville contains 120 total housing units. Of the 120, 84 percent are occupied and 24.1 percent are vacant. The majority of these are single-family detached, and 35 percent are mobile homes. Three homes have been built within the city limits of Danville since 2000.

Housing Conditions. The majority of housing units in Twiggs County were built prior to 1979. Not only are these homes aging, they were also built using asbestos. As homes start to age, they become more costly for the residents to maintain the home in adequate condition. Twenty percent of the population of Twiggs County falls below the poverty line, forcing many to be unable to afford home repairs. A good starting point in addressing the condition of the housing units in Twiggs County is to conduct a housing assessment. Understanding where concentrations of substandard and dilapidated housing lie will allow the County to pursue guided redevelopment in improving housing. A housing assessment will also make the County more competitive for grants such as CHIP and CDBG, both programs through DCA. It will also allow the County to seek housing assistance from nonprofit organizations such as World Changers that desires to see a housing plan for improving the conditions of the housing stock in a community it assists.

Georgia Initiative for Community Housing (GICH). GICH is a three-year housing assistance program sponsored by the University of Georgia and DCA. This program provides technical assistance to communities seeking to improve the condition of housing through the creation of a housing work plan. Twiggs County would greatly benefit from GICH as this program would allow for the creation of a housing work plan to address a number of Twiggs housing issues including lack of affordable housing and housing options, out-of-state property owners, code enforcement, as well as help solving the issue of outdated records of houses and addresses for 911.

Community Facilities and Services

Website Enhancements. There is a great deal of information and worthwhile data on the various community websites; however, it is difficult to “mine” the information. With today’s technology, more and more people are choosing to receive their information electronically. Site selectors may not expend sufficient effort to extract the data/information the websites contain. This could have negative implications for the communities, especially in the areas of economic development and tourism. More dynamic and user-friendly websites, with greater interconnectivity to relevant public and private websites, will result in a more efficient and effective distribution of community information.

Rural Healthcare Concerns. Community health is a top priority for rural communities. Although Twiggs County is only 28 miles from Macon’s top hospital system, the County lacks medical care within close proximity in case of an emergency. The County has one doctor who is available two to three times each week and is located within the Health Department. There is no dentist in Twiggs County, as well as no ambulance.

Ambulance Service Need. Twiggs County is currently assigned to Region 5 in the need of an ambulance. Region 5 is associated with the Medical Center in Macon, 28 miles away. In the event of an emergency, help is at least 30 minutes away, and a hospital is nearly an hour away.

Community Recreational Facilities. Twiggs County has three parks; one in the County, one in Jeffersonville, and the third in Danville. These parks are in need of improvements. The County Commissioners have dedicated \$15,000 to each Commission District for playground upgrades. The Chamber is currently working with Lowes to acquire equipment and make the upgrades to the playgrounds. Twiggs County currently has no Recreation Director. In filling this position, Twiggs will have an employee who is dedicated full-time to recreation.

Future Infrastructure. Twiggs County has the opportunity to plan for infrastructure placement in those areas that are slated for future development, especially new residential development and within the I-16 Industrial Park. This planning would eliminate the need for the placement of infrastructure after the development has already taken place. It would also allow the County and the cities to identify areas where they would like to see less intense development and steer infrastructure placement away from those areas. The County is currently expanding the wastewater treatment plant around the industrial park to accommodate an additional 30,000 gallons of capacity. The County and cities have the opportunity to apply for CDBG funding each April 1 for infrastructure projects such as stormwater drainage and the installation and improvements to water and sewer lines.

Twiggs County School System. The perception of the Twiggs County School System has been fairly negative in recent years. The school system has seen six superintendents in the past 12 years, and the County experiences a very low graduation rate, at 59 percent, according to the Georgia Department of Education’s 2012 results. Local industries, who wish to hire local, have complained that many Twiggs

County residents are not qualified for employment because of illiteracy. This provides opportunity for the County and Family Connections to partner with local technical colleges to provide adult education classes, GED classes, and skill-training courses for residents. Workforce development continues to be a high priority for the County as they seek to not only assist residents in job skill training, but also to attract jobs and industry to the County to provide those jobs.

Potential recreation spaces. Former high school gym is currently not being used and provides great opportunity for an indoor performance space. The pond beside the Senior Center on Bullard Road is being considered for a potential walking trail with restroom facility and parking.

Transportation

Bicycle and Pedestrian Improvements. With the Trans-Georgia Corridor State Bike Route #40 traveling through southern Twiggs County and the Town of Danville, the communities have the opportunity to expand upon existing assets to create additional bicycle and pedestrian facilities.

- In Jeffersonville, bicycle access is limited to shared-lane usage on streets and roadways throughout the City. Connectivity between downtown and the residential neighborhoods is not the most pedestrian friendly. A good starting point for increasing bicycle and pedestrian accessibility and improvements is for all three communities to develop a joint countywide Bicycle and Pedestrian Plan that links into the Middle Georgia Regional Bicycle and Pedestrian Plan.
- Twiggs County and the City of Jeffersonville both benefit from the annual Devils Branch Metric Century, a 65-mile touring bicycle ride which travels through the community. Sponsored by the Four County Exchange Club, the route begins in the City of Allentown, travels through Jeffersonville and Twiggs County and ends back in Wilkinson County. The communities have the opportunity to promote the bicycle ride and have the opportunity to coordinate with the Exchange Club to provide complimentary post-ride events or additional touring ride opportunities within Twiggs County.

Streetscape Improvements. The City of Jeffersonville has a Pedestrian Facility/Sidewalk Infrastructure Improvement Plan (2009) that serves as a guide for current and future sidewalk maintenance and includes recommendations for expansion to major activity centers and neighborhoods not currently served by pedestrian facilities. In fall 2012, construction will be initiated on Phase I of the long awaited High Priority Project-funded streetscape (sidewalks, lighting, street improvements) in downtown Jeffersonville. The City should maintain its momentum and work to implement the remaining project phases of the downtown streetscape [i.e. creation of a bike/ped path and welcome center (former train depot)] and eventually expand beyond the downtown area to improve connectivity to adjacent residential areas.

Street Maintenance. Both Jeffersonville and Danville struggle to maintain city streets due to a lack of capital projects funding. In addition to maintenance issues, both communities also have areas of severe stormwater runoff issues and need to undertake draining improvements.

Public Transportation. Twiggs County's coordinated transportation system (Department of Human Resources and Twiggs Transit – 5311) is handled through the Middle Georgia Community Action Agency and is one of the only fully coordinated counties in the Middle Georgia region. However, as discussed in the Twiggs County Rural Transit Development Plan (2012), besides these transit programs there are no other private transportation services, such as taxis or van pools, in Twiggs County. Given the lack of commercial, retail, and medical services available within the community, Twiggs County has the opportunity to continue to ensure that a high-level of transit services remains available to residents in the most cost-effective means possible. Additionally, Twiggs County has a representative serving on the Regional Rural Transit Advisory Committee, which is examining opportunities for implementing a rural transit system serving the entire region.

Transportation Alternatives: Ride-Share. Twiggs County has established a Ride-Share program for carpooling by local citizens to nearby cities (Dublin, Macon and Warner Robins). The designated Ride-Share parking area is adjacent to the Courthouse in downtown Jeffersonville; however, the parking area lacks signage designating it as such. A lack of funding also results in the program receiving zero marketing. Being able to raise awareness about the program via flyers, newspaper advertisements and additional directional signs around town highlighting the Ride-Share parking location may increase its use. Another way the community could increase the use of the Ride-Share program would be to establish an additional location by the I-16 interchange. Currently, many residents bypass the Ride-Share parking lot at the Courthouse in favor of parking at the Huddle House due to its more central location within the County and presence near the interstate.

Natural and Cultural Resources

Water Quality Improvements. There are twelve (12) waterways in Twiggs County on the Environmental Protection Agency's (EPA) 305b/303d impaired rivers and streams list. Total Daily Maximum Load (TMDL) reports have been completed for five of the 12 impaired waterways. The University of Georgia County Extension offices are available to provide technical support and education to hunters, farmers and residents regarding best practices to safeguard water quality. The communities have the opportunity to work together to improve water quality throughout the County.

River Access Facilities. Twiggs County currently has two river landing/boat launch locations, Bullard and Westlake. Both facilities need upgrades to make them more accessible and appealing to users, such as directional and facility signage and road repairs. Bullard landing would benefit from the two-mile dirt road access being paved and gravel being added to the parking area. At this time, use of Westlake Landing is being discouraged by law enforcement because significant road repairs are needed.

Eco-Tourism. Twiggs County is well-positioned to capitalize on eco-tourism opportunities related to the Ocmulgee River. The County should consider completing a River Corridor Master Plan to outline a long-term vision for connectivity and implementation. For example, developing a multi-use trail that connects Bullard and Westlake Landings, the Ocmulgee Wildlife Management Area and the TransGeorgia Corridor bike route would provide a significant recreation-based attraction for the County as well as provide additional linkage to the Ocmulgee River Blueway.

Greenspace Conservation and Farmland Protection. All three communities value the rural nature and small town character found throughout Twiggs County. While development is likely due to the County's location along I-16 corridor, the communities have the opportunity to take pro-active measures now to protect open space, greenspaces and farmland. Some pockets of the County are already under some form of conservation, such as Charlane Plantation and the Ocmulgee Wildlife Management Area. However, the communities should look to additional long-term solutions to protecting rural character instead of solely relying on private entities to undertake conservation measures.

