



Macon - Bibb County

Big Picture Comprehensive Plan Update  
2040



MACON-BIBB COUNTY  
**Planning & Zoning**

Macon-Bibb Planning & Zoning Commission  
682 Cherry Street, Suite 1000 | Macon, Georgia 31201



**ROBERT A.B. REICHERT**  
MAYOR

OFFICE OF THE MAYOR

## *Macon-Bibb County*

700 POPLAR STREET  
P.O. Box 247  
MACON, GEORGIA 31202-0247  
(478) 751-7170  
FAX (478) 751-7931

August 24, 2017

Greg Boike  
Director of Public Administration  
Middle Georgia Regional Commission  
175 Emery Highway, Suite C  
Macon, GA 31217

RE: Macon-Bibb County 2040 Comprehensive Plan – Submission for Review

Dear Mr. Boike,

Pursuant to the schedule set forth on the Georgia Dept. of Community Affairs website (<http://www.dca.ga.gov/DCACommunity/CommunityHomePage.aspx?fips=13021>), the Macon-Bibb County Consolidated Government (MBCG) has completed the scheduled update for the Macon-Bibb Comprehensive Plan. This update was performed by the Macon-Bibb County Planning & Zoning Commission on behalf of MBCG. This updated version of the Comprehensive Plan adopts a horizon year of 2040.

Macon-Bibb County hereby certifies that the required public hearings have been held, and that public input into the development of the plan has been incorporated into the final document. Evidence in support of this has been included in the appendix of the plan.

Macon-Bibb County further certifies that the Macon-Bibb County Planning & Zoning Commission has reviewed the latest Regional Water Plan and Rules for Environmental Planning Criteria (OCGA 12-2-8) and taken them into consideration in the formulation of this plan.

Should you have any questions concerning this submittal, please contact Mr. James P. Thomas, Executive Director, Macon-Bibb County Planning & Zoning Commission (tel: 478-751-7474; e-mail: [jpthomas@mbpz.org](mailto:jpthomas@mbpz.org)).

Sincerely,

Robert A.B. Reichert  
Mayor

Enclosures

# **ACKNOWLEDGEMENTS**

## **Macon-Bibb County Mayor/Board of Commissioners**

Robert A.B. Reichert, Mayor  
Gary Bechtel, Commissioner District 1  
Larry Schlesinger, Commissioner District 2  
Elaine Lucas, Commissioner District 3  
Mallory Jones, III., Commissioner District 4  
Bert Bivins, III., Mayor Pro Tem, Commissioner District 5  
Joe Allen, Commissioner District 6  
Scotty Shepherd, Commissioner District 7  
Virgil Watkins, Jr., Commissioner District 8  
Al Tillman, Commissioner District 9

## **Macon-Bibb County Planning & Zoning Commissioners**

Kamal Azar, Chair  
Jeane H. Easom, Vice-Chair  
Bryan W. Scott  
Ashok Patel  
Tim Jones

## **Macon-Bibb County Planning & Zoning Design Review Board**

David Thompson, Chair  
Carrie Robinson  
Curtis Brewer  
Chris Clark  
Nick Vaughn

## **Big Picture Comprehensive Plan Update Steering Committee**

Albert Abrams, Middle Georgia State University  
Stephen Adams, Macon-Bibb County Industrial Authority  
Michael T. Austin, Macon Housing Authority  
Kamal Azar, Macon-Bibb Planning and Zoning Commissioner  
Carrie Barber, Walnut Creek Neighborhood Association  
Jan Beeland, Macon Arts Alliance  
Greg Boike, Middle Georgia Regional Commission  
Brittany Bullock, Middle Georgia Regional Commission  
Jasmine Campbell, Middle Georgia Regional Commission  
Jason Daniel, Bibb County School District  
Jim David, Ocmulgee National Monument  
Dana Davis, Central Georgia Technical College  
James (Jim) H. Dawes, Sierra Development Group  
Kathryn H. Dennis, Community Foundation of Central Georgia, Inc.  
Myrtle S. Habersham, AARP Georgia  
Wanzina N. Jackson, Macon-Bibb Economic & Community Development Department  
Karol Kelly, UGA County Extension  
Karen J. Lambert, Peyton Anderson Foundation

Alex Morrison, Urban Development Authority  
June Parker, Macon Housing Authority  
David Pilgrem, AARP Georgia  
Josh Rogers, NewTown Macon  
Tony Rojas, Macon Water Authority  
Vickie Perdue-Scott, Legacy Builders Foundation, Inc.  
Kayleigh Sullivan, Middle Georgia Regional Commission  
John Swint, MATS Citizens Advisory Committee  
Mary Wimberly, Greenbriar Neighborhood Association

### **Macon-Bibb County Planning & Zoning Staff Assistance**

James P. Thomas, Executive Director  
Michael Greenwald, Planning Director, AICP  
JaRanda (Randi) Doveton, Zoning Director  
Ethan Tonn, Assistant Zoning Director  
Gregory L. Brown, Senior Planner  
Brad Belo, Planner, AICP  
Ken North, Planner  
Lesley G. Hampton, GIS Analyst, GISP  
Mark Strozier, Web Manager/Graphics Specialist

### **Stakeholders and Community Partners**

Macon-Bibb County Government Center  
Middle Georgia Regional Commission  
Middle Georgia Regional Library  
(*Washington Memorial Branch, Riverside Branch,  
Shurling Branch, Lanford Branch, West Bibb Branch*)  
Macon-Bibb Transit Authority (*Bus Transfer Area*)  
Lundy Chapel Baptist Church  
Centenary United Methodist Church  
Buck Melton Community Center  
Skyview Elementary School  
St. Paul AME Church  
Bloomfield Community Church  
Northeast High School  
L. H. Williams Elementary School

### **Local Media and Print Media**

Ask Elaine Radio Show  
Middle Georgia Informer  
The Telegraph  
Middle Georgia CEO eNewsletter  
The HUB eNewsletter  
The Big Picture eNewsletter  
Macon – Middle Georgia Black Pages (*A Call to Action*)  
WGXA (Fox24/ABC16)  
13WMAZ  
41WMGT

**SPONSOR: MAYOR ROBERT A.B. REICHERT**

**A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION APPROVING THE UPDATE TO THE MACON-BIBB COUNTY COMPREHENSIVE PLAN AS REQUIRED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS; AND FOR OTHER LAWFUL PURPOSES.**

**WHEREAS**, comprehensive planning is an important management tool for promoting a strong, healthy, and vibrant community in Macon-Bibb County, Georgia; and

**WHEREAS**, comprehensive plans are guides that determine how communities shape their growth and development in the future and act as a management tool to guide the decision-making process for land use, housing, transportation, the environment, and public facilities including public parks, community and recreation centers, and trails; and

**WHEREAS**, the Georgia Department of Community Affairs (“DCA”) Rule 110-12-1-.02 states that “[i]n order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards [provided in the DCA rules]”; and

**WHEREAS**, DCA Rule 110-12-1-.02(5) states that “[DCA] maintains and makes available on its website a recertification schedule identifying the deadlines for comprehensive plan updates, and the specific plan elements that must be included in each update, for all counties and municipalities in Georgia”; and

**WHEREAS**, the 2030 Comprehensive Plan was adopted by the former Bibb County Government and the former City of Macon in February of 2006, and at that time, the new update period was once every ten (10) years; and

**WHEREAS**, DCA Rule 110-12-1 was adopted in 2014, which changed the new update period to once every five (5) years; and

**WHEREAS**, in light of the new rule, the Macon-Bibb County Comprehensive Plan Update is due to the State by October 31, 2017; and

**WHEREAS**, a copy of the Macon-Bibb County Comprehensive Plan Update is available online at <https://files.acrobat.com/a/preview/ce853aa5-e849-4924-bd83-2a2dea11e9bc>; and

**NOW, THEREFORE, BE IT RESOLVED** by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Macon-Bibb County Commission approves the update to the Macon-Bibb County Comprehensive Plan as found

online (at <https://files.acrobat.com/a/preview/ce853aa5-e849-4924-bd83-2a2de11e9bc>) as required by the Georgia Department of Community Affairs.

**BE IT FURTHER RESOLVED** the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

**BE IT FURTHER RESOLVED** that in the event scrivener's errors shall be discovered in this Resolution or in the Exhibit attached hereto after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

**BE IT FURTHER RESOLVED** the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

**BE IT FURTHER RESOLVED** that except as specifically provided herein, any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

**BE IT FURTHER RESOLVED** this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this 17 day of October, 2017.

By: Robert A. B. Reichert  
ROBERT A.B. REICHERT, Mayor

Attest: Janice S. Ross  
JANICE S. ROSS, Clerk of Commission



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**PICTURE**  
P L A N N I N G

Chapter 1: Introduction



MACON-BIBB COUNTY  
**Planning & Zoning**  
Macon-Bibb Planning & Zoning Commission  
682 Cherry Street, Suite 1000 | Macon, Georgia 31201

## CHAPTER 1

### Introduction

Macon – Bibb County’s Comprehensive Plan update marks an important milestone in the county’s history. This comprehensive plan is the first of its kind to be adopted under the new Macon – Bibb County Consolidated Government. Comprehensive plans are guides that determine how communities shape their growth and development in the future. Used by local governments, comprehensive plans act as a management tool to guide the decision-making process for land use, housing, transportation, the environment, and public facilities including public parks, community and recreation centers, and trails. Members of the Macon – Bibb County community and its leadership have come together to determine which direction the County is headed in the future and what its overarching vision for that future is. This plan was written to guide Macon – Bibb County’s vision that includes neighborhoods, businesses, industries, investments, redevelopment, recreation, and quality of life.

This plan documents the overarching community goals for Macon – Bibb County over the long term while placing particular attention on the priorities and action items for the short term. The plan should serve as a policy guide for County staff and elected officials to utilize on a regular basis and also be utilized in helping make annual budgeting, capital funding, grant application and land use decisions.

The Macon – Bibb County *Big Picture* Comprehensive Plan is a living document that is updated and developed by its leadership, staff, and citizens. This comprehensive plan is an update of the 2030 Comprehensive Plan that was adopted by the Bibb County Government and the City of Macon in 2006. This plan has been prepared to comply with the rules of the Georgia Department of Community Affairs, Chapter 110-12-1, “Minimum Standards and Procedures for Local Comprehensive Planning,” effective March 1, 2014. This rule requires local governments to draft a 20-year comprehensive plan every 5-years to achieve and maintain a “Qualified Local Government” (QLG) status. The QLG designation is required for local governments to be eligible for state funding and permitting.

The new standards for local plan preparation as outlined by the Georgia Department of Community Affairs (DCA), have made the plans simpler, more flexible, customized, and provide for continuity. The planning process sets the priorities for community goals, needs and opportunities and community work program. Public participation from the rules calls for each element of the comprehensive plan to be prepared with opportunity for involvement and input from the stakeholders and the general public, in order to ensure that the plan reflects the full range of the community needs and values.

The Comprehensive Plan addresses three simple questions:

1. Where are we now?
2. Where do we plan to be?
3. How will we get there?

Local businesses, community leaders and county officials will use the updated Comprehensive Plan by: (1). **Referencing the future land use map in making rezoning and capital investment decisions** (It provides a representation of the community’s vision helping to guide development based on community preferences and also indicates areas where various types of land uses should be permitted). (2). **Reviewing policies that help guide**

**day-to-day decisions** (These policies are reflections of community values identified through public outreach efforts that will be used as guidelines in the analysis of rezoning decisions and other capital investment decisions); and (3). **Developing an implementation program that will direct public investment and private initiative** (Plan implementation is carried out through the adoption and revision of regulations, including zoning and development codes, and through the completion of projects and programs outlined in the Community Goals and Community Work Program).

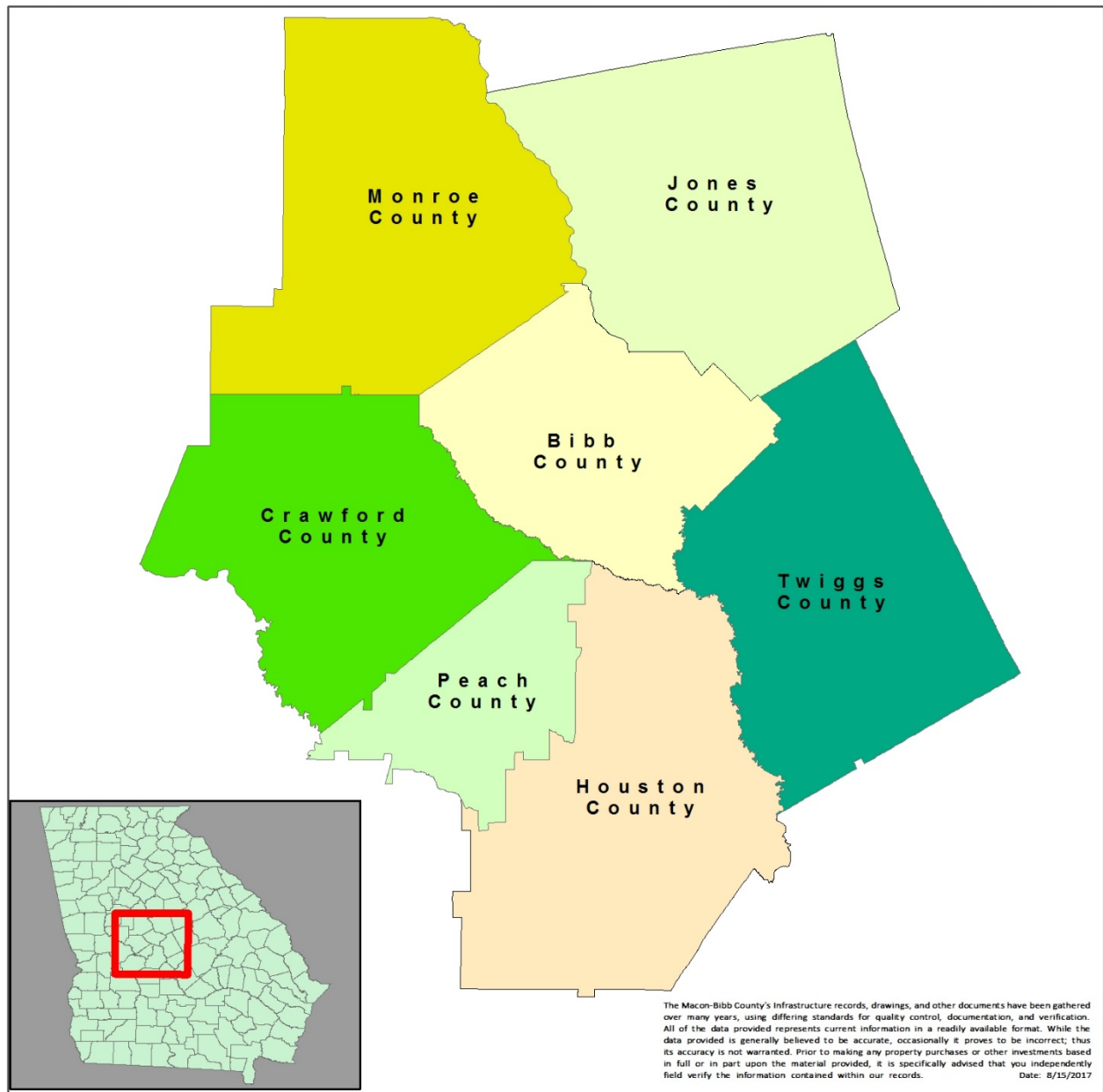
### **Location**

Macon-Bibb County is located in Middle Georgia, approximately 70 miles south of Atlanta and 150 miles northwest of Savannah. Mostly urban in nature, Macon-Bibb County encompasses 255 square miles and has a population of 155,524 making it the 13th largest county in the State. The county is home to nine institutions of higher education and three major hospitals that provide world-class care, including the area's only Level One trauma center. Macon-Bibb County is also the cultural center for the Middle Georgia region with the Museum of Arts and Sciences, Tubman African American Museum, Macon Symphony Orchestra, and Georgia Sports Hall of Fame. In addition, Macon-Bibb County has a strong presence of historic resources, such as the Ocmulgee National Monument, Fort Hawkins, the Ocmulgee River, 10 historic districts and numerous structures listed on the National Register of Historic Places. The county is also home to six annual festivals and a multitude of events, including the Macon Cherry Blossom Festival, Ocmulgee Indian Festival, Tubman Pan African Festival, Mid-Summer Macon, Arrowhead Indian Festival, and many others. The city and county once relied on the textile industry for its economic foundation. These industries have not only left the area, but for the most part have left the country. This shift resulted in the county scrambling to replace lost jobs, maintain current jobs, and create new opportunities for residents. Because of these economic hardships, the county now has a lower income level and higher crime rates than both the State of Georgia and national averages. In 2013, the per capita income for the county was \$20,982, roughly 18% less than Georgia's per capita income of \$25,182 and 29 % less than the U.S.'s per capita income of \$28,155. As Georgia has a poverty rate of 18.2%, Macon-Bibb County's greatly exceeds the state's, with a poverty rate of 24.9%. Like many urban centers, the area is plagued with depressed incomes and high poverty rates, thus unemployment, crime, and most of all, blight continues to expand.<sup>1</sup> See figure 1-1 for Macon-Bibb and Neighboring Counties map.

<sup>1</sup> Macon – Bibb County Urban Redevelopment Plan

Figure 1-1: Macon-Bibb and Neighboring Counties

# Macon-Bibb and Neighboring Counties


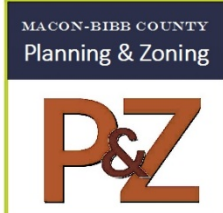


**Legend**

**County**

	Monroe County
	Peach County
	Crawford County
	Twiggs County
	Houston County
	Jones County

1 inch = 46,766 feet  
 Map Maker: Michael J. Greenwald, AICP

## **Purpose of Planning**

Comprehensive planning is an important management tool for promoting a strong, healthy and vibrant community. A comprehensive plan is a significant policy document that guides the physical development of a community; it can be used to promote orderly and rational development so the County can remain physically attractive and economically viable while preserving important natural and historic resources. The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It helps the County invest its money wisely in infrastructure such as roads, water and sewer service, parks and green space, and other facilities to maintain and improve residents' quality of life as well as economic development prospects. A comprehensive plan has value in terms of transparency. In adopting a comprehensive plan, the local government is offering information on intentions and likely future conditions. The plan provides an "environment of predictability" for businesses, institutions, industries, investors, property owners, and residents. Communities that engage in planning are more likely to be better prepared to attract new growth in a highly competitive global market. Local planning can help the community reinforce its strengths, overcome its weaknesses, capitalize on opportunities, and minimize or mitigate threats. The *Big Picture* represents these and additional ideas discussed during the public participation process. It lists county-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and 5-year prioritized work program to implement the plan.

## **Planning History**

In February 1995, the Macon-Bibb County Planning and Zoning Commission began the task of developing the community's first 2015 Comprehensive Land Use Plan that consisted of five (5) elements: Economic Development, Natural and Historic Resources, Community Facilities and Services, Housing and Land Use. In 2006, the Commission updated and adopted the new 2030 Comprehensive Plan entitled "*Shared Visions – Planning Smart Choices*". This comprehensive plan update consisted of three (3) separate documents: Community Assessment, Community Agenda and Community Participation Program document. These documents were approved in compliance with the rules of the Georgia Department of Community Affairs (DCA). As we move to the current update, this comprehensive plan (2040) was prepared in accordance with DCA rules that went into effect on March 1, 2014. The DCA minimum planning rules that are in effect and governing this planning effort are much more basic than those rules in effect at the time the 2006 comprehensive plan was prepared and adopted. A community assessment is no longer required, although local plans are expected to be based on analysis of data where appropriate. The 2014 DCA rules for local planning emphasize briefness in the presentation of the plan document itself, and considerable effort to involve the public in the plan making process, especially local elected officials.

## **Planning Process**

Effective public outreach provides ample opportunity for citizens to be involved in the plan development process. It educates citizens about the purpose of the planning effort and the important role they play in developing the plan. As part of the Comprehensive Plan update, steering committee members and community stakeholders were engaged in several different ways throughout the planning process and were encouraged to actively voice their opinions about Macon – Bibb County's future. On October 27, 2016, the update process began with an orientation meeting of community stakeholders for the purpose of forming a steering committee. A steering committee guidebook was produced for the purpose of educating potential members of the comprehensive planning process and their role / commitment as a steering committee member. A kick-off meeting (*first required public hearing*) was held on November 29, 2016 to

introduce the community to the Comprehensive Plan process timeline and the scheduled public visioning workshops planned to put together their community’s Plan. Presentations were given at each workshop (*depending on the number of attendees*) to acquaint the community with the requirements of the comprehensive plan as well as giving the community the opportunity to provide feedback. Following the presentation, attendees participated in visioning and SWOT analysis exercises to provide feedback about the main things they love about Macon – Bibb County; obstacles they would like the community to overcome within the next five years; and 20 years from now, Macon – Bibb would be a better place to live because.... These exercises helped to develop and refine concerns that are specific to the community.

Outside of the scheduled public outreach workshops, planning staff were able to participate in an education town hall meeting at Northeast High School hosted by Commissioner Elaine Lucas on March 23, 2017 and staff also participated in the L.H. Williams Elementary School Annual Career Fest on March 24, 2017 in an effort to engage with students.

<i>“The Big Picture”</i> Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule		
	Date / Time	Location
Steering Committee Orientation Meeting	Thursday, October 27, 2016 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
<i>First Required Public Hearing</i> (Kick-off)	Tuesday, November 29, 2016 5:30PM – 7:00PM	Macon – Bibb County Government Center (Chambers), 700 Poplar Street, Macon, Georgia
Steering Committee Meeting	Thursday, December 15, 2016 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Public Involvement Workshop #1	Thursday, January 12, 2017 5:30PM – 7:00PM	Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia
Public Involvement Workshop #2	Thursday, January 19, 2017 5:30PM – 7:00PM	Centenary UMC, 1185 Ash Street, Macon, Georgia
Public Involvement Workshop #3	Tuesday, January 24, 2017 11:00AM – 1:00PM	Buck Melton Community Center, 150 Sessions Drive, Macon, Georgia
Steering Committee Meeting	Thursday, January 26, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Public Involvement Workshop #4	Thursday, February 2, 2017 5:30PM – 7:00PM	Skyview Elementary School, 5700 Fulton Mill Road, Lizella, Georgia
Public Involvement Workshop #5	Thursday, February 9, 2017 6:00PM – 8:00PM	St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia

Steering Committee Meeting	Thursday, February 23, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Public Involvement Workshop #6	Tuesday, February 28, 2017 5:30PM – 7:00PM	Bloomfield Community Center, 4115 Lions Place, Macon, Georgia
Public Involvement Open House	Thursday, March 2, 2017 11:00AM – 7:00PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Special Public Involvement Workshop ( <i>Commissioner Lucas Education Town Hall Meeting</i> )	Thursday, March 23, 2017 6:00PM – 5:00PM	Northeast High School, 1646 Upper River Road, Macon, Georgia
Special Public Involvement ( <i>L. H. Williams Elementary School Career Fest</i> )	Friday, March 24, 2017 9:00AM – 12:00PM	L. H. Williams Elementary School, 325 Pursley Street, Macon, Georgia
Steering Committee Meeting	Thursday, April 27, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
<i>Second Public Hearing</i>	Thursday, July 27, 2017 5:30PM – 7:00PM	Macon – Bibb County Government Center (Chambers), 700 Poplar Street, Macon, Georgia
<i>Final Public Hearing</i>	Thursday, August 17, 2017 5:30PM – 7:00PM	Macon – Bibb County Government Center (Chambers), 700 Poplar Street, Macon, Georgia
Middle Georgia Regional Commission / Department of Community Affairs Review and Final Adoption	August – October 2017	

The ten (10) month planning process also included the creation of a community survey. More than 400 hard copy surveys were spread out and available at the following locations:

- Macon – Bibb County Government Center
- Macon – Bibb County Government Center Annex (*Offices of Planning & Zoning*)
- Middle Georgia Regional Commission
- Middle Georgia Regional Library
  - Washington Memorial Library
  - Riverside Library
  - Shurling Library
  - Lanford Library
  - West Bibb Library
- Bloomfield Community Center

The survey was also made available on the [www.maconbibbcompplan.com](http://www.maconbibbcompplan.com) website and via the online Survey Monkey tool. Appendix A includes information received from the public participation process.

### **Steering Committee**

An official letter was formed in September 2016 to invite local elected officials, community residents, business owners, other key community stakeholders, and recommendations by the Mayor to serve as steering committee members for the comprehensive plan update. This process was open through the beginning of November 2016 in an effort to identify individuals who possess a genuine commitment to our community, has a thorough knowledge of the Macon-Bibb County and who has the time and talent needed to make the project a success. This committee was tasked with overseeing the development of the comprehensive plan and assisted the planning staff in promoting the plan during the planning process to obtain significant public input. Including the Mayor and all nine (9) Macon-Bibb County Commissioners, 43 invitations were extended to form the steering committee. As a result, the following individuals below made up the comprehensive plan update steering committee:

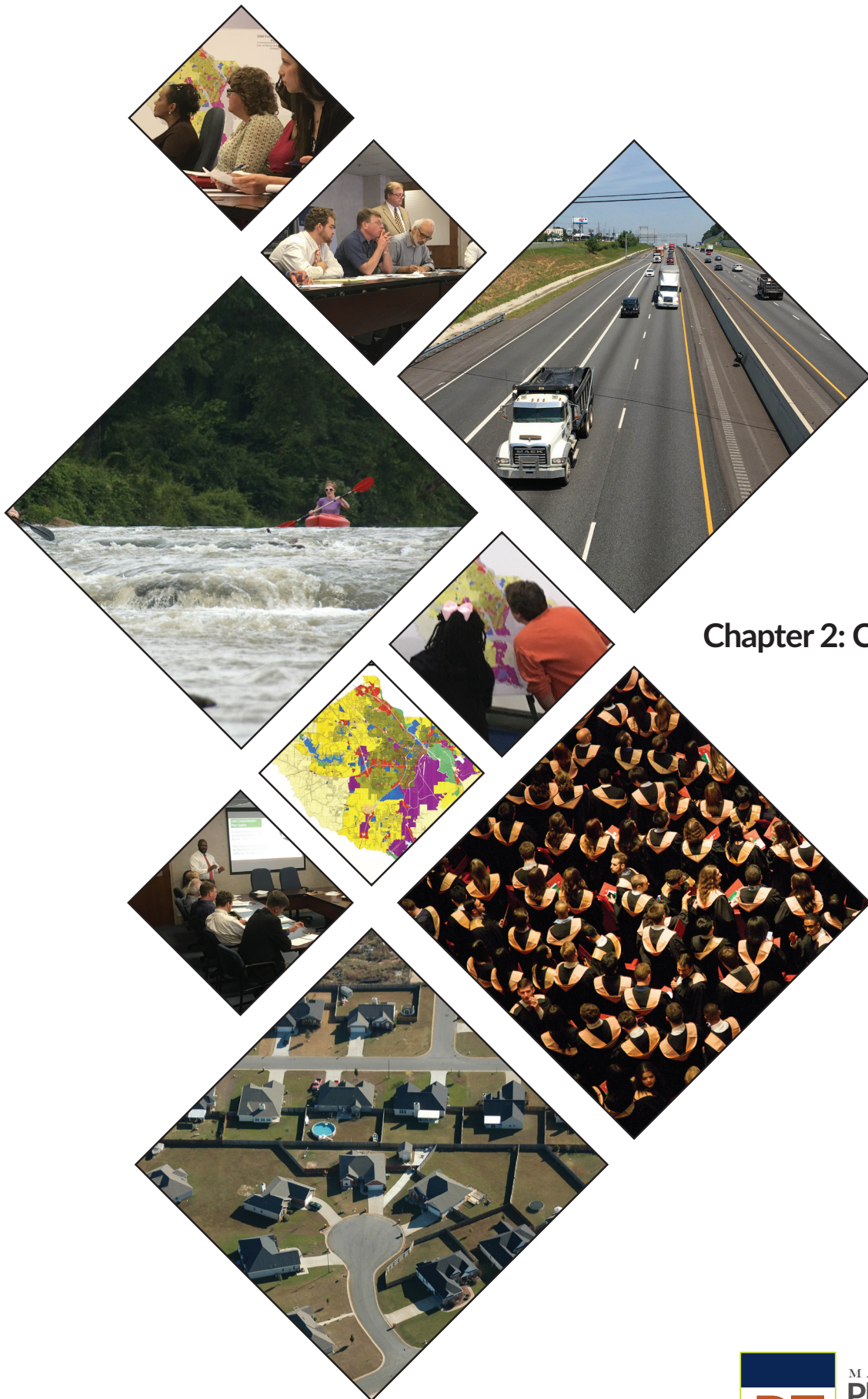
<b>Last Name</b>	<b>First Name</b>	<b>Title</b>	<b>Organization</b>
Abrams	Albert	Chief of Staff	Middle Georgia State University
Adams	Stephen	Acting Executive Dir.	Macon-Bibb Co. Ind. Authority
Austin	Michael T.	Dir. of Asset Mgmt & Housing Assistance	Macon Housing Authority
Azar	Kamal	Chairman	Macon - Bibb County Planning and Zoning Commission
Barber	Carrie	President	Walnut Creek Neighborhood Association
Beeland	Jan	Executive Director	Macon Arts Alliance
Boike	Greg	Director of Public Administration	Middle Georgia Regional Commission
Daniel	Jason	Exec. Dir., Capital Programs	Bibb County School District
David	Jim	Superintendent	Ocmulgee National Monument
Davis	Dana	Vice-President, Satellite Operations	Central Georgia Technical College
Daws	James H. (Jim)	President	Sierra Development Group
Dennis	Kathryn H.	President	Community Foundation of Central Georgia, Inc.



Habersham	Myrtle S.	Exec. Council Mem./Key Volunteer	AARP Georgia
Jackson	Wanzina N.	Manager	Macon - Bibb Economic & Community Dev. Dept.
Kelly	Karol	ANR County Ext. Agent	UGA Extension
Lambert	Karen J.	President	Peyton Anderson Foundation
Morrison	Alex	Executive Director	Urban Development Authority
Parker	June	Executive Director	Macon Housing Authority
Pilgrem	David	Associate State Dir. Georgia	AARP
Rogers	Josh	President / Chief Executive Officer	NewTown Macon
Rojas	Tony	Executive Director / President	Macon Water Authority
Scott	Vickie Perdue	Founder / Chief Executive Officer	Legacy Builders Foundation, Inc.
Sullivan	Kayleigh	Government Services Specialist	Middle Georgia Regional Commission
Swint	John	Chairman	MATS Citizens Advisory Committee
Wimberly	Mary	President	Greenbriar Neighborhood Association

### **Organization**

This comprehensive plan update is developed into ten (10) chapters. Chapter 1 provides general information and introduces the comprehensive plan document. Chapter 2 includes the vision statement and lists the community goals for they identify the community’s direction for the future and are intended to generate local pride and enthusiasm about the future of the community. Chapter 3 analyzes and describes all of the “needs and opportunities” which were identified and refined during the community participation process. Chapter 4 provides a snapshot of the community demographic profile in 2010 and discusses anticipated population projection through 2040. Chapter 5 provides an overview of land use that will include a character areas map and defining narrative or a future land use map and narrative. Chapter 6 provides an overview of the housing which evaluates the adequacy and suitability of the existing housing stock to serve current and future community needs. Chapter 7 provides an overview of community facilities and service. Chapter 8 provides an overview of transportation. Chapter 9 provides an overview of natural and cultural resources. Chapter 10 provides an overview of the community work program which lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. The appendix section of the document provides public notices and meeting summaries from the public participation process, as well as references to additional supporting documents which have informed this analysis.



**BIG**  
**PICTURE**  
P L A N N I N G

**Chapter 2: Community Goals**



MACON-BIBB COUNTY  
**Planning & Zoning**  
Macon-Bibb Planning & Zoning Commission  
682 Cherry Street, Suite 1000 | Macon, Georgia 31201

## CHAPTER 2

### Community Goals

The Community Goals are the foundation of the Comprehensive Plan and a requirement of the state's planning statutes, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community. The goals lay out a road map for the community's future, developed through a public engagement process of involving community leaders and stakeholders in making key decisions about the future of the community. The plan will build upon the Community Goals by establishing a list of needs and opportunities the community intends to address and including action items to address these needs and opportunities in the Community Work Program. The goals list consists of broad statements of understanding and intent regarding the community's long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs' "Quality Community Objectives" were reviewed in order to form these topic-specific goals which guide the implementation strategies contained in the Community Work Program.

The Community Goals outlined in this section provide the following elements:

- General Vision Statement
- List of Community Goals

### What is a Vision Statement?

Visioning is the process of developing consensus about what future the community wants, and then deciding what is needed to achieve it. A vision statement captures what community members value most and provides a shared image of what they want their community to become. It inspires community members to work together to achieve common goals. A thoughtful vision statement is a key element needed to make rational and informed decisions on issues as they arise.

#### Vision Statement

*Macon – Bibb County endeavors to be a dynamic community focused on welcoming sustainable growth with sensitivity to quality design while promoting our rich cultural, natural, and historic heritage. We will embrace a balanced approach to diversity in education, transportation, housing, community & economic development, recreational opportunities and leadership to build an equitable community filled with pride, prosperity, and an improved quality of life for everyone.*

### List of Community Goals

The following list represents recommended community goals and objectives for Macon – Bibb County. These were identified during public involvement workshop meetings as a result of feedback received regarding strengths, weaknesses, opportunities and threats (SWOT) that face Macon – Bibb County. Additionally, goals and objectives were developed by referencing other community plans such as the Forward Together Strategic Plan, Macon-Bibb Urban Redevelopment Plan, ONE Macon Plan, Macon-Bibb County Consolidated Plan, and the Long Range Transportation Plan. The SWOT exercises were done in general, but with various topics in mind to include: population, community facilities and services, economic development,

housing, land use, natural & cultural resources, transportation, education, and intergovernmental coordination.

**Population Goals: Sustain a rate of growth that will support continued economic growth and an expanding range of community-wide amenities for all income levels and age groups.**

**Objectives:**

1. Manage and plan for the anticipated future rate of growth
2. Examine reliable forecasts of age-sex composition

**Community Facilities and Services Goals: Provide sound community facilities and services that support future growth and development patterns.**

**Objectives:**

1. Implement the work program of the Long Range Transportation Plan to development efforts as a means to address necessary road improvements
2. Assist in the development of a criterion for the evaluation of locations for future facilities
3. Plan and design multi-use trails and/or sidewalks during the development or renovation of any Macon-Bibb County public facilities
4. Encourage cooperative efforts between the city, county and school district to provide adequate facilities for community activities and needs (i.e. senior and youth centers)

**Economic Development Goals: 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.**

**Objectives:**

1. Focus on existing and small businesses, particularly in the core of Macon – Bibb County
2. Encourage development, expansion and recruitment of businesses and industries
3. Incentivize key corridors in relation to brownfield sites (Old downtown industrial district) to encourage new growth
4. Develop and expand partnerships to attract new industry
5. Nurture/Redevelop existing commercial areas such as Westgate, Eisenhower, Hartley Bridge, Baconfield, Bibb Mill and downtown sites for revitalized commercial activity
6. Market the community's assets to support new business development.
7. Develop sites and infrastructure supporting job creation in target business sectors.
8. Retain existing businesses and enable their growth.
9. Support efforts to improve the entrepreneurial climate and small business support system.
10. Establish the Middle Georgia Logistics Council to promote the region as a premier destination for distribution in the Southeast and host an annual Logistics Summit
11. Establish other cluster councils to support target sector development efforts
12. Conduct targeted existing business visits to companies headquartered outside of Macon-Bibb to support retention and expansion of major employers
13. Advance the implementation of critical transportation infrastructure projects that improve the viability and competitiveness of Macon-Bibb as a logistics hub and inland port
14. Invest in site-specific improvements to the community's industrial parks to increase their attractiveness to prospective new investments

15. Optimize Macon-Bibb’s general economic development marketing, communications, and public relations efforts
16. Form a coalition of Innovation and Entrepreneurship partners to ensure coordination and completeness of efforts to foster new business formation. Through this partnership, improve basic resources for small businesses and more aggressive and innovative improvements to the entrepreneurial ecosystem.
17. Pursue joint-use designation for Robins Air Force Base
18. Support the implementation of the Middle Georgia Regional Airport master plan

**Housing Goals: Promote an adequate range of diverse, safe, affordable, inclusive, and resource efficient housing in the community.**

**Objectives:**

1. Encourage development of a variety of housing types, sizes, costs, and densities in each neighborhood
2. Institute diversity programs to provide housing for residents of all socio-economic backgrounds
3. Coordinate with local economic development programs to ensure availability of adequate workforce housing in the community
4. Increase density in areas to promote more walking and preserving greenspace
5. Encourage a wide variety of housing types to accommodate a range of income levels for current and future residents.
6. Provide affordable housing for all levels of income within the community, including the homeless, disabled & elderly
7. Promote appropriate infill housing and development through planning, infrastructure placement, and regulations
8. Create neighborhoods when “tiny houses” and “tiny house neighborhoods” are allowed with shared green space/lawn
9. Encourage mixed-use developments
10. Increase the number of affordable housing units (homeowner & rental opportunities)
11. Expand senior housing options to support Macon-Bibb County’s designation as an Age-Friendly community

**Land Use Goals: Maximize the use of existing infrastructure; Ensure the most desirable and efficient use of land; minimize the costly conversion of undeveloped land along the edge of the community, preserve the residential character; and update land development regulations as needed.**

**Objectives:**

1. Manage land use and infrastructure efficiently and sensitively
2. Encourage development or redevelopment of sites closer to the traditional core of the community
3. Design new development to minimize the amount of land consumed
4. Carefully plan expansion of public infrastructure
5. Maintain open space in agricultural, forestry, or conservation uses
6. Establish Macon – Bibb County as a sustainable and green community
7. Incentivize redevelopment over new greenfield
8. Promote adaptive re-use of older structures including old schools and vacant buildings
9. Encourage the rehabilitation of historic structures

10. Protect natural & cultural environmental resources
11. Prioritize economic growth over Green & Sustainable developments
12. Create a vibrant, urban core in downtown area surrounded by neighborhoods
13. Further the development of small public spaces such as squares and passive parks throughout our community to enhance identity and attractiveness of neighborhoods
14. Focus on Form Base Codes in terms of redevelopment of vacant land, brownfield sites, multi-purpose/mixed-use areas where artists/artisans can live, sell merchandise and fabricate art work
15. Coordinate with the development community to ensure that growth is compatible with long-term goals of Macon-Bibb County
16. Incorporate multi-modal transportation options including walking, bicycling, and transit, into land use patterns
17. Employ principles of Transit Oriented Design in land use plan
18. Designate more areas for mixed use to include the central business district (downtown) and adjoining neighborhoods
19. Identify tax allocation districts on the future land use map as mixed use (Second Street Corridor)
20. Prioritize and then develop neighborhood level plans by involving the neighborhood residents in the process to improve their community
21. Address necessary updates to the County's Zoning Resolution and Future Land Use Map to ensure code enforcement activities to address blight and community appearances
22. Regulate land use densities at an ideal level to prevent overloading of public facilities

**Natural & Cultural Resources Goals: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.**

**Objectives:**

1. Promote energy efficiency and renewable energy generation
2. Encourage green building construction and renovation
3. Utilize appropriate waste management techniques
4. Foster water conservation and reuse
5. Preserve environmentally sensitive areas as green space or conservation reserves

**Transportation Goals: Prioritize safe mobility and address transportation needs for all community residents including pedestrians, bicyclists, transit riders, and motorists to ensure an efficient transportation system that coincides with existing needs and future growth that links land use and transportation, supports economic vitality, connects neighborhoods to education, employment and services.**

**Objectives:**

1. Achieve greater walkability, bikeability, and overall mobility for day-to-day activities through transportation and land use coordination.
2. Foster alternatives to transportation by automobile, including walking, cycling, and public transit
3. Employ traffic calming measures throughout the community to allow for all modes of transportation
4. Require adequate connectivity between adjoining developments
5. Expand public transit opportunities to essential services (jobs, education and other important destinations)

6. Coordinate transportation and land-use decision making within the community by reaching out to the public for participation
7. Careful development of walkable commercial districts at appropriate locations. (Example: Ingleside Village)
8. Work with public and private governmental partners to further multi-use trail development along rivers and other corridors and strategic routes within the county
9. Develop plan to limit delivery hours in urban core
10. Incorporate roundabouts at appropriate locations to improve overall safety for pedestrians, cyclists, and traffic movement
11. Pedestrian grid for biking & walking connecting to the heritage trail
12. Incorporate “smart car”, i.e., Tesla auto-pilot into long range planning and how it will affect parking and driving
13. Encourage an active community by providing good urban design that allows for connectivity among people and neighborhoods
14. Ensure that sidewalks are included as a part of public improvements associated with new development activity, i.e., complete streets
15. Ensure equity as part of the complete streets concept to ensure that transportation needs are met for all populations (especially the aging and youth, economically disadvantaged, mobility impaired, and minorities), i.e., 8/80 model development
16. Address pedestrian and bicycle safety regionally; affordability as it relates to transportation; Regionalism as it relates to transportation and to also consider rail connections
17. Re-route truck traffic out of downtown (Martin Luther King, Jr./Broadway & residential areas) by using Seventh Street and existing bridge to Eisenhower Parkway

**Education Goals: 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.**

**Objectives:**

1. Expand and improve local educational institutions or programs
2. Provide access to other institutions in the region
3. Coordinate with local economic development programs to ensure an adequately trained and skilled workforce
4. Include higher education (lifelong learning process and partnering with workforce development)
5. Expanded dual enrollment programs (Central Georgia Technical College)
6. Partnership with Goodwill, Virginia College and Miller – Mote Technical College
7. Significantly elevate graduation rates from our community’s public schools
8. Prepare secondary and post-secondary students for careers in target business sectors
9. Implement best practice programs that provide student choices and new learning models
10. Engage parents to best support student learning
11. Elevate adult educational attainment levels
12. Establish a Business Education Partnership (BEP) in Macon-Bibb
13. Work with colleges and universities to develop new certificate and degree programs that support target sectors
14. Business Internships - Work with the Great Promise Partnership and all other internship programs to challenge the business community to develop summer internships and apprenticeships that expose high school and college students to career opportunities in target sectors

15. Implement the “Leader in Me” program in all elementary schools in Macon-Bibb
16. Establish and improve community partnerships with our schools
17. Evaluate voucher based system
18. Research, develop and implement programs to support and improve family engagement in the public schools

**Intergovernmental Coordination Goals: Promote intergovernmental partnerships with various adjacent communities.**

**Objectives:**

1. Participate in intergovernmental coordination of community and education facilities and services
2. Pursue joint processes for collaborative planning and decision-making with neighboring communities
3. Establish mechanisms for the coordination of public services with various local governmental agencies within Macon-Bibb County
4. Provide County representation on Regional task forces or committees and maintain close staff relationships with the Middle Georgia Regional Commission and Georgia DCA in efforts to address regional needs





**BIG**  
**PICTURE**  
P L A N N I N G

**Chapter 3: Needs and Opportunities**



MACON-BIBB COUNTY  
**Planning & Zoning**  
Macon-Bibb Planning & Zoning Commission  
682 Cherry Street, Suite 1000 | Macon, Georgia 31201

## CHAPTER 3

### Needs and Opportunities

In an effort to achieve Macon–Bibb County’s vision and goals for the future, the comprehensive plan must identify a list of needs and opportunities and provide workable strategies that will be used to address them over a period of five (5) years. A need can be identified as a condition of something that a community requires or wants, while an opportunity is a possibility for progress and improvement. As specified in the State’s Minimum Standards and Procedures for Local Comprehensive Planning, this locally agreed upon list of needs and opportunities will address the future needs of the community, while also creating new opportunities to enhance its quality of life.

Needs and opportunities identified in this chapter, originates from a list which was developed through community visioning workshops, steering committee meetings and a community survey. During these public outreach opportunities, participants were able to engage in S.W.O.T. (*Strengths, Weaknesses, Opportunities, and Threats*) Analysis exercises to identify community issues and assist in developing strategies for future growth and sustainability. Additionally, the SWOT analysis was designed to identify countywide priorities for the County’s long term (5+ years) and short-term (-5 years) future. The goal was to determine what the perceived needs and opportunities are for each overarching goal. In general, the following two questions were asked:

1. *What are the strengths and opportunities? To achieve the goals presented, what assets does the County already have or could have in the near future to help accomplish them?*
2. *What are the weaknesses and threats? What obstacles stand in the way of taking advantage of these strengths and opportunities that the County should proactively address?*

By framing the discussion around each of the aforementioned questions, participants were able to grasp the comprehensive nature of the needs and opportunities, and how most of the needs and opportunities related to more than one goal. Because each of the needs or opportunities that Macon–Bibb County identifies as high priority from the SWOT analysis, must be (*per state planning rules*) followed-up with corresponding implementation measures in the community work program of the comprehensive plan. The needs and opportunities serve as the basis for the goals and policies included within the Comprehensive Plan. A list has been compiled to provide an uncensored assessment of the public’s vision of the Community.

Below is a representation of the responses provided by workshop participants when asked to list the *strengths* of Macon–Bibb County.

#### **STRENGTHS:**

- *Parks*
- *Heritage*
- *Downtown*
- *Ambiance*
- *Hospitals*
- *Leadership*
- *Restaurants*
- *Accessibility*
- *Affordability*
- *Old buildings*
- *Cost of living*
- *Culture & History*
- *Highways & Bi-ways*
- *Historical Landmarks*
- *Structures of streets*
- *Philanthropic community*

- *Developers with a vision*
- *Walkable neighborhoods*
- *Geographic location\*\*\**
- *Rivers and Natural Resources*
- *Higher education institutions (Universities)\*\**
- *Private financial resources*
- *Improvement of jobs around airport*
- *Blight (as a means to provide better housing)*
- *Business & industry coming to the area*
- *Infrastructure (streets and past planning efforts)*
- *Cultural entertainment (Grand Opera House, GA Sports Hall of Fame)*

Below is a representation of the responses provided by workshop participants when asked to list the *weaknesses* of Macon–Bibb County.

**WEAKNESSES:**

- *Jobs*
- *Crime\*\**
- *Apathy*
- *Roads*
- *Poverty*
- *Racism*
- *Segregation*
- *Job training*
- *Family Values*
- *Resident Apathy*
- *Income Disparity\*\**
- *Potholes in roads*
- *Perception of Safety*
- *Negative Perception*
- *Need better schools\*\*\*\*\**
- *Economic Inequality*
- *Bad roads in the hood*
- *Poor sidewalks (for safety)*
- *Lack of Neighborhood Planning*
- *Abandoned houses and buildings*
- *Interstates dividing neighborhoods*
- *Sidewalks uprooting historical areas*
- *Education needs more improvement*
- *Poorly planned development (Greenfield)*
- *Preserve historical areas after reconstruction*
- *Dangerous Roads (speed/pedestrian crossings)*
- *Mobility limitations (poor transportation choices)*
- *Blight/Neighborhood abandonment (commercial & residential)\*\**
- *Motivating segments of the population through outreach efforts*
- *Public transit (need to get rid of cut-away bus/need more bus shelters)*
- *Outreach to significant segments of the community especially young people involvement*

Below is a representation of the responses provided by workshop participants when asked to list the *opportunities* of Macon–Bibb County.

**OPPORTUNITIES:**

- *Airport*
- *History*
- *Housing*
- *Tourism*
- *Location*
- *Logistics*
- *Workforce*
- *Downtown*
- *Universities*
- *Fort Hawkins*
- *Economic Hub*
- *Housing stock*
- *External funding*
- *Medical Services*
- *Navicent Hospital*
- *Mercer University*

- *Leverage the assets*
- *Highlight Successes*
- *Job Development*
- *Local School System*
- *Tourism in older areas*
- *Industrial development*
- *Logistics (Warner Robins)*
- *Job creation for youth/adults*
- *Community building projects*
- *Training for local industry (jobs)*
- *Green buildings/solar opportunities*
- *Movies (Filming in Macon – Bibb)*
- *Grant funds for neighborhood improvements*
- *Utilizing community partners to help do the work*
- *Creation of community plans for neighborhoods*
- *Dedicated workforce (willing to work for low wages)*
- *Ocmulgee National Monument becoming National Park*
- *Wetlands/river/floodplains as a natural resource amenity*
- *Creation of neighborhood associations throughout the county*
- *Need to apply for more grant funding for more neighborhood development*

Below is a representation of the responses provided by workshop participants when asked to list the ***threats*** of Macon–Bibb County.

**THREATS:**

- *Blight*
- *Flooding*
- *Homeless*
- *Court System*
- *Gentrification*
- *Control Growth*
- *Income Disparity*
- *Pedestrian Safety*
- *High crime rates\*\*\*\**
- *Loss of population*
- *Economic Inequality*
- *Local School System\*\*\**
- *Base Realignment and Closure (BRAC)*
- *Police protection/Public Safety*
- *Changes in administration*
- *Education success of youth*
- *Not reassessing past plans*
- *Lack of community planning*
- *Political representation from leaders*
- *Inadequate labor force development*
- *Economic job loss (Brown & Williamson)*
- *Poorly planned development (Greenfield)*
- *Job training in vacant downtown buildings/spaces*
- *Disconnect between Planning and Zoning and the community*

The following list represents the final locally agreed upon list of Needs and opportunities the County intends to address during the (2040) planning period. The following needs and opportunities list is organized according to various areas or “elements” identified within the comprehensive plan: population, economic development, natural and cultural resources, community facilities and services, housing, land use, transportation, and intergovernmental coordination.

### *Priority Needs and Opportunities*

#### **Population**

Macon-Bibb County experienced very little growth from 2010 to 2015 according to the U.S. Census and the Governor’s Office of Planning and Budget for the State of Georgia. Trends suggest that the population for Macon-Bibb County will increase slightly by the year 2040. It is extremely important to be aware of the trends when attempting to understand the community and how to address with the issues that the community is faced with now and in the future. This portion of the Comprehensive Plan will identify population needs and opportunities identified during the public engagement process.

#### **Population**

##### *Needs:*

- There is a need to continue the efforts of providing housing options to attract and accommodate existing and new residents
- There is a need for better paying jobs to retain and attract millennials to Macon – Bibb County
- There is a need for additional and improved recreational activities for the community
- There is a need for the County to develop and encourage a greater “live, work, learn and play” community to retain the young population and attract new population
- There is a need to reduce overall crime
- There is a need to improve economic inequality and income disparity in Macon-Bibb County
- There is a lack of community planning
- There is a need for improved political representation from leaders
- There is a need to expand job training opportunities
- There is a need to improve education success of our youth and reduce drop-out rates

##### *Opportunities:*

- The opportunity to attract senior population because of Macon – Bibb County’s designation as an Age-Friendly community
- The opportunity to build on the momentum of Macon-Bibb County Consolidated government
- The opportunity to increase graduation rates
- The opportunity to encourage growth provides an opportunity for the County to attract affluent new residents
- The opportunity to expand water and sewer to attract new businesses and future residents

## **Economic Development**

### ***Needs:***

- There is a need for better opportunities for job training
- There is a need for economic equality
- There is a need for job creations for youth and adults
- There is a need for secondary education opportunities for residents of Macon-Bibb County
- There is a need for better wages within the services sector
- There is a need to continue the promotion of Macon-Bibb County's economic development landscape
- There is a need to continue promoting tourism
- There is a need to establish a business retention and expansion program

### ***Opportunities:***

- There is an opportunity for increased revitalization and residential downtown development
- There is an opportunity to continue marketing movie filming industry in Macon-Bibb County
- There is an opportunity to extend runways at the Middle Georgia Regional airport that can provide economic benefits for Macon – Bibb County
- The buildout of I-75 South Industrial Park will aid in the designation of Macon – Bibb County being an economic hub to attract industry
- The County has the opportunity to attract light industrial, distribution, and logistics industries because of its location centrally located within the state
- The County should focus on attracting growth industries and employers that provide high-paying jobs
- There is an opportunity for joint use of Middle Georgia Regional Airport and Warner Robins Air Force Base
- There is an opportunity to expand the Ocmulgee National Monument to become a National Park
- There is an opportunity to train the dedicated workforce of those willing to work for low wages
- There is an opportunity to develop a unified approach to market Macon-Bibb County in the areas of leadership training and technology
- There is an opportunity to develop strategies for utilizing key growth areas of the County, such as the I-16/I-75 corridors
- The Sardis Church Road project provides an opportunity to improve truck traffic to industrial districts near the Middle Georgia Regional airport

## **Natural and Cultural Resources**

### ***Needs:***

- There is a need for regulations to limit development in the water supply watershed areas
- There is a need for floodplain and Ocmulgee River Corridor Protection
- There is a need for wetland protection
- There is a need for scenic view protection
- There is a need for tree protection
- There is a need to protect and promote open space in new developments
- There is a need for development and coordination of nature based recreational resources
- There is a need to protect groundwater recharge areas threaten by development
- There is a need to improve air quality
- There is a need for programs to preserve agricultural and forest land
- There is a need to create historic preservation and design requirements to protect the county's historic resources
- There is a need for cooperation to address water quality needs

### ***Opportunities:***

- Environmental overlay zones may be an opportunity to help protect sensitive natural resources
- SPLOST funding may be opportunity protect and acquire greenspace
- Preserve wetlands/river/floodplain corridors as natural resource amenities
- Expand areas for passive recreation near the river corridor, lakes and streams throughout the county

## **Housing**

### ***Needs:***

- There is need to address the insufficient mix of housing sizes, types, and income levels within (most) neighborhoods in our community
- There is a need to continue addressing residential blight
- There is a need to address the lack of special needs housing in the community (disabled, group homes, homelessness, veterans, women's shelters, etc.)
- There is a need to address the lack of diversity in its housing supply
- There is a need to address senior housing options in order to accommodate elderly residents
- There is a need to continue code enforcement county-wide
- There is a need for quality and affordable housing options

### ***Opportunities:***

- Homeowner programs such as maintenance, enhancement, and rehabilitation assistance may help stabilize declining neighborhoods
- Home buyer education programs may increase the rate of home ownership and inform the public about needs such as credit and maintenance, especially in economically depressed areas
- Creation of additional neighborhood associations throughout the county
- Grant funding for neighborhood improvements
- Opportunity to provide a wide range of housing types

- An opportunity to foster redevelopment and infill
- Encourage neo-traditional neighborhoods
- Encourage conservation subdivisions
- Consult the Macon – Bibb County Consolidated Plan and Urban Redevelopment Plan

## **Land Use**

### ***Needs:***

- There is a need for development or redevelopment along major roadways to be aesthetically pleasing to include landscaping and features that compliments the existing area
- There is a need for residential and commercial to be located where public facilities and infrastructure already exist
- There is a need for gateways into the community to be attractive and welcoming to visitors
- There is a need for compact development to allow for higher density and greater greenspace
- There is a need to control growth pressures along the periphery of the county in an effort to maintain greenspace
- There is a need to create more mixed-uses at appropriate locations
- There is a need to increase mixed uses (such as corner groceries or drugstores) within neighborhoods.
- There is a need for increased and additional public spaces designed for gathering and social interaction.

### ***Opportunities:***

- Design guidelines may ensure that new infill development is appropriate and compliments the established character of the community.
- Well-planned, mixed-use nodes of development may allow for greater rural land preservation, while attracting high-end development.
- A checklist for site plan review of proposed developments has expedited the permitting process

## **Transportation**

### ***Needs:***

- There is considerable need for more infrastructure improvements (sidewalks, roads)
- There is a need to reduce pedestrian fatalities
- There is a need to employ traffic calming measures throughout the community
- There is a need for improved alternative modes of transportation (transit, biking, walking, multi-purpose trails)
- There is a need to link trail network to neighboring communities, i.e., rail-to-trail
- There is a need to link public transportation to major industries
- There is a need for transportation options access to housing, jobs, services, goods, health care and recreation for our senior residents and special needs population
- There is a need for streetscape improvements along corridors and gateways into the community
- There is a need to address traffic congestion along major thoroughfares



- There is a need to improve truck traffic throughout the community

***Opportunities:***

- There is an opportunity for joint use of runways at Middle Georgia Regional Airport and the WRAFB
- There is an opportunity for joint coordination and improved communication between local, regional and state officials
- There is an opportunity for communication with local committees and advocacy groups (Pedestrian Safety Review Board, Bike Walk Macon)
- There is an opportunity for passenger rail from Macon to Atlanta
- There is an opportunity for the Middle Georgia Regional Airport to contribute to the economic development activities in the County

**Community Facilities and Services**

***Needs:***

- There is a need for more recreational facilities/parks (particularly for the seniors and the disabled)
- There is a need for more shelters for the homeless / women
- There is a need for improvements to community buildings such as the auditorium, the coliseum/convention center and public libraries
- There is a need for the entire community to be served by public facilities and services, particularly water, sewer services and broadband.
- There is a need for fire department / fire protection expansion throughout the county
- There is a need to expand public spaces and recreational opportunities throughout the County especially multi-use trails
- There is a need for improved recreational venues (football, baseball, softball, basketball, tennis, skating, etc.)
- There is a need for more police protection / law enforcement resources to address crime
- There is a need to improve stormwater and solid waste management, in addition to emergency management

***Opportunities:***

- Consult the Macon Water and Sewer Authority's plan as the provision of water and sewer can help guide the county's growth

**Education**

***Needs:***

- There is a need for improved educational institutions and programs
- There is a need for improved school infrastructure conditions
- There is a need to improve county-wide graduation rates

***Opportunities:***

- Collaboration with local institutions of higher learning for dual enrollment opportunities
- Incorporate leadership programs at the elementary school level
- Increase parent participation at all levels and encourage parents to support student learning
- Establish more community partnerships with local organizations

## **Intergovernmental Coordination**

### ***Needs:***

- There is a need for agreements with surrounding counties in order to manage shared resources and the provision of services of the natural resources and infrastructure that cross county boundaries

### ***Opportunities:***

- Increased discussion forums between local governmental agencies, regional commission, Board of Education and various developmental authorities could help assure that new development does not overburden the County school system
- Cooperation between various industrial authorities may provide opportunities for regional economic development projects



## Chapter 4: Community Profile and Demographics

## CHAPTER 4

### Community Profile and Demographics

This chapter addresses the trends observed in the population patterns of Bibb County since 2010, and the associated forecasts for the 2040 target plan year. The starting point for this discussion is the demographic analyses performed on the consolidated Macon-Bibb County government area as part of the recently adopted 2040 Long Range Transportation Plan Update (2040 LRTP) for the Macon Area Transportation Study (MATS), which serves as the Metropolitan Planning Organization (MPO) for Macon-Bibb, Jones and Monroe Counties.

#### Introduction

In April 2012 the population of unincorporated Bibb County, the City of Macon, and Payne City voted to consolidate the municipal governments and Bibb County into a single administrative entity. This consolidation went into effect on January 1, 2014. At that time, City of Macon and Payne City, both members of the original MATS charter, ceased to exist as a government entity.

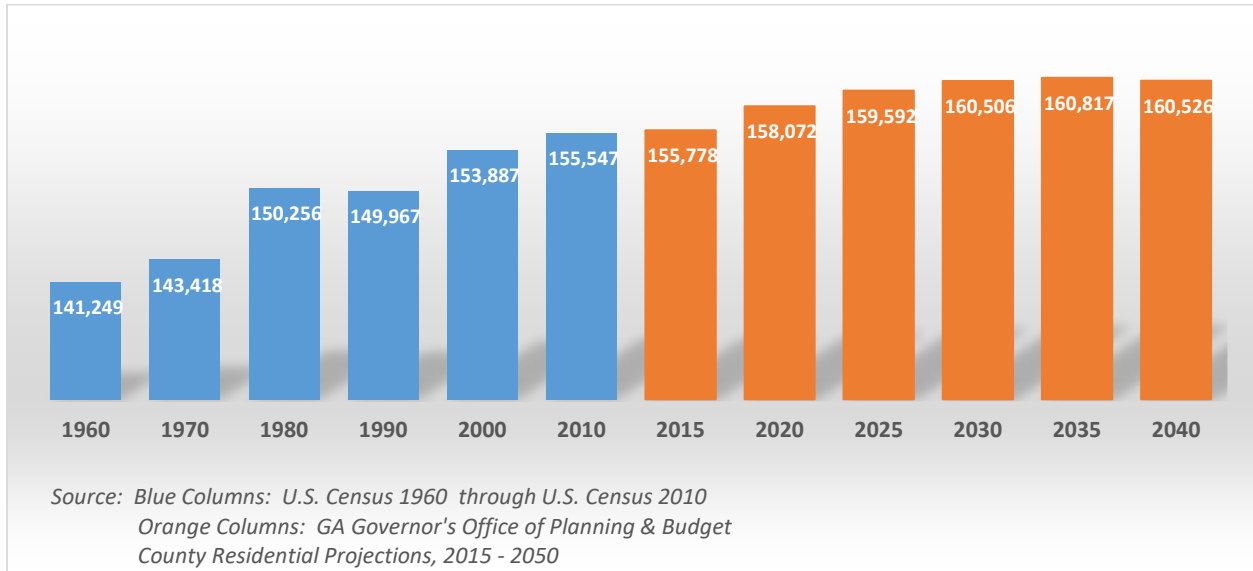
Because of consolidation, it no longer makes sense to analyze Bibb County and City of Macon as a separate entities. As of the 2010 U.S. Census, the total population in the consolidated Macon-Bibb County region was 155,547. Table 4-1 breaks down the 2010 population by race for those categories recognized by the U.S. Census. Figure 4-1 shows the trend in total population for Bibb-County starting in 1960 based on the U.S. Census, and the anticipated total population growth through continuing through the projected 2040 plan year, based on estimates provided by the Georgia Governor’s Office of Planning & Budget.

Table 4-1: U.S. Census 2010 Total Population, by Race of Consolidated Macon-Bibb County

Area	Total Population	African American	American Indian/ Alaskan Native	Asian	Hawaiin/ Pacific Islander	White	Other	2 or more races	Hispanic/ Latino
Bibb County	155,547	80,744	287	2,492	74	65,494	215	1,852	4,389
<i>Marginal %</i>		51.91%	0.18%	1.60%	0.05%	42.11%	0.14%	1.19%	2.82%

Source: U.S. Census 2010 SF 1 Dataset, Table P9: Population-Hispanic or Latino, And Not Hispanic or Latino, By Race

Figure 4-1: Bibb County Population Trends, 1960 – 2040



These profiles and projections establish our starting points for subsequent discussions of the following questions:

1. What did the population age profile for Macon-Bibb look like in 2010? Where is it anticipated to go by 2040?
2. What have been the trends in education and household income for Macon-Bibb County since 2010?
3. How much is Macon-Bibb County population expected to grow between 2010 and 2040? Where will they live?

### Population Age Profile

Tables 4-2 lists the median age for residents of Macon-Bibb County in 2010, both for overall population and by individual ethnic group. Table 4-3 provides detailed population profiles, by age grouping and gender, for the same populations.

Table 4-2: U.S. Census 2010 Median Age, by Race for Bibb, Jones and Monroe Counties

	Bibb County		
	Male	Female	Both Sexes
Overall Population	<b>33.8</b>	<b>37.2</b>	<b>35.6</b>
African American	28.6	32.5	30.8
American Indian/ Alaskan Native	36.8	33.8	35.4
Asian	32.5	32.6	32.5
Hawaiian/ Pacific Islander	27	25.8	26.5
White	41.0	45.1	43.1
Other	25.4	21.3	24.1
2 or more races	16.5	20.6	18.6
Hispanic/ Latino	25.4	23.9	25

Source: U.S. Census 2010 SF 1 Dataset, Tables P13 through P13H

Table 4-3: Macon-Bibb County 2010 Population Breakdown By Gender, Ethnicity and Age

Age Group	African American	American Indian/Alaskan Native	Asian	Hawaiian/Pacific Islander	White	Other	2 or more races	Age Group Total	Hispanic/Latino (Subset)
<b>Male</b>									
Under 5	3,637	9	75	5	1,756	141	238	5,861	300
Age 5 to 9	3,413	12	110	9	1,778	106	165	5,593	229
Age 10 to 14	3,497	8	82	3	1,740	79	130	5,539	183
Age 15 to 17	2,281	7	42	2	1,149	55	70	3,606	98
Age 18 to 19	1,333	3	50	2	830	36	52	2,306	98
Age 20 to 24	2,639	16	87	18	2,311	146	89	5,306	271
Age 25 to 29	2,365	7	97	8	2,231	161	65	4,934	290
Age 30 to 34	2,319	11	102	12	1,916	124	56	4,540	226
Age 35 to 39	2,178	13	116	12	2,145	95	51	4,610	185
Age 40 to 44	2,171	9	98	3	2,054	79	47	4,461	165
Age 45 to 49	2,451	8	72	4	2,433	56	50	5,074	130
Age 50 to 54	2,464	13	98	3	2,520	35	40	5,173	91
Age 55 to 59	2,078	19	52	2	2,501	21	24	4,697	63
Age 60 to 64	1,679	9	53	1	2,137	13	23	3,915	38
Age 65 to 66	427	2	9	-	678	1	5	1,122	10
Age 67 to 69	543	8	17	-	927	4	8	1,507	13
Age 70 to 74	681	5	13	-	1,198	4	7	1,908	11
Age 75 to 79	444	-	8	-	951	-	9	1,412	14
Age 80 to 84	243	-	1	-	762	2	3	1,011	5
Age 85 and Over	172	-	-	-	537	-	2	711	5
<b>Female</b>									
Under 5	3,505	8	83	-	1,673	146	189	5,604	265
Age 5 to 9	3,362	9	106	2	1,614	105	140	5,338	203
Age 10 to 14	3,360	9	69	2	1,682	79	93	5,294	166
Age 15 to 17	2,113	6	41	-	1,017	45	62	3,284	96
Age 18 to 19	1,510	7	66	2	916	29	51	2,581	68
Age 20 to 24	3,429	23	165	7	2,424	85	98	6,231	215
Age 25 to 29	3,153	12	84	14	2,187	93	86	5,629	192
Age 30 to 34	3,006	16	125	3	1,793	76	66	5,085	177
Age 35 to 39	2,828	13	120	1	1,971	70	54	5,057	132
Age 40 to 44	2,730	13	102	2	1,994	35	43	4,919	97
Age 45 to 49	3,027	14	98	-	2,347	40	35	5,561	87
Age 50 to 54	3,051	13	88	2	2,605	27	37	5,823	83
Age 55 to 59	2,563	8	75	-	2,568	15	32	5,261	61
Age 60 to 64	2,026	8	63	1	2,437	6	35	4,576	46
Age 65 to 66	574	4	10	-	762	-	12	1,362	5
Age 67 to 69	812	1	21	-	1,077	1	20	1,932	21
Age 70 to 74	1,063	2	16	-	1,533	1	16	2,631	26
Age 75 to 79	813	3	6	-	1,436	2	11	2,271	7
Age 80 to 84	566	3	7	-	1,320	1	11	1,908	10
Age 85 and Over	610	1	4	-	1,289	-	10	1,914	7
<b>Grand Total</b>	<b>81,116</b>	<b>332</b>	<b>2,531</b>	<b>120</b>	<b>67,199</b>	<b>2,014</b>	<b>2,235</b>	<b>155,547</b>	<b>4,389</b>

Source: U.S. Census SF 1 Dataset, Tables P12A Through P12I: Sex By Age < Name of Individual Ethnic Category>

Based on the data presented in the tables above, the median age for the overall population of Macon-Bibb County was 35.6, with men being younger than women (33.8 vs. 37.2 years of age). Slightly more than a quarter of the population was younger than age 18 (40,119 out of 155,547; 25.79%), and an additional one eighth of the population was age 65 or older (19,689 out of 155,547; 12.66%). Breaking these observations down by the two racial categories making up the majority of the Macon-Bibb populace, we find that Whites are significantly older than African Americans, both overall (43.1 years old vs. 30.8 years old), and by gender (White Male – 41.0 vs. African American Male – 28.6; White Female – 45.1 vs. African American Female – 32.5). Consistent with this finding, the proportion of the White population under age 18 is 18.47% (12,409 out of 67,199) while the African American proportion for the same age group is 31.03% (25,168 out of 81,116). For the age groups 65 and over, the proportions are 18.56% for Whites (12,470 out of 67,199) and 8.57% for African Americans (6,948 out of 81,116).

Using these findings as a starting point, Table 4-4 and Figures 4-2 through 4-4 show the anticipated changes in population age profiles for Macon-Bibb County, comparing them to the projections for the State of Georgia and the United States more generally, between 2015 and 2040.

Table 4-4: Projected Proportions of Population under Age 18, Age 18 to 64, and Age 65 and Over, 2015 - 2040

	2015	2020	2025	2030	2035	2040
Under 18 years						
U.S.	22.91%	22.16%	21.60%	21.22%	20.91%	20.56%
Georgia	24.41%	23.13%	21.85%	20.80%	20.20%	19.89%
Macon-Bibb	25.51%	25.59%	25.39%	24.94%	24.53%	24.40%
18 to 64						
U.S.	62.20%	60.97%	59.42%	58.16%	57.69%	57.78%
Georgia	62.77%	61.92%	60.95%	60.00%	59.12%	58.50%
Macon-Bibb	60.06%	57.75%	55.83%	54.67%	54.25%	54.28%
65 And Over						
U.S.	14.88%	16.87%	18.98%	20.62%	21.39%	21.66%
Georgia	12.81%	14.95%	17.20%	19.19%	20.69%	21.61%
Macon-Bibb	14.43%	16.66%	18.77%	20.40%	21.22%	21.32%

Sources: Georgia Governor's Office of Planning & Budget Population Projections, 2015 - 2050; Projections of the Population by Sex and Selected Age Groups for the United States: 2015 to 2060 ((NP2014-T3), U.S. Census Bureau-Population Division, Release Date: December 2014

The combination of the table and figures indicate that between 2015 and 2040, the population of Macon-Bibb will shift in the following ways:

1. The proportion of the population under age 18 in Macon-Bibb County will remain relatively stable, and higher than both the State of Georgia and the United States in general.
2. The proportion of the population age 18 to 64 is declining in Macon-Bibb, State of Georgia and the United States generally. This decline is anticipated to continue across the board through at least 2030. Although Macon-Bibb's proportion of this demographic



is lower than the State of Georgia and the United States, the trend is anticipated stabilize earlier for Macon-Bibb than for State of Georgia.

3. The proportion of the Macon-Bibb County population 65 and Older is commensurate with that for the United States generally, though both are substantially higher than for the State of Georgia. While this differential is expected to continue through at least 2030, by 2035 the proportions will begin to converge across local, State and national populations.

Figure 4-2: Projected Percentage of Population Under Age 18, 2015 - 2040

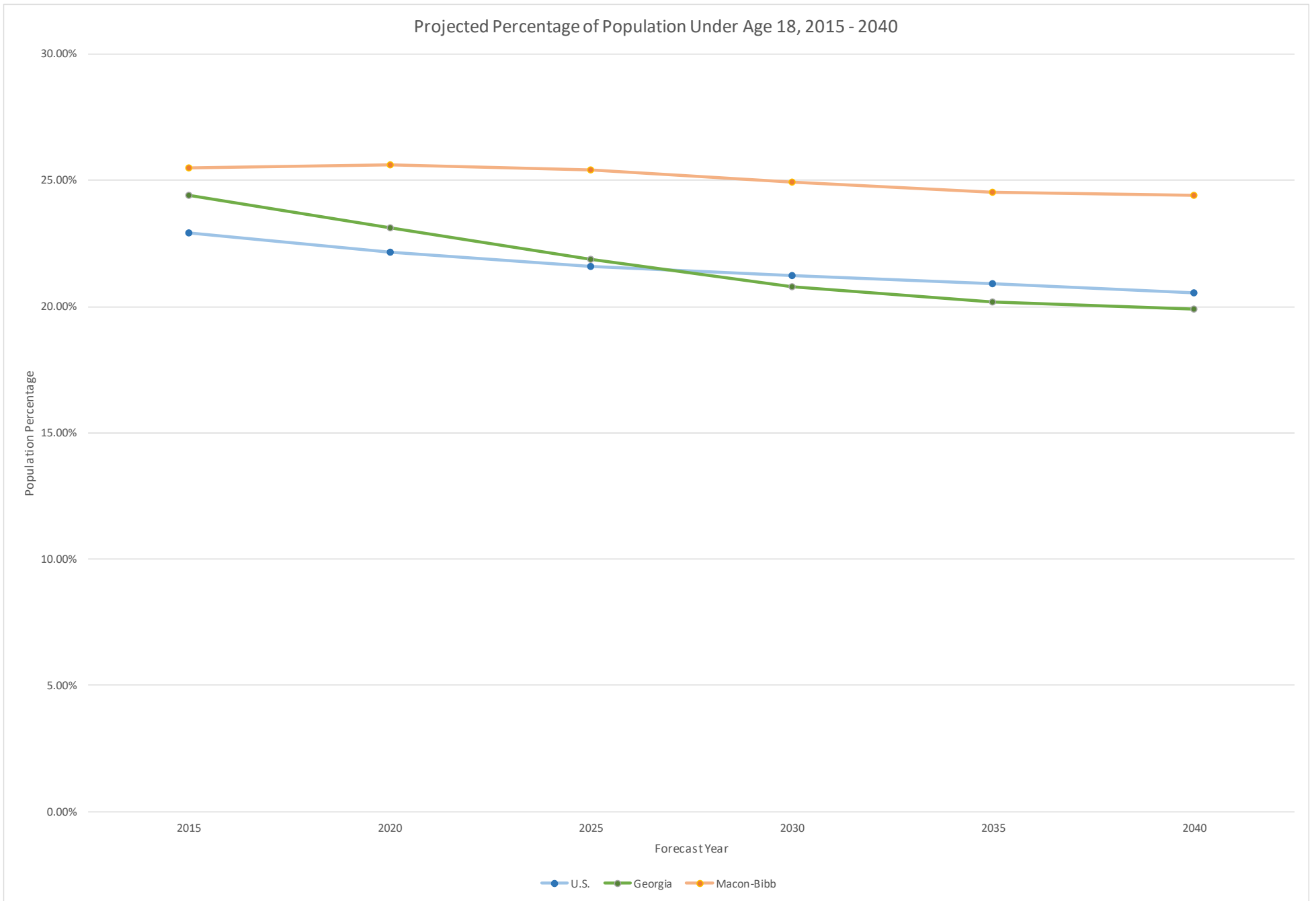


Figure 4-3: Projected Percentage of Population Age 18 to 64, 2015 - 2040

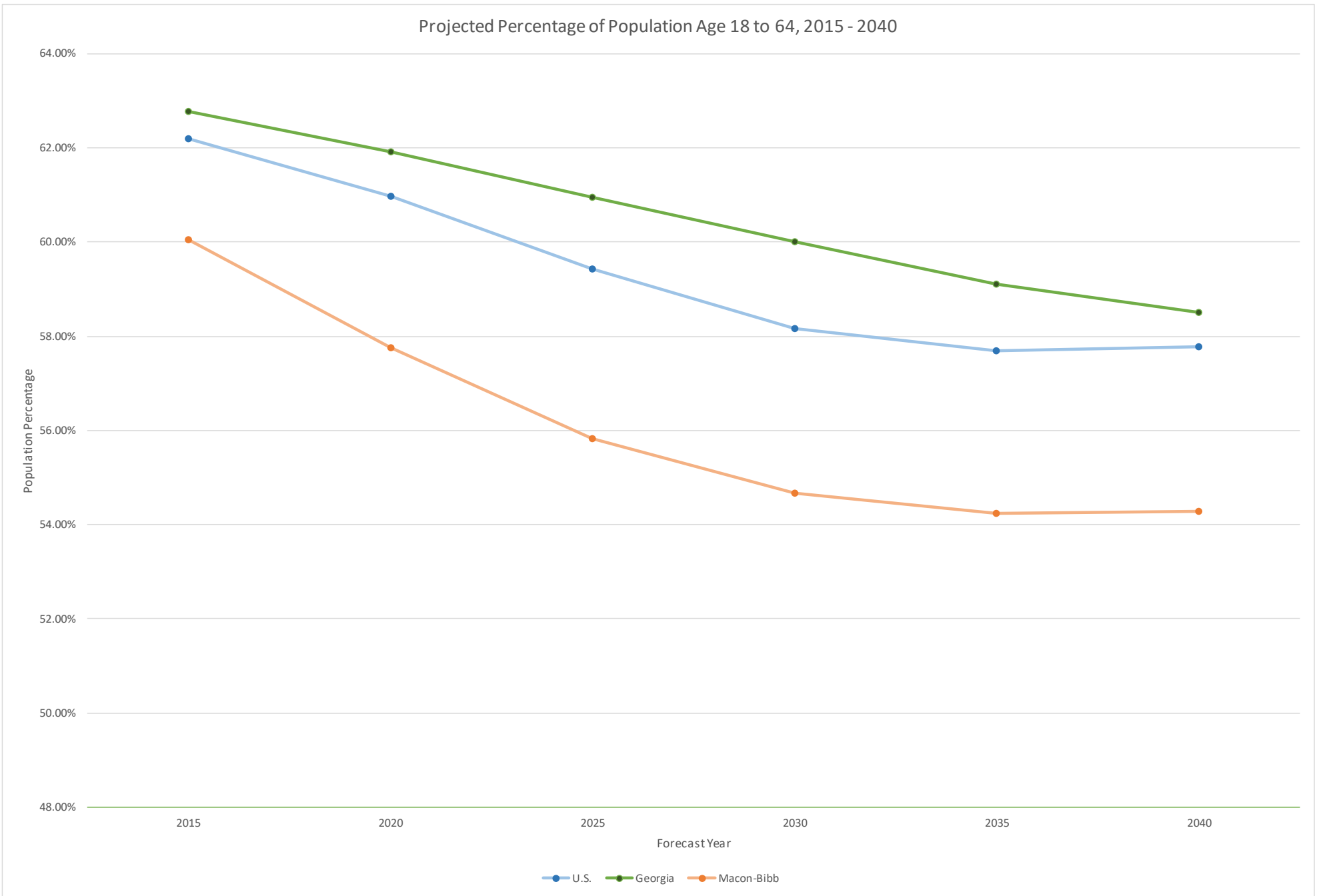
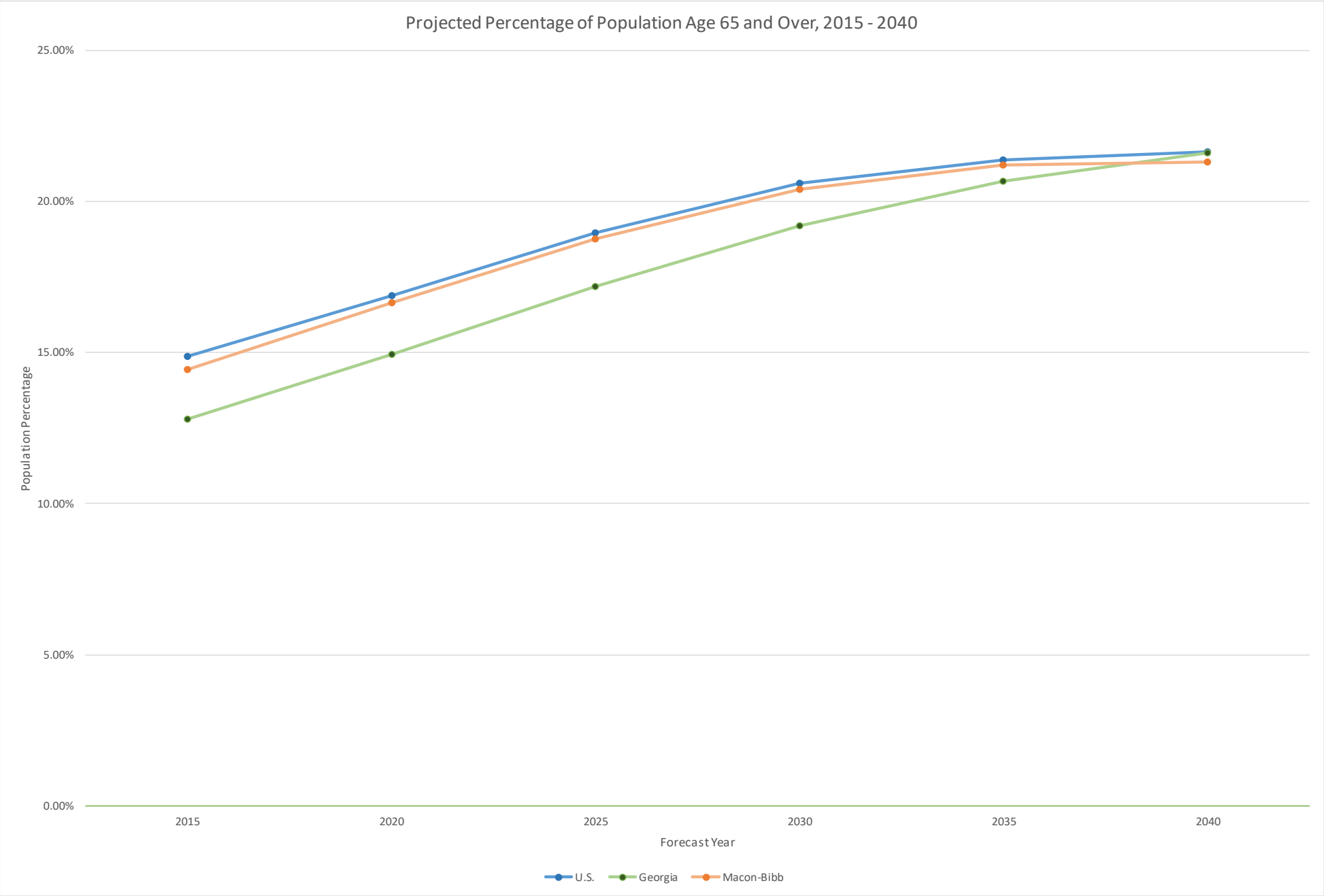


Figure 4-4: Projected Percentage of Population Age 65 and Over, 2015 - 2040



## **Education and Income Profiles**

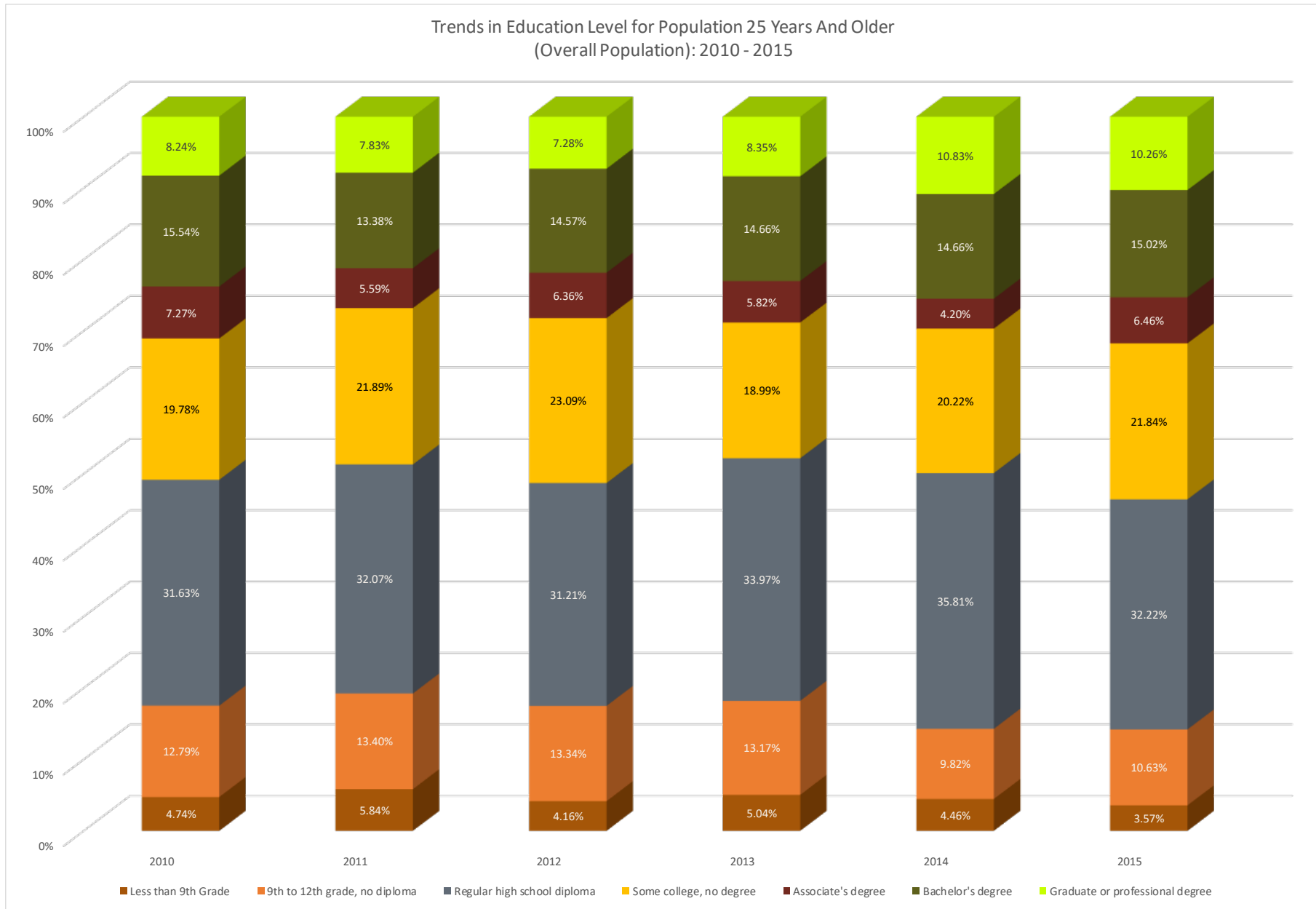
The story of educational attainment and changes in real income in Macon-Bibb County since 2010 is best described as inconsistent but slowly improving. Tables 4-5 through 4-7 and Figures 4-5 through 4-7 describe the changes in terminal level of educational attainment for the population age 25 and older, measured annually from 2010 through 2015, using the American Community Survey 1-year estimates (ACS-1), at the County Level.

The results suggest a small but measurable drop in the overall population age 25 and over finishing their education at an Associate's degree (down 0.82% from 2010 through 2015), combined with a corresponding growth in those who are going on to pursue graduate or professional degrees (up 2.02% during the same period). A statistical analysis of the results indicate that these observed changes are not simply attributable to any randomness of the samples in each of the years; these changes likely represent a real shift towards a better educated populace. In the context of the overall population, this change is attributable almost exclusively to increases in educational attainment made by women over this time period.

Table 4-5: Highest Level of Education Achieved for Persons Age 25 and Older  
(Overall Population) in Macon-Bibb County, 2010 - 2015

		2010	2011	2012	2013	2014	2015	Change 2010 - 2015	T(difference)
Less than 9th Grade	<i>Overall</i>	4.74%	5.84%	4.16%	5.04%	4.46%	3.57%	-1.17%	-1.264
	<i>Male</i>	2.16%	3.21%	2.21%	2.81%	2.28%	1.49%	-0.67%	-1.042
	<i>Female</i>	2.58%	2.63%	1.95%	2.23%	2.19%	2.08%	-0.50%	-0.749
9th to 12th grade, no diploma	<i>Overall</i>	12.79%	13.40%	13.34%	13.17%	9.82%	10.63%	-2.16%	-1.428
	<i>Male</i>	4.97%	6.10%	6.81%	6.41%	4.90%	4.56%	-0.41%	-0.426
	<i>Female</i>	7.83%	7.30%	6.52%	6.75%	4.92%	6.07%	-1.75%	-1.495
Regular high school diploma	<i>Overall</i>	31.63%	32.07%	31.21%	33.97%	35.81%	32.22%	0.59%	0.264
	<i>Male</i>	16.10%	15.08%	14.98%	15.67%	17.31%	15.92%	-0.18%	-0.114
	<i>Female</i>	15.53%	16.99%	16.23%	18.31%	18.50%	16.30%	0.76%	0.479
Some college, no degree	<i>Overall</i>	19.78%	21.89%	23.09%	18.99%	20.22%	21.84%	2.06%	1.046
	<i>Male</i>	9.06%	9.84%	9.14%	8.12%	9.22%	8.67%	-0.39%	-0.333
	<i>Female</i>	10.73%	12.05%	13.95%	10.87%	11.00%	13.18%	2.45%	1.547
Associate's degree	<i>Overall</i>	7.27%	5.59%	6.36%	5.82%	4.20%	6.46%	-0.82%	-0.688
	<i>Male</i>	2.08%	2.31%	2.50%	2.83%	1.34%	2.98%	0.90%	1.164
	<i>Female</i>	5.20%	3.28%	3.86%	2.99%	2.85%	3.48%	-1.72%	-1.905
Bachelor's degree	<i>Overall</i>	15.54%	13.38%	14.57%	14.66%	14.66%	15.02%	-0.52%	-0.329
	<i>Male</i>	6.16%	4.79%	6.62%	6.77%	5.98%	7.17%	1.01%	0.942
	<i>Female</i>	9.38%	8.59%	7.95%	7.89%	8.68%	7.85%	-1.53%	-1.338
Graduate or professional degree	<i>Overall</i>	8.24%	7.83%	7.28%	8.35%	10.83%	10.26%	2.02%	1.709
	<i>Male</i>	4.28%	4.12%	3.83%	3.21%	4.25%	4.46%	0.18%	0.220
	<i>Female</i>	3.97%	3.71%	3.45%	5.13%	6.57%	5.81%	1.84%	2.140

Figure 4-5: Trends in Education Level for Population 25 Years and Older (Overall Population): 2010 - 2015



Exploring these results in greater detail for population sub-groups, the same pattern of growth in post graduate degrees in both the White and African American women (+2.28% and +1.92%, respectively). For men, the positive change appears to be happening at the Associate Degree and Bachelor's Degree level. For White men, there is a 3.54% increase in attainment of an Associate's Degree; for African American men, there is a 3.40% increase in attainment of a Bachelor's Degree as the highest level of education. In addition to these findings, the evidence also suggests a substantial drop in the proportion of the African American population Age 25 and Older without a high school diploma (from 20.74% in 2010 to 13.86% in 2015). Again, the improvement appears to be based primarily among women. While these proportions are still unacceptably high values, they represent a significant stride in the right direction. As in the case of the Overall population, the supplemental statistical analyses suggest all these changes are unlikely to be attributable simply to any inherent randomness in the yearly samples.