Heritage Resource Protection and Promotion. Neither Twiggs County, Jeffersonville or Danville have any local historic resource protection measures in place or an active heritage tourism program. Jeffersonville does have a local Historic Preservation Commission, but it does not meet regularly.

- Even though the communities do not have any National Register Historic Districts or locally designated historic districts, the communities still have the opportunity to undertake heritage education, promote the use of historic preservation tax incentives and initiate heritage tourism activities. Since Twiggs County is a relatively small county, it is recommended that all three communities work together on heritage protection initiatives and coordinate with existing groups such as the Jeffersonville Historic Preservation Commission and Richland Restoration League, LLC.
- Important events, people and places associated with the County's history are identified by Georgia Historical Markers and through listing in the National Register of Historic Places (i.e. the Battle of Griswoldville, 1809 Tharpe Home, Myrick's Mill, Marion and other resources associated with original settlers, Native American heritage and the kaolin industry). Twiggs County has the opportunity to identify additional resources by updating the County-Wide Historic Resources Survey. The County also has the opportunity to further showcase its many and varied historic resources, through coordinated heritage tourism initiatives.
- Twiggs County, along with the City of Jeffersonville and Town of Danville, has the opportunity to become designated as a Camera Ready community. The program is facilitated by the Georgia Film, Music & Digital Entertainment Office to train and certify Georgia counties to work effectively with production companies and provide local, one-on-one assistance in every aspect of production, from location scouting and film permits to traffic control, catering and lodging.
- During the last weekend of October 2012, Jeffersonville held a Harvest Festival in downtown. The community has the opportunity to continue the event and establish it as an annual festival.

- Jeffersonville is not included in any Historic Heartland marketing materials, including the Tourism map. If the Harvest Festival succeeds in becoming an annual event, it would be an ideal event to showcase in the State’s Historic Heartland tourism marketing materials and on the Explore Georgia website. The community should also consider promoting other attractions – such as Old Richland Church and the City Cemetery/legend of the Goat Man.

Land Use

Infill Development/Retrofit Commercial Areas. The City of Jeffersonville, in particular, has the opportunity to undertake infill development and retrofitting of existing commercial areas within the downtown and along the Highway 80 commercial corridor. Focusing new development in areas where services and infrastructure already exist will help to: 1) reduce costs associated with expanding services, 2) maintain the small-town community character, and 3) ensure accessibility of goods and services for those residents who do not have access to transportation.

Rural Character Preservation. Twiggs County has the opportunity to determine how and where new development occurs to ensure the protection of the highly valued rural character while still providing for community advancement.

Code/Ordinance Review. One way to allow for growth and development while maintaining community character is through a review of existing land uses and zoning regulations. These should be updated to allow for mixed use and encourage infill development where services are already provided to maximize existing infrastructure and previous investments.

Vacant Sites and Buildings. There are two vacant elementary school buildings situated along Highway 80, in unincorporated Dry Branch and the Town of Danville. A vacant high school building is located along Bullard Road across from the Twiggs County Senior Center just outside of Jeffersonville. Both Jeffersonville and Danville have a number of vacant commercial buildings within the downtown areas.

Parks and Recreation Development. Currently, Twiggs County has two parks and recreation areas and has plans to establish two more in the near future. The City of Jeffersonville also has a City park located behind the County Courthouse. The City has the opportunity to enhance this park with new playground equipment, benches and landscaping.

Commercial/Industrial Development. Twiggs County has the opportunity to expand upon existing commercial and industrial development within the County, particularly at I-16 interchanges (Highway 96, Bullard Road, Sgoda Road and Highway 358).

Quality New Development. As development continues to expand from neighboring Bibb, Jones and Houston Counties, Twiggs County has the opportunity to promote quality new commercial, residential and industrial development. Areas most likely to experience new development are those along the I-16 interchanges (Highway 96 and Bullard Road) and along Highway 57 around incorporated Dry Branch.

Intergovernmental Coordination

Regional/Multi-Jurisdictional Cooperation. All three communities have the opportunity to be proactive in cooperating with other governments and authorities on a regional/multi-jurisdictional level. As indicated above, there are a number of entities the communities have the opportunity to work with, including the Middle Georgia Clean Air Coalition and the I-16 Corridor Alliance, to enhance economic growth and development and find solutions to common problems such as air/water quality, housing and transportation needs .

Service Delivery Strategy/Shared Services. Twiggs County cooperates with both the City of Jeffersonville and Town of Danville for the provision of shared services (i.e. Twiggs County provides code enforcement for Danville).

- Twiggs County also coordinates with the Medical Center of Central Georgia in Macon for the provision of ambulance and emergency services for residents since no ambulances or emergency personnel are housed locally within the County.
- The City of Jeffersonville and Town of Danville have separate fire departments; however, many of the firefighters are members of both fire departments.
- The City of Jeffersonville has a water treatment plant with three lift stations that currently operate at 20 percent capacity. The City already provides some water service outside the city limits; however, there may be additional opportunities to coordinate with the County on expanding the provision of water services outside city limit boundaries.

Ocmulgee River Blueway/Ocmulgee River Blueway Partnership Organization (ORBP). The Ocmulgee River Blueway initiative began as a multi-regional effort to establish a 54-mile Blueway between Twiggs, Houston, Pulaski and Bleckley Counties and has since expanded to include over 200 miles and 12 counties. With two river landings and a significant portion of the Ocmulgee Wildlife Management Area, Twiggs County is an essential component of the Blueway initiative. During summer 2012, the creation of a 501(c)3 non-profit organization – the Ocmulgee River Blueway Partnership – was initiated to formalize and guide Blueway activities. Twiggs County is an essential partner in the Blueway initiative and should continue to play an active role in the development and formation of the ORBP.

SPLOST Negotiations. Special Local Option Sales Tax (SPLOST) revenues provide funding for capital improvements, and all three communities should coordinate on projects whenever possible. The current SPLOST expires in 2013.

Community Image/Website Enhancements. The importance of improving the County's image, both internally and externally, is frequently mentioned at community meetings and visioning sessions and by local leaders.

- One way to do so is by establishing a dynamic website that contains useful information and provides direct links to other organizations (i.e. Board of Education, Development Authority). In

today's digital age, a strong web presence is imperative as it is often people's first impression of a community. A good website can also be useful to community residents and businesses by providing a one-stop, gateway resource for information and services.

- The communities also have the opportunity to enhance community image through outreach initiatives such as a Speakers Bureau program. Instituting a formal Speakers Bureau program would allow community leaders to attend and speak at various local and regional organizations to showcase the positive attributes and activities taking place in Twiggs County, Jeffersonville and Danville.

Adopt-a-Highway/Litter Free Community. The Twiggs County Development Authority/Chamber of Commerce is working toward a Keep Twiggs Beautiful (KTB) designation. The community has the opportunity to build upon the KTB designation and continue implementation and expansion of complimentary programs such as its Adopt-a-Highway program, which has an annual goal of 10 miles.

IMPLEMENTATION PROGRAM

*Short-Term Work Program - Twiggs County
2013-2017*

Economic Development Twiggs County					
	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Install the necessary utility and road infrastructure to support the I-16/Hwy 96 Industrial Park.	Twiggs County, Twiggs and the City of Jeffersonville Development Authority	\$1.5 million	EDA, USDA, DCA, OneGeorgia, GEFA, GDOT, Twiggs County	2013-2014
2	Prepare long-term infrastructure plan that guides, directs and supports economic development opportunities in Twiggs County.	Twiggs County, Twiggs and the City of Jeffersonville Development Authority, MGRC	Staff Time in Budget	Twiggs County	2014
3	Establish and implement a small business entrepreneurship program in Twiggs County.	Twiggs County and the City of Jeffersonville	Staff Time in Budget	Twiggs County, City of Jeffersonville	2013
4	Partner with the City of Jeffersonville, the Town of Danville and other localities in the Middle Georgia area to develop the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	Twiggs County, City of Jeffersonville, Town of Danville, MGRC, DCA, GA DEcD, GA DNR	Staff Time in Budget	Twiggs County, Town of Danville, City of Jeffersonville	2013-2017
5	Update target industry study to aid in the recruitment of new industry for the I-16/ Hwy 96 Industrial Park and other parks to be developed in the future.	Twiggs County and the City of Jeffersonville Development Authority, Georgia Tech Innovative and Logistics Center	\$45,000	Twiggs County, GA DEcD, EDA	2013-2015
6	Conduct analysis of potential land for future industrial sites.	Twiggs County and the City of Jeffersonville Industrial Authority	Staff Time in Budget	Twiggs County	2013

Housing Twiggs County

	Action Item	Responsible Party	Estimated Costs	Potential Funding Sources	Years
1	Establish public education program to expand the awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units; and to maintain the County's large percentage of owner-occupancy and low percentage of cost-burdened households.	Family Connections	\$1,000	DCA	2014
2	Update housing records database of E911 address list/contact info/vacancies.	Twiggs County	Staff Time in Budget	Twiggs County	2013-2014
3	Participate in the Georgia Initiative for Community Housing Program.	Twiggs County	Staff Time in Budget	Twiggs County	2013-2016
4	Establish a Housing Authority.	Twiggs County	TBD	Twiggs County	2016