Table 4-6: Highest Level of Education Achieved for Persons Age 25 and Older (White Population) in Macon-Bibb County, 2010 - 2015

		2010	2011	2012	2013	2014	2015	Change 2010 - 2015	T(difference)
Less than 9th Grade	<i>Overall</i>	2.69%	5.19%	2.65%	3.91%	2.33%	1.52%	-1.17%	-1.314
	<i>Male</i>	0.94%	3.52%	1.70%	2.53%	0.78%	0.77%	-0.18%	-0.295
	<i>Female</i>	1.74%	1.67%	0.95%	1.39%	1.55%	0.75%	-0.99%	-1.504
9th to 12th grade, no diploma	<i>Overall</i>	5.74%	7.79%	6.96%	11.96%	7.64%	7.31%	1.56%	1.192
	<i>Male</i>	2.24%	2.72%	3.19%	5.84%	3.51%	3.08%	0.85%	0.948
	<i>Female</i>	3.51%	5.07%	3.78%	6.12%	4.12%	4.22%	0.72%	0.746
Regular high school diploma	<i>Overall</i>	22.86%	25.03%	26.57%	23.49%	24.38%	22.82%	-0.03%	-0.012
	<i>Male</i>	11.16%	10.51%	12.98%	10.29%	12.08%	10.65%	-0.51%	-0.293
	<i>Female</i>	11.70%	14.52%	13.59%	13.20%	12.29%	12.18%	0.48%	0.239
GED or alternative credential	<i>Overall</i>	5.69%	3.43%	3.80%	5.16%	5.55%	5.94%	0.25%	0.202
	<i>Male</i>	2.84%	1.82%	2.24%	3.26%	3.65%	3.60%	0.75%	0.839
	<i>Female</i>	2.85%	1.61%	1.56%	1.90%	1.91%	2.35%	-0.50%	-0.583
Some college, no degree	<i>Overall</i>	21.07%	21.37%	20.92%	17.16%	20.85%	21.61%	0.54%	0.224
	<i>Male</i>	11.64%	10.87%	9.12%	7.84%	9.33%	9.35%	-2.29%	-1.364
	<i>Female</i>	9.44%	10.49%	11.79%	9.32%	11.52%	12.26%	2.83%	1.629
Associate's degree	<i>Overall</i>	7.31%	7.51%	6.27%	5.77%	3.62%	7.42%	0.10%	0.066
	<i>Male</i>	1.97%	3.54%	2.69%	2.51%	1.70%	3.54%	1.57%	1.847
	<i>Female</i>	5.34%	3.97%	3.58%	3.26%	1.92%	3.88%	-1.47%	-1.113
Bachelor's degree	<i>Overall</i>	23.29%	18.51%	22.21%	20.18%	20.58%	19.32%	-3.97%	-1.643
	<i>Male</i>	10.24%	7.94%	10.30%	10.93%	9.82%	9.59%	-0.65%	-0.395
	<i>Female</i>	13.05%	10.57%	11.91%	9.25%	10.76%	9.73%	-3.32%	-1.863
Graduate or professional degree	<i>Overall</i>	11.35%	11.18%	10.62%	12.36%	15.05%	14.06%	2.71%	1.436
	<i>Male</i>	6.47%	7.21%	6.09%	5.56%	6.64%	6.91%	0.43%	0.322
	<i>Female</i>	4.88%	3.97%	4.53%	6.79%	8.42%	7.15%	2.28%	1.713



Figure 4-6: Trends in Education Level for Population 25 Years and Older (White Population): 2010 - 2015

Trends in Education Level for Population 25 Years And Older  
(White Population): 2010 - 2015

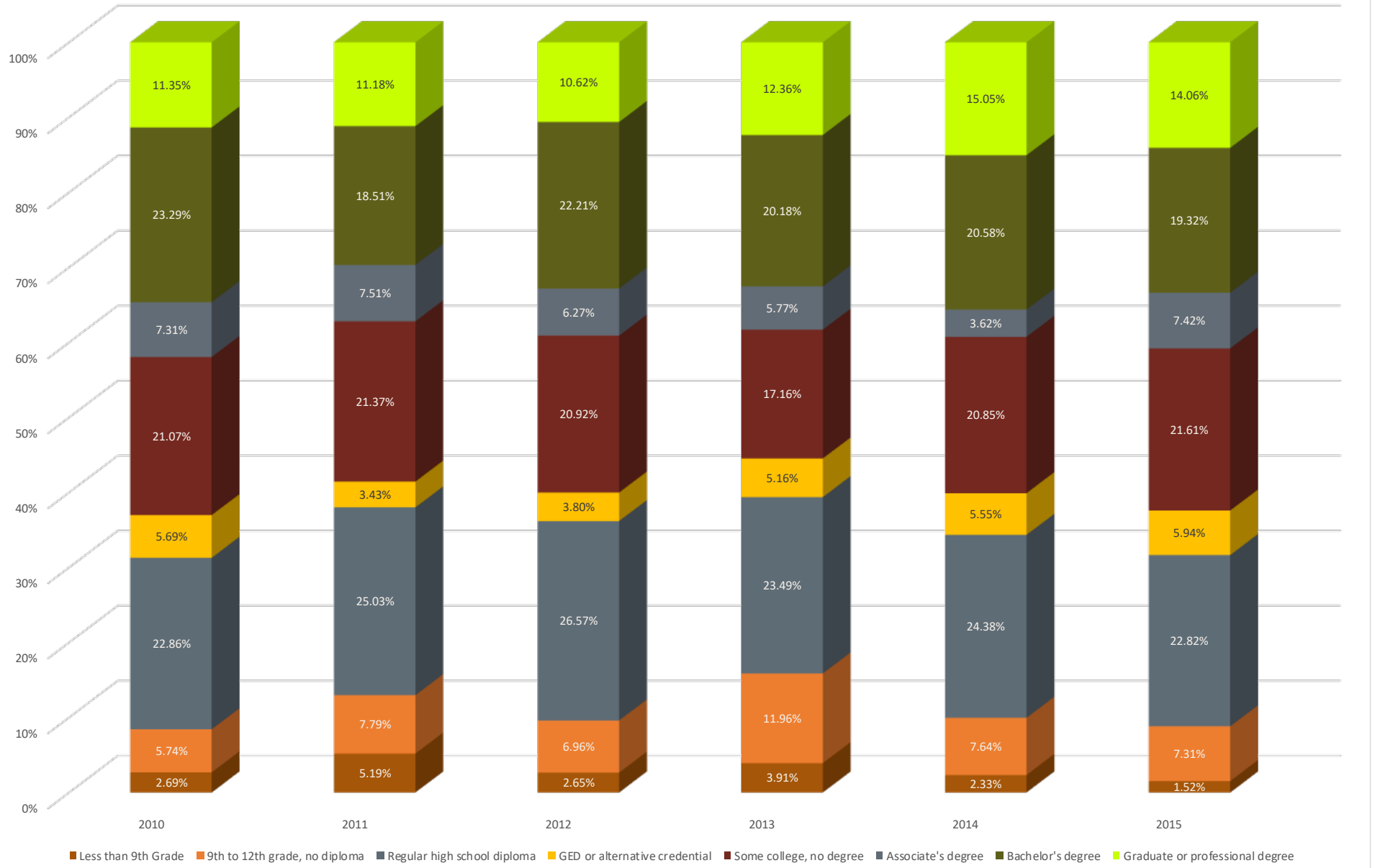
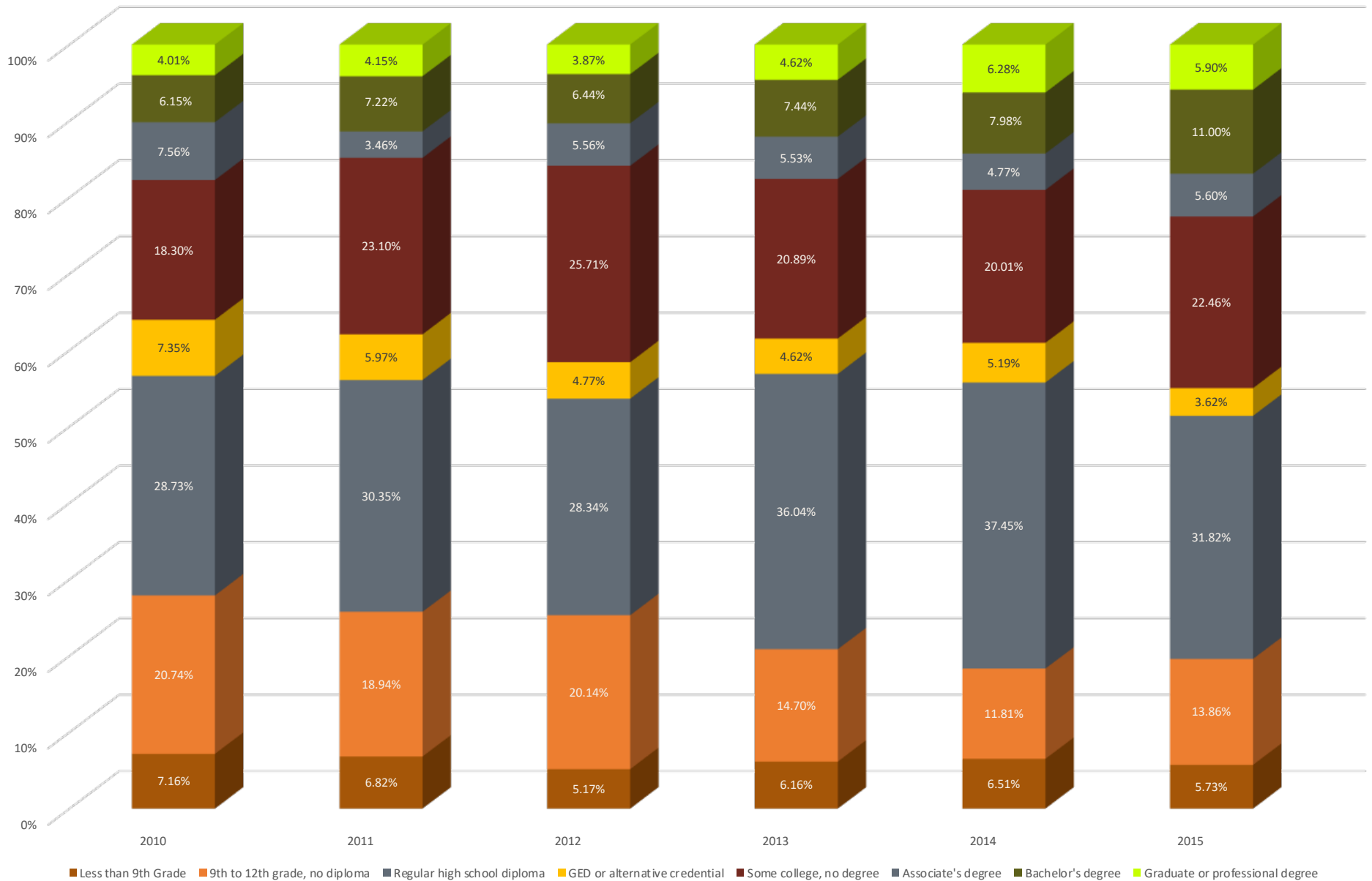


Table 4-7: Highest Level of Education Achieved for Persons Age 25 and Older (African American Population) in Macon-Bibb County, 2010 - 2015

		2010	2011	2012	2013	2014	2015	Change 2010-2015	T(difference)
Less than 9th Grade	<i>Overall</i>	7.16%	6.82%	5.17%	6.16%	6.51%	5.73%	-1.44%	-0.833
	<i>Male</i>	3.51%	3.00%	2.24%	3.12%	3.65%	2.26%	-1.24%	-1.048
	<i>Female</i>	3.65%	3.82%	2.93%	3.03%	2.87%	3.46%	-0.19%	-0.154
9th to 12th grade, no diploma	<i>Overall</i>	20.74%	18.94%	20.14%	14.70%	11.81%	13.86%	-6.88%	-2.651
	<i>Male</i>	7.99%	9.21%	10.43%	7.37%	6.56%	5.99%	-2.00%	-1.252
	<i>Female</i>	12.75%	9.73%	9.71%	7.33%	5.25%	7.87%	-4.88%	-2.371
Regular high school diploma	<i>Overall</i>	28.73%	30.35%	28.34%	36.04%	37.45%	31.82%	3.09%	0.913
	<i>Male</i>	13.70%	14.11%	13.10%	16.14%	16.97%	15.55%	1.85%	0.858
	<i>Female</i>	15.02%	16.24%	15.24%	19.91%	20.48%	16.27%	1.25%	0.472
GED or alternative credential	<i>Overall</i>	7.35%	5.97%	4.77%	4.62%	5.19%	3.62%	-3.72%	-2.271
	<i>Male</i>	4.67%	3.75%	2.08%	2.28%	2.55%	1.73%	-2.94%	-2.356
	<i>Female</i>	2.67%	2.22%	2.69%	2.34%	2.64%	1.89%	-0.78%	-0.734
Some college, no degree	<i>Overall</i>	18.30%	23.10%	25.71%	20.89%	20.01%	22.46%	4.17%	1.389
	<i>Male</i>	6.21%	9.42%	9.06%	8.44%	9.17%	7.99%	1.78%	1.051
	<i>Female</i>	12.09%	13.68%	16.65%	12.45%	10.85%	14.48%	2.39%	0.961
Associate's degree	<i>Overall</i>	7.56%	3.46%	5.56%	5.53%	4.77%	5.60%	-1.96%	-1.072
	<i>Male</i>	2.34%	1.08%	1.72%	2.72%	1.08%	2.67%	0.32%	0.245
	<i>Female</i>	5.22%	2.38%	3.84%	2.81%	3.68%	2.94%	-2.28%	-1.786
Bachelor's degree	<i>Overall</i>	6.15%	7.22%	6.44%	7.44%	7.98%	11.00%	4.85%	2.436
	<i>Male</i>	1.64%	1.27%	2.76%	2.19%	1.48%	5.04%	3.40%	2.556
	<i>Female</i>	4.51%	5.95%	3.68%	5.26%	6.50%	5.96%	1.45%	0.975
Graduate or professional degree	<i>Overall</i>	4.01%	4.15%	3.87%	4.62%	6.28%	5.90%	1.89%	1.416
	<i>Male</i>	1.68%	1.02%	1.54%	0.84%	1.63%	1.65%	-0.03%	-0.037
	<i>Female</i>	2.34%	3.13%	2.33%	3.78%	4.65%	4.26%	1.92%	1.795

Figure 4-7: Trends in Education Level for Population 25 Years and Older (African American Population): 2010 - 2015

Trends in Education Level for Population 25 Years And Older  
(African American Population): 2010 - 2015



## Household Income

After adjusting for the effects of inflation, the trend in household income for the Macon-Bibb County area between 2010 and 2015 has been remarkably consistent. Table 4-8 and Figure 4-8 show the trend in inflation adjusted incomes, standardized in 2010 constant dollars.<sup>2</sup> In 2010, the average and median annual household incomes for Macon-Bibb County overall was \$52,473.79 and \$35,651.00, respectively. After adjusting for inflation, the 2015 average and median values were \$52,152.50 (a loss of-\$321.79) and \$35,618.10 (a loss of \$32.90), respectively. When comparing these average and median values using the same statistical tests as applied to the education data, the most likely conclusion is that these observed changes in income are not likely to be statistically significant.

As with the case of the Education profile, the assessment for the overall population only tells part of the story. In 2010, the White average household income was \$67,658.43 and median household income was \$56,302.00; for African American households, the average was \$35,433.79 and the median was \$21,887.00. By 2015, the White average household income increased to \$67,685.86 (a gain of \$27.43) but the median household income dropped to \$50,772.28 (a loss of -\$5,529.72). For African American households in 2015, the average household income increased to \$38,325.45 (a gain of \$2,891.66) and the median increased to \$25,359.39 (a gain of \$3,472.39). When analyzing these shifts using the statistical comparisons described earlier, only the shift in median incomes for African Americans is found to be more than just random fluctuations in the income data. Plotting the data shows that starting in 2014, the real (i.e., inflation adjusted) average and median household income measures for African Americans rose at a faster rate than the overall population. By 2015, the average and median incomes for African Americans reached their highest points since 2010.

<sup>2</sup> Source: ACS 1-Year Estimate 2010-2015: Table B19001, 19001A, B19001B, 19013, 19013A, 19013B

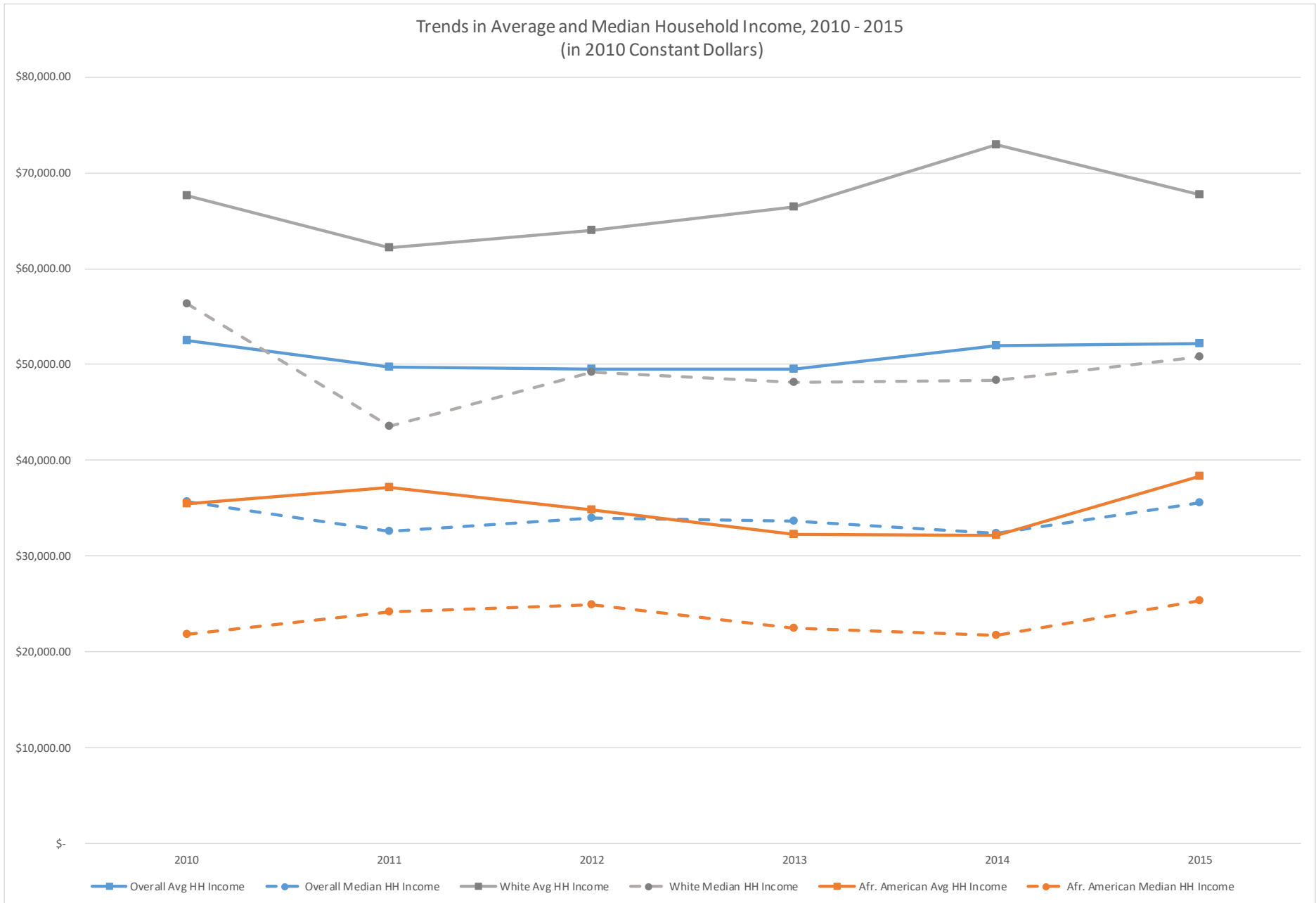
Table 4-8: Trends in Household Income in Macon-Bibb, 2010-2015 (in 2010 Inflation Adjusted Dollars)

	2010			2011			2012		
	Overall	White	Afr. American	Overall	White	Afr. American	Overall	White	Afr. American
Avg HH Income	\$ 52,473.79	\$ 67,658.43	\$ 35,433.79	\$ 49,734.21	\$ 62,181.74	\$ 37,220.37	\$ 49,487.86	\$ 64,017.71	\$ 34,855.75
Median HH Income	\$ 35,651.00	\$ 56,302.00	\$ 21,887.00	\$ 32,568.54	\$ 43,532.71	\$ 24,188.47	\$ 34,023.46	\$ 49,210.62	\$ 24,950.53
Total Number of Households	55,770	27,093	27,161	56,645	27,337	27,242	56,034	26,801	27,748
Less than \$10,000	12.57%	7.46%	18.31%	14.08%	8.95%	19.51%	15.69%	7.93%	23.17%
\$10,000 to \$14,999	7.67%	4.03%	11.51%	9.80%	5.79%	14.41%	8.44%	6.45%	10.73%
\$15,000 to \$19,999	10.21%	5.13%	15.84%	5.85%	6.63%	5.28%	6.45%	6.79%	6.28%
\$20,000 to \$24,999	7.83%	5.48%	10.42%	8.08%	6.29%	10.38%	6.26%	4.93%	7.16%
\$25,000 to \$29,999	4.37%	3.90%	5.08%	8.15%	7.85%	8.55%	6.94%	3.91%	9.58%
\$30,000 to \$34,999	6.60%	4.30%	8.09%	5.07%	4.25%	5.52%	4.73%	2.38%	7.27%
\$35,000 to \$39,999	4.62%	4.99%	4.50%	4.85%	5.42%	3.92%	6.02%	5.39%	6.77%
\$40,000 to \$44,999	3.44%	5.29%	1.79%	4.64%	4.55%	4.51%	3.57%	4.59%	2.17%
\$45,000 to \$49,999	3.41%	4.10%	2.73%	3.66%	3.49%	4.10%	3.70%	3.94%	3.16%
\$50,000 to \$59,999	6.48%	8.36%	4.64%	6.39%	6.50%	6.17%	7.00%	7.74%	6.51%
\$60,000 to \$74,999	9.71%	13.07%	5.67%	9.32%	13.05%	5.12%	9.75%	12.00%	7.47%
\$75,000 to \$99,999	8.41%	10.93%	5.85%	8.29%	9.57%	5.74%	8.16%	11.33%	5.54%
\$100,000 to \$124,999	7.05%	10.62%	3.62%	4.58%	6.76%	2.66%	5.50%	9.75%	1.57%
\$125,000 to \$149,999	2.92%	4.85%	0.41%	1.92%	2.53%	1.46%	3.03%	4.79%	1.12%
\$150,000 to \$199,999	2.73%	4.92%	0.71%	2.62%	3.64%	1.79%	1.89%	2.84%	1.07%
\$200,000 or more	2.00%	2.58%	0.83%	2.70%	4.73%	0.86%	2.88%	5.25%	0.44%

Table 4-8: Trends in Household Income in Macon-Bibb, 2010-2015 (in 2010 Inflation Adjusted Dollars) Continued

	2013			2014			2015		
	Overall	White	Afr. American	Overall	White	Afr. American	Overall	White	Afr. American
Avg HH Income	\$ 49,469.70	\$ 66,477.94	\$ 32,235.21	\$ 52,003.77	\$ 72,967.41	\$ 32,171.29	\$ 52,152.50	\$ 67,685.86	\$ 38,325.45
Median HH Income	\$ 33,687.05	\$ 48,134.82	\$ 22,421.87	\$ 32,342.38	\$ 48,298.39	\$ 21,681.28	\$ 35,618.10	\$ 50,772.28	\$ 25,359.39
Total Number of Households	54,441	26,010	27,213	56,135	26,301	28,040	59,795	26,510	31,555
Less than \$10,000	13.90%	6.66%	21.28%	16.85%	7.17%	26.99%	14.19%	8.39%	19.02%
\$10,000 to \$14,999	9.17%	5.26%	13.32%	6.37%	3.66%	8.54%	7.76%	2.61%	12.38%
\$15,000 to \$19,999	6.68%	4.92%	8.65%	8.32%	8.15%	8.44%	7.17%	5.71%	8.26%
\$20,000 to \$24,999	7.13%	6.32%	8.00%	6.12%	4.60%	7.56%	5.55%	4.32%	6.67%
\$25,000 to \$29,999	6.65%	4.62%	8.79%	7.00%	4.00%	9.80%	6.13%	5.14%	7.10%
\$30,000 to \$34,999	5.07%	5.62%	4.46%	4.84%	3.79%	5.22%	5.43%	4.96%	5.96%
\$35,000 to \$39,999	4.54%	4.84%	4.26%	5.18%	5.54%	5.17%	5.09%	6.30%	4.36%
\$40,000 to \$44,999	4.62%	5.61%	3.70%	4.63%	4.96%	4.08%	4.46%	3.86%	5.07%
\$45,000 to \$49,999	3.22%	4.33%	2.31%	2.59%	3.49%	1.90%	4.45%	4.62%	4.11%
\$50,000 to \$59,999	7.83%	7.45%	8.28%	6.22%	9.46%	3.57%	7.19%	7.61%	6.80%
\$60,000 to \$74,999	11.09%	12.01%	8.85%	7.13%	9.41%	4.59%	9.15%	12.45%	6.27%
\$75,000 to \$99,999	8.36%	12.74%	4.20%	11.33%	14.63%	8.05%	8.14%	11.34%	5.42%
\$100,000 to \$124,999	4.81%	8.09%	1.90%	4.56%	6.39%	2.61%	6.73%	8.98%	4.64%
\$125,000 to \$149,999	2.64%	4.62%	0.57%	2.64%	4.17%	1.37%	2.33%	2.85%	1.98%
\$150,000 to \$199,999	2.13%	2.73%	1.37%	2.96%	4.26%	1.68%	3.60%	7.23%	0.20%
\$200,000 or more	2.16%	4.19%	0.07%	3.28%	6.32%	0.44%	2.63%	3.65%	1.77%

Figure 4-8: Trends in Average and Median Household Income, 2010-2015 (in 2010 Constant Dollars)



## Future Growth

The age, education and income profiles in the previous section establish the starting point for the discussion of future growth in Macon-Bibb County. Trends will need to be re-evaluated at each new census, or as new data becomes available, to identify population trends and emerging opportunities or challenges

While subsequent chapters will deal in detail with the specific land use needs for the anticipated population and employment growth, an initial estimation of how land use will be impacted by population growth is presented below. Figure 4-1 (above) indicates that the population of Macon-Bibb County is anticipated to grow to 160,526 by the year 2040. This represents an increase of 3.20%, or roughly 4,979 additional persons. Where that additional population will go, and in what quantity, is the subject of Figure 4-9 and Table 4-9. Both of these sources are taken directly from the recently adopted 2040 Long Range Transportation Plan Update (2040 LRTP) for the Macon Area Transportation Study (MATS).

Figure 4-9 shows where the growth is anticipated to be distributed throughout Macon-Bibb County. These areas were identified and prioritized through consultation with the Zoning Director for Macon-Bibb County Planning & Zoning Commission. Red zones are likely to be developed first, with green zones being considered potential nearby overflow areas. The zone numbers represented on the map correspond to specific Transportation Analysis Zones (TAZs), which are the geographic unit used by Georgia Dept. of Transportation to conduct travel demand modeling. TAZs are comprised of Census Blocks, meaning it is possible to calculate socio- demographic variables for TAZs by aggregating the data from the relevant Census Blocks, assuming the data is available at the Census Block level from the U.S. Census.

Using that link between the U.S. Census and the Georgia Dept. of Transportation TAZ zone system, Tables 4-9 provides context for the map in Figure 4-9, by calculating the amount of residential growth that is anticipated to go in each growth zone in Macon-Bibb County. Using the 2040 future land use plan, the amount of new residential acreage available for development was calculated by subtracting acreage already encumbered in 2010 from the future planned acreage. This amount of new acreage was multiplied by existing housing densities per acre in 2010 (using U.S. Census 2010 household counts and 2010 encumbered residential acreage), and adjusting for the observed 2010 housing vacancy rate, to estimate the number of new households in each zone. The number of new households was then multiplied by the average household size to estimate the amount of new population in each zone. A running population growth total is calculated so that it may be measured against the total anticipated population growth.

The results from Table 4-9 indicate that there is additional capacity for residential growth in Macon-Bibb beyond the anticipated population increase between now and 2040. Macon-Bibb County could handle a population increase up to 12,976 persons (approximately 2.61 times the anticipated population growth) under the 2040 land use plan as presented prior to this update. Full details regarding the future land use plan are discussed in Chapter 5.



Figure 4-9: Anticipated Growth Locations in Macon-Bibb County, 2010-2040

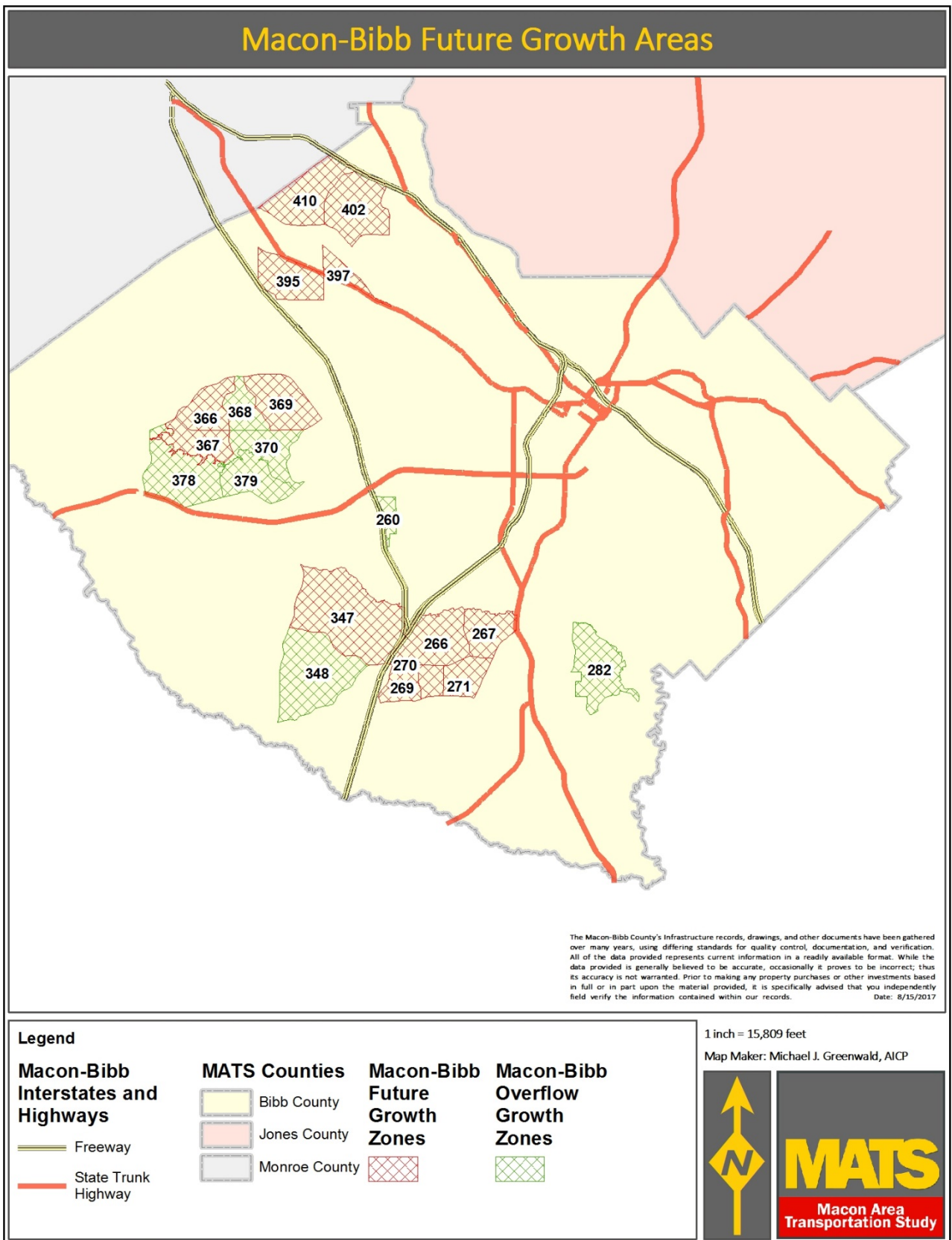


Table 4-9: Capacity to Absorb Residential Growth in Macon-Bibb

TAZ	Growth Priority	Net Residential Acres in Future Land Use Plan	Acres Already Encumbered in 2010*	Available Residential Acres, 2010 - 2040	Total Number of Housing Units in TAZ, 2010	Average Number of Housing Units per Acre, 2010	Additional Housing Units in TAZ, 2040**	TAZ Vacancy Rate, 2010	Estimated Number of New Households, 2040	Average Household Size in TAZ, 2010	Estimated Population Growth by 2040	Running Total of County Population Growth, 2040***
269	1	385.20	409.60	-24.40	149	0.36	0	10.07%	0	2.56	0	0
270	1	268.66	265.00	3.66	356	1.34	5	3.37%	5	2.57	13	13
271	1	506.10	500.31	5.79	480	0.96	6	3.75%	5	2.55	13	26
266	1	952.13	729.01	223.12	386	0.53	118	4.66%	113	2.75	311	337
410	2	1037.49	1162.04	-124.55	427	0.37	0	3.98%	0	2.66	0	337
397	2	200.16	145.70	54.46	188	1.29	70	2.66%	68	1.75	119	456
267	2	338.68	289.28	49.40	511	1.77	87	16.05%	73	2.56	187	643
395	2	776.77	510.50	266.27	336	0.66	175	8.93%	160	2.19	351	994
402	2	1119.47	882.97	236.50	1163	1.32	312	4.04%	299	2.72	814	1808
367	3	175.55	151.10	24.45	103	0.68	17	5.83%	16	2.56	41	1849
366	3	717.15	305.42	411.73	116	0.38	156	6.90%	146	2.56	373	2222
369	3	1009.72	281.34	728.38	204	0.73	528	5.39%	500	2.74	1372	3594
<u>347</u>	<u>3</u>	<u>2142.97</u>	<u>388.50</u>	<u>1754.47</u>	<u>143</u>	<u>0.37</u>	<u>646</u>	<u>6.29%</u>	<u>605</u>	<u>2.97</u>	<u>1797</u>	<u>5391</u>
<u>368</u>	<u>3</u>	<u>549.30</u>	<u>103.10</u>	<u>446.20</u>	<u>204</u>	<u>1.98</u>	<u>883</u>	<u>8.82%</u>	<u>805</u>	<u>2.53</u>	<u>2036</u>	<u>7427</u>
<u>348</u>	<u>3</u>	<u>1971.46</u>	<u>446.62</u>	<u>1524.84</u>	<u>309</u>	<u>0.69</u>	<u>1055</u>	<u>4.85%</u>	<u>1004</u>	<u>2.69</u>	<u>2703</u>	<u>10130</u>
<u>370</u>	<u>4</u>	<u>314.97</u>	<u>209.39</u>	<u>105.58</u>	<u>224</u>	<u>1.07</u>	<u>113</u>	<u>16.07%</u>	<u>95</u>	<u>1.81</u>	<u>171</u>	<u>10301</u>
<u>378</u>	<u>4</u>	<u>1231.08</u>	<u>878.00</u>	<u>353.08</u>	<u>311</u>	<u>0.35</u>	<u>125</u>	<u>6.43%</u>	<u>117</u>	<u>2.73</u>	<u>319</u>	<u>10620</u>
<u>379</u>	<u>4</u>	<u>783.16</u>	<u>312.00</u>	<u>471.16</u>	<u>387</u>	<u>1.24</u>	<u>584</u>	<u>6.72%</u>	<u>545</u>	<u>2.68</u>	<u>1459</u>	<u>12079</u>
<u>282</u>	<u>5</u>	<u>820.94</u>	<u>341.60</u>	<u>479.34</u>	<u>24</u>	<u>0.07</u>	<u>34</u>	<u>0.00%</u>	<u>34</u>	<u>2.67</u>	<u>91</u>	<u>12170</u>
<u>260</u>	<u>5</u>	<u>180.60</u>	<u>75.00</u>	<u>105.60</u>	<u>237</u>	<u>3.16</u>	<u>334</u>	<u>24.47%</u>	<u>252</u>	<u>3.20</u>	<u>806</u>	<u>12976</u>

\* Acreage is defined as encumbered if U.S. 2010 Census identifies Census Block as having at least one person living in it.

\*\* In some cases, housing can exist where it was legal before local zoning changed. In those cases, available residential acreage would be calculated at less than zero.

Under those circumstances, existing houses can stay, but new housing stock cannot be added, and therefore new population growth cannot be assigned to the TAZ

\*\*\* Rows in underlined italics represent additional capacity for residential growth, in excess of projections

## Employment Growth and Economic Development

Table 4-10 describes the anticipated changes in employment in the Macon-Bibb County area, based on the projections and analyses provided in the MATS 2040 LRTP. The assessment in the 2040 LRTP is that approximately 11,708 additional jobs will be located in Macon-Bibb between the 2010 and 2040 time period. Of those, the vast majority will be concentrated in an expanded Service sector classification. One important point to keep in mind is that the employment classification system used by Georgia Dept. of Transportation (GDOT) for the transportation system modeling elements of the 2040 LRTP consolidates several industries under a single heading. Table 4-11 describes the relationship between the GDOT classification system and the more detailed North American Industrial Classification System, used by the U.S. Dept. of Commerce Bureau of Economic Analysis.

Table 4-10 Total Employment in Forecast for Macon-Bibb County, 2010 - 2040

GDOT Employment Category	2010 Employment	2020 Forecast	2025 Forecast	2030 Forecast	2035 Forecast	2040 Forecast	Change 2010 - 2040
<i>Manufacturing Employment</i>	5,460	5,619	5,594	5,578	5,565	5,557	<b>97</b>
<i>Retail Employment</i>	20,336	21,240	21,326	21,414	21,481	21,543	<b>1,207</b>
<i>Service Employment</i>	67,383	75,448	76,417	77,165	77,789	78,342	<b>10,959</b>
<i>Wholesale Employment</i>	7,068	6,604	6,586	6,552	6,550	6,534	<b>(534)</b>
<i>Unclassified</i>	32	11	11	11	11	11	<b>(21)</b>
<b>Total Employment</b>	<b>100,279</b>	<b>108,922</b>	<b>109,934</b>	<b>110,721</b>	<b>111,396</b>	<b>111,987</b>	<b>11,708</b>

Table 4-11: Relationship Between NAICS and GDOT Travel Model Employment Categories

NAICS Employment Group	GDOT Employment Category
Agriculture, Forestry, Fishing and Hunting	Service Employment
Mining, Quarrying, and Oil and Gas Extraction	Service Employment
Utilities	Service Employment
Construction	Service Employment
Manufacturing	Manufacturing Employment
Manufacturing	Manufacturing Employment
Manufacturing	Manufacturing Employment
Wholesale Trade	Wholesale Employment
Retail Trade	Retail Employment
Transportation and Warehousing	Service Employment
Information	Service Employment
Finance and Insurance	Service Employment
Real Estate and Rental and Leasing	Service Employment
Professional, Scientific, and Technical Services	Service Employment
Management of Companies and Enterprises	Service Employment
Administrative and Support and Waste Management and Remediation Services	Service Employment
Educational Services	Service Employment
Health Care and Social Assistance	Service Employment
Arts, Entertainment, and Recreation	Service Employment
Accommodation and Food Services	Retail Employment
Other Services (except Public Administration)	Service Employment
Public Administration	Service Employment
Employment Not Otherwise Classified	Unclassified Employment

In order to accommodate this anticipated employment growth and attendant increase in economic activity, the Middle Georgia Regional Commission has identified several special projects in the 2017-2022 Comprehensive Economic Development Strategy for the Middle Georgia Region. Specifically:

- Implement a comprehensive workforce development program, to develop a skilled labor pool consistent with the emerging labor needs;
- Make improvements to the Middle Georgia Regional Airport (specifically, an anticipated extension of runway 5/23; this project is discussed in greater detail in Chapter 6 and Chapter 11 of the MATS 2040 LRTP);
- Enhance redevelopment of the Second Street corridor, from the forthcoming connection at Telfair St. over to Emery Highway;
- Redevelop brownfield sites in the downtown Industrial District
- Redevelop the Ocmulgee Crossings Tax Allocation District
- Develop transportation improvements/connections in the Ocmulgee East Industrial Park



**BIG**  
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Chapter 5: Land Use



MACON-BIBB COUNTY  
**Planning & Zoning**  
Macon-Bibb Planning & Zoning Commission  
682 Cherry Street, Suite 1000 | Macon, Georgia 31201

## CHAPTER 5

### Land Use

This chapter addresses the existing land uses in Macon-Bibb County, and the proposed land use patterns envisioned for the area through 2040. The starting point for this analysis is the land uses as they existed in May 2017, as classified under the Tax Digest Stratification system, as defined by the Georgia Department of Revenue. The following software packages were used in this analysis:

- ArcGIS 10.3.1 – Geographic information system/geospatial analysis software
- Microsoft Access 2013 – Relational database software, in support of ArcGIS 10.3.1
- Microsoft Excel 2013 – Spreadsheet software

### Data Assembly Methods

Both the Existing Land Use and Future Land Use scenarios were assessed using the same core reference file (n = 68,754 unique parcels, excluding street right of ways and alleys). While the parcels already contained Existing Land Use classification data from the Macon-Bibb Tax Assessor's file, initial categories for Future Land Use were identified by matching parcels to the 2040 Future Land Use layer. This was achieved by generating the coordinates for the center of each parcel, then assigning the 2040 Future Land Use category to the centroid using a Spatial Join procedure.

An important distinction between the map and data regarding Existing Land Use and subsequent discussions of the 2040 Future Land Use plan is the difference in classification systems. This difference exists because the two analyses serve different (though related) purposes. As described above, Existing Land Use is based on the classification of individual properties for tax purposes. The goal in the Existing Land Use Analysis is to describe what is currently taking place (or most recently taken place) at the specific location.

In contrast, the discussion of Future Land Use is an aspirational vision for a pattern of development, consistent with the community goals identified in earlier chapters, that has not yet fully emerged. Because of the aspirational nature, Future Land Use is subject to **change with** each revision to the Comprehensive Plan. For example, the last Comprehensive Plan for Macon-Bibb County (completed in February 2006) used the planning horizon of 2030. Since 2006, several significant administrative changes lead to the adoption of a new planning horizon year of 2040. Specifically:

**Macon-Bibb County Government Consolidation** – In April 2012 the population of unincorporated Bibb County, the City of Macon, and Payne City voted to consolidate the municipal governments and Bibb County into a single administrative entity. This consolidation went into effect on January 1, 2014.

**Changes to DCA Rules Regarding Comprehensive Planning** – On March 1, 2014, new rules from Georgia Department of Community Affairs (DCA) regarding the requirements for Comprehensive Plan elements and activities became effective. The new rules required the land

use chapter of Comprehensive Plans to be updated by local governments every five (5) years (<https://www.dca.ga.gov/development/PlanningQualityGrowth/DOCUMENTS/Laws.Rules.Guidelines.Etc/DCARules.LPRs.pdf>). Previously, the rule would have only required an update every ten (10) years

**Adoption of the MATS 2040 Long Range Transportation Plan** – On November 20, 2013, the Macon Area Transportation Study (MATS), the regional Metropolitan Planning Organization (MPO) covering the Macon-Bibb County area, adopted a new regional Long Range Transportation Plan (LRTP). This plan was adopted in coordination with Georgia Dept. of Transportation, Federal Highway Administration, and Federal Transit Administration. As part of developing that plan, a new planning horizon year of 2040 was adopted, which in turn lead to generating a new future land use forecast. The LRTP document for MATS was recently updated on May 3, 2017, including revised land use estimates of vacant and encumbered land in Macon-Bibb County (see Table 5- 3-7 in the Ch. 3 of the MATS 2040 LRTP Update, found at <http://mats2040.org/lrtp/chapter-3-sociodemographics-and-forecasting/>).

For these reasons, the subsequent discussions of the Future Land Use plan will focus on the 2040 target year planning horizon.

## **Existing Land Use**

There are approximately 147,438.50 net acres (68,754 parcels) of land within Macon-Bibb County with an identified use. Figure 5-1 below shows the distribution of land uses as recorded in the Macon-Bibb County Tax Assessor's file on May 17, 2017, and Table 5-1 provides the supporting summary data for each Existing Land Use category. These categories follow the definitions set by the Georgia Department of Revenue (DOR) and applied by the Macon-Bibb County Tax Assessor. While not all categories in the DOR rubric are represented in the data for Macon-Bibb County, the relevant land use categories are defined below (Source: [https://dor.georgia.gov/sites/dor.georgia.gov/files/related\\_files/document/LGS/Property%20Tax%20Digest/Tax%20Digest%20Consolidated%20Summary%20How%20to%20Interpret.pdf](https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Property%20Tax%20Digest/Tax%20Digest%20Consolidated%20Summary%20How%20to%20Interpret.pdf), except where otherwise noted):

### **Residential**

Classification of all land utilized, or best suited to be utilized as a single family homesite, the residential improvements and other non-residential homesite improvements thereon. Duplexes and triplexes are also classified as residential use.

### **Commercial**

Classification of all real and personal property utilized as a business unit the primary nature of which is the exchange of goods and services at either the wholesale or retail level. This category also includes multi-family dwelling units having four or more units.

### **Historic**

Up to two acres of land and improvements may receive a reduced preferential assessment if it is a landmark or is historic in nature and has been rehabilitated by the owner. This is the classification for the properties where the owners have been granted this preferential assessment

### Industrial

Classification of all real and personal property utilized as a business unit the primary nature of which is the manufacture or processing of goods destined for wholesale or retail sale.

### Utility

Classification of the property of companies which are required to file an ad valorem tax return with the Revenue Commissioner; includes all the real and personal property of railroad companies, railroad equipment car companies, public utility companies and the flight equipment of airlines companies.

### Agricultural

Classification of all real and personal property utilized, or best suited to be utilized, as a farm unit. Includes the single family homesite which is an integral part of the farm unit, the farm family residence, the non-residential homesite improvements, the non-homesite farm land and the production and storage improvements (barns, silos, etc.). This use classification also includes the personal property owned and used on the farm unit (tractors, livestock, grain, etc.) and the nonfarm use personal property (boats, 4-wheelers, etc.) of the family residing in the farm home. For information on conservation use assessment of agricultural land [click here](#).

### Preferential

Classification of covenanted agricultural properties. By entering into a ten-year covenant and devoting the property to an agricultural use, the owners may receive a 25% preferential assessment discount on land and improvements put into this program. Note: due to the similarity with Agricultural property defined above, this category has been consolidated with the Agricultural category.

### Conservation Use

Classification of covenanted agricultural properties. Similar to Preferential, owners of agricultural land and improvements may elect to enter into the conservation use program and have their property valued based on its current use as farmland rather than its prospective use as residential or commercial land. The owner must enter into a ten year covenant and will have their land valued according to a table developed by the State. There are substantial penalties for selling the land for residential or commercial development before the expiration of the ten-year covenant.

### Forest Use

Classification of covenanted forest properties. The Georgia Forest Land Protection Act of 2008 (O.C.G.A. 48-5-7.7) provides for an ad valorem tax exemption for property primarily used for the good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products and excludes the entire value of any residence located on the property.

Forest land conservation use property may include land that has been certified as environmentally sensitive property by the Department of Natural Resources or property that is kept in accordance with a recognized sustainable forestry certification program. The property may have secondary uses such as the promotion, preservation, or management of wildlife habitat; carbon sequestration in accordance with the Georgia Carbon Sequestration Registry; mitigation and conservation banking that results in restoration or conservation of wetlands and



other natural resources; or the production and maintenance of ecosystem products and services such as, but not limited to, clean air and water. (source: <https://dor.georgia.gov/table-forest-land-protection-act-land-use-values>)

#### Exempt Property

Classification of property totally exempted from ad valorem taxation. This includes non-profit homes for the aged, public property, places of religious worship, property used for charitable purposes, places of religious burial, charity hospitals, educational institutions, etc.

In combination with these land use categories, parcels are further defined in combination with their sub-classification as real property

(source: [https://dor.georgia.gov/sites/dor.georgia.gov/files/related\\_files/document/LGS/Property%20Tax%20Digest/Tax%20Digest%20Consolidated%20Summary%20How%20to%20Interpret.pdf](https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Property%20Tax%20Digest/Tax%20Digest%20Consolidated%20Summary%20How%20to%20Interpret.pdf)):

#### Improvements

Includes all in-ground and above-ground improvements that have been made to the land including leasehold improvements. A leasehold improvement is an improvement made to property being leased from another, for example, the mall leases an empty space to a firm that then adds permanent fixtures, lighting, shelving, counters, facades, etc., giving the space the look and feel of the store they want to open.

#### Lots

Includes all land, usually no more than 5 acres, where the market indicates the site is sold on a front footage or buildable basis rather than by acreage.

#### Small Tracts

Includes all land, usually over 5 acres up to 25 acres, which is normally described and appraised in terms of small acreage, which is of such size as to favor multiple uses.

#### Large Tracts

Includes all land, usually over 25 acres, which is normally described and appraised in terms of large acreage, which is of such size as to limit multiple uses, e.g., cultivatable lands, pasture lands, timber lands, open lands, wastelands and wild lands.

#### Operating Utility

Includes all real and personal property of a public utility, tangible and intangible, utilized in the conduct of usual and ordinary business.

#### Production/Storage/Auxiliary

Includes those improvements to land which are utilized by a farm unit for the storage or processing of agricultural products, e.g., barns and silos.

#### Analysis of Vacant Land

Of the 147,438.50 acres/68,754 parcels in the existing land use dataset, approximately 67,907.32 acres (46.05% of all acreage) and 13,512 parcels (19.65% of all parcels) are identified as vacant, based on meeting both of the following criteria:

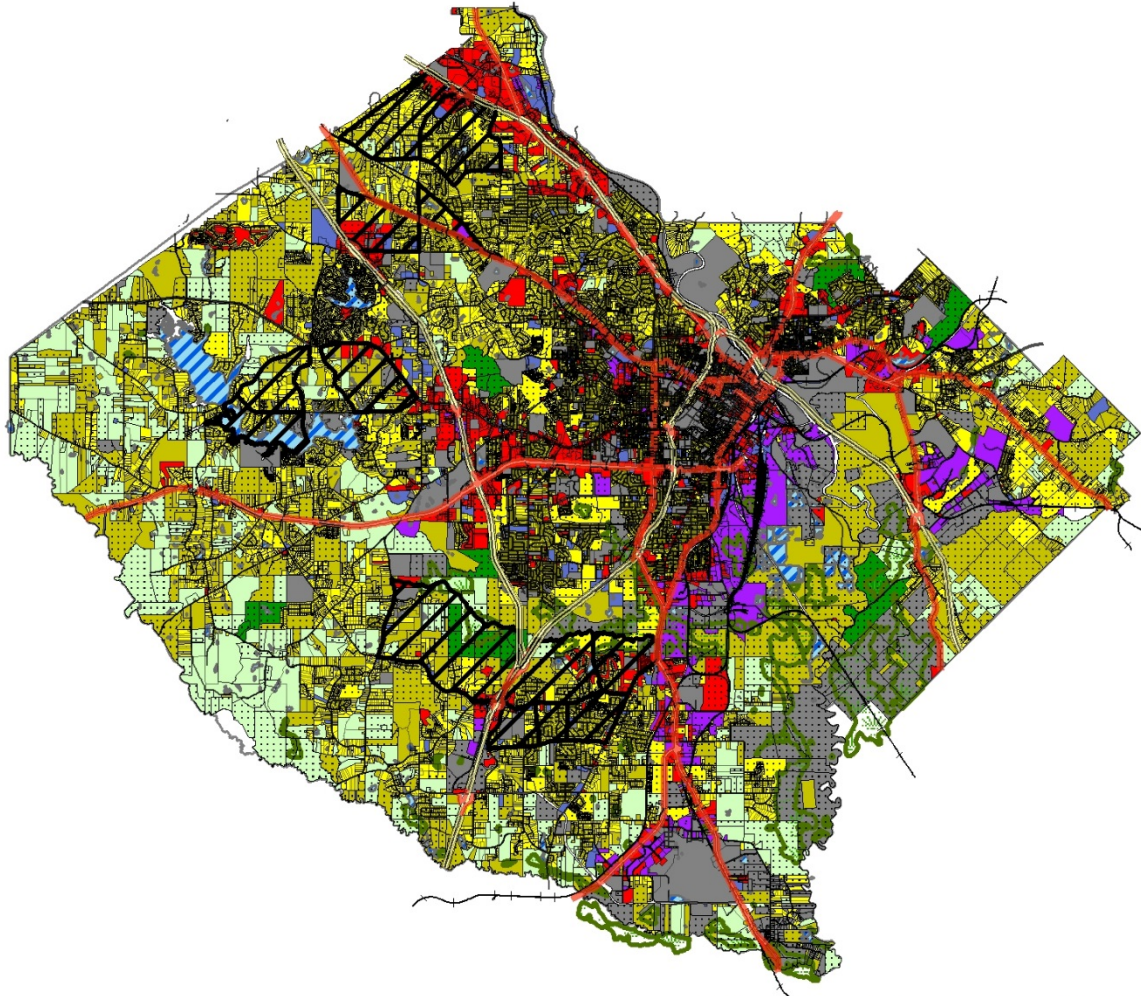
- a. The parcel has no structures of any value for tax purposes on it; and
- b. The value of the land is the only component of the tax assessment.

In addition to those criteria, the vacant parcels were also evaluated for their accessibility to water and sewer service. According to the Macon Water Authority, a parcel was identified as eligible for water and sewer connection if it fronts along an identified street. Limiting the analysis to those parcels that were within 50 ft. of a roadway other than the Interstate freeway system (including on-ramps), 47,942.52 vacant acres (accounting for 11,648 of the 13,512 vacant parcels) were identified as either having or being eligible to be served by municipal water and sewer connections.

Further reducing the vacant acreage by those categories not readily available for re-development (i.e., precluded from redevelopment by designation as either Preferential, Conservation, Forest Land Projection, or without water and sewer service eligible), the total vacant acreage available for redevelopment drops to 37,887.66 acres (25.70% of all acres) and 11,440 parcels (16.64% of all parcels).

Figure 5- 1: Distribution of Existing Land Uses in Bibb County (by Georgia Dept. of Revenue Classification), As of 17 May 2017

## Existing Land Use (Based on Tax Assessor's Records - 5/17/2017)



The Macon-Bibb County's Infrastructure records, drawings, and other documents have been gathered over many years, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the information contained within our records. Date: 8/16/2017

Legend		
<b>Macon-Bibb Roads By Class</b>	<b>Macon-Bibb County Estimated Future Growth Areas</b>	<b>Existing Land Uses By Tax Classification</b>
<b>Road Classification</b>	<b>Vacant Parcels May 17 2017</b>	Residential
Freeway		Commercial & Multi Family
Ramp		Historic
State Trunk Highway	<b>Tax Assessors CAMA Parcels May 17 2017</b>	Industrial
Major Arterial		Utilities
Local		Agricultural (including Preferential Covenants)
Service		Forest Land
<b>Railroads</b>	<b>Waterbodies</b>	Conservation Land
	Lake or Pond	Tax Exempt (e.g. Schools, Religious Centers, Gov't Buildings, Assisted Living Facilities, etc.)
	Swamp or Marsh	

1 inch = 17,006 feet

Map Maker: Michael J. Greenwald, AICP

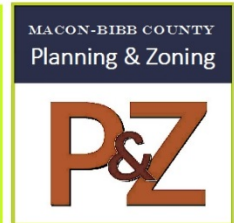


Table 5- 1: Summary of Existing Land Use in Bibb County (by Georgia Dept. of Revenue Classification), As of 17 May 2017

<b>Land Use Category</b>	<b>Acres</b>
<b>Residential Uses (Single Family, Duplex and Triplex)</b>	<b>50,194.61</b>
<i>Improvements (e.g., sidewalks, planting, etc.)</i>	4.70
<i>Lots (less than 5 acres)</i>	25,318.33
<i>Small Tracts (between 5 and 25 acres)</i>	18,217.82
<i>Large Tracts (25 acres or more)</i>	6,653.76
<b>Commercial &amp; Multi-Family (4 or More Dwelling) Uses</b>	<b>11,433.42</b>
<i>Improvements (e.g., sidewalks, planting, etc.)</i>	0.29
<i>Lots (less than 5 acres)</i>	4,850.33
<i>Small Tracts (between 5 and 25 acres)</i>	3,263.00
<i>Large Tracts (25 acres or more)</i>	3,316.39
<i>Operation Utility</i>	3.42
<b>Historical Land</b>	<b>47.56</b>
<i>Lots (less than 5 acres)</i>	47.56
<b>Industrial Uses</b>	<b>5,686.79</b>
<i>Lots (less than 5 acres)</i>	384.76
<i>Small Tracts (between 5 and 25 acres)</i>	1,514.07
<i>Large Tracts (25 acres or more)</i>	3,787.96
<b>Utility / Other</b>	<b>1,214.84</b>
<i>Lots (less than 5 acres)</i>	192.57
<i>Small Tracts (between 5 and 25 acres)</i>	344.23
<i>Large Tracts (25 acres or more)</i>	678.04
<b>Agricultural Uses (including Preferential Covenants)</b>	<b>29,320.29</b>
<i>Lots (less than 5 acres)</i>	62.70
<i>Small Tracts (between 5 and 25 acres)</i>	5,587.23
<i>Large Tracts (25 acres or more)</i>	23,670.36
<b>Forest Uses</b>	<b>2,804.26</b>
<i>Small Tracts (between 5 and 25 acres)</i>	34.37
<i>Large Tracts (25 acres or more)</i>	2,769.89
<b>Conservation Uses</b>	<b>22,987.21</b>
<i>Lots (less than 5 acres)</i>	255.06
<i>Small Tracts (between 5 and 25 acres)</i>	3,630.90
<i>Large Tracts (25 acres or more)</i>	19,101.25
<b>Tax Exempt (e.g., Schools, Religious Centers, Gov't Buildings, Assisted Living Facilities, etc.)</b>	<b>23,749.51</b>
<i>Improvements (e.g., sidewalks, planting, etc.)</i>	17,535.66
<i>Lots (less than 5 acres)</i>	1,288.94
<i>Small Tracts (between 5 and 25 acres)</i>	507.44
<i>Large Tracts (25 acres or more)</i>	245.60
<i>Operating Utility</i>	2,264.82
<i>Production-Storage-Auxiliary (e.g., barns and silos)</i>	1,907.05
<b>Total Acres</b>	<b>147,438.50</b>

Table 5- 2: Summary of Vacant Parcel Acreage in Bibb County, by Existing Land Use (by Georgia Dept. of Revenue Classification) and Water & Sewer Availability, As of 17 May 2017

Land Use Category	Water & Sewer Available/Eligible		
	Yes	No	Sub-Total
<b>Residential Uses (Single Family, Duplex and Triplex)</b>	<b>13,864.81</b>	<b>2,394.07</b>	<b>16,258.88</b>
<i>Improvements (e.g., sidewalks, planting, etc.)</i>	1.88	0.00	1.88
<i>Lots (less than 5 acres)</i>	3,915.94	533.89	4,449.83
<i>Small Tracts (between 5 and 25 acres)</i>	4,726.88	1,085.58	5,812.46
<i>Large Tracts (25 acres or more)</i>	5,220.11	774.60	5,994.71
<b>Commercial &amp; Multi-Family (4 or More Dwelling) Uses</b>	<b>2,476.60</b>	<b>583.98</b>	<b>3,060.58</b>
<i>Lots (less than 5 acres)</i>	617.06	238.34	855.40
<i>Small Tracts (between 5 and 25 acres)</i>	624.22	235.43	859.65
<i>Large Tracts (25 acres or more)</i>	1,235.33	110.20	1,345.53
<b>Industrial Uses</b>	<b>1,634.03</b>	<b>737.41</b>	<b>2,371.45</b>
<i>Lots (less than 5 acres)</i>	83.59	18.80	102.39
<i>Small Tracts (between 5 and 25 acres)</i>	311.25	273.93	585.18
<i>Large Tracts (25 acres or more)</i>	1,239.19	444.69	1,683.88
<b>Agricultural Uses (including Preferential Covenants)</b>	<b>14,299.32</b>	<b>5,316.30</b>	<b>19,615.62</b>
<i>Lots (less than 5 acres)</i>	21.50	13.82	35.32
<i>Small Tracts (between 5 and 25 acres)</i>	2,206.85	971.29	3,178.14
<i>Large Tracts (25 acres or more)</i>	12,070.97	4,331.19	16,402.16
<b>Forest Uses</b>	<b>1,814.43</b>	<b>878.50</b>	<b>2,692.93</b>
<i>Small Tracts (between 5 and 25 acres)</i>	21.07	13.31	34.37
<i>Large Tracts (25 acres or more)</i>	1,793.36	865.20	2,658.56
<b>Conservation Uses</b>	<b>8,240.43</b>	<b>3,698.18</b>	<b>11,938.61</b>
<i>Lots (less than 5 acres)</i>	10.63	0.98	11.62
<i>Small Tracts (between 5 and 25 acres)</i>	1,262.16	338.39	1,600.55
<i>Large Tracts (25 acres or more)</i>	6,967.64	3,358.80	10,326.44
<b>Tax Exempt (e.g., Schools, Religious Centers, Gov't Buildings, Assisted Living Facilities, etc.)</b>	<b>5,612.89</b>	<b>6,356.36</b>	<b>11,969.25</b>
<i>Improvements (e.g., sidewalks, planting, etc.)</i>	5,136.95	5,958.84	11,095.80
<i>Lots (less than 5 acres)</i>	41.97	261.74	303.71
<i>Small Tracts (between 5 and 25 acres)</i>	202.13	46.17	248.30
<i>Large Tracts (25 acres or more)</i>	3.45	0.48	3.93
<i>Operating Utility</i>	99.60	10.50	110.10
<i>Production-Storage-Auxiliary (e.g., barns and silos)</i>	128.78	78.63	207.41
<b>Total Acres</b>	<b>47,942.52</b>	<b>19,964.80</b>	<b>67,907.32</b>

## Future Land Use

### Land Use Categories

The specific recommendations regarding how land is anticipated to be used are governed by land use categories. There are eight standard land use categories that are mandated by the Georgia Department of Community Affairs to meet minimum planning requirements. In most cases the land use categories in this plan will provide more detail and go beyond the minimum standards. The images incorporated as examples of each land use category listed below are taken from the 2003 Macon-Bibb County Visual Preference Survey (VPS), conducted as part of the 2030 Comprehensive Plan. Although the VPS itself is sufficiently out of date that the conclusions reached in the survey are not included in this 2040 Comprehensive Plan, the images taken as part of the VPS are still representative of the land use category with which they are associated below.

### Agricultural/Forestry

Agricultural and forestry land uses are consolidated under the Rural Residential heading, described below.

### Residential

Residential use of land is usually the most extensive use of land in a community. Residential areas must be designed to accommodate basic human and social functions. Therefore, great care and thought must go into the land use plan for these areas of the community. To achieve this end, this land use category was subdivided into the following subcategories: Rural Residential, Suburban Residential, and Urban Residential.

Rural Residential. This district is meant to preserve the rural character of outlying areas of Bibb County. Homes on large lot subdivisions and agricultural/forestry uses are expected in this district. Public sewer is not anticipated in much of this district. Large lot single family detached homes with one unit per acre are the preferred option in this district. Minor agricultural cultivation is also expected in this category.



Source: 2003 Macon-Bibb County VPS Results and Recommendations

Suburban Residential. This subcategory predominantly promotes single family detached dwellings in subdivision settings with higher density single family attached or multi-family developments at appropriate locations. Mixed use developments that are predominantly single family in nature but may include attached or multi-family dwellings are also anticipated in this district. The following images below are examples of housing types and development patterns that are believed to be appropriate in this district. Other appropriate housing types are townhouse, condominiums, apartments and senior citizen housing. It is important to note that in Suburban Residential areas, smaller lot developments, cluster developments, and attached/multi-family developments should incorporate substantial park or open space. Where appropriate, mixed use developments which contain small scale commercial or office in addition to residential uses may be allowed. Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.



Source: Macon-Bibb County VPS Results and Recommendations

Urban Residential. Traditional urban neighborhoods may contain such residential uses as single family houses, single family attached and multi-family developments along with nearby small scaled neighborhood convenience retail and services that are intended to serve the need of the immediately surrounding neighborhood. The images below are considered representative of the urban residential category.



Source: 2003 Macon-Bibb County VPS Results and Recommendations

The images represent visually attractive development characteristics with integrated features including two to three story masonry buildings, ground floors raised above grade, pedestrian realm amenities including a semi-public edge between the sidewalk and the front yard, narrow setbacks, no garages on the front façade, (parking in rear or off and alley), defined individual entrances, on street parking and street trees. Developments higher in density than in rural or suburban subcategories should be expected in this classification. Office conversions in single family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility and protection of residential and historic properties are key issues in the appropriateness of use.

## Commercial

This category is for land dedicated to nonindustrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. In this plan, the Commercial Category is further divided into two subcategories.

Community Commercial – Retail sales, office and service uses with the largest establishments being intended to serve regional needs (i.e., large retailers and services whose intended market may exceed the population of the Macon-Bibb County area).

Neighborhood Commercial – Retail sales, office and services uses whose target market is most likely to be constrained to the immediate surrounding residential areas. This category of commercial is intended to co-exist near Urban Residential or Mixed Use areas.

### Office/Service

Various types of professional, corporate and administrative office establishments including standalone offices and multi-tenant establishments are appropriate in this classification. This district may also include office/warehouse or service centers were deemed appropriate.

### Mixed Use

Mixed Use defined here as areas where two or more different land uses are anticipated to co-exist on the same site in such a way that simultaneous operation a.) is not inconsistent with the health, safety and welfare of the immediate area or surrounding community; and b.) the proximity of these uses may result in agglomeration benefits such as reduced neighborhood and regional network traffic, mutual promotion of complementary economic activities, and/or enhanced opportunities for social interaction.

It is anticipated that specific combination and proportions of uses and activities to be allowed at any individual location will be evaluated on a case by case basis.

### Industrial

This category encourages land use activities and development ranging from light to heavy manufacturing along with wholesale and warehouse operations. Light manufacturing does not generally require extensive loading and unloading of goods or outside storage. Normally the effects of the industrial operation are not detectable beyond the boundaries of the property. Heavy manufacturing will contain most of the fabrication, processing, storage and assembly operations in the community. Areas designated for heavy manufacturing may generate noise, odors, and smoke that are detectable beyond the boundaries of the property. An office/warehouse center with limited retail is also appropriate in this district.

### Public/Institutional

The institutional category used here includes properties classified as public and quasi-public uses, such as government buildings, places of worship, cemeteries, schools, fraternal organizations and museums.

### Transportation/Communications/Utilities

This land use category includes properties used for transportation, communications and utility uses, such as streets and highways, power generation plants, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities or other similar uses. In this plan, transportation routes are not included as a land use category, since all calculations and maps are based on net acreage (i.e., removing road and rail right of ways, and river flows).

### Parks/Recreation/Open Space

This category is for land dedicated to parks, passive open space and recreational centers that are owned by and accessible to the public (including land that has been designated for preservation



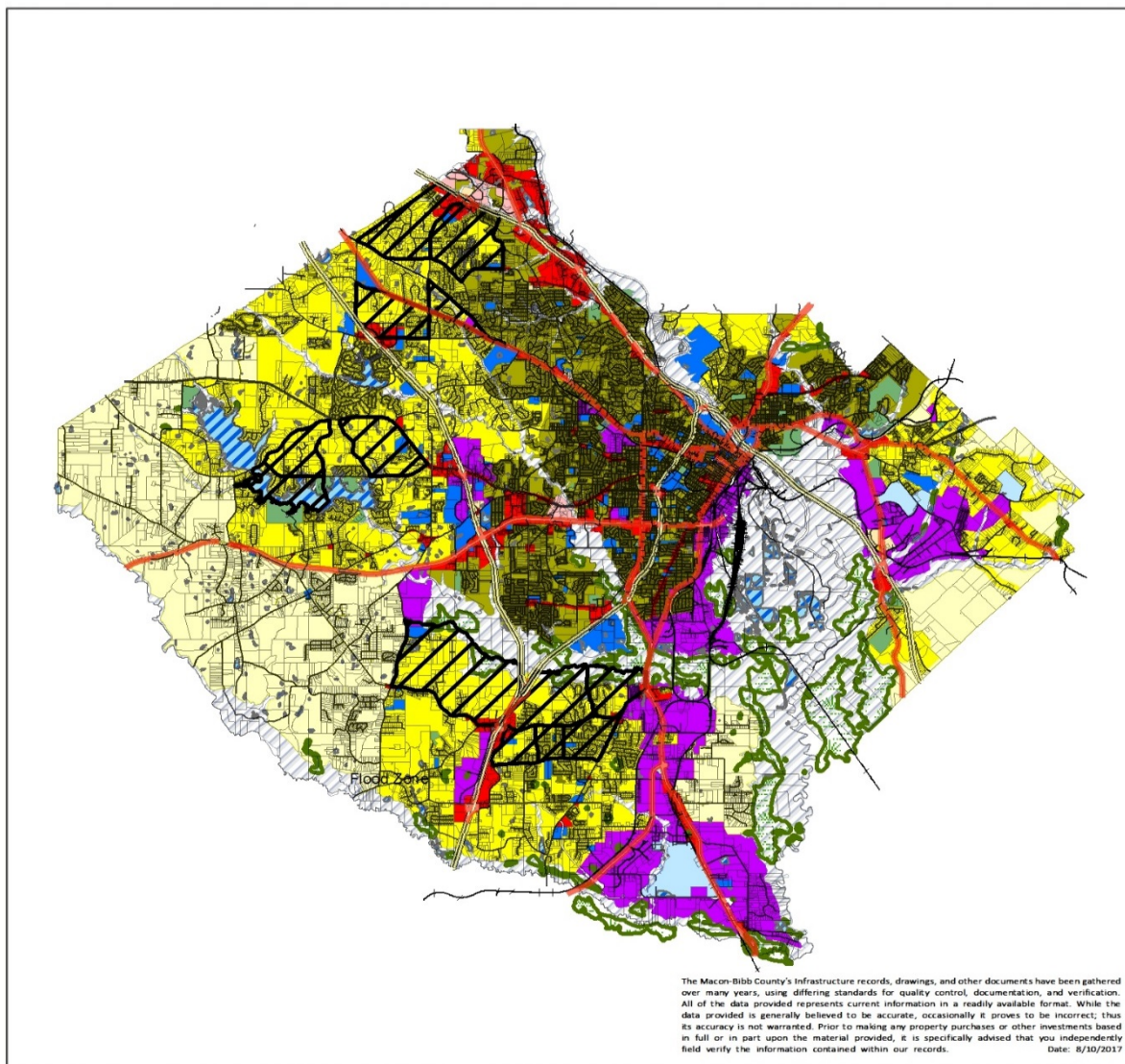
under the Georgia Greenspace program). Land that is privately held with uses such as golf course, country clubs and athletic facilities that are operated on a member-only basis by clubs or non-profit organizations is also covered by this classification.

Finally, in addition to the above categories, all parcels were analyzed for whether or not they were completely excluded, completely included, or partially intruded upon the 100 year flood plain as identified by the U.S. Federal Emergency Management Agency (FEMA). The version of FEMA 100 year flood plain zones used in this analysis was from January 5, 2016.

Figure 5- 2 and Table 5- 3 show the 2040 Future Land Use plan as it was originally developed for the MATS 2040 LRTP in November 2013

Figure 5- 2: Distribution of 2040 Future Land Use Map Macon-Bibb County, As Adopted Under MATS 2040 Long Range Transportation Plan

**2040 Future Land Use Plan Adopted In MATS 2040 LRTP (3 May 2017)**



The Macon-Bibb County's Infrastructure records, drawings, and other documents have been gathered over many years, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the information contained within our records. Date: 8/30/2017

**Legend**

<b>Macon-Bibb Roads By Class</b>	<b>Macon-Bibb County Estimated Future Growth Areas</b>	<b>2040 Future Land Use Category</b>	<b>Regional Commercial</b>
<b>Road Classification</b>	<b>Tax Assessors CAMA Parcels May 17 2017</b>	<b>Rural Residential</b>	<b>Central Business District</b>
Freeway		<b>Suburban Residential</b>	<b>Institutional</b>
Ramp		<b>Urban Residential</b>	<b>Industrial</b>
State Trunk Highway		<b>Office - Service</b>	<b>Transportation - Communication - Utilities</b>
Major Arterial	<b>Waterbodies</b>	<b>Community Commercial</b>	<b>Parks - Recreation - Open Space</b>
Local	Lake or Pond		
Service	Swamp or Marsh		
<b>Railroads</b>	100 year Flood Zone		

1 inch = 16,995 feet  
 Map Maker: Michael J. Greenwald, AICP

MACON-BIBB COUNTY  
 Planning & Zoning

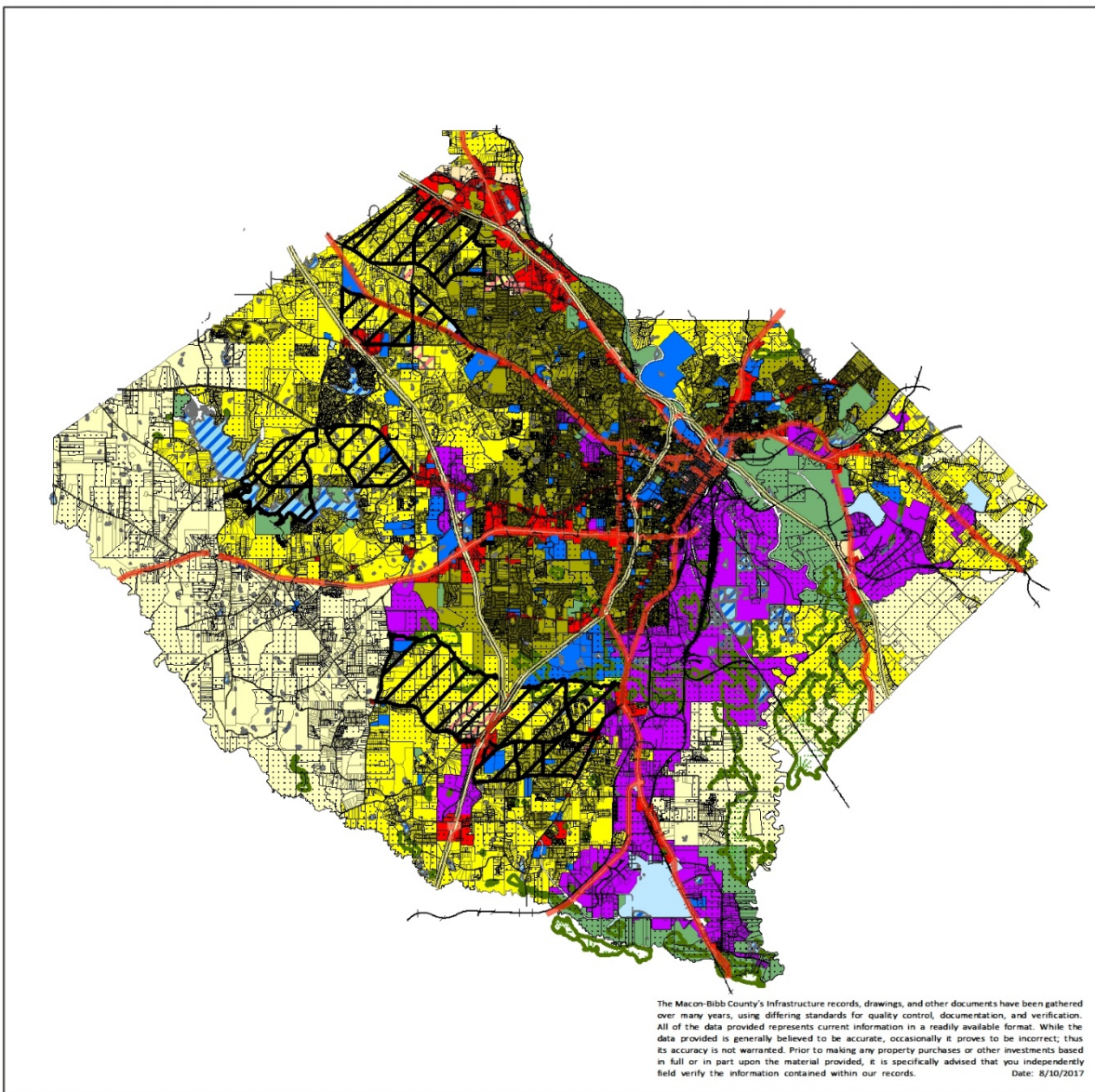
Table 5- 3: Summary of 2040 Future Land Use Acres, By Category, for Macon-Bibb County, As Adopted Under MATS 2040 Long Range Transportation Plan

<b>Future Land Use Category</b>	<b>Total Acres</b>
Rural Residential	27,555.42
Suburban Residential	41,154.85
Urban Residential	18,974.99
Office/Service	336.92
Community Commercial	5,987.20
Regional Commercial	458.58
Central Business District	261.03
Industrial	12,599.86
Institutional	4,113.45
Transportation/Communication/Utilities	1,401.23
Parks/Recreation/Open Space	1,765.96
<b>Total</b>	<b>114,609.49</b>

A significant change between the original version of the 2040 Future Land Use plan and this update is the restoration of acreage originally removed from consideration based on parcels intersecting the 100 year floodplain. That decision is based on the conclusion that although development within a flood plain deserves extra scrutiny consistent with the findings and conclusions identified in the Natural and Cultural Resources chapter of this Comprehensive Plan, it is not the policy of Macon-Bibb County to categorically prohibit all development of these areas. Figure 5- 3 and Table 5- 4 below summarize the future land use distribution of Macon-Bibb County. Aside from a minor discrepancy in total acreage due to rounding errors associated with splitting for those parcels which have multiple future land uses on the same parcel (usually associated with large parcels which already have more than one zoning designation, or parcels which cross a right of way), the total acreage in listed in Table 5- 3 is identical to the total acreage listed in Table 5- 1 under the Existing Land Use Analysis.

Figure 5- 3: Updated 2040 Future Land Use Map for Macon-Bibb County

## 2040 Future Land Use Plan (Update 31 July 2017)



The Macon-Bibb County's Infrastructure records, drawings, and other documents have been gathered over many years, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the information contained within our records. Date: 8/10/2017

<p><b>Legend</b></p> <p><b>Macon-Bibb Roads By Class</b></p> <p>Road Classification</p> <ul style="list-style-type: none"> <li> Freeway</li> <li> Ramp</li> <li> State Trunk Highway</li> <li> Major Arterial</li> <li> Local</li> <li> Service</li> </ul> <p><b>Railroads</b></p> <ul style="list-style-type: none"> <li> Railroad</li> </ul>	<p><b>Macon-Bibb County Estimated Future Growth Areas</b></p> <ul style="list-style-type: none"> <li> Vacant Parcels May 17 2017</li> <li> Tax Assessors CAMA Parcels May 17 2017</li> <li> Waterbodies</li> <li> Lake or Pond</li> <li> Swamp or Marsh</li> </ul>	<p><b>2040 Land Use Category</b></p> <ul style="list-style-type: none"> <li> Rural Residential</li> <li> Suburban Residential</li> <li> Urban Residential</li> <li> Community Commercial</li> <li> Neighborhood Commercial</li> </ul>	<ul style="list-style-type: none"> <li> Office/Service</li> <li> Mixed Use</li> <li> Industrial</li> <li> Public/Institutional</li> <li> Transportation/Communication/UT...</li> <li> Parks/Recreation/Open Space</li> </ul>
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1 inch = 16,995 feet  
 Map Maker: Michael J. Greenwald, AICP



Table 5- 4: Updated 2040 Future Land Use Total Acres, By Category and 100 Yr. Floodplain Classification

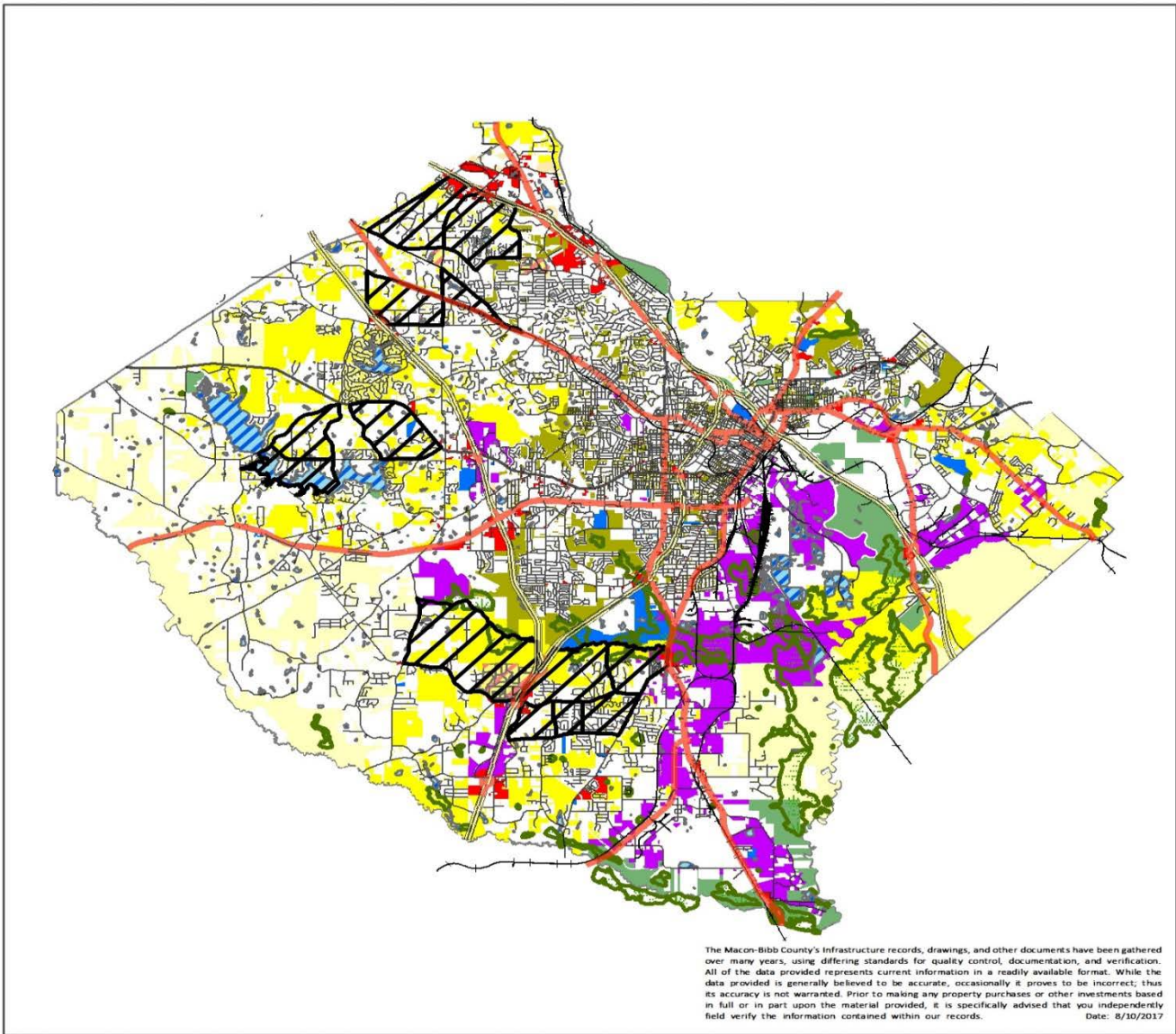
<b>Land Use Category</b>	<b>Acres</b>
<b>Rural Residential</b>	<b>34,161.84</b>
<i>Not In Floodplain</i>	21,380.75
<i>Partially In Floodplain</i>	9,391.11
<i>Completely In Floodplain</i>	3,389.98
<b>Suburban Residential</b>	<b>49,017.62</b>
<i>Not In Floodplain</i>	32,209.86
<i>Partially In Floodplain</i>	14,173.11
<i>Completely In Floodplain</i>	2,634.65
<b>Urban Residential</b>	<b>20,644.90</b>
<i>Not In Floodplain</i>	15,956.46
<i>Partially In Floodplain</i>	4,530.23
<i>Completely In Floodplain</i>	158.21
<b>Community Commercial</b>	<b>6,296.42</b>
<i>Not In Floodplain</i>	4,853.53
<i>Partially In Floodplain</i>	1,264.16
<i>Completely In Floodplain</i>	178.73
<b>Neighborhood Commercial</b>	<b>125.37</b>
<i>Not In Floodplain</i>	124.17
<i>Partially In Floodplain</i>	1.20
<i>Completely In Floodplain</i>	0.00
<b>Office/Service</b>	<b>745.86</b>
<i>Not In Floodplain</i>	452.00
<i>Partially In Floodplain</i>	280.55
<i>Completely In Floodplain</i>	13.31
<b>Mixed Use</b>	<b>1,366.69</b>
<i>Not In Floodplain</i>	1,276.35
<i>Partially In Floodplain</i>	87.58
<i>Completely In Floodplain</i>	2.76
<b>Industrial</b>	<b>19,028.16</b>
<i>Not In Floodplain</i>	8,289.63
<i>Partially In Floodplain</i>	5,771.73
<i>Completely In Floodplain</i>	4,966.80
<b>Institutional</b>	<b>5,524.91</b>
<i>Not In Floodplain</i>	2,651.33
<i>Partially In Floodplain</i>	2,828.06
<i>Completely In Floodplain</i>	45.52
<b>Transportation/Communication/Utilities</b>	<b>1,624.43</b>
<i>Not In Floodplain</i>	524.79
<i>Partially In Floodplain</i>	1,099.64
<i>Completely In Floodplain</i>	0.00
<b>Parks/Recreation/Open Space</b>	<b>8,904.17</b>
<i>Not In Floodplain</i>	414.93
<i>Partially In Floodplain</i>	6,521.70
<i>Completely In Floodplain</i>	1,967.54
<b>Total Acres</b>	<b>147,440.35</b>

## **Future Land Use of Vacant Parcels**

Figures 5-4 and 5-5 and Table 5-5 and 5-6 repeat the analysis of gross and net vacant parcels performed in the Existing Land Use section for the Future Land Use scenario. When removing the same parcels from consideration as in the Existing Land Use analysis, the loss of acreage available for future expansion totals to 30,019.66 acres lost. The reduction in available acreage is concentrated primarily in the categories Rural Residential (net loss of 12,903.09 acres) and Suburban Residential (net loss of 8,624.07 acres). Across all future land use categories, the primary reason for loss of acreage appears to be the land in question falls outside the anticipated MWA water and sewer service guidelines (19,964.80 acres; 66.51%).