Community Facilities and Services Twiggs County

	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Construct Phase II of the County water system (Dry Branch and Sgoda Road areas).	Twiggs County and the Development Authority	\$2 million	GEFA, USDA, DCA, Twiggs County	2013
2	Construct new recreational facilities, including a new ballfield for youth soccer and football programs and a recreation center.	Twiggs County	\$250,000	SPLOST	2013-2015
3	Construct Phase III of the County water system (Lower Dry Branch).	Twiggs County and the Development Authority	\$2 million	GEFA, USDA, DCA, Twiggs County	2015
4	Establish Recreation Advisory Board.	Twiggs County	Staff Time in Budget	Twiggs County	2015-2017
5	Construct Walking Trails at Hendrick's Park.	Twiggs County	\$100,000	Twiggs County, GA DNR	2015
6	Research feasibility of no longer participating in Region 5 Health and Human Services Ambulance Service and switching to Dublin's Region.	Twiggs County and MGRC	Staff Time in Budget	Twiggs County	2013

7	Develop plan for reuse of former Nord Kaolin/BOE Gym.	Twiggs County and the City of Jeffersonville Development Authority	TBD	Twiggs County, DCA, USDA	2013
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Transportation System Twiggs County					
	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Widen SR 96 from SR 87 in Houston County to I-16 in Twiggs County (from 2012-2015 STIP).	GDOT	\$50 million	FHWA, GDOT	2014-2017
2	Improve interchange at I-16 and Hwy. 96 (from 2012-2015 STIP).	GDOT	\$20 million	FHWA	2014-2017
3	Replace bridge at SR 19 at CSX RR SE of Dry Branch (from 2012-2015 STIP).	GDOT	\$4.5 million	FHWA, GDOT, Twiggs County	2014-2017
4	Operate and maintain existing Section 5311 rural transit program in Twiggs County and explore funding options for this service.	GDOT	\$125,000/year	Twiggs County, GDOT	2013-2017
5	Expand usage of the existing Ride-Share area in downtown Jeffersonville through new signage and other marketing efforts.	Twiggs County, City of Jeffersonville, GDOT	\$2,500	GDOT	2013-2017

**Natural and Cultural Resources
Twiggs County**

	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Enforce the existing Part V Environmental Criteria ordinances (wetlands, groundwater recharge areas river corridor) which includes coordination with local, state, and federal agencies.	Twiggs County, US Army Corps of Engineers, Twiggs County Health Department	Staff Time in Budget	Twiggs County, US Army Corps of Engineers, Twiggs County Health Department	2013-2017
2	Establish a public education program for County residents and other affected stakeholders on the existing environmental regulations and the importance of protecting environmentally sensitive areas and other natural resources.	Twiggs County, County Cooperative Extension Service, DNR	Staff Time in Budget	Twiggs County, UGA, DNR	2013-2017
3	Participate in the Middle Georgia Clean Air Coalition that has been formed to improve air quality in Twiggs County and the Middle Georgia region.	Twiggs County, MGCAC	Staff Time in Budget and Annual Membership Dues	Twiggs County	2013-2017
4	Coordinate with neighboring counties and other stakeholders to bring segments of the Ocmulgee River that are on the EPA 303 (d) list into compliance with water quality regulations.	Twiggs County, GA DNR, GA EPD, Other Public and Private Stakeholders	Staff Time in Budget	Twiggs County, GA DNR, GA EPD, Other Public and Private Stakeholders	2013-2017
5	Update the 1980 Historic Resources Survey.	Twiggs County and MGRC	TBD	Twiggs County	2015
6	Identify opportunities for heritage tourism for sites throughout the County including, but not limited to, the Battle of Griswoldville, Myricks Mill, Marion and the Geographic Center of Georgia.	Twiggs County and MGRC	TBD	Twiggs County	2013-2017

**Land Use
Twiggs County**

	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Prepare full update to the local comprehensive plan.	Twiggs County, City of Jeffersonville, Town of Danville	Staff Time in Budget	Twiggs County, City of Jeffersonville, Town of Danville	2013
2	Explore alternatives to encourage quality development at the I-16 interchanges, along Hwy. 57, and in the Dry Branch area, including various planning and regulatory controls.	Twiggs County, Local Property Owners	Staff Time in Budget	Twiggs County	2013-2017
3	Coordinate with the Georgia DNR in protecting the Ocmulgee Wildlife Management Area and other important conservation areas.	Twiggs County, GA DNR	Staff Time in Budget	Twiggs County, GA DNR	2013-2017
4	Explore options to protect existing kaolin mining areas and to establish reuse strategies for reclaimed areas.	Twiggs County, Kaolin Companies, GA DNR, GA EPD, GA Mining Association	Staff Time in Budget	Twiggs County, Kaolin Companies, GA DNR, GA EPD, Private Sources	2013-2017

**Intergovernmental Coordination
Twiggs County**

	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Work with other local governments in the Middle Georgia region to find solutions to common problems and crafting regional strategies as they relate to land use, transportation, housing, and air/water quality.	Twiggs County, City of Jeffersonville, Town of Danville, Other Local Governments in the Middle Georgia Region	Staff Time in Budget	Twiggs County, City of Jeffersonville, Town of Danville, Other Local Governments in the Middle Georgia Region	2013-2017
2	Update and Implement Service Delivery Strategy.	Twiggs County, City of Jeffersonville, Town of Danville, MGRC	Staff Time in Budget	Twiggs County, City of Jeffersonville, Town of Danville	2013
3	Establish contact, build connections, and discuss issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts.	Twiggs County, City of Jeffersonville, Town of Danville, Twiggs County BOE, and Other County Authorities and Districts	Staff Time in Budget	Twiggs County, City of Jeffersonville, Town of Danville, Twiggs County BOE, and Other County Authorities and Districts	2013-2017
4	Participate in regional effort to attract quality health care professionals and services in Twiggs County and the rest of the Middle Georgia region.	Twiggs County, City of Jeffersonville, Town of Danville, Other Local Governments in the Middle Georgia Region, MGRC	Staff Time in Budget	Twiggs County, City of Jeffersonville, Town of Danville, Other Local Governments in the Middle Georgia Region	2013-2017

*Short-Term Work Program – City of Jeffersonville
2013-2017*

Economic Development City of Jeffersonville					
	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Explore models and ideas used by other similarly situated cities to develop a small business entrepreneurship program in the City of Jeffersonville.	Downtown Development Authority (DDA), City of Jeffersonville, Planning and Zoning, Middle Georgia Regional Commission (MGRC), Small Business Development Center (SBDC)	Staff time	TBD	2013-2015
2	Establish the industrial sites located southeast of downtown along Highway 80 as a Business and Industrial District (primarily for marketing purposes).	City of Jeffersonville, DDA	Staff Time	Budget	2013-2015
3	Partner with Twiggs County, the Town of Danville and other localities in the Middle Georgia area to develop the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	Twiggs County, Town of Danville, City of Jeffersonville, DDA, MGRC	Staff Time/TBD	Budget	2014-2016
4	Continue the removal of dilapidated commercial buildings with no historic value located downtown through code enforcement.	City of Jeffersonville	Staff Time	Budget	2013-2017
5	Establish a strategy to attract businesses to larger empty/facilities and buildings within Jeffersonville and maintain a list of building specifications.	City of Jeffersonville, DDA	Staff Time	Budget	2013-2017

**Housing
City of Jeffersonville**

	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Prepare housing assessment report to determine the condition of the residential structures in the City of Jeffersonville.	City of Jeffersonville, Planning and Zoning, MGRC	TBD	Grants, Budget	2014-2016
2	Enforce housing codes/remove dilapidated housing with no historic value.	City of Jeffersonville	Staff Time	Budget	2013-2017
3	Explore the possibility of participating in the Georgia Initiative for Community Housing (GICH) program.	City of Jeffersonville, DDA, Planning and Zoning	Staff Time	Budget	2013-2017
4	Promote community involvement and encourage the formation of a neighborhood association or community action group (i.e. neighborhood watch program)	City of Jeffersonville, DDA, Planning and Zoning	Staff Time	Budget	2013-2017

**Community Facilities and Services
City of Jeffersonville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Replace fire hydrants throughout City.	City of Jeffersonville, DDA	\$39,000	Immediate Threat and Danger Grant	2013
2	Purchase a fire truck.	City of Jeffersonville	TBD	Grants	2014-2016
3	Upgrade police vehicles and maintain existing ones to standard.	City of Jeffersonville	TBD	Budget, Grants	2013-2017
4	Install weather sirens/warning system in the City.	City of Jeffersonville	TBD	Budget, Grants	2015-2017
5	Construct a new fire station in downtown on Highway 80.	City of Jeffersonville	TBD	Budget, Grants	2015-2017