Figure 5- 4: Distribution of Vacant Parcels by 2040 Future Land Use

**Vacant Parcels by 2040 Future Land Use (Update 31 July 2017)**



**Legend**

<p><b>Macon-Bibb Roads By Class</b></p> <p>Road Classification</p> <ul style="list-style-type: none"> <li> Freeway</li> <li> Ramp</li> <li> State Trunk Highway</li> <li> Major Arterial</li> <li> Local</li> <li> Service</li> <li> Railroads</li> </ul>	<p><b>Macon-Bibb County Estimated Future Growth Areas</b></p> <ul style="list-style-type: none"> <li> Waterbodies</li> <li> Lake or Pond</li> <li> Swamp or Marsh</li> </ul>	<p><b>2040 Land Use - Vacant Parcels Category</b></p> <ul style="list-style-type: none"> <li> Rural Residential</li> <li> Suburban Residential</li> <li> Urban Residential</li> <li> Community Commercial</li> <li> Neighborhood Commercial</li> </ul>	<ul style="list-style-type: none"> <li> Office/Service</li> <li> Mixed Use</li> <li> Industrial</li> <li> Public/Institutional</li> <li> Transportation/Communication/Ut...</li> <li> Parks/Recreation/Open Space</li> </ul>
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1 inch = 16,995 feet

Map Maker: Michael J. Greenwald, AICP

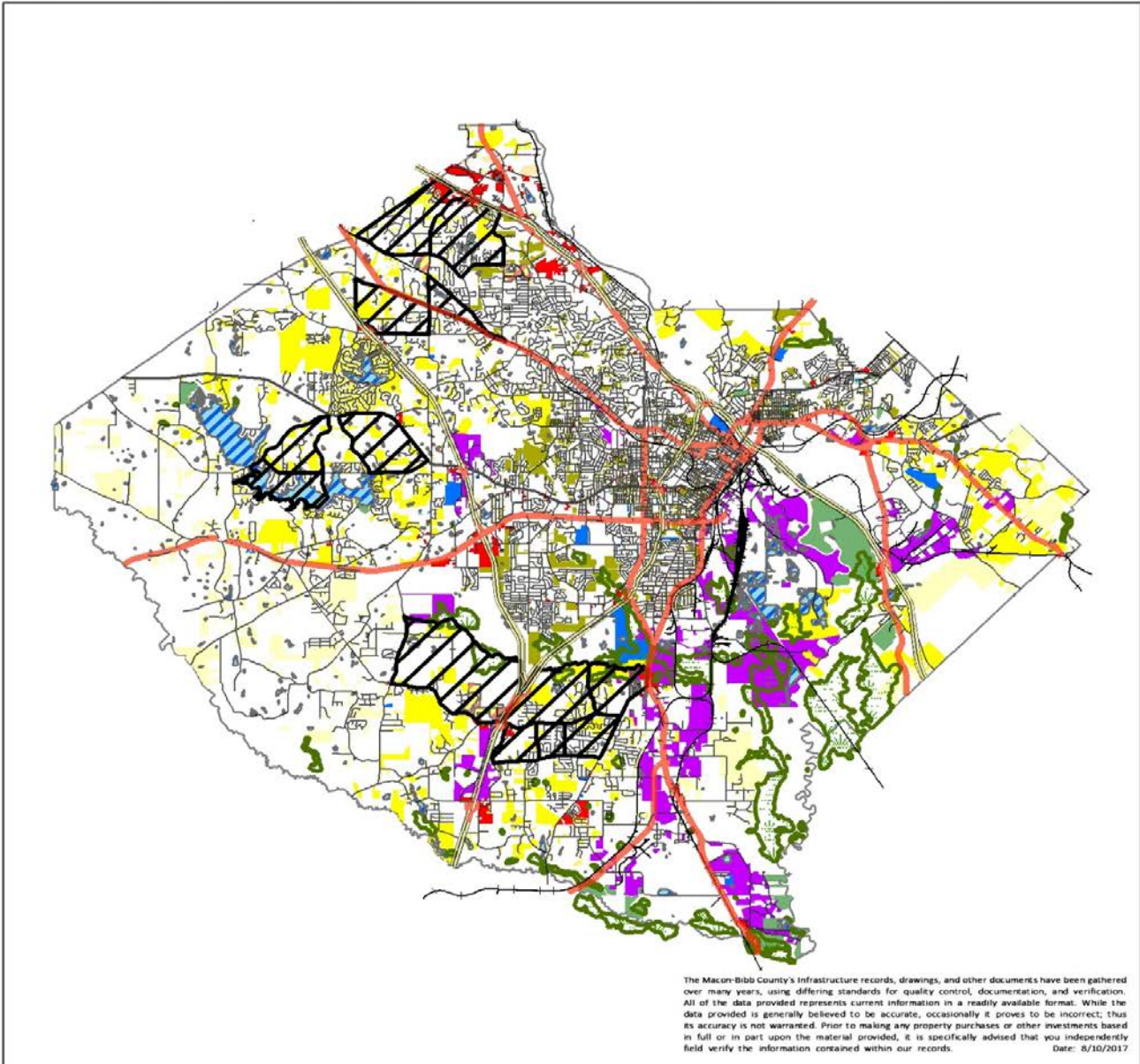
Table 5- 5: Summary of Vacant Parcels (Net Eligible) by 2040 Future Land Use

Land Use Category	Water & Sewer Available/Eligible		
	Yes	No	Sub-Total
<b>Rural Residential</b>	<b>11,581.30</b>	<b>8,202.96</b>	<b>19,784.26</b>
<i>Not In Floodplain</i>	6,964.81	3,195.06	10,159.87
<i>Partially In Floodplain</i>	4,566.29	1,790.54	6,356.83
<i>Completely In Floodplain</i>	50.20	3,217.37	3,267.56
<b>Suburban Residential</b>	<b>16,505.28</b>	<b>5,600.70</b>	<b>22,105.99</b>
<i>Not In Floodplain</i>	9,367.20	1,632.92	11,000.12
<i>Partially In Floodplain</i>	5,714.60	2,847.24	8,561.83
<i>Completely In Floodplain</i>	1,423.49	1,120.55	2,544.04
<b>Urban Residential</b>	<b>4,701.57</b>	<b>1,108.66</b>	<b>5,810.22</b>
<i>Not In Floodplain</i>	2,531.16	295.77	2,826.94
<i>Partially In Floodplain</i>	2,150.75	763.64	2,914.39
<i>Completely In Floodplain</i>	19.65	49.24	68.90
<b>Community Commercial</b>	<b>1,761.59</b>	<b>401.27</b>	<b>2,162.86</b>
<i>Not In Floodplain</i>	1,263.09	297.07	1,560.15
<i>Partially In Floodplain</i>	428.89	71.91	500.80
<i>Completely In Floodplain</i>	69.61	32.29	101.90
<b>Neighborhood Commercial</b>	<b>16.35</b>	<b>6.22</b>	<b>22.57</b>
<i>Not In Floodplain</i>	15.14	6.22	21.36
<i>Partially In Floodplain</i>	1.20	0.00	1.20
<i>Completely In Floodplain</i>	0.00	0.00	0.00
<b>Office/Service</b>	<b>167.36</b>	<b>29.46</b>	<b>196.82</b>
<i>Not In Floodplain</i>	91.56	5.81	97.37
<i>Partially In Floodplain</i>	69.09	19.57	88.66
<i>Completely In Floodplain</i>	6.70	4.08	10.78
<b>Mixed Use</b>	<b>465.90</b>	<b>298.97</b>	<b>764.88</b>
<i>Not In Floodplain</i>	410.93	294.59	705.51
<i>Partially In Floodplain</i>	54.98	3.34	58.32
<i>Completely In Floodplain</i>	0.00	1.04	1.04
<b>Industrial</b>	<b>8,452.88</b>	<b>2,335.40</b>	<b>10,788.28</b>
<i>Not In Floodplain</i>	3,285.62	490.86	3,776.48
<i>Partially In Floodplain</i>	2,645.27	1,200.92	3,846.19
<i>Completely In Floodplain</i>	2,521.98	643.63	3,165.61
<b>Public/Institutional</b>	<b>1,017.90</b>	<b>450.67</b>	<b>1,468.58</b>
<i>Not In Floodplain</i>	274.10	55.62	329.73
<i>Partially In Floodplain</i>	743.80	354.39	1,098.19
<i>Completely In Floodplain</i>	0.00	40.66	40.66
<b>Transportation/Communication/Utilities</b>	<b>11.79</b>	<b>5.90</b>	<b>17.69</b>
<i>Not In Floodplain</i>	6.39	5.90	12.29
<i>Partially In Floodplain</i>	5.40	0.00	5.40
<i>Completely In Floodplain</i>	0.00	0.00	0.00
<b>Parks/Recreation/Open Space</b>	<b>3,260.61</b>	<b>1,524.59</b>	<b>4,785.20</b>
<i>Not In Floodplain</i>	122.47	8.75	131.22
<i>Partially In Floodplain</i>	2,324.68	829.26	3,153.95
<i>Completely In Floodplain</i>	813.46	686.57	1,500.03
<b>Total Acres</b>	<b>47,942.52</b>	<b>19,964.80</b>	<b>67,907.32</b>



Figure 5- 5: Distribution of Vacant Parcels (Net Eligible) by 2040 Future Land Use

## Vacant Parcels by 2040 Future Land Use (Net Eligible Parcels)



Legend		2040 Land Use - Vacant Parcels (Net Eligible)	
<b>Macon-Bibb Roads By Class</b>	<b>Macon-Bibb County Estimated Future Growth Areas</b>	<b>Category</b>	
Freeway	Waterbodies	Rural Residential	Office/Service
Ramp	Lake or Pond	Suburban Residential	Mixed Use
State Trunk Highway	Swamp or Marsh	Urban Residential	Industrial
Major Arterial		Community Commercial	Public/Institutional
Local		Neighborhood Commercial	Transportation/Communication/UT...
Service			Parks/Recreation/Open Space
<b>Railroads</b>			

1 inch = 16,995 feet  
 Map Maker: Michael J. Greenwald, AICP

Table 5- 6: Summary of Vacant Parcels (Net Eligible) by 2040 Future Land Use

Land Use Category	Water & Sewer			
	Available/Eligible	Net Acres Lost, By Category		
		Total Acres Lost	Water & Sewer Not Available	Voluntary Covenant
<b>Rural Residential</b>	<b>6,881.17</b>	<b>(12,903.09)</b>	<b>(8,202.96)</b>	<b>(4,700.13)</b>
<i>Not In Floodplain</i>	4,443.23	(5,716.64)	(3,195.06)	(2,521.58)
<i>Partially In Floodplain</i>	2,435.71	(3,921.12)	(1,790.54)	(2,130.58)
<i>Completely In Floodplain</i>	2.23	(3,265.33)	(3,217.37)	(47.96)
<b>Suburban Residential</b>	<b>13,481.92</b>	<b>(8,624.07)</b>	<b>(5,600.70)</b>	<b>(3,023.36)</b>
<i>Not In Floodplain</i>	8,120.11	(2,880.00)	(1,632.92)	(1,247.08)
<i>Partially In Floodplain</i>	3,938.32	(4,623.52)	(2,847.24)	(1,776.28)
<i>Completely In Floodplain</i>	1,423.49	(1,120.55)	(1,120.55)	(0.00)
<b>Urban Residential</b>	<b>3,793.50</b>	<b>(2,016.72)</b>	<b>(1,108.66)</b>	<b>(908.06)</b>
<i>Not In Floodplain</i>	2,480.91	(346.02)	(295.77)	(50.25)
<i>Partially In Floodplain</i>	1,292.93	(1,621.45)	<b>(763.64)</b>	<b>(857.82)</b>
<i>Completely In Floodplain</i>	19.65	(49.24)	(49.24)	0.00
<b>Community Commercial</b>	<b>1,663.48</b>	<b>(499.37)</b>	<b>(401.27)</b>	<b>(98.11)</b>
<i>Not In Floodplain</i>	1,201.84	(358.31)	(297.07)	(61.24)
<i>Partially In Floodplain</i>	392.03	(108.77)	(71.91)	(36.86)
<i>Completely In Floodplain</i>	69.61	(32.29)	(32.29)	0.00
<b>Neighborhood Commercial</b>	<b>16.35</b>	<b>(6.22)</b>	<b>(6.22)</b>	<b>0.00</b>
<i>Not In Floodplain</i>	15.14	(6.22)	(6.22)	0.00
<i>Partially In Floodplain</i>	1.20	0.00	0.00	0.00
<i>Completely In Floodplain</i>	0.00	0.00	0.00	0.00
<b>Office/Service</b>	<b>167.36</b>	<b>(29.46)</b>	<b>(29.46)</b>	<b>0.00</b>
<i>Not In Floodplain</i>	91.56	(5.81)	(5.81)	0.00
<i>Partially In Floodplain</i>	69.09	(19.57)	(19.57)	0.00
<i>Completely In Floodplain</i>	6.70	(4.08)	(4.08)	0.00
<b>Mixed Use</b>	<b>465.90</b>	<b>(298.97)</b>	<b>(298.97)</b>	<b>0.00</b>
<i>Not In Floodplain</i>	410.93	(294.59)	(294.59)	0.00
<i>Partially In Floodplain</i>	54.98	(3.34)	(3.34)	(0.00)
<i>Completely In Floodplain</i>	0.00	(1.04)	(1.04)	0.00
<b>Industrial</b>	<b>8,063.94</b>	<b>(2,724.34)</b>	<b>(2,335.40)</b>	<b>(388.94)</b>
<i>Not In Floodplain</i>	3,184.48	(592.00)	(490.86)	(101.14)
<i>Partially In Floodplain</i>	2,357.47	(1,488.71)	(1,200.92)	(287.80)
<i>Completely In Floodplain</i>	2,521.98	(643.63)	(643.63)	(0.00)
<b>Public/Institutional</b>	<b>994.88</b>	<b>(473.70)</b>	<b>(450.67)</b>	<b>(23.02)</b>
<i>Not In Floodplain</i>	251.08	(78.65)	(55.62)	(23.02)
<i>Partially In Floodplain</i>	743.80	(354.39)	(354.39)	0.00
<i>Completely In Floodplain</i>	0.00	(40.66)	(40.66)	0.00
<b>Transportation/Communication/Utilities</b>	<b>11.79</b>	<b>(5.90)</b>	<b>(5.90)</b>	<b>0.00</b>
<i>Not In Floodplain</i>	6.39	(5.90)	(5.90)	0.00
<i>Partially In Floodplain</i>	5.40	0.00	0.00	0.00
<i>Completely In Floodplain</i>	0.00	0.00	0.00	0.00
<b>Parks/Recreation/Open Space</b>	<b>2,347.37</b>	<b>(2,437.83)</b>	<b>(1,524.59)</b>	<b>(913.24)</b>
<i>Not In Floodplain</i>	122.47	(8.75)	(8.75)	(0.00)
<i>Partially In Floodplain</i>	1,411.44	(1,742.50)	(829.26)	(913.24)
<i>Completely In Floodplain</i>	813.46	(686.57)	(686.57)	0.00
<b>Total Acres</b>	<b>37,887.66</b>	<b>(30,019.66)</b>	<b>(19,964.80)</b>	<b>(10,054.86)</b>

## Change in Future Land Use

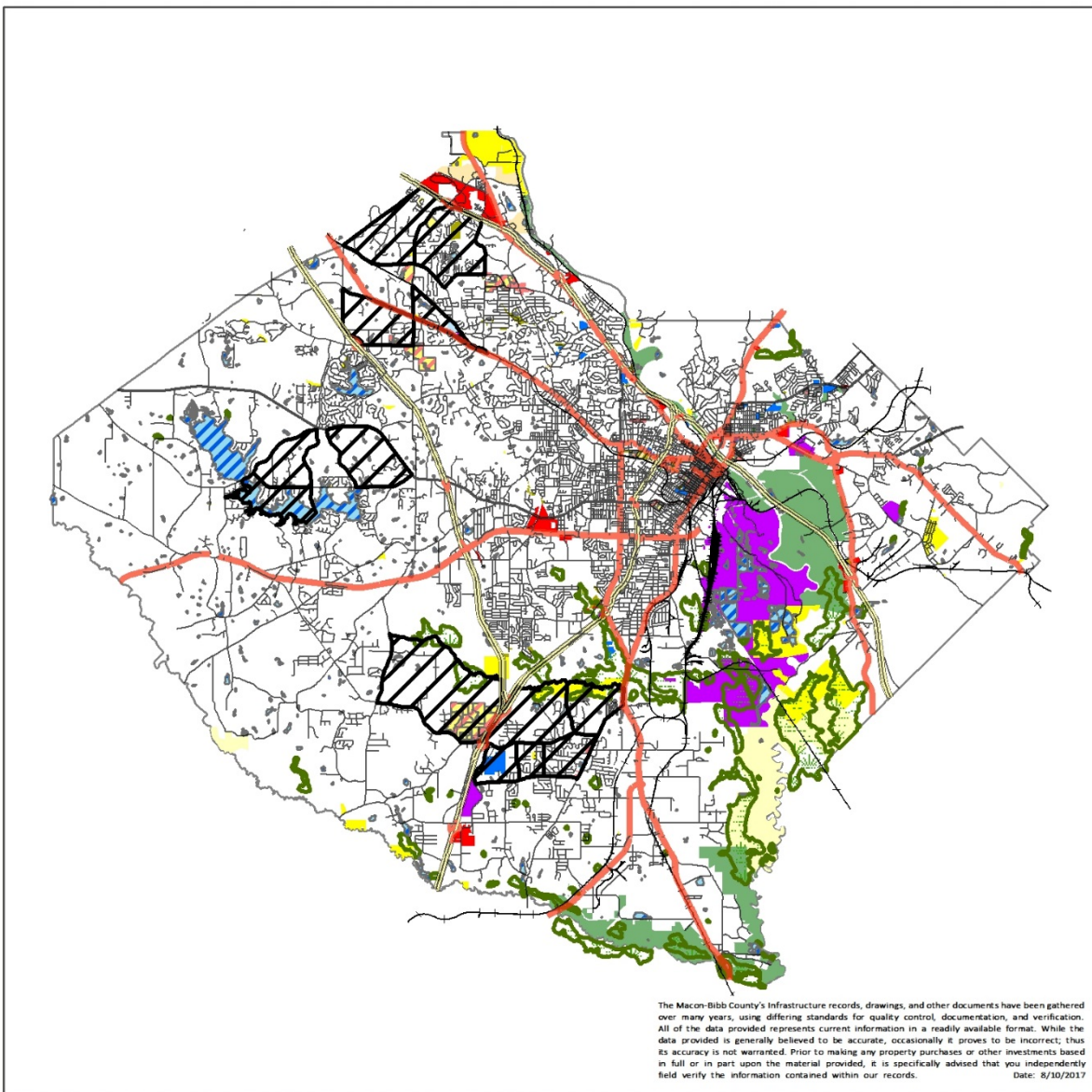
Figure 5- 6 and Table 5- 7 summarize the changes between the originally drafted 2040 Future Land Use Plan developed as part of the MATS 2040 Long Range Transportation Plan in 2013, and the proposals made in this Comprehensive Plan update. All told, the changes affect 21,907.88 acres across 3,285 parcels throughout the Macon-Bibb County region. The changes reflect the following trends and comments received from the public:

1. **The land use changes are designed to reflect the anticipated growth patterns and quantities estimated for the Macon-Bibb County area as part of other recently completed regional plans.** Figure 5-7, 5-8, 5-9 and Table 5-8,5-9 and 5-10 summarize the land use shifts in the areas where Macon-Bibb is expected to grow between 2017 and 2040, using the Transportation Analysis Zones in the MATS 2040 Long Range Transportation Plan (2040 LRTP) Update as the frame of reference. The 2040 LRTP Update anticipates an additional 4,979 persons and 12,071 new jobs in Macon-Bibb between now and the plan year of 2040. At the time the 2040 LRTP Update was adopted, it was anticipated that Macon-Bibb already had sufficient land in reserve to handle up to 12,976 additional persons. A detailed discussion of the estimates of population change for Macon-Bibb County, discussed in detail in Chapter 2 – Community Profile and Demographics.  
The MATS 2040 LRTP Update population estimates, employment projections and distributions of future growth were incorporated into the Water Distribution System Master Plan adopted by the Macon Water Authority on March 1, 2017, produced by Hazen and Sawyer Consultants. The water system plan forecasts that by the 2040 target year, residential, industrial and wholesale water demand will increase to 25.0 million gallons per day (an increase of 12% over current levels). This is 73% of the existing system capacity of 43.7 million gallons per day.  
Given that this 2040 Future Land Use Plan, the 2040 LRTP Update, and the Water Distribution Master Plan all use the same demographic forecasting information as the basis for their analyses, it is anticipated they will be mutually consistent.
2. **The land use changes reflect an emerging emphasis on Mixed Use development.** The land use category of Central Business District has been converted to a broader Mixed Use category, in order to support the redevelopment goals of the Tax Allocation Districts associated with the downtown area.
3. **The land use changes reflect proposals from the community based on neighborhood plans.** Specifically, the land use plan addresses land use changes proposed under the Legacy Builders’ Foundation Walnut Creek Master Redevelopment plan (see Appendix B), as well as identifying opportunities for redevelopment under the Macon-Bibb Urban Redevelopment Plan (the blight mitigation and remediation strategy for Macon-Bibb County)
4. **The land use changes address the continuing need for preservation of sensitive lands.** Specifically:
  - a. The updates to the 2040 Future Land Use Plan anticipate that significant portions of land formerly in the flood plain in south Macon-Bibb County below the Middle Georgia Regional Airport will be either dedicated to Parks/Recreation/Open Space, or will be purchased by the State of Georgia as part of ongoing efforts to continue and expanded operations of the Robins Air Force Base.

- b.** The updates anticipate that the Ocmulgee National Monument will eventually be expanded and re-classified as a national park. To that end, the 2040 Future Land Use Plan adds 2627.54 acres of Parks/Recreation/Open Space land around the anticipated revised boundaries of the national monument, as provided by the U.S. National Parks Service.

Figure 5- 6: Distribution of Parcels with 2040 Future Land Use Category Changes

## 2040 Future Land Use - Land Use Category Changes



<p><b>Legend</b></p> <p><b>Macon-Bibb Roads By Class</b></p> <p>Freeway Ramp State Trunk Highway Major Arterial Local Service Railroads</p>	<p><b>Macon-Bibb County Estimated Future Growth Areas</b></p> <p>Waterbodies Lake or Pond Swamp or Marsh</p>	<p><b>2040 Land Use Changes Category</b></p> <p>Rural Residential Suburban Residential Urban Residential Community Commercial Neighborhood Commercial</p>	<p>Office/Service Mixed Use Industrial Public/Institutional Transportation/Communication/UT... Parks/Recreation/Open Space</p>
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1 inch = 16,995 feet

Map Maker: Michael J. Greenwald, AICP

MACON-BIBB COUNTY  
Planning & Zoning

Table 5- 7: Summary of Parcels with 2040 Future Land Use Category Changes

<b>Land Use Category</b>	<b>New Acres</b>
<b>Rural Residential</b>	<b>3,389.98</b>
<i>Not In Floodplain</i>	0.00
<i>Partially In Floodplain</i>	0.00
<i>Completely In Floodplain</i>	3,389.98
<b>Suburban Residential</b>	<b>3,466.20</b>
<i>Not In Floodplain</i>	444.02
<i>Partially In Floodplain</i>	387.53
<i>Completely In Floodplain</i>	2,634.65
<b>Urban Residential</b>	<b>286.68</b>
<i>Not In Floodplain</i>	128.47
<i>Partially In Floodplain</i>	0.00
<i>Completely In Floodplain</i>	158.21
<b>Community Commercial</b>	<b>931.26</b>
<i>Not In Floodplain</i>	396.26
<i>Partially In Floodplain</i>	356.26
<i>Completely In Floodplain</i>	178.73
<b>Neighborhood Commercial</b>	<b>125.37</b>
<i>Not In Floodplain</i>	124.17
<i>Partially In Floodplain</i>	1.20
<i>Completely In Floodplain</i>	0.00
<b>Office/Service</b>	<b>402.64</b>
<i>Not In Floodplain</i>	228.07
<i>Partially In Floodplain</i>	161.26
<i>Completely In Floodplain</i>	13.31
<b>Mixed Use</b>	<b>1,366.69</b>
<i>Not In Floodplain</i>	1,276.35
<i>Partially In Floodplain</i>	87.58
<i>Completely In Floodplain</i>	2.76
<b>Industrial</b>	<b>5,253.40</b>
<i>Not In Floodplain</i>	184.58
<i>Partially In Floodplain</i>	102.01
<i>Completely In Floodplain</i>	4,966.80
<b>Public/Institutional</b>	<b>392.89</b>
<i>Not In Floodplain</i>	306.19
<i>Partially In Floodplain</i>	41.18
<i>Completely In Floodplain</i>	45.52
<b>Transportation/Communication/Utilities</b>	<b>49.27</b>
<i>Not In Floodplain</i>	40.50
<i>Partially In Floodplain</i>	8.76
<i>Completely In Floodplain</i>	0.00
<b>Parks/Recreation/Open Space</b>	<b>6,243.53</b>
<i>Not In Floodplain</i>	75.96
<i>Partially In Floodplain</i>	4,200.03
<i>Completely In Floodplain</i>	1,967.54
<b>Total Acres</b>	<b>21,907.88</b>

Figure 5- 7: Distribution of 2040 Future Land Use in Expected Growth Areas in North Macon-Bibb County

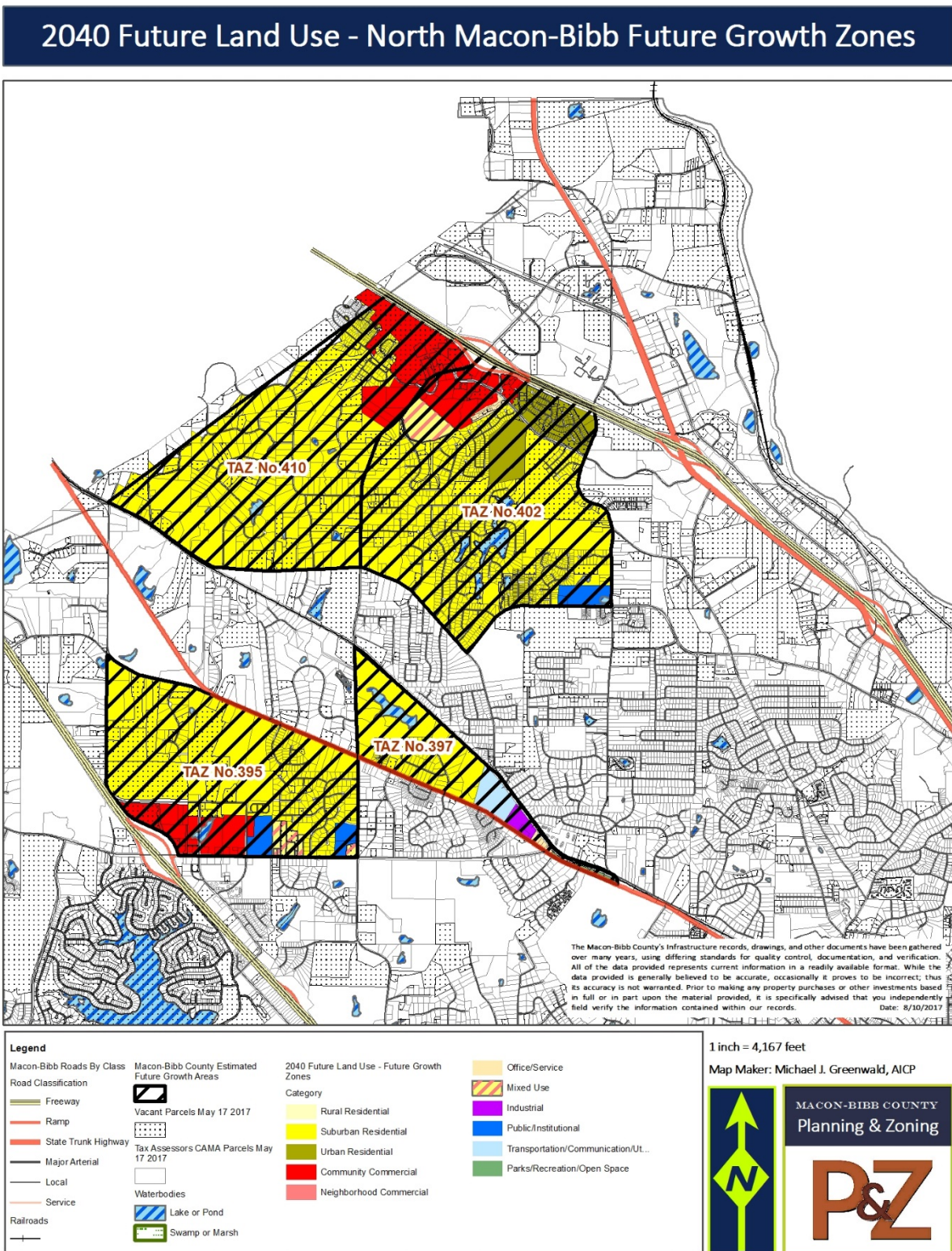


Table 5- 8: Summary of Changes in 2040 Future Land Use in Expected Growth Areas in North Macon-Bibb County

TAZ	Land Use Category	MATS 2040 LRTP Net Acres Est.	2040 Comprehensive Plan Future Land Use Net Acres Estimate				Category Acreage Change
			Total	Not In Floodplain	Partially In Floodplain	Completely In Floodplain	
395	Rural Residential	0	0.00	0.00	0.00	0.00	0.00
	Suburban Residential	777	747.54	747.54	0.00	0.00	-29.46
	Urban Residential	0	0.00	0.00	0.00	0.00	0.00
	Community Commercial	119	116.03	116.03	0.00	0.00	-2.97
	Office/Service	0	0.00	0.00	0.00	0.00	0.00
	Mixed Use Center	0	29.21	29.21	0.00	0.00	29.21
	Industrial	0	0.00	0.00	0.00	0.00	0.00
	Public/Institutional	37	40.30	40.30	0.00	0.00	3.71
	Transportation/ Communication/ Utilities	0	0.00	0.00	0.00	0.00	0.00
	Parks/Recreation/ Open Space	0	0.00	0.00	0.00	0.00	0.00
397	Rural Residential	0	0.00	0.00	0.00	0.00	0.00
	Suburban Residential	200	262.00	80.43	181.57	0.00	62.00
	Urban Residential	0	0.00	0.00	0.00	0.00	0.00
	Community Commercial	0	0.00	0.00	0.00	0.00	0.00
	Office/Service	19	4.77	4.77	0.00	0.00	-14.23
	Mixed Use Center	0	0.00	0.00	0.00	0.00	0.00
	Industrial	30	14.88	14.88	0.00	0.00	-15.12
	Public/Institutional	0	0.00	0.00	0.00	0.00	0.00
	Transportation/ Communication/ Utilities	0	36.06	36.06	0.00	0.00	36.06
	Parks/Recreation/ Open Space	0	4.83	0.00	0.00	4.83	4.83



Table 5- 8 (Cont.): Summary of Changes in 2040 Future Land Use in Expected Growth Areas in North Macon-Bibb County

TAZ	Land Use Category	MATS 2040 LRTP Net Acres Est.	2040 Comprehensive Plan Future Land Use Net Acres Estimate				Category Acreage Change
			Total	Not In Floodplain	Partially In Floodplain	Completely In Floodplain	
402	Rural Residential	0	0.00	0.00	0.00	0.00	0.00
	Suburban Residential	1041	983.09	983.09	0.00	0.00	-57.91
	Urban Residential	78	135.13	135.13	0.00	0.00	57.13
	Community Commercial	96	96.61	96.61	0.00	0.00	0.61
	Office/Service	9	8.81	8.81	0.00	0.00	-0.19
	Mixed Use Center	0	40.51	40.51	0.00	0.00	40.51
	Industrial	0	0.00	0.00	0.00	0.00	0.00
	Public/Institutional	69	28.41	28.41	0.00	0.00	-40.59
	Transportation/ Communication/ Utilities	0	0.00	0.00	0.00	0.00	0.00
	Parks/Recreation/ Open Space	0	0.00	0.00	0.00	0.00	0.00
	410	Rural Residential	0	0.00	0.00	0.00	0.00
Suburban Residential		1037	1045.25	992.03	50.24	2.98	8.25
Urban Residential		0	0.00	0.00	0.00	0.00	0.00
Community Commercial		136	178.40	76.08	102.32	0.00	42.40
Office/Service		0	0.00	0.00	0.00	0.00	0.00
Mixed Use Center		0	0.00	0.00	0.00	0.00	0.00
Industrial		0	0.00	0.00	0.00	0.00	0.00
Public/Institutional		12	0.00	0.00	0.00	0.00	-12.00
Transportation/ Communication/ Utilities		0	0.00	0.00	0.00	0.00	0.00
Parks/Recreation/ Open Space		0	0.00	0.00	0.00	0.00	0.00

Figure 5- 8: Distribution of 2040 Future Land Use in Expected Growth Areas in West Macon-Bibb County

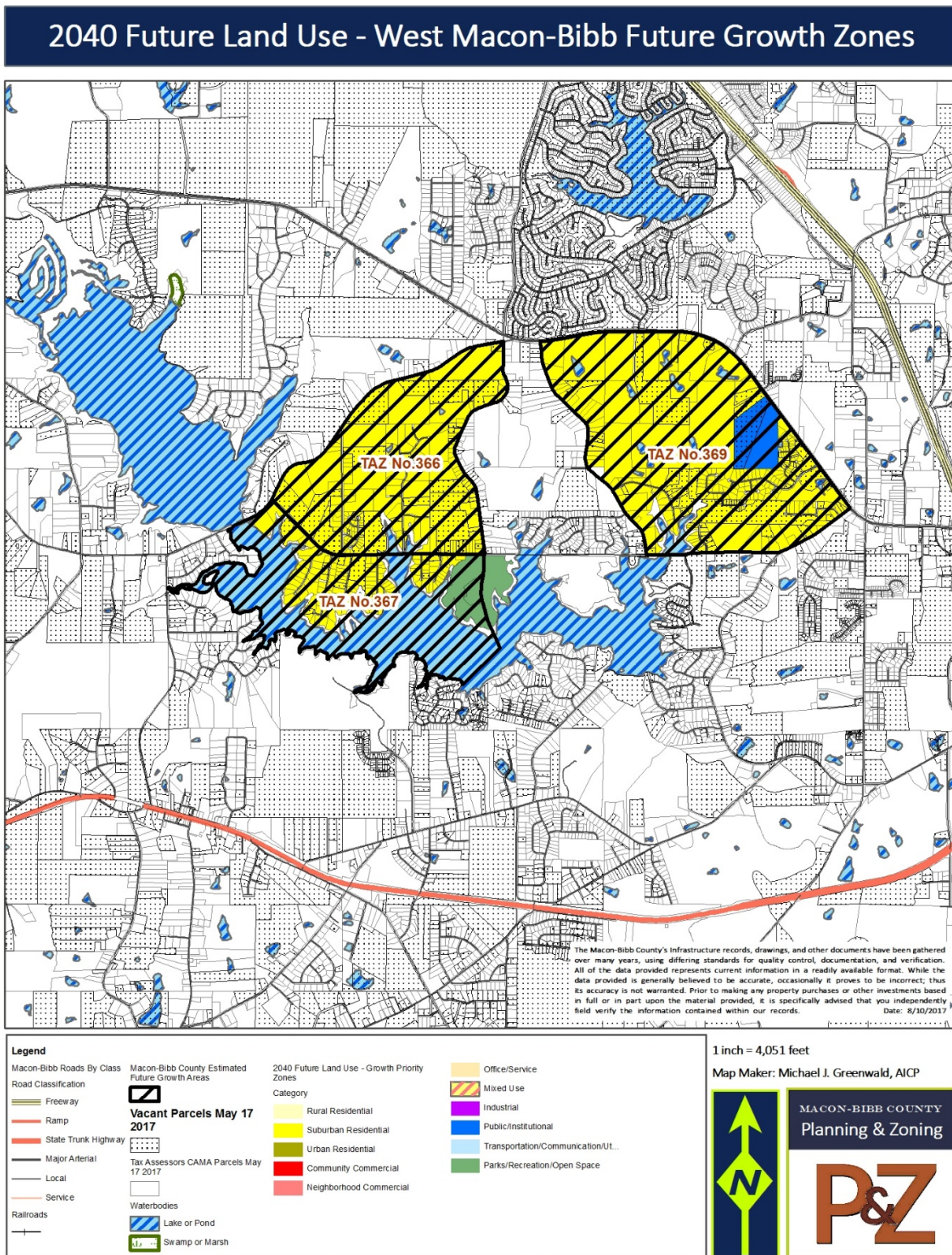


Table 5- 9: Summary of Changes in 2040 Future Land Use in Expected Growth Areas in West Macon-Bibb County

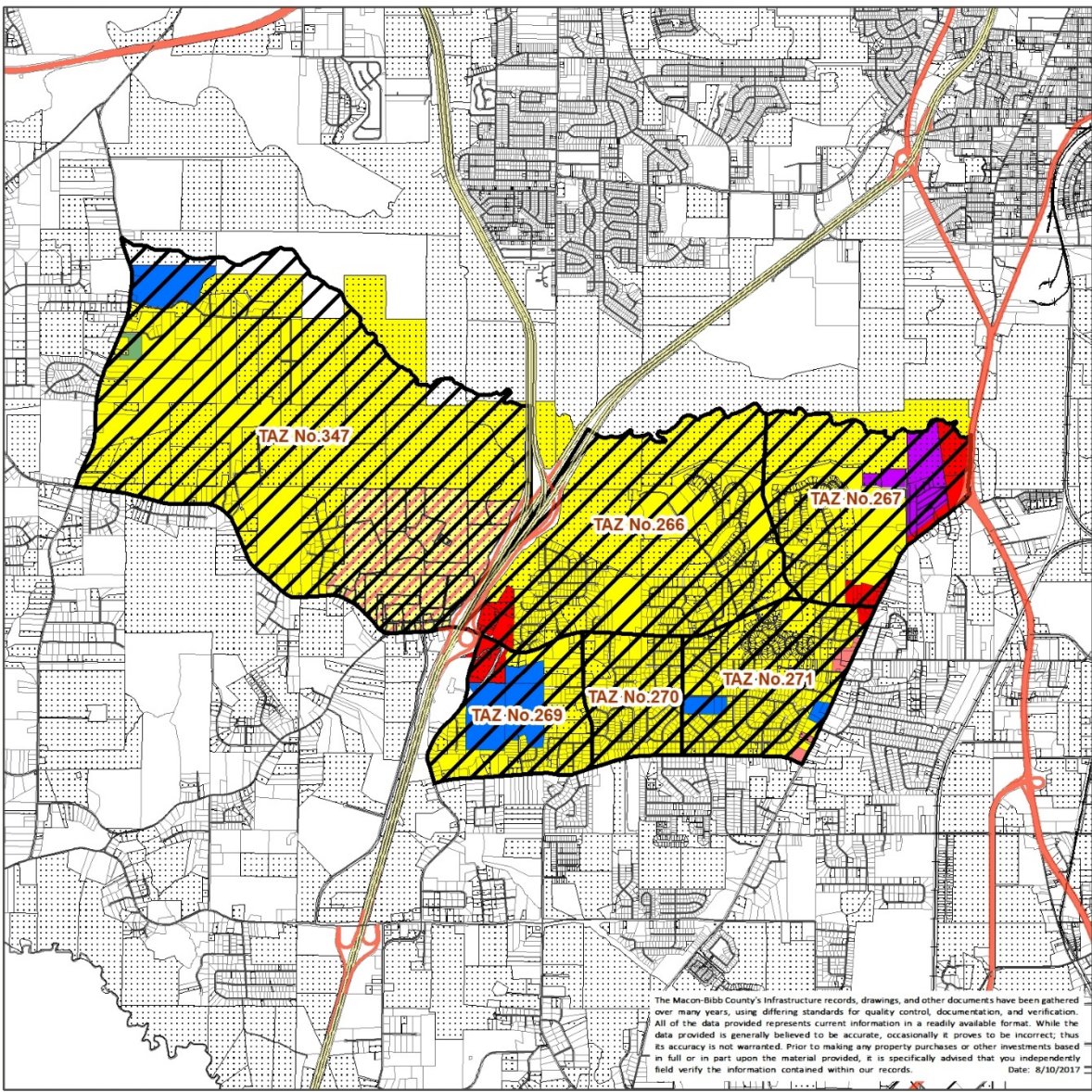
TAZ	Land Use Category	MATS 2040 LRTP Net Acres Est.	2040 Comprehensive Plan Future Land Use Net Acres Estimate				Category Acreage Change
			Total	Not In Floodplain	Partially In Floodplain	Completely In Floodplain	
366	Rural Residential	0	0.00	0.00	0.00	0.00	0.00
	Suburban Residential	717	722.02	665.87	56.15	0.00	5.02
	Urban Residential	0	0.00	0.00	0.00	0.00	0.00
	Community Commercial	0	0.00	0.00	0.00	0.00	0.00
	Office/Service	0	0.00	0.00	0.00	0.00	0.00
	Mixed Use Center	0	0.00	0.00	0.00	0.00	0.00
	Industrial	0	0.00	0.00	0.00	0.00	0.00
	Public/Institutional	0	0.00	0.00	0.00	0.00	0.00
	Transportation/ Communication/ Utilities	0	0.00	0.00	0.00	0.00	0.00
	Parks/Recreation/ Open Space	0	0.00	0.00	0.00	0.00	0.00
	367	Rural Residential	0	0.00	0.00	0.00	0.00
Suburban Residential		176	195.18	110.94	84.24	0.00	19.18
Urban Residential		0	0.00	0.00	0.00	0.00	0.00
Community Commercial		0	0.00	0.00	0.00	0.00	0.00
Office/Service		0	0.00	0.00	0.00	0.00	0.00
Mixed Use Center		0	0.00	0.00	0.00	0.00	0.00
Industrial		0	0.00	0.00	0.00	0.00	0.00
Public/Institutional		0	0.00	0.00	0.00	0.00	0.00
Transportation/ Communication/ Utilities		0	0.00	0.00	0.00	0.00	0.00
Parks/Recreation/ Open Space		52.47445571	91.74	10.00	81.74	0.00	39.26

Table 5- 9 (Cont.): Summary of Changes in 2040 Future Land Use in Expected Growth Areas in West Macon-Bibb County

TAZ	Land Use Category	MATS 2040 LRTP Net Acres Est.	2040 Comprehensive Plan Future Land Use Net Acres Estimate				Category Acreage Change
			Total	Not In Floodplain	Partially In Floodplain	Completely In Floodplain	
369	Rural Residential	0	0.00	0.00	0.00	0.00	0.00
	Suburban Residential	1010	1016.84	925.60	91.24	0.00	6.84
	Urban Residential	0	0.00	0.00	0.00	0.00	0.00
	Community Commercial	0	0.00	0.00	0.00	0.00	0.00
	Office/Service	0	0.00	0.00	0.00	0.00	0.00
	Mixed Use Center	0	0.00	0.00	0.00	0.00	0.00
	Industrial	0	0.00	0.00	0.00	0.00	0.00
	Public/Institutional	72	71.68	71.68	0.00	0.00	-0.32
	Transportation/ Communication/ Utilities	0	0.00	0.00	0.00	0.00	0.00
	Parks/Recreation/ Open Space	0	0.00	0.00	0.00	0.00	0.00

Figure 5- 9: Distribution of 2040 Future Land Use in Expected Growth Areas in South Macon-Bibb County

## 2040 Future Land Use - South Macon-Bibb Future Growth Zones



**Legend**

<p><b>Macon-Bibb Roads by Class</b> Road Classification</p> <ul style="list-style-type: none"> <li><span style="color: green;">—</span> Freeway</li> <li><span style="color: orange;">—</span> Ramp</li> <li><span style="color: red;">—</span> State Trunk Highway</li> <li><span style="color: black;">—</span> Major Arterial</li> <li><span style="color: grey;">—</span> Local</li> <li><span style="color: lightgrey;">—</span> Service</li> <li><span style="color: black;">—</span> Railroads</li> </ul>	<p><b>Macon-Bibb County Estimated Future Growth Areas</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Vacant Parcels May 17 2017</li> <li><span style="border: 1px dotted black; display: inline-block; width: 15px; height: 10px;"></span> Tax Assessors CAMA Parcels May 17 2017</li> </ul>	<p><b>2040 Future Land Use - Growth Priority Zones</b></p> <p>Category</p> <ul style="list-style-type: none"> <li><span style="background-color: yellow;">■</span> Rural Residential</li> <li><span style="background-color: yellow; border: 1px solid black;">■</span> Suburban Residential</li> <li><span style="background-color: olive;">■</span> Urban Residential</li> <li><span style="background-color: red;">■</span> Community Commercial</li> <li><span style="background-color: pink;">■</span> Neighborhood Commercial</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: orange;">■</span> Office/Service</li> <li><span style="background-color: yellow; border: 1px solid black;">■</span> Mixed Use</li> <li><span style="background-color: purple;">■</span> Industrial</li> <li><span style="background-color: blue;">■</span> Public/Institutional</li> <li><span style="background-color: lightblue;">■</span> Transportation/Communication/Ut...</li> <li><span style="background-color: green;">■</span> Parks/Recreation/Open Space</li> </ul>
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1 inch = 4,668 feet

Map Maker: Michael J. Greenwald, AICP

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MACON-BIBB COUNTY

Planning & Zoning

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Table 5- 10: Summary of Changes in 2040 Future Land Use in Expected Growth Areas in South Macon-Bibb County

TAZ	Land Use Category	MATS 2040 LRTP Net Acres Est.	2040 Comprehensive Plan Future Land Use Net Acres Estimate				Category Acreage Change
			Total	Not In Floodplain	Partially In Floodplain	Completely In Floodplain	
266	Rural Residential	0	0.00	0.00	0.00	0.00	0.00
	Suburban Residential	952	1010.17	788.27	221.91	0.00	58.17
	Urban Residential	0	0.00	0.00	0.00	0.00	0.00
	Community Commercial	47	39.27	39.27	0.00	0.00	-7.73
	Office/Service	0	0.00	0.00	0.00	0.00	0.00
	Mixed Use Center	0	0.00	0.00	0.00	0.00	0.00
	Industrial						0.00
	Public/Institutional	0	0.00	0.00	0.00	0.00	0.00
	Transportation/ Communication/ Utilities	0	0.00	0.00	0.00	0.00	0.00
	Parks/Recreation/ Open Space	0	0.00	0.00	0.00	0.00	0.00
	267	Rural Residential	0	0.00	0.00	0.00	0.00
Suburban Residential		339	885.13	241.78	214.68	428.67	546.13
Urban Residential		0	0.00	0.00	0.00	0.00	0.00
Community Commercial		43	75.47	29.67	45.80	0.00	32.47
Office/Service		0	0.00	0.00	0.00	0.00	0.00
Mixed Use Center		0	0.00	0.00	0.00	0.00	0.00
Industrial		46	108.97	7.88	101.09	0.00	62.97
Public/Institutional		0	0.00	0.00	0.00	0.00	0.00
Transportation/ Communication/ Utilities		0	0.00	0.00	0.00	0.00	0.00
Parks/Recreation/ Open Space		0	0.00	0.00	0.00	0.00	0.00

Table 5- 10 (Cont.): Summary of Changes in 2040 Future Land Use in Expected Growth Areas in South Macon-Bibb County

TAZ	Land Use Category	MATS 2040 LRTP Net Acres Est.	2040 Comprehensive Plan Future Land Use Net Acres Estimate				Category Acreage Change
			Total	Not In Floodplain	Partially In Floodplain	Completely In Floodplain	
269	Rural Residential	0	0.00	0.00	0.00	0.00	0.00
	Suburban Residential	385	264.52	264.52	0.00	0.00	-120.48
	Urban Residential	0	0.00	0.00	0.00	0.00	0.00
	Community Commercial	31	31.12	31.12	0.00	0.00	0.12
	Office/Service	0	0.00	0.00	0.00	0.00	0.00
	Mixed Use Center	0	0.00	0.00	0.00	0.00	0.00
	Industrial	0	0.00	0.00	0.00	0.00	0.00
	Public/Institutional	27	148.88	148.88	0.00	0.00	121.88
	Transportation/ Communication/ Utilities	0	0.00	0.00	0.00	0.00	0.00
	Parks/Recreation/ Open Space	0	0.00	0.00	0.00	0.00	0.00
	270	Rural Residential	0	0.00	0.00	0.00	0.00
Suburban Residential		269	277.08	277.08	0.00	0.00	8.08
Urban Residential		0	0.00	0.00	0.00	0.00	0.00
Community Commercial		0	0.00	0.00	0.00	0.00	0.00
Office/Service		0	0.00	0.00	0.00	0.00	0.00
Mixed Use Center		0	0.00	0.00	0.00	0.00	0.00
Industrial		0	0.00	0.00	0.00	0.00	0.00
Public/Institutional		0	0.00	0.00	0.00	0.00	0.00
Transportation/ Communication/ Utilities		0	0.00	0.00	0.00	0.00	0.00
Parks/Recreation/ Open Space		0	0.00	0.00	0.00	0.00	0.00

Table 5- 10 (Cont.): Summary of Changes in 2040 Future Land Use in Expected Growth Areas in South Macon-Bibb County

TAZ	Land Use Category	MATS 2040 LRTP Net Acres Est.	2040 Comprehensive Plan Future Land Use Net Acres Estimate				Category Acreage Change
			Total	Not In Floodplain	Partially In Floodplain	Completely In Floodplain	
271	Rural Residential	0	0.00	0.00	0.00	0.00	0.00
	Suburban Residential	506	478.71	478.71	0.00	0.00	-27.29
	Urban Residential	0	0.00	0.00	0.00	0.00	0.00
	Community Commercial**	6	24.91	24.91	0.00	0.00	18.91
	Office/Service	0	0.00	0.00	0.00	0.00	0.00
	Mixed Use Center	0	0.00	0.00	0.00	0.00	0.00
	Industrial	0	0.00	0.00	0.00	0.00	0.00
	Public/Institutional	20	28.89	28.89	0.00	0.00	8.89
	Transportation/ Communication/ Utilities	0	0.00	0.00	0.00	0.00	0.00
	Parks/Recreation/ Open Space	0	0.00	0.00	0.00	0.00	0.00
	347	Rural Residential	0	0.00	0.00	0.00	0.00
Suburban Residential		2143	2229.16	1247.46	981.69	0.00	86.16
Urban Residential		0	0.00	0.00	0.00	0.00	0.00
Community Commercial		65	0.00	0.00	0.00	0.00	-65.00
Office/Service		0	0.00	0.00	0.00	0.00	0.00
Mixed Use Center		0	520.26	520.26	0.00	0.00	520.26
Industrial		27	0.00	0.00	0.00	0.00	-27.00
Institutional		70	76.41	1.88	74.53	0.00	6.41
Transportation/ Communication/ Utilities		0	0.00	0.00	0.00	0.00	0.00
Parks/Recreation/ Open Space		12	11.67	11.67	0.00	0.00	-0.33





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Chapter 6: Housing



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## CHAPTER 6

### Housing

The housing element provides local governments the opportunity to inventory and evaluate the adequacy and suitability of the existing housing stock in terms of condition, occupancy and affordability to serve the current and future community needs. Affordable housing is inclusive of several factors such as personal income, construction costs, maintenance costs, water, property taxes and insurance, repairs, heating & air, and location. The cost of housing and the availability of housing for all segments of the population are perspectives that county leaders and housing agencies should evaluate to address affordable housing. Realizing that providing housing for a diverse population is one of the major challenges facing communities, community leaders are continuously striving to create a place where citizens can live, work, learn and play. This is the reason why there is an enormous need for housing that is affordable for all segments of the population. Population tends to have the greatest impact on the conclusions that will be reached on the needs of housing in Macon-Bibb County as a whole in the years to come. While the population changes of the past and future are important indicators of the future needs of housing, in addition to housing conditions, equal attention must be given to issues such as existing age and cost. This chapter will attempt to inventory current housing stock & conditions, determine future housing needs, identify housing problems, and develop a plan for managing housing development in the future. In order to ensure that every resident has a safe, affordable, and decent place to live within the Macon-Bibb Community, housing strategies that promote coordination of housing policies and programs at the local, state, and federal levels must be in place to achieve a socio-economically diverse community.

Under the minimum standards and procedures for local comprehensive planning, (Rules of the Georgia Department of Community Affairs), Chapter 110-12-1-.03, Section (8), as an entitlement community that receives funding for housing from Community Development Block Grant (CDBG) and HOME Investment Partnerships Program, the housing element is required for the Macon-Bibb County comprehensive plan. These federal funding sources provide grants to localities that communities use – often in partnership with local nonprofit groups – to fund activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. The CDBG and HOME programs are administered through Macon-Bibb County’s Economic and Community Development Department (ECDD). The Macon-Bibb County Housing Authority is also a housing service provider in addressing housing needs within the community.

As permitted under the planning regulations, the Macon-Bibb County Consolidated Plan for program years 2015 – 2019 is incorporated by reference as a substitute for the required housing element. It is believed that the comprehensive plan update is consistent with the goals, objectives, and strategies of the Consolidated Plan. As part of this chapter, there are three types of housing needs that will be addressed: multi-family housing; affordable housing; and special needs housing.

The following tables provide supplemental information on housing in Macon-Bibb County from the US Census Bureau’s American Communities Survey (ACS) data.

## Housing Vacancy

Macon-Bibb County has a relatively low number of vacant housing units (12,932) at a rate of (18.5%). The Macon-Bibb County Consolidated Plan seeks to address the vacancy concerns for the community.

Table 6-1: Housing Vacancy Rate, 2015 ACS Data

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	69,957	+/-323	69,957	(X)
Occupied housing units	57,025	+/-803	81.5%	+/-1.0
Vacant housing units	12,932	+/-706	18.5%	+/-1.0
Homeowner vacancy rate	3.7	+/-0.8	(X)	(X)
Rental vacancy rate	11.9	+/-1.5	(X)	(X)

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

## Housing Stock (Mix)

Maintaining a mix of housing types is one of the most important housing strategies. It helps to ensure a socially and economically diverse community by providing viable housing options for residents from the full spectrum of personal preference and economic buying power. Macon-Bibb County's housing stock is largely comprised of 1-unit single-family detached housing units. As shown in the housing table below, single-family detached housing units makes up roughly 66.9% of the housing stock covering the entire community of Macon-Bibb County.

Table 6-2: Housing Stock (Mix), 2015 ACS Data

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>UNITS IN STRUCTURE</b>				
Total housing units	69,957	+/-323	69,957	(X)
1-unit, detached	46,807	+/-815	66.9%	+/-1.1
1-unit, attached	1,322	+/-190	1.9%	+/-0.3
2 units	3,684	+/-406	5.3%	+/-0.6
3 or 4 units	3,427	+/-418	4.9%	+/-0.6
5 to 9 units	5,852	+/-557	8.4%	+/-0.8
10 to 19 units	3,200	+/-377	4.6%	+/-0.5
20 or more units	3,631	+/-399	5.2%	+/-0.6
Mobile home	2,021	+/-325	2.9%	+/-0.5
Boat, RV, van, etc.	13	+/-17	0.0%	+/-0.1

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

## Housing Age and Condition

The age of housing is an important indicator of the quality of housing stock and its condition. The age of Macon-Bibb’s housing stock reflects the area’s early development throughout much of the urbanized areas of the community. However, since the great recession and the national housing freeze that spanned a timeframe from 2007 – 2009 ended, the housing market slowly began to progress in a positive direction allowing for new construction and permitting.

As indicated in the chart below, a large percentage (16.9%) of the housing stock was built during 1970–1979. Homes that are more than 30 years old are generally at the greatest risk of being substandard and/or subject to deterioration associated with improper maintenance and repair. The highest rehabilitation need usually occurs in communities with a concentration of the following characteristics: an older housing stock; non-subsidized rental housing; and low-income households. All of these characteristics could apply to Macon-Bibb County. Table 6-3 also indicates that 40 percent of the housing units in Macon-Bibb County were constructed between 1980 and 2013.

Table 6-3: Housing Age and Condition, 2015 ACS Data

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>YEAR STRUCTURE BUILT</b>				
Total housing units	69,957	+/-323	69,957	(X)
Built 2014 or later	21	+/-27	0.0%	+/-0.1
Built 2010 to 2013	723	+/-209	1.0%	+/-0.3
Built 2000 to 2009	8,938	+/-617	12.8%	+/-0.9
Built 1990 to 1999	9,083	+/-622	13.0%	+/-0.9
Built 1980 to 1989	9,042	+/-623	12.9%	+/-0.9
Built 1970 to 1979	11,832	+/-674	16.9%	+/-1.0
Built 1960 to 1969	9,659	+/-620	13.8%	+/-0.9
Built 1950 to 1959	10,079	+/-532	14.4%	+/-0.8
Built 1940 to 1949	4,155	+/-392	5.9%	+/-0.6
Built 1939 or earlier	6,425	+/-497	9.2%	+/-0.7

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

## Housing Tenure: Owner and Renter Occupied

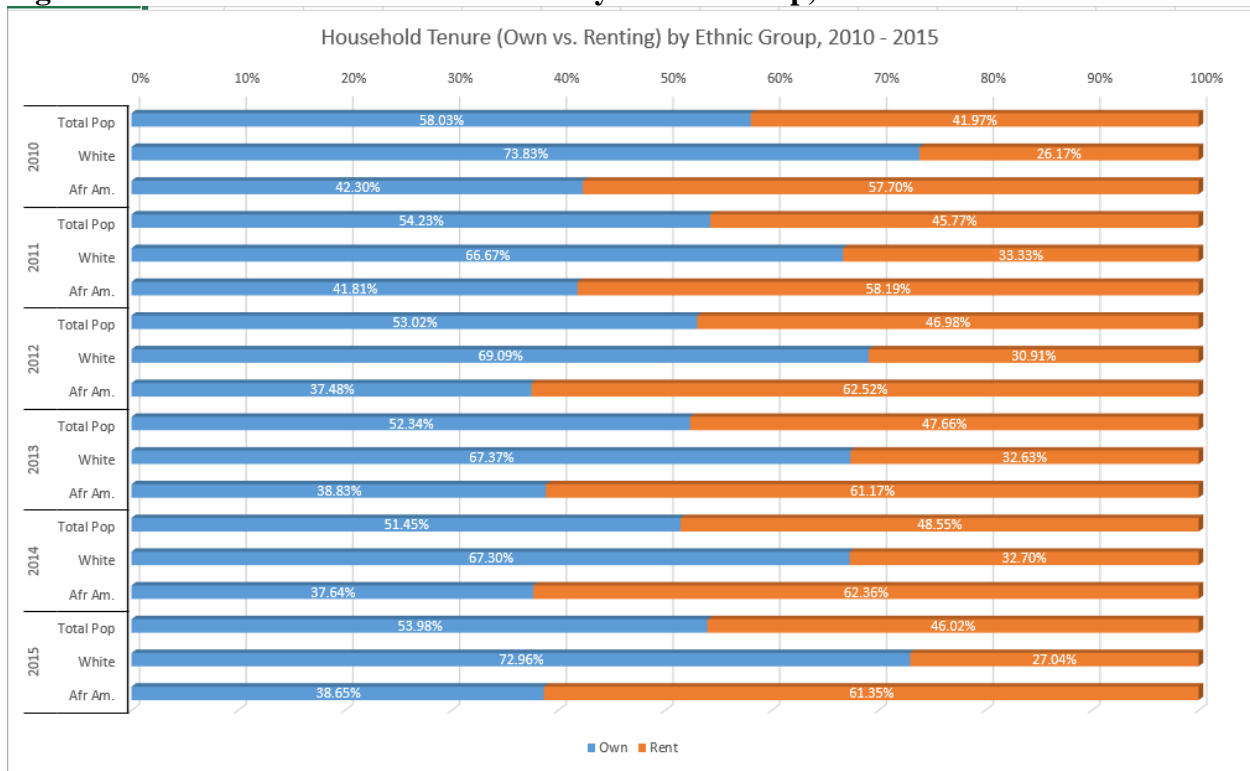
In Macon-Bibb County, 53 percent of all households are owner occupied, which is slightly higher than the 47 percent of renter occupied household units. As housing permits continue to rise in Macon-Bibb County, ownership rates are presumed to increase as well. As a means to increase homeownership rates, Macon-Bibb County will continue its efforts to increase lender participation in homeownership assistance programs and market various homeownership programs.

Table 6-4 Housing Tenure: Owner and Renter Occupied, 2015 ACS Data

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING TENURE</b>				
Occupied housing units	57,025	+/-803	57,025	(X)
Owner-occupied	30,261	+/-762	53.1%	+/-1.2
Renter-occupied	26,764	+/-863	46.9%	+/-1.2
Average household size of owner-occupied unit	2.66	+/-0.05	(X)	(X)
Average household size of renter-occupied unit	2.52	+/-0.06	(X)	(X)

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Figure 6-1: Trends in Household Tenure by Ethnic Group, 2010 - 2015



Source: ACS 1 Year Estimate, 2010-2015: Table B25003

## Housing Cost

The cost of housing countywide, both owner-occupied and renter-occupied, has increased steadily over the years. In 2015, the majority of homes that are purchased in Macon-Bibb County range in price between \$50,000 - \$99,999 which is roughly 29% of the owner-occupied market. The next largest homeowners market price range between \$100,000 - \$149,999 or 20.5%. If housing prices continue to increase faster than incomes, an increasing percentage of Macon-Bibb County residents will find housing costs unaffordable.

**Table 6-5: Housing Cost, 2015 ACS Data**

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
VALUE				
Owner-occupied units	30,261	+/-762	30,261	(X)
Less than \$50,000	3,897	+/-370	12.9%	+/-1.2
\$50,000 to \$99,999	8,777	+/-580	29.0%	+/-1.6
\$100,000 to \$149,999	6,216	+/-475	20.5%	+/-1.5
\$150,000 to \$199,999	5,226	+/-392	17.3%	+/-1.3
\$200,000 to \$299,999	2,819	+/-312	9.3%	+/-1.0
\$300,000 to \$499,999	2,560	+/-343	8.5%	+/-1.1
\$500,000 to \$999,999	704	+/-164	2.3%	+/-0.5
\$1,000,000 or more	62	+/-39	0.2%	+/-0.1
Median (dollars)	118,800	+/-3,610	(X)	(X)

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

## **Macon-Bibb County Consolidated Plan (Housing Component)**

The overall goal of the Macon-Bibb County Consolidated Government (M-BC) is to develop a viable urban community through the provision of decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income individuals.

ECDD addresses housing challenges as required by Housing and Urban Development (HUD) with the preparation and submission of a Consolidated Plan, which is developed through broad stakeholder input. The priority housing objectives as outlined in the ECDD 4 – year consolidated plan for Macon – Bibb County are:

1. Category: Suitable Living Environment
  - a. Objective: Assist in the stabilization of deteriorating neighborhoods
    - i. Outcome: (Sustainability) Demolish approximately 100 dilapidated houses or remediate 84 spot sites of slum and blight. (Habitat, Austin Center)
    - ii. Outcome: (Sustainability) Construct or repair 2 parks and recreational facilities, senior, handicapped, youth or neighborhood centers, shelters for the homeless or child care centers, or infrastructure improvements on streets, sidewalks, and water, sewer, flood and drainage systems. (PubFac & Infrastructure)
  - b. Objective: Increase services for low- and moderate-income individuals and individuals with special needs
    - i. Outcome: (Affordability) Provide 180 car seats to children in low- and moderate-income families, provide vouchers to assist in the enrollment in sports of children in low- and moderate income families and provide basic dental care for 25 homeless individuals. (FAM, Beautification & Parks, EOC – Dental)
    - ii. Outcome: (Accessibility) Provide services to 100 victims of domestic violence, provide counseling services to 200 low –moderate income families residing in public housing, provide services to 600 homeless persons, provide life skills instructions and mentoring to 1250 “at risk” youths and children of low-moderate income families (Crisis Line, FCC, Loaves & Fishes, Mentors, B&G Club, DePaul – USA)
2. Category: Decent Housing
  - a. Increase the number of affordable housing units (homeowner & rental opportunities)
    - i. Outcome: (Affordability) Developers and/or nonprofits build or rehabilitate 8 units of housing for sale or rent to low- and moderate-income individuals. (Dev Proj, CHDO)
    - ii. Outcome: (Accessibility) Provide housing counseling assistance to approximately 100 low- and moderate-income individuals. (HomeFirst)

- b. Homeowner rehabilitation assistance for low- and moderate income individuals
  - i. Outcome: (Affordability) Provide 3 rehabilitation loans to low- and moderate-income homeowners, provide 23 minor home repairs to low- and moderate-income elderly and/disabled homeowners through various nonprofits. (HIP, RM-MHR, RM-VY, EOC-MHR)
- 3. Category: Economic Opportunity
  - a. Objective: Improve the economic health of the community and/or individuals
    - i. Outcome: (Affordability) Make ten (10) small business marketing grants to local businesses that qualify as a micro-enterprise.
    - ii. Outcome: (Affordability) Make five (5) Façade Improvement loans to local commercial building owners and/or business owners to rehabilitate and remove blight from exterior commercial facades.<sup>3</sup>

These objectives are highly reflected within this 2017 update to the Comprehensive Plan for Macon – Bibb County. These needs include the following:

1. Increased affording housing opportunities
2. Standardization of current housing stock
3. Increase homeownership of low and moderate income households through first time homebuyer assistance, new construction, and housing rehabilitation, along with homeownership counseling
4. Reduction in homelessness
5. Rehabilitate and preserve safe, affordable rental housing
6. Reduction in blighted residential properties
7. Improved housing options (seniors, elderly, disabled)

Please see Appendix D Consolidated Plan for Macon-Bibb County Program Years 2015 – 2019 with specific attention to the section beginning with the Housing Needs Assessment. The housing needs assessment provides specific attention to public housing needs, housing for the homeless needs, and housing for the special needs population.

The County has taken very positive steps in addressing blight, homelessness and other special housing needs. The objectives cited in the county’s consolidated plan are to prevent homelessness by providing assistance to precariously housed households and provide emergency assistance and shelter. Transition and permanent housing is supported by the County and it is important that the County construct or launch new transitional and permanent housing programs in combination with preventive efforts. The County rely heavily on nonprofits to carry out many activities associated with the homeless and special needs population since funding is very limited. Many of these services must be coordinated through the hospitals, jails and mental health facilities since many of these individuals are being released and mainstreamed back into society with little to no support system and very limited resources. This makes it challenging and also very important that leaders develop a strategy to provide for the immediate and long term needs of these individuals so that they can go on to lead productive lives.

<sup>3</sup> Macon-Bibb County Consolidated Plan: 2015 - 2019





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**Chapter 7: Community Facilities**



MACON-BIBB COUNTY  
**Planning & Zoning**  
Macon-Bibb Planning & Zoning Commission  
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## **CHAPTER 7**

### **Community Facilities**

Community facilities are public or publically funded infrastructure that contributes to the quality of life and economic viability of the county. Community facilities include water, wastewater, and stormwater facilities, public safety, recreation, schools, health care, and much more.

Transportation infrastructure is a community facility that is discussed in more detail in Chapter 7

### **Cost and Funding of Community Facilities**

Development patterns affect the cost of installing, maintaining, and operating high quality community facilities. The cost of infrastructure like roads and sewers, as well as services like fire departments, ambulances and police are major budget items for any municipality, and decisions about development patterns can raise or lower the cost of these services. These choices have significant implications for public budgets.

### **Cost of Community Facilities**

Research by Smart Growth America shows that, in general, compared to conventional suburban development, compact, mixed-use, smart growth development saves roughly 38% in upfront infrastructure costs, saves 10% on ongoing public service costs, and produces far more property tax revenue on a per acre basis. This last point is very important because property taxes account for 45% of Macon-Bibb County's General Fund revenue.

In 2015, Macon-Bibb County asked Smart Growth America to analyze the net fiscal impact of future growth focused on downtown infill versus continued greenfield development in suburban locations. The purpose of the analysis was to illustrate the range of possible fiscal impacts associated with new development, depending on whether it is more or less compact, and whether it occurs on greenfield sites (needing new infrastructure) or in locations within or proximate to existing development (utilizing existing infrastructure).

The analysis found that the combined net fiscal impact that can be expected for high density downtown infill is substantially greater than low density greenfield development. This is due to three main factors: higher density developments tend to generate fewer public school students; higher density developments require less public infrastructure – particularly downtown infill, which not only requires less infrastructure, but can largely rely on existing infrastructure; and, new downtown infill commands higher values on a per square foot basis due to high market demand for walkable mixed-use environments. The results of the analysis are more dramatic on a per acre basis. The downtown infill scenarios generate a positive net fiscal impact per acre that is 4.6 to 6.9 times higher than the same development located on a suburban greenfield.<sup>4</sup>

### **Funding Community Facilities**

In Macon-Bibb County the expansion and improvement of community facilities is largely funded through the special purpose local option sales tax (SPLOST). A SPLOST is an optional 1% sales tax levied by the county for the purpose of funding the building of parks, schools, roads, and

<sup>4</sup> Source: Smart Growth America –The Fiscal Implications of Development Patterns, Macon, GA (2015) - <https://smartgrowthamerica.org/resources/the-fiscal-implications-macon-ga/>

other community facilities. The revenue generated may not be used for operating expenses or most maintenance projects. Georgia law allows municipalities complete discretion over the types of projects selected for SPLOST funding.

A separate education special purpose local option sales tax (ESPLOST) is used to fund capital outlays for the Bibb County School District. The Macon Water Authority issues bonds to help fund capital improvements to the county's water and wastewater infrastructure. Though the Georgia Development Impact Fee Act allows local governments to charge new development for a portion of the additional community facilities needed to serve it, Macon-Bibb County does not charge impact fees.

### **Water and Wastewater**

The Macon Water Authority (MWA) provides public water and sewer services to Macon-Bibb County and portions of Monroe and Jones counties. MWA is permitted to pull between 35-110 million gallons of water from the Ocmulgee River per day depending on river water levels. Up to 36.9 million gallons of water can be stored in Javors Lucas Lake Reservoir prior to entering the treatment and distribution system. The MWA water distribution system has 1,664 miles of water mains and service lines serving approximately 50,000 water customers (2016). The residential water base rate increased 20% and the usage rate increased 43% between 2008 and 2016.<sup>5</sup>

The MWA also operates a sewage collection system, which includes approximately 220 miles of interceptor lines and 744 miles of sanitary sewer lines, serving 40,274 sewer customers (2016). In 2016, MWA was using 70% of its sewage treatment capacity at its Lower Poplar and Rocky Creek wastewater treatment plants. The residential sewer base rate increased 80% and the usage rate increased 51% between 2008 and 2016.<sup>6</sup>

Macon Soils, a subsidiary of the MWA, handles the recycling of biosolids from wastewater treatment at the MWA's water reclamation facilities, distributing these by-products to area farmers for agricultural purposes.

The MWA issued \$42 million of water and sewer revenue bonds between 2010 and September 2015 and an additional \$10 million in December 2015. These funds are used to finance replacement, repair, and upgrades to both the water distribution system and the sewer conveyance system.<sup>7</sup>

Macon-Bibb County's water resource needs were evaluated in the Middle Ocmulgee Regional Water Plan (updated June 2017). The plan indicates that surface and ground water resources in the county are adequate to meet future water demands. In fact, increasingly efficient use of water resources combined with slow population growth in the county is projected to result in a 4%

<sup>5</sup> Source: Georgia Department of Natural Resources – Environmental Protection Division - [https://epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/Middle%20Ocmulgee%20Draft%20RWP%20Update\\_Mar2017.pdf](https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/Middle%20Ocmulgee%20Draft%20RWP%20Update_Mar2017.pdf)

<sup>6</sup> Source: Georgia Department of Natural Resources – Environmental Protection Division - [https://epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/Middle%20Ocmulgee%20Draft%20RWP%20Update\\_Mar2017.pdf](https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/Middle%20Ocmulgee%20Draft%20RWP%20Update_Mar2017.pdf)

<sup>7</sup> Source: Macon Water Authority - <http://www.maconwater.org/pdf/Macon%20Water%20Authority%202016%20CAFR%20MGE.PDF>

decrease in water demand in the county by 2050. Municipal wastewater discharge in the county in 2050 is forecasted to remain 30% below the quantity currently permitted.<sup>8</sup>

### **Public Safety**

A safe community increases the quality of life for all of the county's residents and encourages both social and economic investment in our neighborhoods and business districts. The 2018 SPLOST includes \$24 million for public safety through 2027.

### **Fire Protection**

The Macon-Bibb Fire Department has been fighting fires and protecting life and property in the county for 125 years. The Fire Department's \$23.8 million (FY 2018) annual budget funds over 400 personnel stationed at 21 fire stations. The Fire Department, which is recognized by the Insurance Services Office as a Class 1 Fire Department, responds to an average of 13,000 emergency calls each year. Using SPLOST funds, the County recently constructed new fire stations on New Forsyth Road (Fires Station #109) and Heath Road (Fire Station #110), and has started construction on a new fire station on Jeffersonville Road (Fires Station #111) as well as the county's first public safety facility on Napier Avenue (Fires Station #6). This new facility will include both a new fire station as well as a new sheriff's precinct office. Learn more about the Macon-Bibb Fire Department here: <http://maconbibb.tv/get-to-know-macon-bibb-county-fire-department/>.

### **Crime Prevention**

The Bibb County Sheriff's Office and the Macon Police Department merged in 2014 to form the current Bibb County Sheriff's Office. The \$48.2 million (FY 2018) annual budget for the Sheriff's Office funds 615 law enforcement personnel and 80 civilian staff organized in to five districts. In addition to keeping the county's streets and neighborhoods safe, the Sheriff's Office operates the Bibb County Corrections Unit, which currently houses over 900 inmates, and the 192 bed Detention Center, which is a work release and community service center. Both of these facilities are located in downtown Macon. According to crime data reported to the Georgia Bureau of Investigations, both violent crime and property crime decreased between 2011 and 2015 in Macon-Bibb County.

### **Stormwater Management**

Stormwater runoff is generated from rain that flows over impervious surfaces like paved streets, parking lots, and building rooftops. The runoff picks up pollutants that can harm our rivers, streams, lakes, and wetlands. To protect these resources, communities, construction companies, industries, and others, use stormwater controls, known as best management practices (BMPs). These BMPs filter out pollutants and prevent pollution by controlling it at its source.

Macon-Bibb County's Engineering Department administers the Stormwater Management Program (SWMP) as part of the county's Phase I Medium MS4 management requirements. The

<sup>8</sup> Source: Georgia Department of Natural Resources – Environmental Protection Division - [https://epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/Middle%20Cmulgee%20Draft%20RWP%20Update\\_Mar2017.pdf](https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/Middle%20Cmulgee%20Draft%20RWP%20Update_Mar2017.pdf)

management plan includes: routine water quality sampling and testing; calculation of pollutant loads; identification and elimination of illicit discharges; preparation of annual reports to the Georgia Department of Natural Resources Environment Protection Division; and education and public awareness programs.

In 2016, the county partnered with the Macon Water Authority to study the current stormwater system to estimate system repair needs and improvements and to identify funding opportunities. Portions of the stormwater system are decades old, some dating back more than 100 years, and much of the system is in need of repairs, upgrades, or complete replacement. The Stormwater Program Study should be complete by mid-2017. The 2018 SPLOST includes \$24 million for stormwater management improvements through 2027.

### **Parks and Recreation**

There are 128 county owned parks and recreation areas in the county, several of which have been significantly upgraded in the past five years. Both Amerson Waterworks Park and Central City Park have received multi-million dollar upgrades; the Ocmulgee Heritage Trail has a new 1.5 mile trail connection between Riverside Cemetery and Amerson Waterworks Park and construction is underway for a paved 1.25 mile extension to Walnut Creek; a new Senior Center is planned; and, several recreation centers, including Rosa Jackson Community Center and the Frank Johnson Recreation Center, have been renovated. In addition to these improvements already in place, the 2017 Macon-Bibb County Parks and Recreation Master Plan (currently under development) outlines additional improvements to parks and recreation areas throughout the county. In support of these forthcoming recommendations, the 2018 SPLOST includes nearly \$42 million for parks and recreation through 2027.

In addition to county owned recreation facilities, recreation opportunities are available on federally owned lands including the Ocmulgee National Monument and the Bond Swamp National Wildlife Refuge, which includes the popular hiking trails on Brown's Mount.

Middle Georgia residents are also leading efforts to develop additional regional recreational opportunities that will one day benefit county residents. For example, the [Ocmulgee National Park and Preserve Initiative](#) is working to expand the Ocmulgee National Monument into the first National Park and Preserve east of the Mississippi with hopes of tripling the size of the National Monument. And the [Central Georgia Rail to Trail Association](#) envisions a 33 mile multi-use trail along an abandoned rail line connecting the Ocmulgee Heritage Trail in Macon to the Oconee River Greenway in Milledgeville.

### **Solid Waste Management**

Every day an average of 8.6 pounds of municipal solid waste is disposed of for every man, woman and child in Macon-Bibb County. Unfortunately, the county's only operating landfill, the Walker Road landfill, is expected to reach capacity in 2020. The county's Solid Waste and Material Management Plan outlines strategies for maximizing the productive life of the landfill by increasing recycling and composting. The 2018 Special Purpose Local Option Sales Tax (SPLOST) includes \$20 million to close the Walker Road Landfill by 2022.

## **Health Care Access**

Health care access requires financial coverage and access to providers. Lack of health insurance has a profound negative effect on access to health care. Those without insurance are less likely to have regular medical care and are more likely to go without care. In 2015, 11.5% of adults 18-64 in the county reported having no insurance coverage for healthcare expenses, compared to 27.3% in Georgia and 15.1% in the U.S. 22.9% of low income residents in the county reported lacking healthcare insurance.<sup>9</sup>

Residents must also have access to healthcare facilities and providers and the amount of those in a community is an indicator of the adequacy of health services available. Improving health care services depends in part on ensuring that people have a usual and ongoing source of care. People with a usual source of care have better health outcomes and fewer disparities and costs. Having a primary care provider (PCP) as the usual source of care is especially important. In 2012, there were 116 primary care physicians per 100,000 people in the county compared to an average of 63.6 in Georgia and 74.5 in the U.S.<sup>10</sup>

## **Public Schools**

The Bibb County School District serves approximately 24,000 students in its twenty-five elementary, six middle, one combined elementary and middle, and six high schools. The District employs approximately 1,572 classroom teachers and 1,852 support staff. Seventy seven percent of the students qualify for free or reduced meals. Bibb County also has approximately 4,300 students who attend 18 private schools.<sup>11</sup>

In November 2015, the fourth education special purpose local option sales tax (ESPLOST) was approved for the Bibb County School District. The renewal of the 1% sales tax will allow the Bibb County School District to fund capital improvement projects at District facilities throughout the county. The 2015 ESPLOST is projected to collect about \$150 million and will fund capital improvements through 2020. The majority of the projects will improve facilities and services district wide and will include more efficient buildings, facilities, and vehicles that reduce maintenance and operations costs, security improvements, and installation of state-of-the-art technology devices and software to provide the tools needed for today's learning environments.<sup>12</sup>

## **Public Libraries**

Public libraries provide learning and information resources for individuals, families, businesses,

<sup>9</sup> Source: 2015 Community Health Needs Assessment – Central Georgia - [http://maconregion.healthforecast.net/2015%20PRC%20CHNA%20Report%20-%20Central%20Georgia%20\(Navicent%20Health\).pdf](http://maconregion.healthforecast.net/2015%20PRC%20CHNA%20Report%20-%20Central%20Georgia%20(Navicent%20Health).pdf)

<sup>10</sup> Source: 2015 Community Health Needs Assessment – Central Georgia - [http://maconregion.healthforecast.net/2015%20PRC%20CHNA%20Report%20-%20Central%20Georgia%20\(Navicent%20Health\).pdf](http://maconregion.healthforecast.net/2015%20PRC%20CHNA%20Report%20-%20Central%20Georgia%20(Navicent%20Health).pdf)

<sup>11</sup> Source: Bibb County School District - <http://bcsdk12.net/cms/lib01/GA01000598/Centricity/Domain/1/Strategic%20Plan.pdf>; Telegraph - <http://www.macon.com/news/local/article126517089.html>; National Center for Education Statistics - [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=1300420](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=1300420)

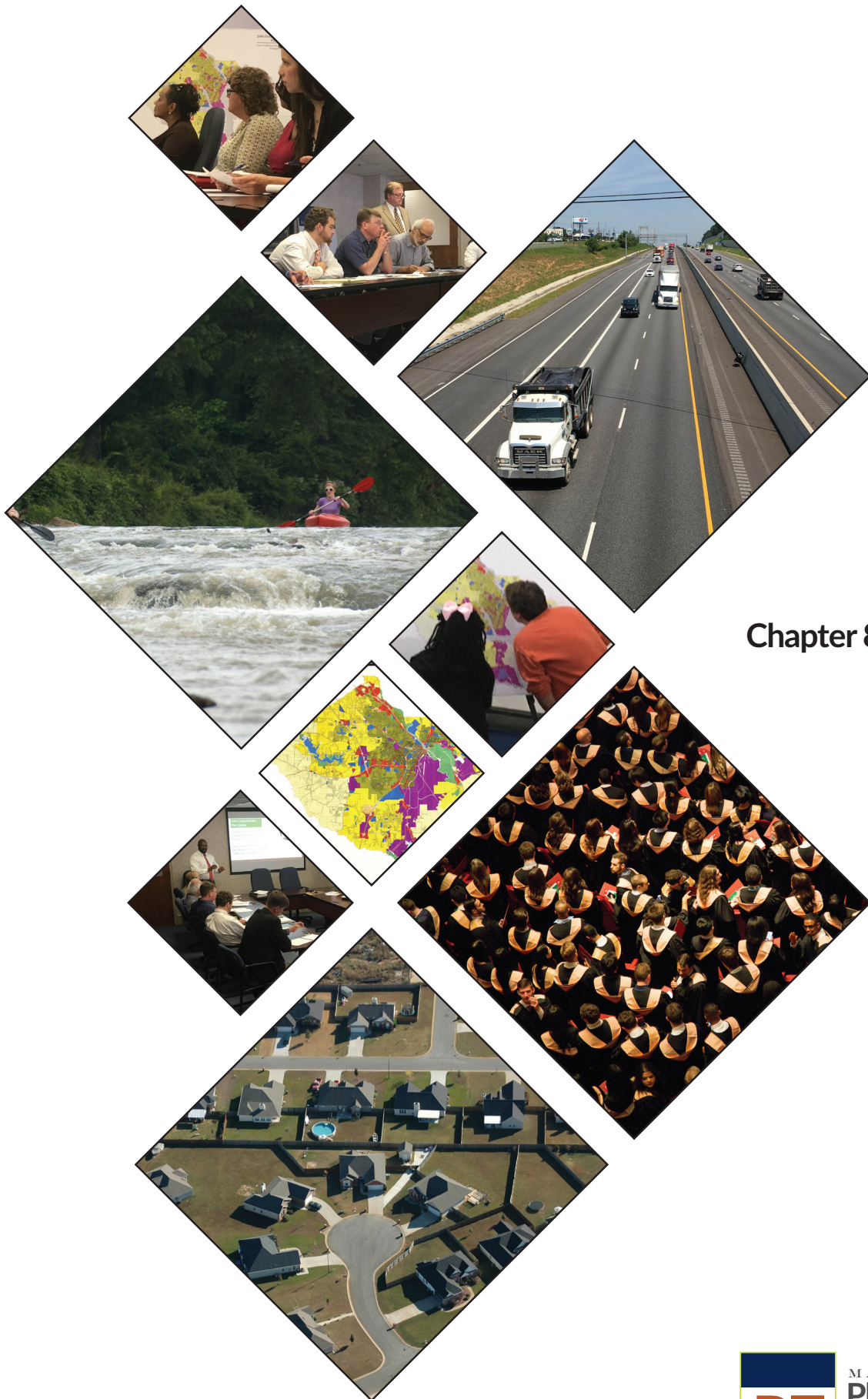
<sup>12</sup> Source: Bibb County School District - <http://www.bcsdk12.net/Page/42076>

and nonprofit organizations. In their role as community anchor institutions, they create opportunities for people of all ages through access to collections and technology. Macon's first lending library was established in 1836. The county is now served by the six-county Middle Georgia Regional Library system, which includes the central library at Washington Memorial Library, thirteen branch libraries, and one book mobile. In 2014, the Middle Georgia Library System had 73 staff and a budget of \$5.6 million. There were over 99,000 users throughout the six county service area with a total circulation of over 1.2 million items. Macon-Bibb County is served by the library system's central library and four branch libraries.<sup>13</sup>

### **Conclusion**

Macon-Bibb County's community facilities contribute to the quality of life and economic viability of the county. The cost of developing and maintaining high quality facilities requires significant, on-going public investment. The county's return on investment in its community facilities is maximized in areas of compact, higher density development characterized as "smart growth."

<sup>13</sup> Source: Institute of Museum and Library Services - <https://data.ims.gov/Public-Libraries-Survey/Library-Systems-FY-2014-Public-Libraries-Survey-Ad/ckgu-babp>



**BIG**  
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PLANNING

Chapter 8: Transportation



## CHAPTER 8

### Transportation

This chapter discusses the transportation logistics and planned project activities for the Macon-Bibb County area through the 2040 Comprehensive Plan target year. The rules set by Georgia Dept. of Community Affairs under Chapter 110-12-1-.03(7) state “The Metropolitan Planning Organization’s transportation strategy for the region may be substituted for this element . . .” Since Macon-Bibb County lies entirely within the boundaries of the Macon Area Transportation Study (the Metropolitan Planning Organization for the region recognized by Georgia Dept. of Transportation and the U.S. Department of Transportation), it is the intention to adopt the MATS 2040 Long Range Transportation Plan (MATS 2040 LRTP), updated May 3, 2017, in its entirety (with one exception, noted below) as the transportation plan for the Macon-Bibb area. Specific transportation topics and plans can be found in the following sections of the MATS 2040 LRTP:

Road Network: See MATS 2040 LRTP – Ch. 6: Roads and Bridges Projects (<http://mats2040.org/lrtp/chapter-6-roads-and-bridges-projects-proposed/>)

Alternative Modes: See MATS 2040 LRTP – Ch. 7: Public Transportation (<http://mats2040.org/lrtp/chapter-7-public-transportation-proposed/>); and

MATS 2040 LRTP – Ch. 10: Pedestrians and Bicyclists (<http://mats2040.org/lrtp/chapter-8-pedestrians-and-bicyclists/>)

Parking – The only location in Macon-Bibb County currently suffering from parking congestion is the downtown area. The most recent assessment of parking supply and demand in the downtown was performed by Sam Schwartz Engineering D.P.C., as part of the Macon Action Plan (MAP). Completed in January 2015, the report examined both on-street parking (1,472 spaces) and off-street (approximately 3,000 spaces) parking resources in the Macon-Bibb downtown area, including an examination of parking utilization. The current draft of this report recommends:

1. Installation of on-street parking meters in the downtown area, with hourly rates starting at \$1.00 per hour, set to achieve an hourly parking space vacancy rate of 15%;
2. Partnering with a private parking management group to manage the new parking system;
3. Developing agreements with private lot owners to accommodate longer term parking (i.e., parking for multiple consecutive hours, all day, or monthly); and
4. Development of a residential permit program for people dwelling in the downtown area

The MAP parking study is serving as the basis for a Request for Proposals (RFP) for a private parking management group. As of August 1, 2017, responses to the RFP are currently being evaluated by the Macon-Bibb Urban Development Authority.

Railroads, Trucking, and Airports: See MATS 2040 LRTP – Ch. 11: Freight Transportation Network: Trucks, Rail, Aviation, Ports (<http://mats2040.org/lrtp/chapter-9-freight-transportation-network-trucks-rail-aviation-ports/>)

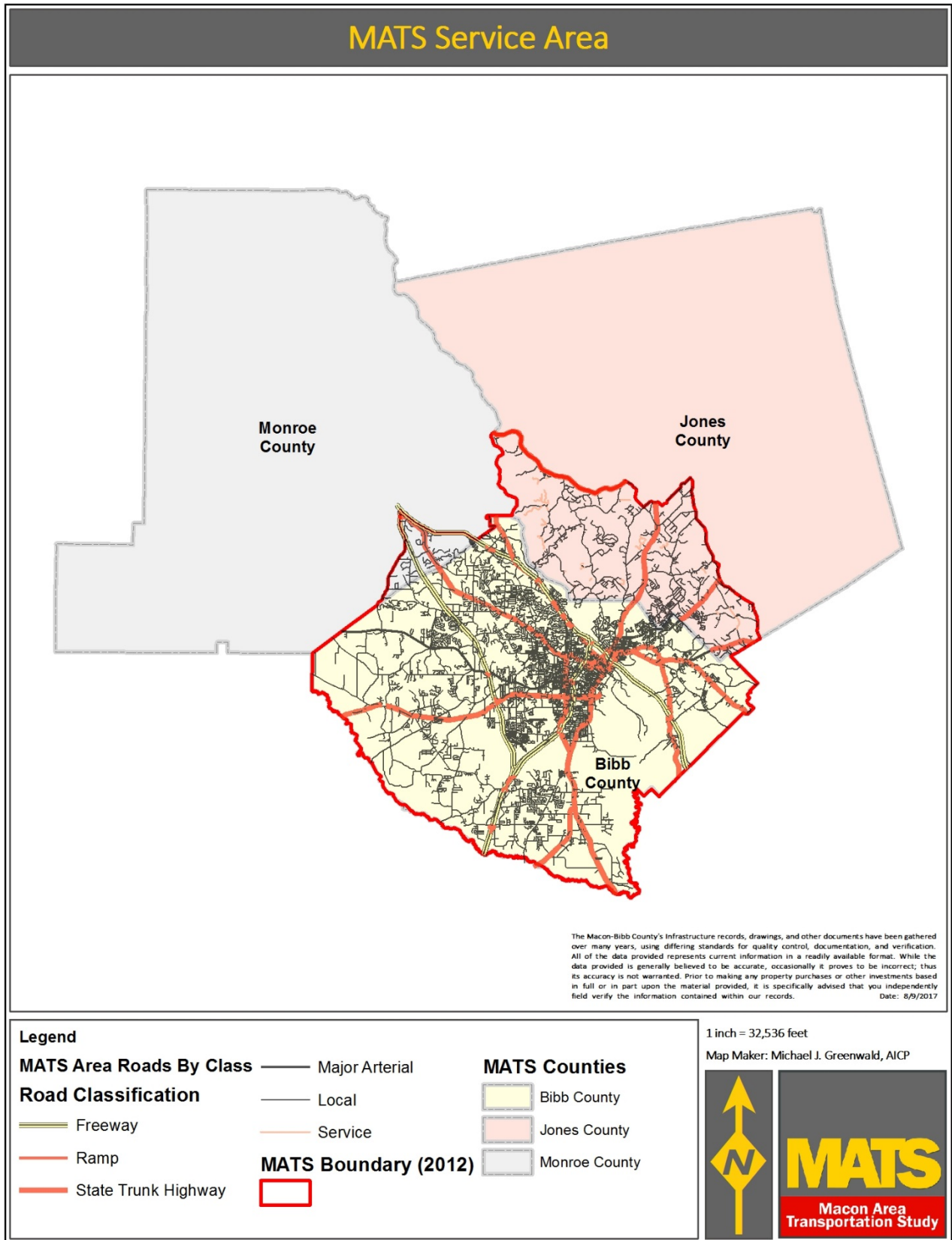
Transportation and Land Use Connection: See MATS 2040 LRTP – Ch. 3: Demographics and Forecasting (<http://mats2040.org/lrtp/chapter-3-sociodemographics-and-forecasting/>). For updated demographics and land use plans since the adoption of the MATS 2040 LRTP Update, see the Community Profile & Demographics Element and Land Use Element of this Comprehensive Plan.

#### Description of the Macon Area Transportation Study

Macon Area Transportation Study (MATS) is the organizations that is responsible for conducting the comprehensive transportation planning process for Macon-Bibb County. MATS was established in 1964 as a result of the Federal Aid Highway Act of 1962, which required all urban areas with populations greater than 50,000 to maintain a “continuing, cooperative, and comprehensive” transportation planning process between the Local, State and Federal governments. The MATS Policy Committee is the local forum for transportation policy decisions, and is composed of local elected officials and other officials of participating governmental agencies. For a full description of the MATS Committees and bylaws of the organization, please see <http://www.mats2040.org/wp-content/uploads/2016/08/MATSBYLAWSAmended03092016.pdf>.

The Macon-Bibb Co. Planning & Zoning Commission staffs the MATS program in order to carry out the transportation planning process. The MATS study area includes all of Macon-Bibb County, the southern portion of Jones County, and a portion of Monroe County as shown in Figure 8-1 on the following page.