**Transportation System
City of Jeffersonville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Coordinate with Twiggs County to provide transportation assistance for the elderly and other citizens of Jeffersonville through the 5311 Program.	City of Jeffersonville, Twiggs County	\$120,000 (annually)	FTA (80%) GDOT (10%) Local (10%)	2013-2017
2	Implement the High Priority Project (HPP) improvements (sidewalks, lighting and streetscape) in the downtown area.	City of Jeffersonville, DDA	\$625,000	HPP Funding, Local Match	2013
3	Formalize the Ride-Share program through new signage and other marketing efforts. Identify a potential additional location at an I-16 interchange.	City of Jeffersonville, Twiggs County, DDA, Chamber of Commerce	TBD	Budget, Grants	2013-2017
4	Partner with Twiggs County for city street repairs (i.e. asphalt/equipment).	City of Jeffersonville, Twiggs County	TBD	Budget	2013-2017
5	Utilize the Pedestrian Facility/Sidewalk Infrastructure Improvement Plan to prioritize new sidewalk projects.	City of Jeffersonville, DDA	TBD	Grants	2013-2017

**Natural and Cultural Resources
City of Jeffersonville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Enforce the existing Part V Environmental Criteria ordinance (wetlands) which includes coordination with local, state, and federal agencies.	City of Jeffersonville, Planning and Zoning	Staff Time	Budget	2013-2017
2	Establish a public education program for City residents and other affected stakeholders on the existing environmental regulations and the importance of protecting environmentally sensitive areas.	City of Jeffersonville, Planning and Zoning, Cooperative Extension	Staff Time, TBD	Budget, Grants	2013-2017
3	Educate property owners on benefits of National Register designation.	Jeffersonville Historic	Staff Time	Budget	2013-2014

		Preservation Commission, Planning and Zoning, MGRC			
4	Complete National Register District for commercial and residential resources within Jeffersonville.	Jeffersonville Historic Preservation Commission, Planning and Zoning, MGRC	Volunteer Time, Staff Time	Budget	2013-2015

Land Use City of Jeffersonville					
	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Maintain and upgrade current recreational resources (i.e. parks) public facilities (sidewalks, streets, etc.)	City of Jeffersonville	TBD	Grants, Budget	2013-2017
2	Evaluate sign ordinance regulations and update as needed.	City of Jeffersonville, Planning and Zoning, MGRC	Staff Time, TBD	Budget	2013-2015
3	Review and update Zoning Ordinance.	City of Jeffersonville, Planning and Zoning, MGRC	Staff Time, TBD	Budget	2014-2016

**Intergovernmental Coordination
City of Jeffersonville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Update and Implement Service Delivery Strategy.	City of Jeffersonville, Twiggs County and Town of Danville	Staff Time	Budget	2013 (updated as needed)
2	Establish a way to report crimes in the community (i.e. anonymous tip line, or similar mechanism).	City of Jeffersonville, Twiggs County, Town of Danville, Police,	Staff Time, TBD	Budget, Grants	2013-2017
3	Hold a Disaster Drill--from tabletop to on the ground simulation--to identify areas that need strengthening prior to a disaster situation.	EMA, Police, Sheriff, Fire Department, City of Jeffersonville, Twiggs County, Health Department	Staff Time, TBD	Budget, Grants	2013-2017

*Short-Term Work Program – Town of Danville
2013-2017*

Economic Development Town of Danville					
	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Develop and implement a small area plan for improving Downtown Danville. (Incl. streetscape, building renovations /façade renderings, infill, parking, etc).	Town of Danville, RC, UGA Charrette	TBD	Grants/Budget/ In-Kind	2015-2017
2	Establish an annual City festival.	Town of Danville, Citizens, Churches	Staff Time/ Volunteer Time	Budget/In-kind	2013-2017
3	Pursue the location of a discount-type store within the Town of Danville.	Town of Danville, Development Authority	Staff Time/TBD	Grants/Budget	2013-2017
4	Partner with Twiggs County, the Town of Danville and other localities in the Middle Georgia area to develop the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	Twiggs County, Town of Danville, City of Jeffersonville, DDA, MGRC	Staff Time/TBD	Budget	2014-2016

Housing Town of Danville					
	Action Item	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Implement nuisance ordinance to remove dilapidated housing.	Town of Danville, Wilkinson County	Staff Time	Budget	2013-2017
2	Seek grant funding to upgrade housing throughout Danville.	Town of Danville	Staff Time/TBD	Budget/CDBG/ CHIP/Grants	2013-2017

**Community Facilities and Services
Town of Danville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Hold a semi-annual 'community clean-up day.'	Town of Danville	Staff/ Volunteer Time	Budget	2013-2017
2	Purchase a pumper fire truck.	Town of Danville	TBD	Budget/ Grants	2013-2017
3	Park updates (fence, playground equipment, etc.).	Town of Danville	TBD	Budget/ Grants	2013-2017
4	Utilize the probation clean-up crew to assist with maintenance of public spaces.	Town of Danville	Volunteer Time	Budget	2013-2017
5	Maintain and improve city streets and stormwater drainage facilities.	Town of Danville	\$200,000	Budget/ CDBG Funds/ Grants	2013-2017

**Transportation System
Town of Danville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Sidewalks and streetscape in downtown along RR Avenue between Town Hall and former Danville School.	Town of Danville	TBD	Transportation Alternatives Funding	2013-2017
2	Install signage marking the Trans-Georgia State Bike Route along Highway 80.	Town of Danville/GDOT	TBD	TBD	2015-2017

**Natural and Cultural Resources
Town of Danville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Enforce the existing Part V Environmental Criteria ordinance (groundwater recharge areas), which includes coordination with local, state, and federal agencies.	Twiggs County Planning and Zoning	Staff Time	Budget	2013-2017
2	Conduct a historic resources survey to identify National Register-eligible residential, commercial, industrial, and institutional structures.	Town of Danville, MGRC	Staff Time/ TBD	Budget/ Grants	2013-2017

**Land Use
Town of Danville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Coordinate with Wilkinson County and Twiggs County on efforts to determine the location of various county lines as they come through Danville.	Town of Danville	Staff Time	Budget	2013-2017
2	Implement the property maintenance/nuisance ordinance for control of weeds, debris, and abandoned vehicles.	Town of Danville	Staff/ Volunteer Time	Budget	2013-2017
3	Add a Welcome Sign to the 2 nd Street entrance from Wilkinson County into Danville.	Town of Danville	TBD	Budget	2013-2015

**Intergovernmental Coordination
Town of Danville**

	Activity	Responsible Party	Estimated Cost	Potential Funding Sources	Years
1	Update and Implement Service Delivery Strategy.	Town of Danville, Twiggs County and the City of Jeffersonville	Staff Time	Budget	2013-2017

GUIDING POLICIES

The following policies are intended to provide ongoing guidance and direction to local officials within Twiggs County, the City of Jeffersonville and Town of Danville for making decisions consistent with achieving the Community Vision and when addressing Community Issues and Opportunities.

Economic Development

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- 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 work with established businesses to promote job retention, creation, and expansion as a way to solidify the economic base and provide residents the opportunity to live and work in the community.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will support the recruitment and expansion of business and industry that provide linkages to existing business activities in the community.
- We will continue to work with the Development Authority to attract and retain clean, sustainable industry and commercial development that will bolster and support the tax base.
- We will support programs that aid in the education and retention of a skilled labor force.
- We will promote the development of downtown Jeffersonville and Danville into an attractive, viable, pedestrian-friendly area that offers essential services and amenities to residents.
- We will encourage the attraction and retention of professional and service-oriented businesses, retail establishments, and restaurants in and around the City of Jeffersonville and Town of Danville's traditional, historic downtowns.

- We will recruit new businesses and assist in the development of existing business in the commercial, retail, and service sectors.
- We will aggressively pursue economic diversification opportunities (i.e. clean, sustainable, technology-oriented industries).
- We will encourage and support entrepreneurial enterprise in our community.
- We will seek to capitalize on the availability of area workforce development opportunities (i.e., Middle Georgia Technical College).
- We will work toward redeveloping, revitalizing, and promoting reinvestment in the declining and blighted commercial and residential areas within our community.

Housing

- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We support new land uses that enhance housing options in our community.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drugstore) without having to travel by car.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to provide those who work in the community with a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (homeownership).
- We will encourage the development of neighborhoods that include a range of housing options to accommodate all members of the community.

- We will promote the creation of affordable housing options.
- We will promote the construction of high quality housing.
- We will encourage homeownership.
- We will work to build our neighborhoods into interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, road and public transportation.
- We will protect, maintain, and enhance the viability, character, identity and physical condition of established neighborhoods.
- We will promote traditional neighborhood development with a mix of housing types, styles, and price points.
- We will focus public assistance and investment where most needed so that redeveloping neighborhoods become more stable, mixed-income, with a larger percentage of owner-occupied housing.
- We will utilize available state and federal funding assistance programs to address community housing needs.
- We will encourage connectivity between downtown areas and in-town neighborhoods through the use of bicycle and pedestrian facilities.

Community Facilities and Services

- We will continue the preservation and promotion of existing parks and recreation areas and the creation of new recreational areas.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will encourage the creation of attractive, accessible recreational facilities, public gathering places, and parks throughout the community.
- We will support and promote the development of multi-use trails in and around the commercial center and surrounding neighborhoods within the City of Jeffersonville and Town of Danville, to encourage alternative transportation methods such as pedestrian and bicycle.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.

- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- We will work to prevent new development from causing a decline in existing levels of service for the community's residents and employers.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will work to provide a high level of efficient local government service that is responsive to the needs of all residents of Twiggs County, the City of Jeffersonville and Town of Danville.
- We will work to ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety, utilities, wastewater treatment, etc.

Transportation

- We will coordinate with transit service agencies to provide transit services available to all residents who have a need for personal transportation.
- We will coordinate with transit service agencies to provide transit services in the most cost-effective means to maintain a high level of service to all residents.
- We will support coordinated transportation to avoid the duplication of transit service.
- We will seek to maintain and improve our local road network and signage to meet service needs and standards.
- We will strive to maintain our rural character through a focus on the location, aesthetics, and design; environmental stewardship; and landscaping of all paths, trails, streets, roads, and corridors in recognition that these components are essential to the character, structure, and development pattern of our community.
- We will work to incorporate traffic-calming and other design considerations whenever possible to prevent excessive vehicular traffic from harming the peaceful nature of our residential neighborhoods.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.

- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit as well as local vehicular circulation.
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- We will address the location, design, and landscaping of residential and non-residential streets, trails, and paths as one of the most important components contributing to the character, structure, and development pattern of the community.
- We will advocate for transportation and greenway corridors to adhere to the community standards of aesthetics, urban design, and environmental stewardship.

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will advocate for appropriate infill that is compatible with historic development patterns and building design in historic residential and commercial areas.
- We will promote the use of heritage and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to the local, state, and national heritage.

Land Use

- 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 practice effective land use planning to guide new growth in a managed and controlled manner rather than as sprawl development.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life. (Jeffersonville/Danville)
- We will encourage the strengthening of our existing neighborhoods and downtown through improvements to housing and public infrastructure, compatible infill development, and convenient community facilities and services.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drugstore) without having to travel by car.
- We are committed to creating recreational facilities and providing pleasant, accessible public gathering places and parks throughout the community.
- We will promote compatible infill development and redevelopment with existing surrounding development.

Intergovernmental Coordination

- We will coordinate with other public entities in our area during decision-making processes that will likely have an impact on our community and future development plans.
- 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.
- We will promote cooperative efforts between the Jeffersonville Downtown Development Authority, the Twiggs County Chamber of Commerce, the Development Authority of the City of Jeffersonville and Twiggs County, Twiggs County Planning and Zoning, and the Jeffersonville Planning and Zoning.
- We will seek to capitalize on membership in the Central Georgia Joint Development Authority and I-16 Corridor Alliance to further economic development initiatives.
- We will work together to achieve community objectives and promote total community involvement in future community improvement efforts.

- We will establish mechanisms to provide for exchange of information and attempt to coordinate with adjacent local governments on projects and issues that cross community borders.
- We will support existing educational institutions and encourage development of new opportunities to educate our citizens.
- We will support other existing educational institutions and encourage development of new opportunities to educate our citizens.

APPENDIX

Twiggs County, Joint Comprehensive Plan Partial Update (2008), Report of Accomplishments

Economic Development Twiggs County			
	Activity	Status	Explanation
1	Install the necessary utility and road infrastructure to support the I-16/Hwy 96 Industrial Park .	Underway	Academy Drive completed; ROW acquired for second road.
2	Coordinate with the Central Georgia Technical College Workforce Training Center in Jeffersonville along with the other educational and training institutions in the area to provide the training and education needed to increase the skills of Twiggs County residents to meet the future job market in Twiggs County.	Underway	Georgia Work Ready Program cancelled. Will not be included in STWP update.
3	Prepare long-term infrastructure plan that guides, directs and supports economic development opportunities in Twiggs County.	Postponed	Has not been a priority project; Included as an action step for STWP update.
4	Coordinate with the City of Jeffersonville and the Town of Danville to establish the appropriate local economic development support organizations necessary to actively recruit and retain businesses and industries in Twiggs County.	Underway	Ongoing activity. Will not be included in STWP update.
5	Develop partnerships with regional and state development agencies to assist in the recruitment and retention of businesses and industries in Twiggs County.	Underway	Ongoing activity of Development Authority of Jeffersonville and Twiggs County. Will not be included in STWP update.
6	Establish and implement a small business entrepreneurship program in Twiggs County.	Underway	No formal program. The Development Authority of Jeffersonville and Twiggs County coordinates with Small Business Development Center to provide assistance to local entrepreneurs.

7	Coordinate with the City of Jeffersonville; the Town of Danville; and appropriate state, federal, and regional agencies to secure adequate funding mechanisms to assist in the development of new industrial and small business ventures.	Underway	Ongoing activity of Development Authority of Jeffersonville and Twiggs County. Will not be included in STWP update.
8	Coordinate with the City of Jeffersonville, the Town of Danville and the local economic development support organizations to establish and implement a leadership training program.	Completed	Ongoing activity. The Development Authority holds an annual Leadership Twiggs class.
9	Develop strategies for Work Ready Program implementation; obtain Work Ready Community and Region designations and establish job training programs as needed.	Completed	Achieved county-wide Work Ready Designation. Georgia Work Ready program was cancelled.
10	Partner with the City of Jeffersonville, the Town of Danville and other localities in the Middle Georgia area to develop the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	Underway	Member of the Ocmulgee Blueway initiative. Ongoing activity.
11	Implement target industry study to aid in the recruitment of new industry for the I-16/ Hwy. 96 Industrial Park and other parks to be developed in the future.	Underway	Georgia Southern completed study; needs updating.
12	Coordinate with Jones County, Bibb County, and their respective development organizations in the development of the Highway 57 (regional) industrial park in Jones County near the Twiggs County Line.	Completed	Twiggs County not involved, the Griswoldville Industrial Park was created in Jones County by Jones County.

Housing Twiggs County			
	Activity	Status	Explanation
1	Establish public education program to expand the awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units; and to maintain the County's large percentage of owner-occupancy and low percentage of cost-burdened households.	Postponed	Remains a priority and will be included in STWP update.

**Community Facilities and Services
Twiggs County**

	Activity	Status	Explanation
1	Construct Phase II of the County water system (Dry Branch and Sgoda Road areas).	Underway	
2	Construct new public utility building at the Twiggs County Industrial Park at I-16/Hwy. 96 to house Sheriff Department's 911 operators, the County Fire Chief, and the County Water Department.	Completed	EMA has relocated to new building at Industrial Park.
3	Construct new recreational facilities, including a new ballfield for youth soccer and football programs and a recreation center, for the Partners for Progress Recreation Program.	Underway	Sessions Field at Sgoda Road has been completed; project supported by the Chamber.

**Transportation System
Twiggs County**

	Activity	Status	Explanation
1	Widen SR 96 from SR 247 in Houston County to I-16 in Twiggs County (from 08-11 STIP).	Postponed	In the process of acquiring ROW. Construction estimated to begin March 2013.
2	Improve interchange at I-16 and Hwy. 96 (from 08-11 STIP).	Underway	
3	Replace bridges at SR 19 and Bullard Road (from 08-11 STIP).	Postponed	Construction set to begin October 2014.
4	Operate and maintain existing Section 5311 rural transit program in Twiggs County and explore funding options for this service.	Underway	
5	Expand usage of the existing Ride-Share area in downtown Jeffersonville through new signage and other marketing efforts.	Postponed	Not a high priority due to lack of traffic. Remains a long-term initiative.

**Natural and Cultural Resources
Twiggs County**

	Activity	Status	Explanation
1	Enforce the existing Part V Environmental Criteria ordinances (wetlands, groundwater recharge areas river corridor) which includes coordination with local, state, and federal agencies.	Underway	Ongoing activity.
2	Establish a public education program for County residents and other affected stakeholders on the existing environmental regulations and the importance of protecting environmentally sensitive areas and other natural resources.	Underway	Garden club hosted a program on Backyard Habitats. Remains a priority and will be included in STWP update. Potential partnership/coordination opportunity with the Cooperative Extension.
3	Participate in the Middle Georgia Clean Air Coalition that has been formed to improve air quality in Twiggs County and the Middle Georgia region.	Underway	Member of the Middle Georgia Clean Air Coalition. Ongoing activity.
4	Coordinate with neighboring counties and other stakeholders to bring segments of the Ocmulgee River that are on the EPA 303 (d) list into compliance with water quality regulations.	Underway	Member of the Ocmulgee Blueway Partnership. Ongoing activity.

Land Use Twiggs County			
	Activity	Status	Explanation
1	Implement recommendations of the RAFB Joint Land Use Study.	Underway	Ongoing activity. Will not be included in STWP update.
2	Prepare full update to the local comprehensive plan.	Underway	Will be complete by June 30, 2013 recertification deadline.
3	Explore alternatives to encourage quality development at the I-16 interchanges, along Hwy. 57, and in the Dry Branch area, including various planning and regulatory controls.	Underway	Ongoing activity.
4	Coordinate with the Georgia DNR in protecting the Ocmulgee Wildlife Management Area and other important conservation areas.	Underway	Ongoing activity.
5	Explore options to protect existing kaolin mining areas and to establish reuse strategies for reclaimed areas.	Underway	Ongoing activity.

Intergovernmental Coordination Twiggs County			
	Activity	Status	Explanation
1	Work with other local governments in the Middle Georgia region to find solutions to common problems and crafting regional strategies as they relate to land use, transportation, housing, and air/water quality.	Underway	Ongoing activity.
2	Update and Implement Service Delivery Strategy .	Postponed	Scheduled for completion in early 2013.
3	Establish contact, build connections, and discuss issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts.	Underway	Ongoing activity.
4	Participate in regional effort to attract quality healthcare professionals and services in Twiggs County and the rest of the Middle Georgia region.	Underway	Ongoing activity.
5	Participate in regional effort to develop a reliable production and distribution system of alternative fuels in Twiggs County and the rest of the Middle Georgia region.	Cancelled	Clean Cities initiative. Will not be included in STWP update.