Figure 8-1: MATS Service Area

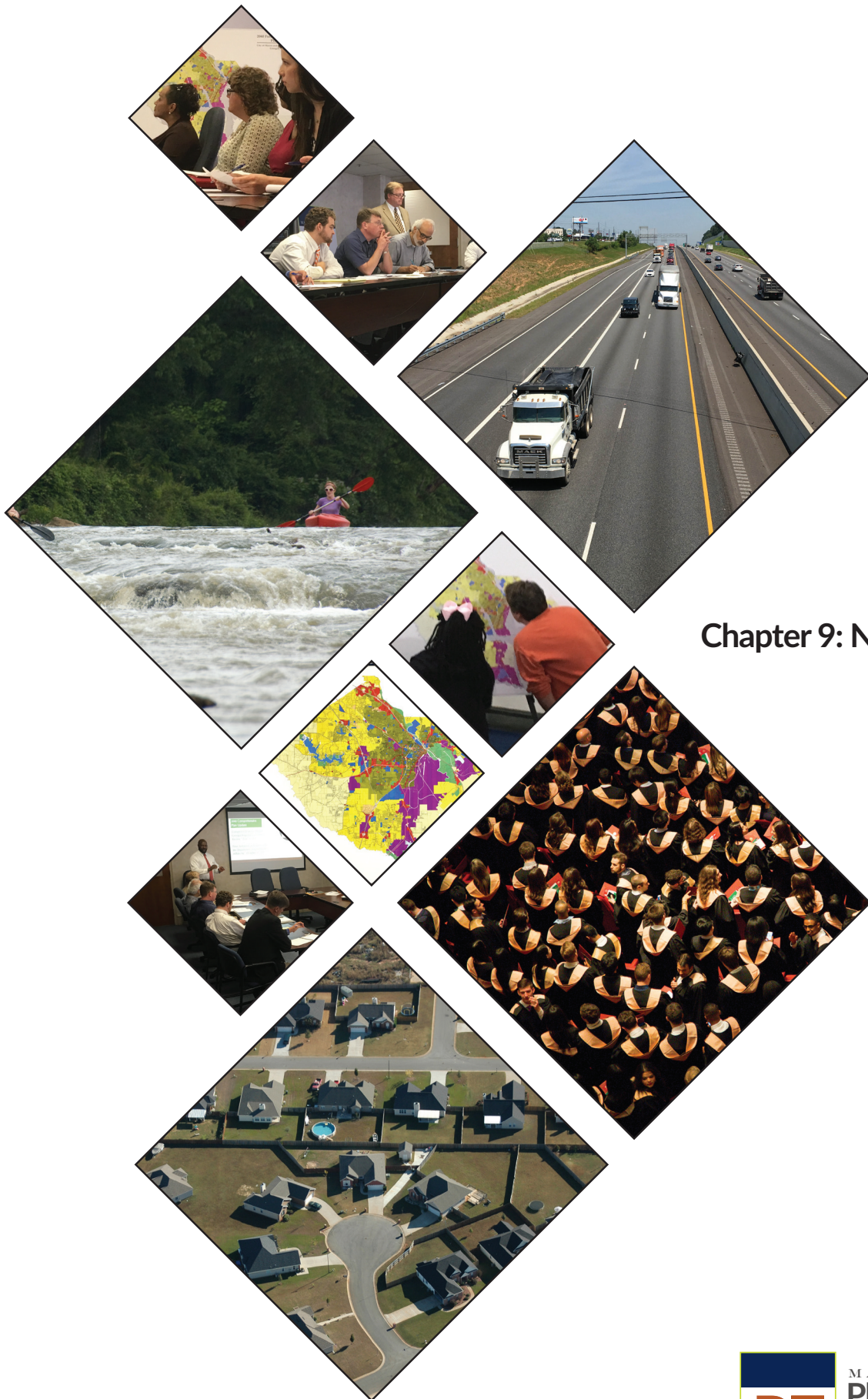


## **Transportation Planning Documents Produced by MATS**

MATS produces two major transportation planning documents. The first is the Long Range Transportation Plan (LRTP; referenced above), which lays out the transportation strategy for the MPO area for a minimum of 20 years. With the current target plan year of 2040, the planning horizon is 23 years. The plan is developed under federal guidelines, most recently set forth in the Fixing America's Surface Transportation Act (FAST Act) of 2015. Under that legislation, MATS and other MPO's are required to provide for consideration of transportation projects and strategies that will serve to advance eleven transportation planning factors identified under the federal legislation, over the plan time period:

1. Support economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency;
2. Increase the safety of the transportation system for motorized and non- motorized users;
3. Increase the security of the transportation system for motorized and non-motorized users;
4. Increase the accessibility and mobility options available to people and for freight;
5. Protect and enhance the environment, promote energy conservation, improve quality of life, and promote consistency between transportation improvements and State and local planned growth and economic development patterns;
6. Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight;
7. Promote efficient system management and operation; and
8. Emphasize the preservation of the existing transportation system;
9. Improve transportation system resiliency and reliability;
10. Reduce the storm water impacts of surface transportation;
11. Enhance travel and tourism

In contrast to the LRTP, the Transportation Improvement Program (TIP) is a set of tasks that will be undertaken during a specified 4 year planning period (e.g., engineering and environmental assessment, right of way acquisition, identification and relocation of utilities, actual construction, transit operations, transportation planning activities, etc.) on specific projects already identified in the main LRTP document. The most recent TIP was approved on August 2, 2017, and covers the planning period Fiscal Year 2018 through 2021. The TIP document can also be found on the MATS website at <http://mats2040.org/tip/>.



## Chapter 9: Natural & Cultural Resources



MACON-BIBB COUNTY  
**Planning & Zoning**  
Macon-Bibb Planning & Zoning Commission  
682 Cherry Street, Suite 1000 | Macon, Georgia 31201

## **CHAPTER 9**

### **Natural and Cultural Resources**

Macon-Bibb County contains exceptional natural and cultural resources that are vitally important to its economy and development potential. The county has an interest in promoting, developing, sustaining, and protecting these resources for future generations. This chapter of the Comprehensive Plan includes an assessment of notable natural and cultural resources in Macon-Bibb County. It starts by recognizing the county's natural resources as green infrastructure that provides innumerable, but also needs on-going investment and maintenance similar to built infrastructure like roads, storm drains, utility lines, and sidewalks. The chapter then looks at the county's historic and cultural resources as unique assets with significant contributions to quality of life and economic development in the county.

#### **Green Infrastructure**

At the regional and county scale, green infrastructure is a network of natural areas and open spaces that provide multiple benefits for people and wildlife, such as regional parks and nature preserves, river corridors and greenways, and wetlands. At the neighborhood and site scales, green infrastructure refers to stormwater management practices that mimic natural processes by absorbing water, such as green streets, green roofs, rain gardens, and pervious pavement. Trees are a type of green infrastructure that spans these scales, from regional woodlands to the urban forest to street and other tree plantings.

Just as communities need to upgrade and expand their built infrastructure of roads, sewers, and utilities, they also need to upgrade and expand their green infrastructure, the interconnected system of green spaces that conserves natural ecosystem values and functions, sustains clear air and water, and provides a wide array of benefits to people and wildlife. Green infrastructure is a community's natural life support system, the ecological framework needed for environmental and economic sustainability, and a critical component allowing a community to become more resilient to natural and manmade disasters like flooding and climate change. Macon-Bibb County's green infrastructure includes its water resources, agriculture and forest lands, wetlands, floodplains, and, potentially, waters and lands contaminated by past land uses.

#### **Water Resources**

Of all county's natural resources, none is more important to our future than water. The wise use and management of the county's water resources is critical to the county's economy, the protection of public health and natural systems, and the quality of life for all citizens.

The entire county lies within the Ocmulgee River watershed and is underlain by crystalline-rock aquifers and the Cretaceous Aquifer. The aquifers reflect the geology of the county's two physiographic provinces – the Lower Piedmont physiographic province north of the Fall Line and the Atlantic Coastal Plain physiographic province south of the Fall Line.

All of the county's surface waters eventually flow to the Ocmulgee River. From its headwaters in Dekalb and Gwinnett Counties, the Ocmulgee River flows south through Macon-Bibb County to its confluence with the Oconee River 8 miles east of Lumber City in Telfair County, Georgia.

The confluence of the Ocmulgee and Oconee rivers forms the Altamaha River, which flows east to where it meets the Atlantic Ocean 10 miles north of the city of Brunswick in Glynn County, Georgia. The Ocmulgee River Watershed is located entirely in the State of Georgia and drains approximately 6,085 square miles.

### **Public Water Supply**

Eighty percent of the county's population gets its drinking water from the Ocmulgee River. The Macon Water Authority draws its water from its intake near the confluence of the river with Town Creek. The water from the river is transferred to Javors Lucas Lake where sediment is allowed to settle out before the water is pulled into the treatment and distribution system.

Macon-Bibb County's water resource needs were evaluated in the Middle Ocmulgee Regional Water Plan (updated June 2017). The Plan's Surface Water Availability Resource Assessment (March 2017) indicates that surface water resources in Macon-Bibb County are adequate to meet future water demands. Likewise, the Groundwater Availability Resource Assessment (January 2011) indicates that groundwater resources in the county are adequate to meet future water demands in those areas relying on groundwater sources (generally south of the Fall Line). In fact, increasingly efficient use of water resources combined with slow population growth in the county is projected to result in a 4% decrease in water demand in the county by 2050. Municipal wastewater discharge in the county in 2050 is forecasted to remain 30% below the quantity currently permitted.<sup>14</sup>

The Ocmulgee River and its tributaries upstream from the Macon Water Authority's water intake near Town Creek are part of a Large Water Supply Watershed. The Georgia Department of Natural Resources Environmental Protection Division (EPD) requires that perennial streams within a Large Water Supply Watershed be protected via the maintenance of a vegetated buffer of at least 100 feet on both sides of the stream, and the prohibition of impervious surfaces, septic tanks, and septic tank drainfields within 150 feet of both sides of a stream. Though the vast majority of the Large Water Supply Watershed upstream of the Town Creek water intake is outside of the county, stream protection restrictions apply to the Ocmulgee River upstream of the intake as well as the perennial portions of Sabbath Creek, Beaverdam Creek, and the unnamed stream between Sabbath Creek and Beaverdam Creek.

### **Groundwater Recharge Areas**

Twenty percent of the county's residents use groundwater for domestic use. There are two primary groundwater aquifers in the county, one north of the Fall Line and one to the south. These aquifers include:

- **Crystalline-Rock Aquifers** – located north of the Fall Line in the northern portion of the county. This aquifer generally provides amounts of groundwater adequate for rural single-family residential use.
- **Cretaceous Aquifer** – south of the Fall Line in the southern portion of the county. This aquifer is generally very productive.

<sup>14</sup> Source: Georgia Department of Natural Resources – Environmental Protection Division - [https://epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/Middle%20Ocmulgee%20Draft%20RWP%20Update\\_Mar2017.pdf](https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/Middle%20Ocmulgee%20Draft%20RWP%20Update_Mar2017.pdf)

If hazardous or toxic substances pollute the water that seeps into the ground in a recharge area, these pollutants are likely to be carried into the aquifer and contaminate the groundwater, ultimately affecting our drinking water source. Once polluted, it is almost impossible for a groundwater source to be cleaned up. For this reason, in Macon-Bibb County all lands identified as groundwater recharge areas are subject to development restrictions identified in the zoning ordinance (Section 31.07) including lot size requirements for properties with septic systems and the placement of landfills.

### **Wetlands**

The 6,500 acre Bond Swamp National Wildlife Refuge in the south of the County and the surrounding area is one of the largest areas of intact forested wetlands remaining in Georgia. Wetlands are vital landscape features that provide numerous benefits for people and wildlife. They improve water quality, provide natural habitat, and store floodwaters. A wide variety of amphibians, insects, birds, fish, plants and microbes inhabit wetlands, making them some of the most productive ecosystems in the world. Unfortunately, over the past sixty years, many wetlands in Georgia have been altered and converted due to changing demands for agricultural and forest products, and urban sprawl.

Recognizing the need for wetland conservation, the MBPZ Commission maintains a Wetlands Protection District and requires the Commission to approve all new land uses within 50 feet of wetlands (Section 31.08). Additional land use restrictions are included in the County's floodplain ordinances and the county's stormwater management ordinance can be used to prohibit polluted discharge into wetlands, protect wetlands as a means of reducing non-point-source pollutants, and to create artificial wetlands for the treatment of surface runoff. The MBPZ Commission references the National Wetlands Inventory map, which can be viewed [here](#).

### **Protected Rivers and Corridors**

Healthy river corridors preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. They also allow the free movement of wildlife from area to area within the State, help control erosion and river sedimentation, and help absorb floodwaters.

To this end the MBPZ Commission oversees a River Protection District that seeks to maintain a healthy 100-foot vegetated riparian buffer on both sides of the Ocmulgee River. Vegetated riparian buffers are of particular importance to the overall protection of water quality and habitat in the river corridor because they reduce the volume and velocity of stormwater runoff, limit sediment and pollutants going into the open water, provide wildlife habitat areas, help maintain the in-stream temperatures provided by the shade of the tree canopy within the buffer system, and enhance community appearance.

### **Floodplains**

Floodplains are flat or lowland tracts of land adjacent to lakes, wetlands, and rivers that are typically covered by water during a flood. The Ocmulgee River, Beaverdam Creek, Echeconnee Creek, Rocky Creek, Sabbath Creek, Stone Creek, Swift Creek, Tobesofkee Creek, Walnut Creek, Wolf Creek, and Bond Swamp all have significant floodplains. Flooding is the most



common and significant natural disaster in the United States, Georgia, and Macon-Bibb County. To identify flood hazards, the risks they pose to people and property, and the regulatory boundaries of floodplains, the Federal Emergency Management Agency (FEMA) develops flood hazard maps, officially known as Flood Insurance Rate Maps or FIRMs. FIRMS for the Ocmulgee River and its major tributaries were updated in 2015 and can be reviewed in detail at the [Georgia Flood Map Program website](#).

When the Ocmulgee River is in flood stage it temporarily floods much of the Ocmulgee Heritage Trail (visible on the left). However, once the flood water recede the trail is cleaned returned to public use.

Figure 9-1: Ocmulgee River, Below Spring Street Bridge, at Flood Stage, 28 December 2015



Source: Donn Rodenroth, Macon Telegraph

The county restricts land uses in floodplains. Actively preserving floodplains as greenspace can provide a number of benefits including: improved floodplain connectivity, flood storage that can lessen future flood impacts, reduced flood insurance rates for eligible properties, reduced nonpoint source pollution, land for compatible recreational opportunities, wildlife habitat, preservation of stream baseflow during drought times, community education on the importance of floodplain management, and even increased property values for nearby properties. Of equal benefit, greenspace acquisition may reduce flood damage claims in a more cost effective manner than some other flood hazard mitigation options. The EPD's "[Best Practices: Greenspace and](#)

[Flood Protection Guidebook](#)” outlines strategies used by communities in Georgia to increase greenspace and recreational opportunities while protecting residents from harm and property loss caused by flooding by permanently protecting floodplain areas and capitalizing on compatible greenspace uses.

#### Agriculture and Forest Lands

In 2012, 14,722 acres, 9% of the entire county, was dedicated to agricultural production, which produced \$11,387,000 in total sales of agricultural products. Between 2007-2012, the county’s agricultural acreage increased 2% and the market value of agricultural products sold by county farms increased 87%. The majority of agriculture products grown in the county include livestock, poultry, and nursery and greenhouse crops.<sup>15</sup> As described in detail in the Land Use chapter (Chapter 5), the total amount of land dedicated to Agricultural, Forest and Conservation uses is 55,874.06 acres (as of May 17, 2017).

Agricultural and Forest land provides many benefits to the county. A study done in 2000 estimated that the county’s urban forests – trees in and around commercial and residential areas - provided over \$14 million (2017 dollars) in energy savings, air quality benefits, and stormwater management to the residents of Macon-Bibb County.<sup>16</sup> The study found that a healthy urban forest can significantly reduce building cooling costs in the summer, improve air quality by removing pollutants from the air, and decrease the volume and velocity of stormwater runoff protecting both stormwater infrastructure and the health of the county’s streams.

#### Contaminated Lands and Waters

The county has a long history of industrial manufacturing. While these industries expanded the county’s economy and created thousands of jobs, the lack of environmental safeguards led to the contamination of land, air, and water at some industrial sites. Some of these contaminants continue to threaten the health of our community years or decades after they were dumped. Cleaning up brownfields, Superfund sites, and impaired waters will require special efforts to restore these lands and waters back to health.

#### **Brownfields**

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped/open land, and both improves and protects the environment.

In 2015, the county began Phase I and II environmental assessments to determine the extent and degree of contamination on several parcels of land in the historic downtown industrial area. The county hopes to identify tracts of land that can be certified as “shovel-ready” for industrial or mixed-use redevelopment. The remediation and redevelopment of brownfield sites in the historic downtown industrial area could encourage the development of new downtown housing and new, clean manufacturing jobs within walking distance of downtown.

<sup>15</sup> Source: USDA Census of Agriculture -

[https://www.agcensus.usda.gov/Publications/2012/Full\\_Report/Volume\\_1\\_Chapter\\_2\\_County\\_Level/Georgia/](https://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1_Chapter_2_County_Level/Georgia/)

<sup>16</sup> Source: Southern Forest and Resource Management GIS - <http://www.soforgis.net/2000/cdrom/pdf/dewitt.pdf>

## Superfund Sites

Superfund sites are uncontrolled or abandoned sites where hazardous waste or other contamination is located. A contaminated site is generally considered a "Superfund site" if the federal government is or plans to be involved in cleanup efforts.

There are two Superfund sites in the county: the 130-acre Armstrong World Industries site and the 433-acre Macon Naval Ordnance Plant site. Both Superfund sites are located along Guy Paine Road in south Macon. The U.S. Environmental Protection Agency expects to finalize an agreement to begin Superfund's remedial process in 2017, with a potentially responsible party investigation beginning in 2018.<sup>17</sup>

## Impaired Waters

Section 303(d) of the Clean Water Act requires that all states list waters not meeting water quality standards. The EPD sets water quality standards and is responsible for listing waters that do not meet these standards in the State of Georgia. If a water body does not support or only partially supports its designated use (drinking, recreation, or fishing) by violating water quality standards, it is considered "impaired." In 2016, Georgia had 8,526 miles of streams and rivers that were not fully supporting their designated uses. The EPD included 72 miles of river and streams in the county on its 303(d) List of Impaired Waters. Each impaired stream segment must be addressed through the development of a Total Maximum Daily Load (TMDL), which sets a pollutant budget and outlines strategies eliminating the pollutant that is impairing the stream. The current 303(d) list can be found on EPD's website at: <https://epd.georgia.gov/georgia-305b303d-list-documents>.

Table 9-1: List of Impaired Waterways in Macon-Bibb County, As Identified by Georgia EPD

Reach	Reach Location	Use Not Supported	Miles
Calaparchee Creek	Upstream of Lake Wildwood	Fishing	13
Ocmulgee River	Walnut Creek to Tobesofkee Creek	Fishing	11
Ocmulgee River	Tobesofkee Creek to Echeconnee Creek	Fishing	7
Rocky Creek	Upstream of Lake Wildwood	Fishing	7
Rocky Creek	Rocky Creek Rd. to Tobesofkee Creek	Fishing	5
Tobesofkee Creek	Little Tobesofkee Creek to Tobesofkee Lake	Fishing	10
Tributary to Gum Branch	Headwaters to Gum Branch	Fishing	4
Walnut Creek	Headwaters to Ocmulgee River	Fishing	20

<sup>17</sup> Source: U.S. Environmental Protection Agency - <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>

## Climate Change

Our climate is changing because the earth is warming. Increased carbon dioxide and other heat-trapping greenhouse gases have warmed surface temperatures on our planet nearly 1 °F during the last 50 years. Climate models predict that as the world consumes ever more fossil fuel, greenhouse gas concentrations will continue to rise, and Earth's average surface temperature will rise with them. Based on a range of plausible emission scenarios, temperatures are expected to rise between 2.5-10°F over the next century.<sup>18</sup>

In the coming decades, climate change will threaten public health and impact many of the county's natural resources. Georgia is expected to become warmer and will probably experience more severe floods and droughts. The changing climate is also likely to harm livestock, increase the number of unpleasantly hot days, and increase the risk of heat stroke and other heat-related illnesses.

Changing the climate is likely to increase the severity of both inland flooding and droughts. Since 1958, the amount of precipitation falling during heavy rainstorms has increased by 27 percent in the Southeast, and the trend toward increasingly heavy rainstorms is likely to continue. Rising temperatures are likely to increase the demand for water but make it less available. As temperatures rise, less water is likely to flow into major rivers like the Ocmulgee. Decreased river flows can lower water levels in reservoirs, which may limit municipal water supplies. Lower water levels may also impair ecosystems, swimming, and other recreational activities, and reduce hydroelectric power generation.

Hot days can be unhealthy—even dangerous. Certain people are especially vulnerable, including children, the elderly, the sick, and the poor. High air temperatures can cause heat stroke and dehydration and affect people's cardiovascular and nervous systems. Seventy years from now, most of Georgia is likely to have 45 to 75 days per year with temperatures above 95°F, compared with about 15 to 30 such days today.

Warmer air can also increase the formation of ground-level ozone, a key component of smog. Ozone has a variety of health effects, aggravates lung diseases such as asthma, and increases the risk of premature death from heart or lung disease. As the climate changes, continued progress toward cleaner air will be more difficult to achieve.<sup>19</sup>

## Macon-Bibb County Historic and Cultural Resources

Over 6,000 historic and cultural resources have been identified in Macon-Bibb County that reflect over 17,000 years of continuous human presence in the county. These resources contribute to the character of the community's neighborhoods and parks and contribute to the quality of life for county residents. They are also a foundation for sustainable, asset based economic development in the county, which builds on existing local resources to strengthen the local and regional economy.

The county's tourism industry celebrates the county's historic and cultural amenities. In 2015,

<sup>18</sup> Source: National Aeronautics and Space Administration - <https://climate.nasa.gov/effects/>

<sup>19</sup> Source: U.S. Environmental Protection Agency <https://www.epa.gov/sites/production/files/2016-09/documents/climate-change-ga.pdf>

traveler expenditures contributed \$347.68 million to Macon's economy. These expenditures supported 3,400 jobs, \$432.40 in tax relief for each county household, generated \$9.71 million in local tax revenue and \$14.79 million in state tax revenue.<sup>20</sup>

Historic rehabilitation encourages more historic rehabilitation attracting tens of millions of dollars of private investment into downtown Macon. For example, since its completion in 2010, the Warehouse Lofts project has catalyzed at least six residential and mixed-use developments nearby. Three historic tax credit projects and three other projects are either completed or underway, which will add over 130 residential units, as well as commercial storefronts, for a total investment of \$16.5 million.<sup>21</sup>

### Significant Cultural and Historic Resources

The county has 14 designated historic districts and thousands of individual sites on the National Register. Listing in the National Register recognizes the architectural and historical significance of a district, site, or property. Listing in the National Register also makes a property eligible for numerous tax incentives that make the rehabilitation and improvements of historic buildings more affordable. The National Register of Historic Places does not restrict what can and cannot be done to a listed property. However, changes made to properties within the five local historic districts require approval by the Design Review Board and the Macon-Bibb County Planning and Zoning Commission.

The preservation and revitalization of these historic and cultural areas is a primary goal in Macon-Bibb county. The county's nationally and locally designated historic districts are briefly summarized below.<sup>22</sup>

#### Bowden Golf Course (National)

The Charles L. Bowden Golf Property, now operated by the county as Bowden Golf Course, has changed little since it was laid out in 1940 to take advantage of the natural topography of the property. The golf course was integrated in 1961 and "The New Era" tournament for African American players began that year and continues to this day.

#### Cherokee Brick and Tile Company Historic District (National)

The 4,000-acre Cherokee Brick and Tile Company historic district represents the entire brick making process from the mining and transportation of clay to the manufacture and shipping of brick. In addition to the industrial history of brick making in the area, the district also includes prehistoric sites that date to the Early Archaic period (8000 - 6000 B.C.E.) and include a previously unreported Mississippian Period Lamar mound complex (1450 – 1550 C.E.) that appears to have a central ceremonial mound and approximately sixteen house mounds.

<sup>20</sup> Source: Travel Industry Association commissioned by the Georgia Department of Economic Development - <https://www.maconga.org/media/tourism-stats/>

<sup>21</sup> Source: National Trust for Historic Preservation - <http://georgiashpo.org/sites/uploads/hpd/pdf/Catalytic-Study-Final-Version-June-2014.pdf>

<sup>22</sup> Source: Summarized from [www.historicmacon.org](http://www.historicmacon.org)

#### Cherokee Heights Historic District (National and Local)

The 67-acre Cherokee Heights Historic District was placed on the National Register of Historic Places because it was one of the first planned residential and suburban communities in Macon. Developed 1909 – 1923, the homes are primarily built in the styles of Georgian Revival, English Tudor, Spanish Mission, Craftsman, and Bungalow, and include many homes designed by Georgian architect, J. Neel Reid.

#### East Macon Historic District (National)

The 80-acre East Macon Historic District consists of mid-nineteenth through early twentieth century residential, commercial, and educational building styles including examples of Italianate, Folk Victorian, Neoclassical Revival, and Craftsman.

#### Fort Hill Historic District (National)

The 140-acre Fort Hill District is recognized for its historic architecture and neighborhood layout dating from 1870-1941. The Fort Hill Historic District is built on land that was sold for settlement in the 1820s and includes the historic Fort Hawkins site, which is also listed on the National Register. Building styles in the district include Queen Anne, Folk Victorian, Craftsman, and English Vernacular Revival.

#### Ingleside Historic District (National)

The 549-acre Ingleside Historic District recognizes the Ingleside neighborhood, which was established by developer Louis A. Tharpe in 1917 and was billed as “Macon’s Most Beautiful Suburb.” Lots featured 100-foot frontage and 200-foot depth. All the homes were a 15-minute streetcar ride from offices in downtown Macon. Architects such as Ellamae Ellis League, William F. Oliphant, J. Neel Reid and W. Elliott Dunwody each created one of a kind architectural treasures for the neighborhood.

#### Macon Historic District (National and Local)

The 688-acre Macon Historic District recognizes the commercial, residential, and institutional development that grew out of Macon’s original town plan. The district’s development began in 1823 when the town plan was first laid out and continued into the 1940’s. The district is significant in the areas of architecture, commerce, community planning and development, politics/government, landscape architecture, education, and transportation. There are three distinct neighborhoods within the district that depict the various styles of architecture: Intown Neighborhood, Huguenin Heights, and Tattnell Square Heights. The district includes the Carmichael House and Hay House, which are both designated National Historic Landmarks, as well as several historic landscaped parks, including Coleman Hill Park, Washington Park, and Tattnell Square Park.

Within the boundaries of the Macon Historic District there exists a proposal for a new historic district focused on Cotton Avenue. Located between downtown Macon and the Navicent Health hospital complex, this area was Macon's historic African American business district. As a result of renewed interest in the downtown from Millennials and Mercer students, the area is under extreme development pressure. The Cotton Avenue Coalition, a group of community partners that work to preserve, revitalize, and celebrate the Cotton Avenue District, is working to make Cotton Avenue a local historic district. This designation could help prevent future demolition of historic buildings in the area.

#### North Highlands Historic District (National)

The 130-acre North Highlands Historic District is recognized for its historic architecture and neighborhood development pattern dating from 1870-1936. Building styles in the district include Queen Anne, Colonial Revival, Neoclassical Revival, English Vernacular Revival, Greek Revival and Craftsman.

#### Pleasant Hill Historic District (National)

The 640-acre Pleasant Hill Historic District is recognized for its significance as one of Macon's first black neighborhoods. The neighborhood developed 1870-1936 with building styles including Queen Anne, Neoclassical and Craftsman cottages, and "shotgun" style houses. The district includes Linwood cemetery.

#### Railroad Industrial Historic District (National)

The 416-acre Railroad Industrial Historic District includes industrial and commercial buildings from the late nineteenth and early twentieth centuries. The district reflects how the economic growth of Macon paralleled the growth of the railroad as the district's depots received, stored, and shipped freight. The district includes the Beaux Arts style Terminal Station, which was constructed in 1916 to serve all 15 railroad companies operating in Macon at the time.

#### Shirley Hills Historic District (National)

The 525-acre Shirley Hills Historic District was placed on the National Register of Historic Places in recognition of its architecture and landscape. Developed 1922-1941 as a planned residential subdivision of large residences, the designers of this planned community insisted that the area should radiate a picturesque and park-like feeling. Building styles include early 20th century Classic Revival, bungalows, Tudor Revival, and Mediterranean.

#### Tindall Heights Historic District (National and Partial Local)

The 400-acre Tindall Heights Historic District was developed 1870-1942 as a middle class community with housing for workers. It contains one of the largest and most intact collections of urban Georgia house types from that period. Building styles include Queen Anne cottages, shotgun-style houses, folk Victorian, Craftsman, Classic Revival, Colonial Revival, and Romanesque.

The Beall's Hill neighborhood, located within the Tindall Heights Historic District, is locally designated a Historic Planned Development district. This district is intended to preserve as many of the existing historic structures as possible while encouraging thoughtful infill of new residential and commercial buildings.

#### Vineville Historic District (National and Local)

The 525-acre Vineville Historic District includes residential and commercial buildings from 1830s-1930s. Represented in the 700 homes, churches, and businesses are Plantation Plain, Victorian, Neoclassical, and Bungalow styles. The district also features extraordinary examples of the Spanish Villa, English Tudor, Italian Renaissance, Federal Georgian, and Jacobean styles.

### Wesleyan College Historic District (National)

The 200-acre Wesleyan College Historic District is significant because the campus was designed by the firm of Walker and Weeks of Cleveland, Ohio, and retains all the original Georgian Revival style buildings built based on the 1928 campus master plan. The campus is also significant within the broader historic context of women's history in Georgia for being an important Methodist-supported women's college chartered in 1836.

### Conclusion

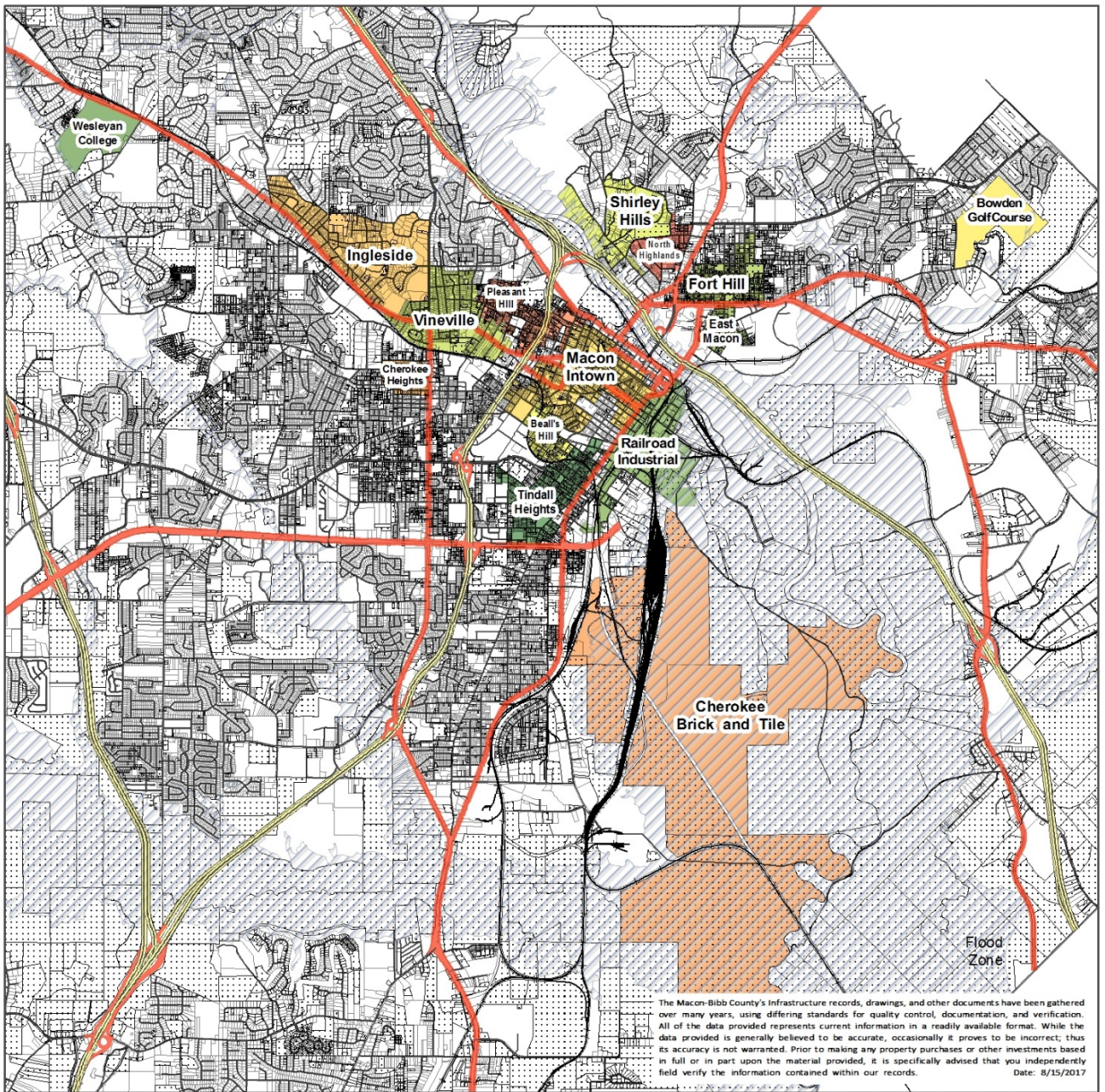
Macon-Bibb County contains exceptional natural and cultural resources that are vitally important to its economy and development potential. The county's green infrastructure provides numerous benefits to the entire county, but it requires on-going investment and maintenance just like built infrastructure.

The county's historic and cultural resources are unique assets that attract tourism dollars and encourage millions of dollars of private investment in our historic districts. Protecting and enhancing these resources is an important strategy for encourage sustainable, asset based economic development in our community.



Figure 9-2: Macon-Bibb Historic Districts

# Macon-Bibb Historic District Locations



The Macon-Bibb County's infrastructure records, drawings, and other documents have been gathered over many years, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the information contained within our records.  
Date: 8/15/2017

<b>Legend</b>		<b>Macon-Bibb Historic Districts</b>	
<b>Macon-Bibb Roads By Class</b>	<b>Vacant Parcels May 17 2017</b>	Beall's Hill	Macon Intown
<b>Road Classification</b>	Tax Assessors CAMA Parcels May 17 2017	Bowden Golf Course	North Highlands
Freeway	100 year Flood Zone	Cherokee Brick and Tile	Pleasant Hill
Ramp		Cherokee Heights	Railroad Industrial
State Trunk Highway		East Macon	Shirley Hills
Major Arterial		Fort Hill	Tindall Heights
Local		Ingleside	Vineville
Service			Wesleyan College
<b>Railroads</b>			

1 inch = 7,082 feet  
Map Maker: Michael J. Greenwald, AICP

**MACON-BIBB COUNTY**  
**Planning & Zoning**

P&Z



# Chapter 10: Community Work Program



MACON-BIBB COUNTY  
**Planning & Zoning**  
Macon-Bibb Planning & Zoning Commission  
682 Cherry Street, Suite 1000 | Macon, Georgia 31201

## CHAPTER 10

### Community Work Program

The Community Work Program element discusses the specific activities the community plans to perform during the next five years to address the Community Goals that were discussed earlier. The information below describes the projects, funding sources, costs and status for each assigned department listed according to the Community Goals. In addition the Capital Improvement Element (CIE) is contained in Appendix C.

1. Land Use Goals: Maximize the use of existing infrastructure; Ensure the most desirable and efficient use of land; minimize the costly conversion of undeveloped land along the edge of the community, preserve the residential character; and update land development regulations as needed.

Year	Action Item	Responsible Party	Funding Source	Estimated Cost
2018	Macon-Bibb Urban Redevelopment Plan Update	Middle GA Regional Comm.	Local, State	\$10,000
2018	Local Update of Census Addresses	Middle GA Regional Comm.	Local	TBD

2. Transportation Goals: Prioritize safe mobility and address transportation needs for all community residents including pedestrians, bicyclists, transit riders, and motorists to ensure an efficient transportation system that coincides with existing needs and future growth that links land use and transportation, supports economic vitality, connects neighborhoods to education, employment and services

Year	Action Item	Responsible Party	Funding Source	Estimated Cost
2017	Design for Runway 15/33 Rehabilitation	Aviation	Local & State	\$75,000
2017	Design work for Runway 5/23 and Taxiway B extension including tunnel	Aviation	Local, State, Federal	\$1,750,000

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017	Environmental Assessment Runway 5/23 Extension	Aviation	Local, State, Federal	\$125,000
2017	Land Acquisition for Runway 10/28 Extension at Downton Airport	Aviation	Local, State, Fed.	\$150,000
2018	Site Preparation & Drainage for Runway 5/23 Extension and Tunnel	Aviation	Local, State, Federal	\$3,197,368
2018	Land Acquisition for Runway 5-23 Extension at Middle GA Airport	Aviation	Local, State, Federal	\$1,200,000
2018	Runway 10/28 Extension & Rehabilitation Design for Downtown Airport	Aviation	Local, State, Fed.	\$200,000
2018	Design for Runway 5/23 Extension	Aviation	Local, State, Federal	\$1,750,000
2019	Runway 10/28 - Rehabilitation and Electrical	Aviation	Local, State, Federal	\$2,958,300
2019	Runway 10/28 Extension Construction	Aviation	Local, State, Federal	\$1,584,050
2020	Master Plan & ALP Update for Downtown Airport	Aviation	Local, State, Fed. Local, State, Federal	\$150,000
2020	Runway 5/23 Extension - Tunnel Construction Base, Paving & Electrical for runway extension	Aviation	Local State Federal	\$9,509,868
2020	Security Fence for Downtown Airport	Aviation	Local, State Federal	\$212,000
2021	Site Preparation, Grading & Drainage for Runway 5/23 Extension	Aviation	Local, State, Federal	\$2,000,000
2021	Wetland Mitigation	Aviation	Local, State, Federal	\$1,500,000

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2021	Taxiway A Rehabilitation for Downtown Airport	Aviation	Local, State, Federal	\$1,898,200
2022	MALSAR Relocation	Aviation	Local, State, Federal	\$500,000
2022	Apron Rehabilitation for Downtown Airport	Aviation	Local, State, Federal	\$584,000
2017	Street Improvements	Engineering	Local/State	\$2,600,000
2018-22	Street Improvements	Engineering	Local/State	\$2,600,000
2017-22	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Federal, State, Local	\$35,417
2017-22	MATS Program	Planning & Zoning	Federal, Local	\$57,609
2017-22	Grants & Contracts	Planning & Zoning	Federal, State, Local	\$14,569
2017-22	UPWP	Planning & Zoning	Federal, State, Local	\$11,324
2017-22	Transportation Land Use Monitoring	Planning & Zoning	Federal, Local	\$54,053
2017-22	Transportation Improvement Program	Planning & Zoning	Federal, Local	\$14,785
2017-22	Transit/Multimodal Training and Professional Development	Planning & Zoning	Fed., State, Local	\$10,362
2017-22	Special Streets/Highways/Land Use Studies	Planning & Zoning	Federal, Local	\$8,415

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017-22	Transit/Paratransit Planning	Planning & Zoning	Federal, State, Local	\$35,417
2017-22	Long Range Transportation Plan Update	Planning & Zoning	Federal, Local	\$100,308
2017-22	Jeffersonville Rd. @ Norfolk Southern Bridge	Road Program	Federal, State, 1% Sales Tax	\$14,000,000
2017-2022	Jeffersonville Rd. - Emery Hwy to Walnut Creek	Road Program	Federal, State, 1% Sales Tax	\$4,372,000
2017-2022	Jeffersonville Rd. – Recreation Rd. to Emery Rd.	Road Program	Federal, State, 1% Sales Tax	\$6,742,000
2017-2022	Forest Hill Rd.- Wimbish Rd. to Northside Dr.	Road Program	Federal, State, 1% Sales Tax	\$8,960,000
2017-2022	Jeffersonville Rd. – Walnut Creek to Recreation Rd. Bridge @ Walnut Creek	Road Program	Federal, State, 1% Sales Tax	\$6,016,000
2017-2022	Sardis Church Rd. Extension from I-75 to SR 247	Road Program	Federal, State, 1% Sales Tax	\$53,278,000
2017	Purchase 5 Electric Buses & equipment	Transit Auth.	Local, State, Federal	\$4,777,500
2017	Maintenance, Parts & Supplies for bus fleet	Transit Auth.	Local, State, Federal	\$250,000
2017	Replace & Refurbish Bus Shelters and Benches	Transit Auth.	Local, State, Federal	\$100,000
2017	Purchase 1 Administrative Vehicle	Transit Auth.	Local, State, Federal	\$35,000
2017	Smart Card System Upgrade & Fare Box System	Transit Auth.	Local, State, Federal	\$200,000
2017	Terminal Station Maintenance & Renovation	Transit Auth.	Local, State, Federal	\$500,000

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017	Safety Training Simulator	Transit Auth.	Local, State, Federal	\$548,000
2017	Two Carts for Maintenance Shop	Transit Auth.	Local, State, Federal	\$12,000
2017	ITS System Software	Transit Auth.	Local, State, Federal	\$100,000
2018	Purchase two 40 ft. Diesel Buses	Transit Auth.	Local, State, Federal	\$860,000
2018	Purchase Six 35 ft. Cut-A-Way Buses	Transit Auth.	Local, State, Federal	\$1,080,000
2018	Bus Maintenance Parts & Supplies	Transit Auth.	Local, State, Federal	\$100,000
2018	Office Equipment & Furniture	Transit Auth.	Local, State, Federal	\$5,000
2018	Computer Equipment & Software	Transit Auth.	Local, State, Federal	\$50,000
2018	10 GPS Tablets with Kits	Transit Auth.	Local, State, Federal	\$19,000
2018	Replace Supervisor Van	Transit Auth.	Local, State, Federal	\$30,000
2019	Purchase Two 35 ft. Cut-A-Way Buses	Transit Auth.	Local, State, Federal	\$360,000
2019	Two Buses for ADA Service	Transit Auth.	Local, State, Federal	\$170,000
2019	Bus Maintenance Parts & Supplies for Fleet	Transit Auth.	Local, State, Federal	\$100,000
2019	Replace & Refurbish Bus Shelters and Benches	Transit Auth.	Local, State, Federal	\$200,000
2019	Terminal Station Maintenance & Renovation	Transit Auth.	Local, State, Federal	\$500,000
2020	Purchase Two 35 ft. Cut-A-Way Buses	Transit Auth.	Local, State, Federal	\$360,000
2020	Bus Maintenance Parts & Supplies for Fleet	Transit Auth.	Local, State, Federal	\$100,000

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2020	Six New Service Vehicles	Transit Authority	Local, State, Federal	\$200,000
2020	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$5,000
2020	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$50,000
2020	10 GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$19,000
2020	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$700,000
2021	Purchase Two 35 ft. Cut-A-Way Buses	Transit Authority	Local, State, Federal	\$360,000
2021	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$100,000
2021	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$220,000

3. Economic Development Goals: 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.

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017-21	Obtain approval of economic development projects. Implement plans on an incremental basis	County Administration	Local	TBD
2017-21	Economic Development Projects	County Administration	Local, State, Federal	TBD
2017	Joe Tamplin Blvd. - Modifications of roadway in Industrial Park to improve traffic flow	Industrial Authority	GDOT	\$550,000



2017	Continue marketing for Macon as a destination for conventions, meetings and Events	Convention & Visitors Bureau	Bed Tax	TBD
2017	Continue management of the I Am Macon Destination Customer Service Training Program	Convention & Visitors Bureau	Bed Tax	TBD
2017	Continue utilizing the Simpleview CRM & CMS systems for sales account and website and mobile site management	Convention & Visitors Bureau	Bed Tax	TBD
2017	Enhance marketing of Macon's music history and events	Convention & Visitors Bureau	Bed Tax	TBD
2017	Implement new Destination Brand	Convention & Visitors Bureau	Bed Tax	TBD
2017	Implement planned sales & marketing strategies increase leisure travel, convention and group tour business	Convention & Visitors Bureau	Bed Tax	TBD
2017	Launch new weekend driving tours of Macon for leisure travelers.	Convention & Visitors Bureau	Bed Tax	TBD
2017	Launch new responsive website for visitmacon.org	Convention & Visitors Bureau	Bed Tax	TBD
2017	Conduct ongoing review of tourism and marketing trends, and visitor research	Convention & Visitors Bureau	Bed Tax	TBD

4. Housing Goals: Promote an adequate range of diverse, safe, affordable, inclusive, and resource efficient housing in the community

Year	Action Item	Responsible Party	Funding Source	Estimated Cost
2017	Serve 10 families with rehabilitation, repairs or new construction of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Private	\$1,800,000

2018	Serve 10 families with rehabilitation, repairs or new construction of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Private	\$1,800,000
2019	Serve 10 families with rehabilitation, repairs or new construction of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Private	\$1,800,000
2017	Rebuilding Together Macon	Economic & Community Development	CDBG & Rebuilding Together Macon	\$125,000
2017	Administration of the HOME Investment Partnership Program - Help First Time Homebuyers and/or rental opportunities	Economic & Community Development & non-profits	HOME	\$640,863
2017	Convert Daycare Centers back to Dwelling Units at Davis Homes	Macon Housing Authority	Federal	\$200,000
2017	Rehabilitation or construction of 5-20 housing units (per year) in Beall's Hill	Historic Macon	Federal & Local	\$2,000,000
2017	Rehabilitation or construction of 5-10 houses in Mill Hill	Historic Macon	Federal & Local	\$750,000
2017	Replace Ranges at Mounts Homes	Macon Housing Authority	Federal	\$34,400
2017	Replace Refrigerators at Mounts Homes	Macon Housing Authority	Federal	\$47,300
2017	Clothes Dryer Connections and Vents at Bloomfield Way	Macon Housing Authority	Federal	\$54,640

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017	Heating/AC Replacement at Bloomfield Way	Macon Housing Authority	Federal	\$300,000
2017	Heating/AC Replacement at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$546,000
2017	Heating/AC Replacement at Martin Place	Macon Housing Authority	Federal	\$168,000
2018	Replace Ranges at Bloomfield Way	Macon Housing Authority	Federal	\$25,000
2018	Interior Renovations at Murphey Homes	Macon Housing Authority	Federal	\$604,040
2018	Interior Renovations at Mounts Homes	Macon Housing Authority	Federal	\$430,000
2018	Interior Renovations at Willingham Court	Macon Housing Authority	Federal	\$100,000
2018	Repair Metal Handrails-PHA Wide	Macon Housing Authority	Federal	\$82,000
2018	Landscape Improvements-PHA Wide	Macon Housing Authority	Federal	\$50,000
2018	Replace Ranges at Markwalter/Roff	Macon Housing Authority	Federal	\$12,000
2019	Replace Refrigerators at Davis Homes	Macon Housing Authority	Federal	\$101,200
2019	Clothes Dryer Connections and Vents at Murphey Homes	Macon Housing Authority	Federal	\$637,000
2019	Interior Renovations at Bloomfield Way	Macon Housing Authority	Federal	\$414,790
2019	Construct Dumpster Pad/Enclosure at Murphey Homes	Macon Housing Authority	Federal	\$20,000
2019	Construct Dumpster Pad/Enclosure at Davis Homes	Macon Housing Authority	Federal	\$20,000
2019	Construct Dumpster Pad/Enclosure at Mounts Homes	Macon Housing Authority	Federal	\$20,000

2019	Construct Dumpster Pad/Enclosure at Bloomfield Way	Macon Housing Authority	Federal	\$20,000
2019	Construct Dumpster Pad/Enclosure at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$20,000
2020	Construct Maintenance Addition to Management Office at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$50,000
2020	Heating/AC Replacement at FIC Building at Davis Homes	Macon Housing Authority	Federal	\$250,000
2020	Heating/AC Replacement at Markwalter/Roff	Macon Housing Authority	Federal	\$150,000
2020	Interior Renovations at Davis Homes(7-9)	Macon Housing Authority	Federal	\$569,240
2020	Replace Refrigerators at Scattered Sites	Macon Housing Authority	Federal	\$44,400
2020	Replace Refrigerators at Willingham Court	Macon Housing Authority	Federal	\$14,400
2020	Construct Single Family Home on Plant Street	Macon Housing Authority	Federal	\$175,000
2020	Remove Clothesline Posts-PHA Wide	Macon Housing Authority	Federal	\$50,000
2021	Clothes Dryer Connections and Vents in Units at Willingham	Macon Housing Authority	Federal	\$60,000
2021	Clothes Dryer Connections and Vents in Units at Mounts Homes	Macon Housing Authority	Federal	\$400,000
2021	Clothes Dryer Connections and Vents in Units at Scattered Sites	Macon Housing Authority	Federal	\$385,000
2021	Interior Renovations at Davis Homes(7-8)	Macon Housing Authority	Federal	\$202,000

2021	Clothes Dryer Connections and Vents at Roff/Markwalter	Macon Housing Authority	Federal	\$84,040
2021	Heating/AC Replacement at Single Family Homes	Macon Housing Authority	Federal	\$72,000
2021	Re-Roof Maintenance Building-MHA	Macon Housing Authority	Federal	\$50,000
2021	Reconfigure Offices in Maintenance Building-MHA	Macon Housing Authority	Federal	\$50,000
2021	Security Improvements at Various Sites	Macon Housing Authority	Federal	\$25,000

5. Education Goals: 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.

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017	Washington Memorial Library Upgrade	Library	Local	\$98,000
2017	Citizen Outreach & Education	Planning & Zoning	Federal, Local	\$15,027
2017	Training/Professional Development	Planning & Zoning	Federal, Local	\$9,137
2017	Enhance Partnerships with Bibb Co. Board of Education/Outreach Service to offer additional programming & community resources	Recreation	Local	TBD

6. Natural and Cultural Resource Goals: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017	Macon-Bibb Solid Waste Management Plan Update	Middle GA Regional Comm.	Local, State	\$5,000

2017-2019	Water Treatment Plant Improvements	Water Authority	Local	\$1,500,000
2017-2019	Wastewater Treatment Plant Improvements	Water Authority	Local	\$650,000
2021	Wetland Mitigation	Aviation	Local, State, Federal	\$1,500,000

7. Community Facilities and Services Goals: Provide sound community facilities and services that support future growth and development patterns.