City of Jeffersonville, Joint Comprehensive Plan Partial Update (2008), Report of Accomplishments

Economic Development City of Jeffersonville			
	Activity	Status	Explanation
1	Coordinate with the Central Georgia Technical College Workforce Training Center in Jeffersonville along with the other educational and training institutions in the area to provide the training and education needed to increase the skills of Jeffersonville residents to meet the future job market in Jeffersonville and Twiggs County.	Underway	Georgia Work Ready was cancelled.
2	Coordinate with Twiggs County and the Town of Danville to establish the appropriate local economic development support organizations necessary to actively recruit and retain businesses and industries in Twiggs County.	Underway	Downtown Development Authority ongoing activity. Will not be included in STWP update.
3	Develop partnerships with regional and state development agencies to assist in the recruitment and retention of businesses and industries in Twiggs County.	Underway	Ongoing activity of Development Authority of Jeffersonville and Twiggs County. Will not be included in STWP update.
4	Establish and implement a small business entrepreneurship program in the City of Jeffersonville.	Underway	No formal program. The Development Authority of Jeffersonville and Twiggs County coordinates with Small Business Development Center to provide assistance to local entrepreneurs.
5	Coordinate with Twiggs County, the Town of Danville, and appropriate state, federal, and regional agencies to secure adequate funding mechanisms to assist in the development of new industrial and small business ventures.	Underway	Ongoing activity of Development Authority of Jeffersonville and Twiggs County. Will not be included in STWP update.
6	Coordinate with Twiggs County, the Town of Danville and the local economic development support organizations to establish and implement a leadership training program.	Complete	Ongoing activity. The Development Authority holds an annual Leadership Twiggs class.
7	Coordinate with local, regional, state, and other development organizations to attract new businesses and industries in the City's industrial park.	Underway	No formal industrial park in Jeffersonville; only industrial zoned tracts of land.

8	Coordinate with Twiggs County on the development of the I-16/Hwy. 96 Industrial Park as it relates to its impact to the City of Jeffersonville.	Underway	Ongoing activity. Will not be included in STWP update.
9	Develop strategies for Work Ready Program implementation; obtain Work Ready Community and Region designations, and establish job training programs as needed.	Complete	Georgia Work Ready program was cancelled.
10	Partner with Twiggs County, the City of Danville and other localities in the Middle Georgia area to develop the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	Underway	Ocmulgee River Blueway Partnership initiative. Include in STWP update.
11	Continue the removal of dilapidated commercial buildings with no historic value located downtown through code enforcement.	Underway	Have ordinances for property maintenance/nuisances but no enforcement mechanism in place.

Housing City of Jeffersonville			
	Activity	Status	Explanation
1	Prepare housing assessment report to determine the condition of the residential structures in the City of Jeffersonville.	Postponed	Remains a priority and will be included in STWP update.
2	Establish public education program to expand the awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe and sanitary housing units, and to address the relatively high percentage of cost-burdened households in the City of Jeffersonville.	Postponed	Lack of human resources and financial resources.
3	Update and enforce the housing codes.	Accomplished	Enforcement mechanism is underdevelopment.
4	Continue the removal of dilapidated housing with no historic value in Jeffersonville through code enforcement.	Underway	Enforcement mechanism is underdevelopment.

**Community Facilities and Services
City of Jeffersonville**

	Activity	Status	Explanation
1	Construct one new well and begin refurbishing or replacing existing water lines.	Underway	GEFA loan for water meter upgrades. Will be complete prior to adoption of new STWP.
2	Begin the installation of new fire hydrants.	Underway	DCA grant to replace fire hydrants.
3	Purchase new fire truck.	Postponed	Lack of funding. Include in STWP update.
4	Establish training program for volunteer firefighters.	Completed	Ongoing. County-wide EMA training classes. Will not be included in STWP update.
5	Hire two additional police officers and provide them with the necessary equipment and vehicles.	Completed	Hired officers and provided them with equipment. Still need to upgrade vehicles. Include in STWP update.
6	Construct new basketball courts at the existing parks and light the softball field.	Cancelled	Not applicable, this project is outside of the city limits.
7	Relocate police station currently located at City Hall.	Completed	Police station was relocated then brought back to city hall where it will stay for the foreseeable future.

**Transportation System
City of Jeffersonville**

	Activity	Status	Explanation
1	Implement existing program to maintain city streets, including the drainage ways along these streets.	Postponed	Lack of funding. Will not be included in STWP update.
2	Coordinate with Twiggs County to provide transportation assistance for the elderly and other citizens of Jeffersonville through the 5311 Program.	Underway	Ongoing initiative.
3	Implement the High Priority Project improvements (sidewalks, lighting and streetscape) in the downtown area.	Underway	2013 target completion.
4	Expand the usage of the existing Ride-Share area in downtown Jeffersonville through new signage and other marketing efforts.	Postponed	Lack of funding. Include in STWP update.
5	Widen Worsham Lane.	Postponed	Not a high priority due to lack of traffic. Remains a long-term initiative.

**Natural and Cultural Resources
City of Jeffersonville**

	Activity	Status	Explanation
1	Enforce the existing Part V Environmental Criteria ordinance (wetlands) which includes coordination with local, state, and federal agencies.	Underway	Ongoing activity.
2	Establish a public education program for City residents and other affected stakeholders on the existing environmental regulations and the importance of protecting environmentally sensitive areas.	Underway	Garden club hosted a program on Backyard Habitats. Remains a priority and will be included in STWP update. Potential partnership/coordination opportunity with the Cooperative Extension Office.
3	Participate in the Middle Georgia Clean Air Coalition that has been formed to improve air quality in the City of Jeffersonville, Twiggs County, and the Middle Georgia region.	Underway	Ongoing activity.
4	Initiate the National Register nomination process for the most significant structures and districts identified in the 2001 historic resources survey.	Underway	Nomination under development by Jeffersonville HPC.
5	Study the feasibility of establishing a local historic preservation process (ordinance, commission, and district designation) for the preservation and protection of historically significant structures and districts in the City of Jeffersonville that were identified in the historic resources survey.	Underway	Partially complete, Jeffersonville has a HP Ordinance and HPC but no locally designated districts. Local designation is not feasible at this time.
6	Create greenway and passive recreation areas with trails within the City.	Postponed	Lack of funding and staff resources.

**Land Use
City of Jeffersonville**

	Activity	Status	Explanation
1	Implement recommendations of the RAFB Joint Land Use Study.	Underway	Ongoing activity. Will not be included in STWP update.
2	Prepare full update to the local comprehensive plan.	Underway	Will be complete by June 30, 2013 recertification deadline.
3	Explore alternatives to encourage quality development in the City's downtown area, its major highway corridors, stable residential neighborhoods and historic areas, including various planning and regulatory controls.	Underway	Code enforcement efforts are underway.

**Intergovernmental Coordination
City of Jeffersonville**

	Activity	Status	Explanation
1	Work with other local governments in the Middle Georgia region to find solutions to common problems and crafting regional strategies as they relate to land use, transportation, housing, and air/water quality.	Underway	Ongoing activity.
2	Update and Implement Service Delivery Strategy.	Underway	Scheduled for completion in early 2013.
3	Establish contact, build connections, and discuss issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts.	Underway	Ongoing activity.
4	Participate in regional effort to attract quality healthcare professionals and services in Twiggs County and the rest of the Middle Georgia region.	Underway	Ongoing activity.
5	Participate in regional effort to develop a reliable production and distribution system of alternative fuels in Twiggs County and the rest of the Middle Georgia region.	Underway	Clean Cities initiative. Will not be included in STWP update.

Town of Danville, Joint Comprehensive Plan Partial Update (2008), Report of Accomplishments

Economic Development Town of Danville			
	Activity	Status	Explanation
1	Develop a plan to improve the downtown area of Danville that includes (1) recommendations for the renovation of vacant downtown buildings, streetscape, and pedestrian accessibility; and (2) the identification of financing mechanisms to fund the building and infrastructure improvements.	Underway	Ordinances underway to improve code violations; no formal downtown development plan. Include in STWP update.
2	Implement downtown improvement plan.	Postponed	Plan not accomplished during reporting period.
3	Establish a business development strategy for the downtown area that includes recommendations for financing mechanisms to attract small businesses.	Postponed	Plan not accomplished during reporting period.
4	Coordinate with the Central Georgia Technical College Workforce Training Center in Jeffersonville along with the other educational and training institutions in the area to provide the training and education needed to increase the skills of Danville residents to meet the future job market in Danville and Twiggs County.	Underway	Ongoing activity. Will not be included in STWP update.
5	Coordinate with Twiggs County and the City of Jeffersonville to establish the appropriate local economic development support organizations necessary to actively recruit and retain businesses and industries in Twiggs County.	Underway	Ongoing activity of Development Authority of Jeffersonville and Twiggs County. Will not be included in STWP update.
6	Develop partnerships with regional and state development agencies to assist in the recruitment and retention of businesses and industries in Twiggs County.	Underway	Ongoing activity of Development Authority of Jeffersonville and Twiggs County. Will not be included in STWP update.
7	Establish and implement a small business entrepreneurship program in the City of Danville.	Underway	No formal program. The Development Authority of Jeffersonville and Twiggs County coordinate with Small Business Development Center to provide assistance to local entrepreneurs.
8	Coordinate with Twiggs County, the City of Jeffersonville and the local economic	Complete	Ongoing activity. The Development Authority holds

	development support organizations to establish and implement a leadership training program.		an annual Leadership Twiggs class. Will not be included in STWP update.
9	Partner with Twiggs County, the City of Jeffersonville, and other localities in the Middle Georgia area to develop and market the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	Underway	Ocmulgee River Blueway Partnership initiative. Include in STWP update.
10	Develop strategies for Work Ready Program implementation; obtain Work Ready Community and Region designations, and establish job training programs as needed.	Complete	Develop strategies for Work Ready Program implementation; obtain Work Ready Community and Region designations, and establish job training programs as needed.
11	Coordinate with Twiggs County, the City of Jeffersonville, and appropriate state, federal, and regional agencies to secure adequate funding mechanisms to assist in the development of new industrial and small business ventures.	Underway	Ongoing activity of the Development Authority. Will not be included in STWP update.
12	Establish a city festival.	Underway	In the planning stages.

Housing Town of Danville			
	Activity	Status	Explanation
1	Adopt ordinance addressing the demolition or repair of all unsafe structures, including manufactured homes.	Underway	Under development.
2	Coordinate with either Jeffersonville or Twiggs County for the shared use of a Code Enforcement Officer.	Underway	Also potentially coordinating with Wilkinson County .
3	Implement a program for the removal of dilapidated housing with no historic value through code enforcement.	Underway	Under development.
4	Establish public education program to expand the awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units in the City of Danville; and to maintain the City's large percentage of owner-occupancy and low percentage of cost-burdened households .	Postponed	Remains a priority; however, funding constraints are an ongoing issue.

Community Facilities and Services Town of Danville			
	Activity	Status	Explanation
1	Replace existing 2" pipe with 6" pipe in certain areas of the City.	Underway	Mostly complete; only a small area left to upgrade. Include in STWP update.
2	Purchase new fire truck to replace existing knocker truck.	Postponed	Need a pumper truck. Include in STWP update.
3	Develop walking/ biking trail from the recreation area to the City.	Completed	Established a walking/biking trail along Railroad Avenue to the City park.
4	Establish a passive park between City Hall and Hwy. 80.	Accomplished	
5	Establish a City library.	Cancelled	Danville not large enough for a community library. Will continue to coordinate with Jeffersonville and Twiggs County on the County-wide library being re-built in Jeffersonville.

Transportation System Town of Danville			
	Activity	Status	Explanation
1	Implement existing program to maintain city streets, including the drainage ways along these streets.	Underway	Seeking funding through the CDBG program to improve stormwater drainage/flooding issues.
2	Coordinate with Twiggs County to provide transportation assistance for the elderly and other citizens of Danville through the 5311 Program.	Underway	Ongoing initiative. Will not be included in STWP update.

**Natural and Cultural Resources
Town of Danville**

	Activity	Status	Explanation
1	Enforce the existing Part V Environmental Criteria ordinance (groundwater recharge areas), which includes coordination with local, state, and federal agencies.	Underway	Ongoing activity.
2	Establish a public education program for City residents and other affected stakeholders on the existing environmental regulations and the importance of protecting environmentally sensitive areas.	Postponed	Remains a priority and will be included in STWP update. Potential partnership/ coordination opportunity with the Cooperative Extension office.
3	Participate in the Middle Georgia Clean Air Coalition that has been formed to improve air quality in the Town of Danville, Twiggs County, and the Middle Georgia region.	Underway	Ongoing activity.
4	Conduct a historic resources survey to identify National Register-eligible residential, commercial, industrial, and institutional structures in the Town of Danville, and historic residential structures that can be an excellent source of decent and safe housing for existing and future residents.	Postponed	Completed for the Wilkinson County portion of Danville but not the Twiggs County portion.
5	Initiate the National Register nomination process for the most significant structures and districts identified in the historic resources survey.	Postponed	Survey not accomplished; see # 4 above.
6	Study the feasibility of establishing a local historic preservation process (ordinance, commission, and district designation) for the preservation and protection of historically significant structures and districts in the Town of Danville that were identified in the historic resources survey.	Postponed	Survey not accomplished; see # 4 above.

Land Use Town of Danville			
	Activity	Status	Explanation
1	Implement recommendations of RAFB Joint Land Use Study.	Cancelled	Not applicable, Danville is not within the JLUS study area.
2	Explore alternatives to encourage quality development in the City's downtown area, U.S. 80 corridor, stable residential neighborhoods and historic areas, including various planning and regulatory controls.	Underway	Nuisance ordinance under development and on target for completion by end of 2012.
3	Prepare full update to the local comprehensive plan.	Underway	Will be complete by June 30, 2013 recertification deadline.
4	Coordinate with Wilkinson County and Twiggs County on efforts to determine the location of various county lines as they come through Danville.	Underway	Ongoing activity.
5	Adopt and implement property maintenance ordinance for control of weeds, debris, and abandoned vehicles.	Underway	Nuisance ordinance under development and on target for completion by end of 2012.

Intergovernmental Coordination Town of Danville			
	Activity	Status	Explanation
1	Work with other local governments in the Middle Georgia region to find solutions to common problems and crafting regional strategies as they relate to land use, transportation, housing, and air/water quality.	Underway	Ongoing activity.
2	Update and Implement Service Delivery Strategy.	Underway	Scheduled for completion in early 2013.
3	Establish contact, build connections, and discuss issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts.	Underway	Ongoing activity.
4	Participate in regional effort to attract quality healthcare professionals and services in Twiggs County and the rest of the Middle Georgia region.	Underway	Ongoing activity.
5	Participate in regional effort to develop a reliable production and distribution system of alternative fuels in Twiggs County and the rest of the Middle Georgia region.	Underway	Clean Cities Coalition initiative.

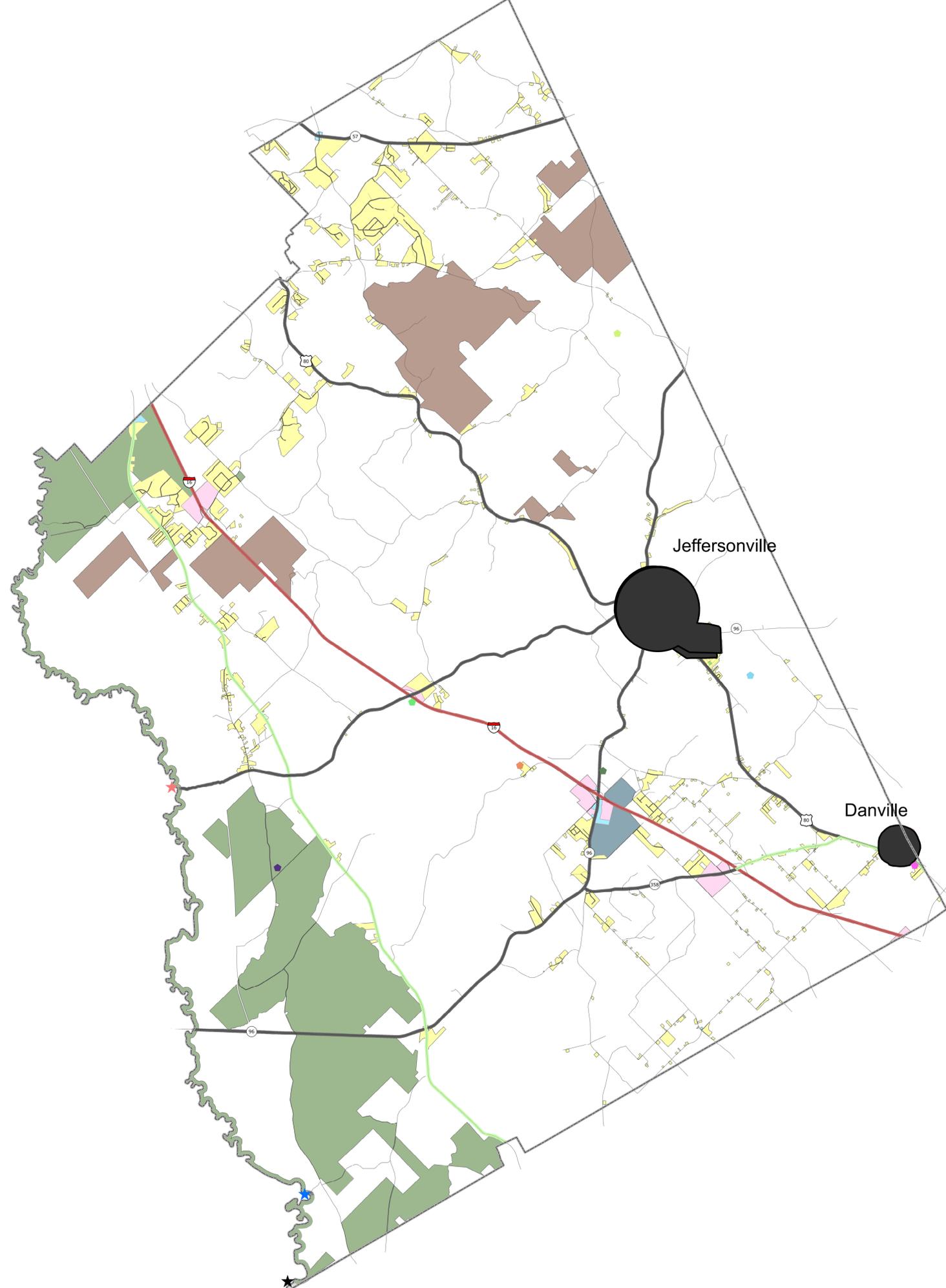
The Joint Partial Update
to the Comprehensive Plan
for Twiggs County & the Cities of
Jeffersonville & Danville

**Future Development Map -
Twiggs County**

Legend

Name

-  Charlane Plantation
-  Geographic Center of Georgia
-  Historic Richland
-  Hollywood Farms
-  Magnolia Plantation
-  Myrick's Mill
-  Old Wimberly Plantation
-  Agriculture/Forestry
-  Bullard Landing
-  Green Space/Parks/Conservation
-  Industrial
-  Interstate Corridor
-  Mining
-  Mixed Use
-  Potential Boat Landing
-  Primary Transportation Corridor
-  Rural Residential
-  Scenic Corridor
-  Westlake Landing
-  Wetlands



This map is for planning purposes only.

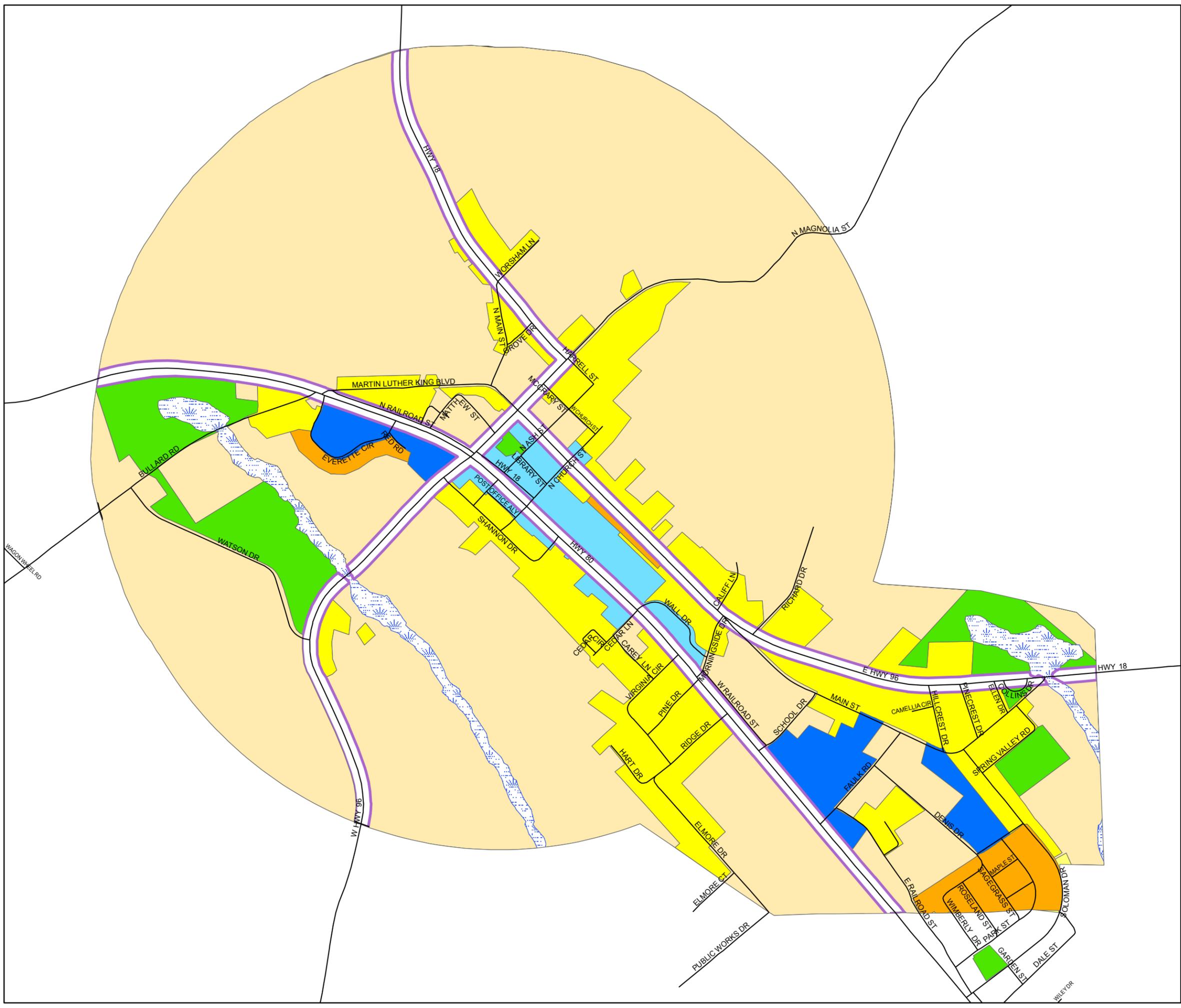
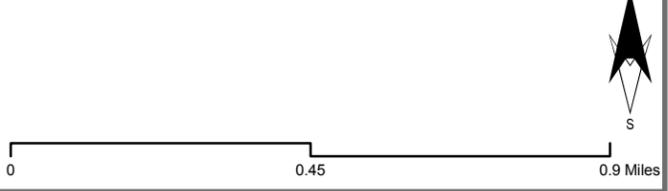


Future Development Map - City of Jeffersonville

Legend

-  Business/Industrial
-  Downtown Business District
-  Forest/Undeveloped
-  Gateway Corridor
-  Parks/Greenspace
-  Residential Redevelopment
-  Stable Neighborhood
-  Wetlands
-  Jeffersonville - Boundary As Found in City Charter (1963 Plat)
-  Jeffersonville - 2010 US Census Official City Limits

This map is for planning purposes only.



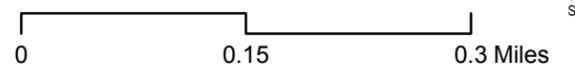
Future Development Map - City of Danville

Legend

-  Magnolia Plantation
-  Agriculture/Forestry
-  Green Space/Parks/Conservation
-  Intown Corridor
-  Rural Village
-  Danville

 Middle Georgia Regional Commission

This map is for planning purposes only.



**A RESOLUTION
OF TWIGGS COUNTY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE AND THE TOWN OF DANVILLE**

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

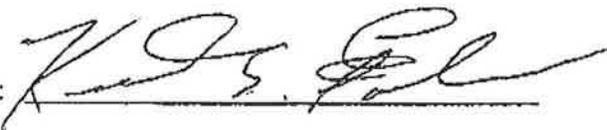
WHEREAS: O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Twiggs County, the City of Jeffersonville and the Town of Danville were completed by Twiggs County with the assistance of the Middle Georgia Regional Commission; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Twiggs County Board of Commissioners does hereby adopt the updated Joint Comprehensive Plan for Twiggs County, City of Jeffersonville and the Town of Danville.

Signed and sealed this 18th day of June 2013.

BY: 

Kenneth Fowler, Chairman

ATTEST: 

Garner Mercer, County Clerk

**A RESOLUTION
 OF THE TOWN OF DANVILLE
 ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
 FOR
 TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE AND THE TOWN OF DANVILLE**

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

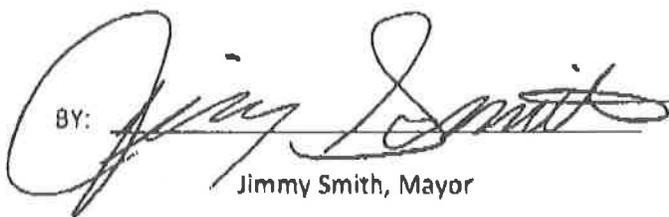
WHEREAS: O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Twiggs County, the City of Jeffersonville and the Town of Danville were completed by the Town of Danville with the assistance of the Middle Georgia Regional Commission; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Danville City Council does hereby adopt the updated Joint Comprehensive Plan for Twiggs County, City of Jeffersonville and the Town of Danville.

Signed and sealed this 12 day of Feb 2013.

BY: 
 Jimmy Smith, Mayor

ATTEST: 
 Beulah Smith, City Clerk

**A RESOLUTION
OF THE CITY OF JEFFERSONVILLE
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE AND THE TOWN OF DANVILLE**

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

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

WHEREAS, all portions of the Joint Comprehensive Plan Update for Twiggs County, the City of Jeffersonville and the Town of Danville were completed by the City of Jeffersonville with the assistance of the Middle Georgia Regional Commission; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Jeffersonville City Council does hereby adopt the updated Joint Comprehensive Plan for Twiggs County, City of Jeffersonville and the Town of Danville.

Signed and sealed this 18 day of February 2013.

BY: Shannon Hart

Shannon Hart, Mayor

ATTEST: Monkeea Stateson

Monkeea Stateson, City Clerk