Year	Action Item	Responsible Party	Funding Source	Estimated Cost
2017	Finalize Upgrades to Recreation Centers	Recreation	Local	TBD
2017	Improve Maintenance at all Parks	Recreation	Local	TBD
2017	Develop Comprehensive Park Signage Program	Recreation	Local	TBD
2017	Provide additional recreational opportunities through community partnerships	Recreation	Local	TBD
2017	Complete Cobblestone Turnaround at Bond Monument in Rose Hill	Recreation	Local	TBD
2017	Improve Safety & Security for park users	Recreation	Local	TBD
2017	Complete Parking Lot at Camellia Gardens	Recreation	Local	TBD
2017	Work with In-town Macon to complete Phase I of Washington Park renovations	Recreation	Local	TBD
2017	Install stage area at Coleman Hill for concerts	Recreation	Local	TBD
2017	Renovate sitting area & fire pit at Jackson Springs Park	Recreation	Local	TBD
2017	Street Maintenance	Public Works	Local	\$ 165,000
2018	Street Maintenance	Public Works	Local	\$ 165,000

2019	Street Maintenance	Public Works	Local	\$ 180,000
2020	Street Maintenance	Public Works	Local	\$ 185,000
2021	Street Maintenance	Public Works	Local	\$ 190,000
2022	Street Maintenance	Public Works	Local	\$ 190,000
2017	Annual Tank Maintenance	Water Authority	Local	\$290,000
2017	Water Service Replacement	Water Authority	Local	\$20,000
2017	Valve Replacement Program	Water Authority	Local	\$100,000
2017	Water Meter Replacement	Water Authority	Local	\$170,000
2017	Water System Improvements	Water Authority	Local	\$100,000
2017	DOT Jeffersonville Rd / Millerfield Rd Widening Project - Utility Relocation	Water Authority	Local	\$1,600,000
2017	Water Treatment Plant Improvements	Water Authority	Local	\$1,500,000
2017	Wastewater Treatment Plant Improvements	Water Authority	Local	\$650,000
2017	Lift Station Improvements	Water Authority	Local	\$520,000
2017	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,400,000
2017	Lower Rocky Creek Basin Evaluation	Water Authority	Local	\$450,000
2017	DOT I-16/I-75 Interchange Improvements Phase I & Ultimate - Utility Relocation	Water Authority	Local	\$1,500,000
2017	Informational System Upgrades	Water Authority	Local	\$450,000
2017	Miscellaneous Expenditures	Water Authority	Local	\$45,000
2018	Annual Tank Maintenance	Water Authority	Local	\$295,000
2018	Valve Replacement Program	Water Authority	Local	\$100,000

2018	Water Meter Replacement	Water Authority	Local	\$175,000
2018	Water System Improvements	Water Authority	Local	\$110,000
2018	Water Service Replacement	Water Authority	Local	\$20,000
2018	Water Main Cleaning & Relining	Water Authority	Local	\$200,000
2018	Water Storage Improvements	Water Authority	Local	\$165,000
2018	DOT Jeffersonville Rd / Millerfield Rd Widening Project - Utility Relocation	Water Authority	Local	\$1,600,000
2018	Water Treatment Plant Improvements	Water Authority	Local	\$1,100,000
2018	Wastewater Treatment Plant Improvements	Water Authority	Local	\$1,400,000
2018	Lift Station Improvements	Water Authority	Local	\$445,000
2018	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,300,000
2018	Lower Rocky Creek Basin Evaluation	Water Authority	Local	\$450,000
2018	Informational System Upgrades	Water Authority	Local	\$175,000
2018	Miscellaneous Expenditures	Water Authority	Local	\$55,000
2019	Annual Tank Maintenance	Water Authority	Local	\$300,000
2019	Water Meter Replacement	Water Authority	Local	\$170,000
2019	Water Service Replacement	Water Authority	Local	\$20,000
2019	Water System Improvements	Water Authority	Local	\$170,000



2019	Valve Replacement Program	Water Authority	Local	\$100,000
2019	Water Main Cleaning & Relining	Water Authority	Local	\$200,000
2019	Water Storage Improvements	Water Authority	Local	\$275,000
2019	Lift Station Improvements	Water Authority	Local	\$175,000
2019	Water Treatment Plant Improvements	Water Authority	Local	\$855,000
2019	Wastewater Treatment Plant Improvements	Water Authority	Local	\$1,000,000
2019	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,600,000
2019	Informational System Upgrades	Water Authority	Local	\$180,000
2019	Miscellaneous Expenditures	Water Authority	Local	\$300,000
2020	Annual Tank Maintenance	Water Authority	Local	\$310,000
2020	Water Meter Replacement	Water Authority	Local	\$180,000
2020	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,600,000
2020	Informational System Upgrades	Water Authority	Local	\$407,000
2020	Miscellaneous Expenditures	Water Authority	Local	\$32,000
2017	Fire Hydrants (Bibb Co.)	Fire Department	Local	\$21,400
2018	Roof Repair	Fire Department	Local	\$25,000
2018	Building Upgrades - Training Facility	Sheriff's Office	Local	\$25,000

8. Population Goals: Sustain a rate of growth that will support continued economic growth and an expanding range of community wide amenities for all income levels and age groups.

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017	Expand recreation opportunities through program development, special & sporting events	Recreation	Local	TBD
2017	Expand recreational opportunities for all residents including special segments of the population	Recreation	Local	TBD
2018	Macon-Bibb Service Delivery Strategy Update	Middle GA Regional Comm.	Local, State	\$2,000
2018	Local Update of Census Addresses	Middle GA Regional Comm	Local	TBD

9. Intergovernmental Coordination Goals: Promote intergovernmental partnerships with various adjacent communities.

<b>Year</b>	<b>Action Item</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Estimated Cost</b>
2017	Continue SPLOST Project Development	Recreation	Local	TBD
2018	Macon-Bibb Service Delivery Strategy Update	Middle GA Regional Comm.	Local, State	\$2,000

**REPORT OF ACCOMPLISHMENTS FOR PREVIOUS  
SHORT TERM WORK PROGRAM**

**Macon-Bibb County Annual Work Program**

**Fiscal Years 2016 to  
2021**

<b>Year</b>	<b>Project Description</b>	<b>Assigned</b>	<b>Goal Area</b>	<b>Status</b>
2016	Environmental Assessment for Runway 28 Extension for Downtown Airport	Aviation	Facilities	Completed
2016	IRT Hangar	Aviation	Facilities	Completed
2016	Runway Justification Study for runway 5/23 extension	Aviation	Facilities	Completed
2017	Design work for Runway 5/23 and Taxiway B extension including tunnel	Aviation	Facilities	Completion in 2017
2017	Design for Runway 15/33 Rehabilitation	Aviation	Facilities	Completion in 2017
2017	Land Acquisition for Runway 28 Extension at Downton Airport	Aviation	Facilities	Completion in 2017
2017	Wetland Mitigation for Runway 5/23 and taxiway B extension	Aviation	Facilities	Completion in 2017
2017	Environmental Assessment Runway 5/23 Extension	Aviation	Facilities	Completion in 2017
2018	Construction for Runway 13/31 Rehabilitation	Aviation	Facilities	Completion FY-2018
2018	Runway 28 Extension Design	Aviation	Facilities	Completion FY-2018
2018	Land Acquisition for Runway 5-23 Extension & Taxiway B at Middle GA Airport	Aviation	Facilities	Completion FY-2018
2019	Construction - Extend Runway 5/23, taxiway B & tunnel for Avondale Mill Rd.	Aviation	Facilities	Completion FY -2019
2019	Runway 28 Extension Constructioon	Aviation	Facilities	Completion FY-2019
2020	Taxiway C Rehabilitation	Aviation	Facilities	Completion FY-2020
2020	Access Control & Gate Improvements	Aviation	Facilities	Completion FY-2020
2020	Design of T-Hangar & Taxilanes at Downtown Airport	Aviation	Facilities	Completion FY-2020

2021	Run-Up Pad and Connector	Aviation	Facilities	Completion FY-2021
2021	Miscellaneous Electrical Improvements	Aviation	Facilities	Completion FY-2021
2021	Construct T-Hangar & Taxilanes for Downtown Airport	Aviation	Facilities	Completion FY-2021
2016	Conduct ongoing review of tourism and marketing trends, and visitor research	Convention & Visitors Bureau		Underway
2016	Continue management of the I Am Macon Destination Customer Service Training Program	Convention & Visitors Bureau		Underway
2016	Continue marketing for Macon as a destination for conventions, meetings and events	Convention & Visitors Bureau		Underway
2016	Continue utilizing the Simpleview CRM & CMS systems for sales account and website and mobile site management	Convention & Visitors Bureau		Underway
2016	Enhance marketing of Macon's music history and events	Convention & Visitors Bureau		Underway
2016	Implement new Destination Brand	Convention & Visitors Bureau		Completed
2016	Implement planned sales & marketing strategies increase leisure travel, convention and group tour business	Convention & Visitors Bureau		Underway
2016	Launch new responsive website for visitmacon.org	Convention & Visitors Bureau		Completed
2016	Launch new weekend driving tours of Macon for leisure travelers.	Convention & Visitors Bureau		Completed
2016	Obtain approval of economic development projects. Implement plans on an incremental basis	County Administration	Economic	Underway
2016-21	Safe Community Projects	County Administration	Safe Neighborhoods	Underway
2016-21	Effective Government Projects	County Administration	Effective Governance	Underway

2016-21	Economic Development Projects	County Administration	Economic	Underway
2016-21	Infrastructure Improvements	County Administration	Infrastructure	Underway
2016-21	Quality of Life	County Administration	Quality of Life	Underway
2016	Rebuilding Together Macon	Economic & Community Development	Housing	Completed
2016	Administration of the HOME Investment Partnership Program - Help First Time Homebuyers and/or rental opportunities	Economic & Community Development & non-profits	Housing	Completed
2017	Administration of the HOME Investment Partnership Program - Help First Time Homebuyers and/or rental opportunities	Economic & Community Development & non-profits	Housing	Underway
2016	Street Improvements	Engineering	Facilities	Completed
2017	Street Improvements	Engineering	Facilities	Underway
2018	Street Improvements	Engineering	Facilities	Completion FY-2018/19
2019	Street Improvements	Engineering	Facilities	Completion FY-2019/20
2020	Street Improvements	Engineering	Facilities	Completion FY-2020/21
2021	Street Improvements	Engineering	Facilities	Completion FY-2021/22
2016	Air Compressor System	Fire Department	Facilities	Completion in FY-2019
2016	Service Truck	Fire Department	Facilities	Completed
2016	Portable Radios (5)	Fire Department	Facilities	Completed

2016	Fleet Vehicles (9)	Fire Department	Facilities	Completion in FY-2019
2016	Purchase of new aerial truck	Fire Department	Facilities	Completed
2016	Replace Truck #108	Fire Department	Facilities	Completed
2016	Replacement turnout gear	Fire Department	Facilities	Completed
2016	Self Contained Breathing Apparatus	Fire Department	Facilities	Completed
2016	1" Fire Hose	Fire Department	Facilities	Completion in FY-2021
2016	1 3/4" Fire Hose	Fire Department	Facilities	Completion in FY-2020
2016	4" Fire Hose	Fire Department	Facilities	Completion in FY-2021
2016	1" Nozzles	Fire Department	Facilities	Completion in FY-2021
2016	1 3/4" Nozzles	Fire Department	Facilities	Completion in FY-2021
2016	2 1/2" Nozzles	Fire Department	Facilities	Completion in FY-2021
2016	Automatic External Defibrillators	Fire Department	Facilities	Completion in FY-2017
2016	Replace Extrication Equipment	Fire Department	Facilities	Completion in FY-2018
2016	Fire Hydrants (Bibb Co.)	Fire Department	Facilities	Completion in FY-2021
2016	Replace Overhead Doors	Fire Department	Facilities	Completion in FY-2020
2016	Portable Digital 800 MHZ Radios	Fire Department	Facilities	Completion in FY-2021
2016	Replace Mobile Digital 800 MHZ Radios	Fire Department	Facilities	Completion in FY-2020
2016	Purchase Service Company Vehicle	Fire Department	Facilities	Completion in FY-2018

2016	Replace Mobile Digital 800 MHZ Radios	Fire Department	Facilities	Completion in FY-2021
2016	Implement pin based Fire Inspection Project	Fire Department	Facilities	Completed
2016	Purchase Engine for Station 110	Fire Department	Facilities	Completed
2016	Refurbish fire apparatus test facility	Fire Department	Facilities	Completion in FY 2019
2016	Expand facilities at training complex	Fire Department	Facilities	Completion in FY-2018
2016	Purchase Fire Ladder Truck	Fire Department	Facilities	Completion in FY-2018
2016	Purchase three replacment command vehicles	Fire Department	Facilities	Completion in FY-2018
2016	Purchase Engine for Station 111	Fire Department	Facilities	Completed
2016	Rescue Extrication Vehicle	Fire Department	Facilities	Completion in FY-2018
2016	Station Generators	Fire Department	Facilities	Completion in FY-2018
2017	Fire Pumper (1)	Fire Department	Facilities	Completion in FY-2021
2017	Self Contained Breathing Apparatus	Fire Department	Facilities	Completion in FY-2021
2017	Replace Turn Out Gear	Fire Department	Facilities	Completion in FY-2020
2017	Thermal Imaging Camera	Fire Department	Facilities	Completion in FY-2021
2017	Extrication Unit	Fire Department	Facilities	Completion in FY-2018
2017	ARFF Fire Engine	Fire Department	Facilities	Completion in FY-2020
2017	Self Contained Breathing Apparatus	Fire Department	Facilities	Completion in FY-2021
2018	Diesel Exhaust System	Fire Department	Facilities	Completion in FY-2021

2018	HVAC System	Fire Department	Facilities	Completion in FY-2019
2018	Fire Driving Simulator	Fire Department	Facilities	Completion in FY-2019
2018	Roof Repair	Fire Department	Facilities	Completion in FY-2019
2016	Serve 10 families with rehabilitation, repairs or new construction of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Housing	Completed
2017	Serve 10 families with rehabilitation, repairs or new construction of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Housing	Underway
2018	Serve 10 families with rehabilitation, repairs or new construction of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Housing	Completion in FY 2018
2019	Serve 10 families with rehabilitation, repairs or new construction of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Housing	Completion in FY 2019
2016	Joe Tamplin Blvd. - Modifications of roadway at 90 degree bend to create larger radius & improve traffic flow	Industrial Authority	Economic Dev.	Underway
2016	Washington Memorial Library Upgrade	Library	Facilities	Completion in FY 2018
2016	Rehabilitation or construction of 5-20 housing units (per year) in Beall's Hill	Historic Macon	Housing	Underway
2016	Rehabilitation or construction of 5-10 houses in Mill Hill	Historic Macon	Housing	Underway
2016	Demolition at Tindall Heights	Macon Housing Authority	Housing	Completed
2016	Clothes Dryer Connections and Vents in Units at Willingham Ct.	Macon Housing Authority	Housing	Completed
2016	Clothes Dryer Connections and Vents in Units at Scattered Sites	Macon Housing Authority	Housing	Completed
2016	Replace Refrigerators at Roff/Markwalter	Macon Housing Authority	Housing	Completed



2016	Replace Ranges at Murphey Homes	Macon Housing Authority	Housing	Completed
2016	Clothes Dryer Connections and Vents in Units at Mounts Homes	Macon Housing Authority	Housing	Completed
2016	Clothes Dryer Connections and Vents at Roff/Markwalter	Macon Housing Authority	Housing	Completed
2016	Heating/AC Replacement at Scattered Sites	Macon Housing Authority	Housing	Completed
2016	Heating/AC Replacement at Markwalter/Roff	Macon Housing Authority	Housing	Completed
2016	Replace Refrigerators at Mounts Homes	Macon Housing Authority	Housing	Completed
2016	Remove Clothesline Posts-PHA Wide	Macon Housing Authority	Housing	Completed
2017	Clothes Dryer Connections and Vents at Bloomfield Way	Macon Housing Authority	Housing	Completion in FY 2018
2017	Heating/AC Replacement at Bloomfield Way	Macon Housing Authority	Housing	Completion in FY 2018
2017	Heating/AC Replacement at Shakespeare/Bobby Jones	Macon Housing Authority	Housing	Completion in FY 2018
2017	Replace Ranges at Mounts Homes	Macon Housing Authority	Housing	Completion in FY 2018
2017	Heating/AC Replacement at Martin Place	Macon Housing Authority	Housing	Completion in FY 2018
2017	Security Improvements at Various Sites	Macon Housing Authority	Housing	Completion in FY 2018
2017	Convert Daycare Centers back to Dwelling Units at Davis Homes	Macon Housing Authority	Housing	Completion in FY 2018
2018	Replace Ranges at Markwalter/Roff	Macon Housing Authority	Housing	Completion in FY 2019

2018	Replace Ranges at Bloomfield Way	Macon Housing Authority	Housing	Completion in FY 2019
2018	Repair Metal Handrails-PHA Wide	Macon Housing Authority	Housing	Completion in FY 2019
2018	Landscape Improvements-PHA Wide	Macon Housing Authority	Housing	Completion in FY 2019
2018	Interior Renovations at Murphey Homes	Macon Housing Authority	Housing	Completion in FY 2019
2018	Interior Renovations at Mounts Homes	Macon Housing Authority	Housing	Completion in FY 2019
2018	Interior Renovations at Willingham Court	Macon Housing Authority	Housing	Completion in FY 2019
2019	Interior Renovations at Bloomfield Way	Macon Housing Authority	Housing	Completion in FY 2020
2019	Replace Refrigerators at Davis Homes	Macon Housing Authority	Housing	Completion in FY 2020
2019	Replace Refrigerators at Shakespeare/Bobby Jones	Macon Housing Authority	Housing	Completion in FY 2020
2019	Clothes Dryer Connections and Vents at Murphey Homes	Macon Housing Authority	Housing	Completion in FY 2020
2016	Macon-Bibb Solid Waste Management Plan Update	Middle GA Regional Comm	Facilities	Completed
2016	Macon-Bibb Service Delivery Strategy Update	Middle GA Regional Comm	Facilities	Completed
2016	Macon-Bibb Analysis of Impediments for Housing	Middle GA Regional Comm	Housing	Completed
2016	Macon-Bibb Urban Redevelopment Plan Update	Middle GA Regional Comm	Facilities	Completed
2016	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Facilities	Completed
2016	MATS Program Coordination	Planning & Zoning	Facilities	Completed

2016	Contracts and Grants	Planning & Zoning	Facilities	Completed
2016	Citizen Outreach & Education	Planning & Zoning	Facilities	Completed
2016	Training/Professional Development	Planning & Zoning	Facilities	Completed
2016	Unified Planning Work Program	Planning & Zoning	All Areas	Completed
2016	Transportation Systems/Land Use Monitoring	Planning & Zoning	Facilities	Completed
2016	Transportation Improvement Program	Planning & Zoning	Facilities	Completed
2016	Transit/Multimodal Training and Professional Development	Planning & Zoning	Facilities	Completed
2016	Special Streets/Highways/ Land Use Studies	Planning & Zoning	Facilities	Completed
2016	Transit/Paratransit Planning	Planning & Zoning	Facilities	Completed
2016	Environmental Justice/Title VI	Planning & Zoning	Facilities	Completed
2016	Long Range Transportation Plan Update	Planning & Zoning	Facilities	Completed
2017	Environmental Justice/Title VI	Planning & Zoning	Facilities	Completed
2017	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Facilities	Completed
2017	MATS Program Coordination	Planning & Zoning	Facilities	Completed
2017	Contracts and Grants	Planning & Zoning	Facilities	Completed
2017	Citizen Outreach & Education	Planning & Zoning	Facilities	Completed

2017	Training/Professional Development	Planning & Zoning	Facilities	Completed
2017	Unified Planning Work Program	Planning & Zoning	All Areas	Completed
2017	Transportation Systems/Land Use Monitoring	Planning & Zoning	Facilities	Completed
2017	Transportation Improvement Program	Planning & Zoning	Facilities	Completed
2017	Transit/Multimodal Training and Professional Development	Planning & Zoning	Facilities	Completed
2017	Special Streets/Highways/ Land Use Studies	Planning & Zoning	Facilities	Completed
2017	Transit/Paratransit Planning	Planning & Zoning	Facilities	Completed
2017	Long Range Transportation Plan Update	Planning & Zoning	Facilities	Completed
2018	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Facilities	Completion in FY 2018
2018	MATS Program Coordination	Planning & Zoning	Facilities	Underway
2018	Contracts and Grants	Planning & Zoning	Facilities	Completion in FY 2018
2018	Citizen Outreach & Education	Planning & Zoning	Facilities	Completion in FY 2018
2018	Training/Professional Development	Planning & Zoning	Facilities	Completion in FY 2018
2018	Unified Planning Work Program	Planning & Zoning	All Areas	Underway
2018	Transportation Systems/Land Use Monitoring	Planning & Zoning	Facilities	Underway
2018	Transportation Improvement Program	Planning & Zoning	Facilities	Underway

2018	Transit/Multimodal Training and Professional Development	Planning & Zoning	Facilities	Completion in FY 2018
2018	Special Streets/Highways/ Land Use Studies	Planning & Zoning	Facilities	Underway
2018	Transit/Paratransit Planning	Planning & Zoning	Facilities	Completion in FY 2018
2018	Long Range Transportation Plan Update	Planning & Zoning	Facilities	Underway
2018	Environmental Justice/Title VI	Planning & Zoning	Facilities	Completion in FY 2018
2019	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Facilities	Completion in FY 2019
2019	MATS Program Coordination	Planning & Zoning	Facilities	Completion in FY 2019
2019	Contracts and Grants	Planning & Zoning	Facilities	Completion in FY 2019
2019	Citizen Outreach & Education	Planning & Zoning	Facilities	Completion in FY 2019
2019	Training/Professional Development	Planning & Zoning	Facilities	Completion in FY 2019
2019	Unified Planning Work Program	Planning & Zoning	All Areas	Completion in FY 2019
2019	Transportation Systems/Land Use Monitoring	Planning & Zoning	Facilities	Completion in FY 2019
2019	Transportation Improvement Program	Planning & Zoning	Facilities	Completion in FY 2019
2019	Transit/Multimodal Training and Professional Development	Planning & Zoning	Facilities	Completion in FY 2019
2019	Special Streets/Highways/ Land Use Studies	Planning & Zoning	Facilities	Completion in FY 2019
2019	Transit/Paratransit Planning	Planning & Zoning	Facilities	Completion in FY 2019

2019	Long Range Transportation Plan Update	Planning & Zoning	Facilities	Completion in FY 2019
2019	Environmental Justice/Title VI	Planning & Zoning	Facilities	Completion in FY 2019
2020	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Facilities	Completion in FY 2020
2020	MATS Program Coordination	Planning & Zoning	Facilities	Completion in FY 2020
2020	Contracts and Grants	Planning & Zoning	Facilities	Completion in FY 2020
2020	Citizen Outreach & Education	Planning & Zoning	Facilities	Completion in FY 2020
2020	Training/Professional Development	Planning & Zoning	Facilities	Completion in FY 2020
2020	Unified Planning Work Program	Planning & Zoning	All Areas	Completion in FY 2020
2020	Transportation Systems/Land Use Monitoring	Planning & Zoning	Facilities	Completion in FY 2020
2020	Transportation Improvement Program	Planning & Zoning	Facilities	Completion in FY 2020
2020	Transit/Multimodal Training and Professional Development	Planning & Zoning	Facilities	Completion in FY 2020
2020	Special Streets/Highways/ Land Use Studies	Planning & Zoning	Facilities	Completion in FY 2020
2020	Transit/Paratransit Planning	Planning & Zoning	Facilities	Completion in FY 2020
2020	Long Range Transportation Plan Update	Planning & Zoning	Facilities	Completion in FY 2020
2020	Environmental Justice/Title VI	Planning & Zoning	Facilities	Completion in FY 2020

2021	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Facilities	Completion in FY 2021
2021	MATS Program Coordination	Planning & Zoning	Facilities	Completion in FY 2021
2021	Contracts and Grants	Planning & Zoning	Facilities	Completion in FY 2021
2021	Citizen Outreach & Education	Planning & Zoning	Facilities	Completion in FY 2021
2021	Training/Professional Development	Planning & Zoning	Facilities	Completion in FY 2021
2021	Unified Planning Work Program	Planning & Zoning	All Areas	Completion in FY 2021
2021	Transportation Systems/Land Use Monitoring	Planning & Zoning	Facilities	Completion in FY 2021
2021	Transportation Improvement Program	Planning & Zoning	Facilities	Completion in FY 2021
2021	Transit/Multimodal Training and Professional Development	Planning & Zoning	Facilities	Completion in FY 2021
2021	Special Streets/Highways/ Land Use Studies	Planning & Zoning	Facilities	Completion in FY 2021
2021	Transit/Paratransit Planning	Planning & Zoning	Facilities	Completion in FY 2021
2021	Long Range Transportation Plan Update	Planning & Zoning	Facilities	Completion in FY 2021
2021	Environmental Justice/Title VI	Planning & Zoning	Facilities	Completion in FY 2021
2016	Street Maintenance	Public Works	Infrastructure	Completed
2017	Street Maintenance	Public Works	Infrastructure	Completed
2018	Street Maintenance	Public Works	Infrastructure	Completion in FY2018

2019	Street Maintenance	Public Works	Infrastructure	Completion in FY2019
2020	Street Maintenance	Public Works	Infrastructure	Completion in FY2020
2021	Street Maintenance	Public Works	Infrastructure	Completion in FY2021
2016	Improve Access to Park & Recreation Facilities	Recreation	Facilities	Completed
2016	Develop Comprehensive Park Signage Program	Recreation	Facilities	Underway
2016	Enhance Partnerships with Bibb Co. Board of Education/Outreach Service to offer additional programming & community resources	Recreation	Programs	Underway
2016	Finalize Upgrades to Recreation Centers	Recreation	Facilities	Underway
2016	Expand recreation opportunities through program development, special & sporting events	Recreation	Programs	Underway
2016	Expand recreational opportunities for all residents including special segments of the population	Recreation	Programs	Underway
2016	Provide additional recreational opportunities through community partnerships	Recreation	Programs	Underway
2016	Improve Maintenance at all Parks	Recreation	Facilities	Underway
2016	Improve Safety & Security for park users	Recreation	Programs	Underway
2016	Complete Cobblestone Turnaround at Bond Monument in Rose Hill	Recreation	Facilities	Underway
2016	Renovate sitting area & fire pit at Jackson Springs Park	Recreation	Facilities	Underway
2016	Complete Parking Lot at Camellia Gardens	Recreation	Facilities	Underway
2016	Work with Intown Macon to complete Phase I of Washington Park renovations	Recreation	Facilities	Underway



2016	Install stage area at Coleman Hill for concerts	Recreation	Facilities	Underway
2016	Continue SPLOST Project Development	Recreation	Programs	Underway
2016-2021	Jeffersonville Rd. - Emery Hwy to Walnut Creek	Road Improvement Program	Facilities	Construction- 2017
2016-2021	Jeffersonville Rd. - Recreation Rd. to Emery Rd.	Road Improvement Program	Facilities	Construction - 2017
2016-2021	Forest Hill Rd.-Wimbish Rd. to Northside Dr.	Road Improvement Program	Facilities	Project is Under Construction
2016-2021	Forest Hill Rd.-Forsyth Rd. to Wimbish Rd.	Road Improvement Program	Facilities	Project Removed from Work Program
2016-2021	Northwest Pkwy - Vineville Ave. to Log Cabin	Road Improvement Program	Facilities	Project Removed from Work Program
2016-2021	Jeffersonville Rd. - Walnut Creek to Recreation Rd. Bridge @ Walnut Creek	Road Improvement Program	Facilities	Construction - 2017
2016-2021	Sardis Church Rd. Extension from I-75 to SR 247	Road Improvement Program	Facilities	Project is under Construction
2016-2021	Jeffersonville Rd. @ Norfolk Southern Bridge	Road Improvement Program	Facilities	Construction - FY 2018
2016	Marked Patrol Vehicles Replace (16)	Sheriff's Office	Vehicles	Completed
2016	Police Package Vehicles Replace (8)	Sheriff's Office	Vehicles	Completed
2016	E-350 Transport Van New (2)	Sheriff's Office	Vehicles	Completed
2016	Motorcycle (Replace)	Sheriff's Office	Vehicles	Completed

2016	T-350 Transport Van New	Sheriff's Office	Vehicles	Completed
2016	Marked Patrol SUV Replace	Sheriff's Office	Vehicles	Completed
2016	Parking Enforcement Vehicle (Replace)	Sheriff's Office	Vehicles	Completed
2016	Police Package Vehicles Replace (28)	Sheriff's Office	Vehicles	Moved to future due to budgetary constraints
2016	X-Ray Machine	Sheriff's Office	Equipment	Completed
2016	Omni-Crome 1000 Machine	Sheriff's Office	Equipment	Completed
2016	Crime Cam Full Spectrum Imaging System	Sheriff's Office	Equipment	Completed
2016	Building Classroom Facility	Sheriff's Office	Facilities	Not a priority currently due to consolidation
2017	EVOC Training Course Resurfaced	Sheriff's Office	Facilities	Moved to future due to budgetary constraints
2017	Police Package Vehicles Replace (45)	Sheriff's Office	Vehicles	Moved to future due to budgetary constraints
2017	GLS Scan	Sheriff's Office	Equipment	Completed
2017	Police Packaged SUV Replace (2)	Sheriff's Office	Vehicles	Completed
2017	Mobile Racks for Evidence Room	Sheriff's Office	Facilities	Completion in 2017
2017	Focus 3D x 330 Laser Scanner	Sheriff's Office	Equipment	Completion in 2017
2017	Marked Patrol Vehicles Replace (19)	Sheriff's Office	Vehicles	Moved to future due to budgetary constraints

2017	Police Package Vehicles Replace (13)	Sheriff's Office	Vehicles	Moved to future due to budgetary constraints
2018	New Secure Arms Room Construction	Sheriff's Office	Facilities	Completion in FY 2018
2018	Police Package Vehicles Replace (48)	Sheriff's Office	Vehicles	Completion in FY 2018
2019	Police Package Vehicles Replace (44)	Sheriff's Office	Vehicles	Completion in FY 2019
2020	Police Package Vehicles Replace (39)	Sheriff's Office	Vehicles	Completion in FY 2020
2021	Police Package Vehicles Replace (35)	Sheriff's Office	Vehicles	Completion in FY 2021
2016	Renovations for Terminal Station	Transit Authority	Facilities	Completed
2016	Purchase of 2 diesel buses	Transit Authority	Facilities	Completion FY-2016
2016	Purchase of 2 ADA buses	Transit Authority	Facilities	Completed
2016	Service Maintenance for buses	Transit Authority	Facilities	Completion FY-2016
2016	Replace & Refurbish Bus Shelters and Benches	Transit Authority	Facilities	Completed
2016	Computer Equipment & Software for Office	Transit Authority	Facilities	Completion FY-2016
2016	Office Equipment & Furniture	Transit Authority	Facilities	Completed
2016	Purchase fareboxes (3)	Transit Authority	Facilities	Completed
2016	Purchase 5 GPS tablets with kits	Transit Authority	Facilities	Completed

2016	Two Training Platforms	Transit Authority	Facilities	Completed
2016	Purchase 6 illuminated signs for Transfer Center	Transit Authority	Facilities	Completed
2016	Heavy Duty Bus Washer	Transit Authority	Facilities	Completed
2016	Maintenance Tools & Equipment	Transit Authority	Facilities	Completed
2017	Maintenance, Parts & Supplies for bus fleet	Transit Authority	Facilities	Completion in 2017
2017	Replace & Refurbish Bus Shelters and Benches	Transit Authority	Facilities	Completion in 2017
2017	Smart Card System Upgrade & Fare Box System	Transit Authority	Facilities	Completion in 2017
2017	Terminal Station Maintenance & Renovation	Transit Authority	Facilities	Completion in 2017
2017	Safety Training Simulator	Transit Authority	Facilities	Completion in 2017
2017	Purchase One Administrative Vehicle	Transit Authority	Facilities	Completion in 2017
2017	Two Carts for Maintenance Shop	Transit Authority	Facilities	Completion in 2017
2017	ITS System Software	Transit Authority	Facilities	Completion in 2017
2017	Purchase 5 Electric Buses & equipment	Transit Authority	Facilities	Completion in 2017
2018	Computer Equipment & Software for Office	Transit Authority	Facilities	Completion FY-2018
2018	Office Equipment & Furniture	Transit Authority	Facilities	Completion FY-2018
2018	GPS Tablets with Kits (5)	Transit Authority	Facilities	Completion FY-2018

2018	Purchase 2 Passenger Buses	Transit Authority	Facilities	Completion FY-2018
2018	Bus Maintenance Parts & Supplies for fleet	Transit Authority	Facilities	Completion FY-2018
2019	Purchase 2 Passenger Buses	Transit Authority	Facilities	Completion FY-2019
2019	Two Buses for ADA Service	Transit Authority	Facilities	Completion FY-2019
2019	Bus Maintenance Parts & Supplies for fleet	Transit Authority	Facilities	Completion FY-2019
2019	Replace & Refurbish Bus Shelters and Benches	Transit Authority	Facilities	Completion FY-2019
2020	Purchase 2 Passenger Buses	Transit Authority	Facilities	Completion FY-2020
2020	Computer Equipment & Software for Office	Transit Authority	Facilities	Completion FY-2020
2020	Bus Maintenance Parts & Supplies for fleet	Transit Authority	Facilities	Completion FY-2020
2020	Purchase 6 new Service Vehicles	Transit Authority	Facilities	Completion FY-2020
2020	Office Equipment & Furniture	Transit Authority	Facilities	Completion FY-2020
2020	GPS Tablets with Kits (5)	Transit Authority	Facilities	Completion FY-2020
2021	Purchase 2 Passenger Buses	Transit Authority	Facilities	Completion FY-2021
2021	Bus Maintenance Parts & Supplies for fleet	Transit Authority	Facilities	Completion FY-2021
2016	Install Water Mains	Water Authority	Infrastructure	Completed
2016	Install Surge Arrestors	Water Authority	Infrastructure	Completed

2016	Slug Removal to Sanitary Sewer	Water Authority	Infrastructure	Completed
2016	Valve Replacement Program	Water Authority	Infrastructure	Completed
2016	Existing Raw Water Pump Station Improvements	Water Authority	Facilities	Completed
2016	Distribution System Water Model Master Plan	Water Authority	Infrastructure	Completed
2016	Relocate Water Mains in Second St. Area	Water Authority	Infrastructure	Completed
2016	Replace Fiber Network at Water Treatment Plant	Water Authority	Facilities	Completed
2016	Replace gearbox at Water Treatment Plant	Water Authority	Facilities	Completed
2016	Replace River Intake Sluice Gate	Water Authority	Facilities	Completed
2016	Upgrade Water Pump at Amerson Water Treatment Plant	Water Authority	Facilities	Completed
2016	Replace Air Conditioner in Chemical Building	Water Authority	Facilities	Completed
2016	Upgrade Breeze Hill Pump Station	Water Authority	Infrastructure	Completed
2016	Rebuild Control Valves at Breeze Hill Pump Station	Water Authority	Infrastructure	Completed
2016	Install Automated Bypass Valves & Piping Systems	Water Authority	Facilities	Completed
2016	Replace Generator at Breeze Hill Pump Station	Water Authority	Facilities	Completed
2016	New Force Main & Pump at Glen Echo Lift Station	Water Authority	Infrastructure	Completed
2016	Sanitary Sewer Mains & Manhole Rehabilitation	Water Authority	Infrastructure	Completed

2016	Sanitary Sewer from Central City Park to Norfolk Southern Railroad	Water Authority	Infrastructure	Completed
2016	Sewer Rehabilitation Work & Evaluation	Water Authority	Infrastructure	Completed
2016	Riverside Cemetery Easement & Gate	Water Authority	Facilities	Completed
2016	Rehabilitation of Sanitary Sewer System at Tobesofkee Basin	Water Authority	Infrastructure	Completed
2016	Riverside/Main St. Sanitary Sewer Rehabilitation	Water Authority	Facilities	Completed
2016	Corbin/Riverside Pipe Rehabilitation	Water Authority	Infrastructure	Completed
2016	Corbin to Riverside Access Infrastructure Improvements	Water Authority	Infrastructure	Completed
2016	Wastewater Facility Improvements at Rocky Creek	Water Authority	Facilities	Completed
2016	Wastewater Facility Improvements at Lower Poplar	Water Authority	Facilities	Completed
2016	Replace VFDs at Echeconnee	Water Authority	Infrastructure	Completed
2016	Replace Chlorine Contact Chamber Parts at Lower Poplar	Water Authority	Facilities	Completed
2016	Balance Clarifiers at Lower Poplar	Water Authority	Facilities	Completed
2016	Replace Check Valves	Water Authority	Facilities	Completed
2016	Replace Utility Water Pumps at Rocky Creek	Water Authority	Infrastructure	Completed
2016	Modeling Process Capacity Evaluation	Water Authority	Infrastructure	Completed
2016	DOT I-16/I-75 Interchange Improvements - Pleasant Hill Area	Water Authority	Infrastructure	Underway

2016	Warehouse Roof & Skylight Repair	Water Authority	Infrastructure	Completed
2016	Relocaton of water/sewer lines in Second Street Corridor	Water Authority	Infrastructure	Completed
2016	Water Storage Improvements	Water Authority	Infrastructure	Completed
2016	DOT Jeffersonville Rd / Millerfield Rd Widening Project - Utility Relocation	Water Authority	Infrastructure	Future
2016	DOT Sardis Church/Skipper Rd. Widening - Utility Relocation	Water Authority	Facilities	Underway
2016	Lift Station Improvements	Water Authority	Infrastructure	Completed
2016	Water System Improvements	Water Authority	Infrastructure	Completed
2016	Annual Tank Maintenance	Water Authority	Infrastructure	Completed
2016	Water Service Replacement	Water Authority	Infrastructure	Completed
2017	Relocation of Water & Sewer lines as part of Jeffersonville/Millerfield Rd. Widening by DOT	Water Authority	Infrastructure	Future
2017	Utility Relocation for I-16/I-75 Widening by DOT for Phase 1	Water Authority	Infrastructure	Future
2017	Water System Improvements	Water Authority	Infrastructure	Future
2017	Valve Replacement Program	Water Authority	Infrastructure	Future
2017	Annual Tank Maintenance	Water Authority	Infrastructure	Future
2017	Water Service Replacement	Water Authority	Infrastructure	Future
2017	Sewer Rehabilitation Work & Evaluation	Water Authority	Infrastructure	Future



2017	Lower Rocky Creek Basin Sanitary Sewer Evaluation	Water Authority	Infrastructure	Future
2017	Lift Station Improvements	Water Authority	Infrastructure	Future
2018	Annual Tank Maintenance	Water Authority	Infrastructure	Future
2018	Valve Replacement Program	Water Authority	Infrastructure	Future
2018	Water System Improvements	Water Authority	Infrastructure	Future
2018	Water Main Cleaning & Relining	Water Authority	Infrastructure	Future
2018	Water Storage Improvements	Water Authority	Infrastructure	Future
2018	Water Service Replacement	Water Authority	Infrastructure	Future
2018	Sewer Rehabilitation Work & Evaluation	Water Authority	Infrastructure	Future
2018	Lift Station Improvements	Water Authority	Infrastructure	Future
2018	DOT Jeffersonville Rd/Millerfield Rd Widening Project - Utility Relocation	Water Authority	Infrastructure	Future
2019	Annual Tank Maintenance	Water Authority	Infrastructure	Future
2019	Water Main Cleaning & Relining	Water Authority	Infrastructure	Future
2019	Water System Improvements	Water Authority	Infrastructure	Future
2019	Water Storage Improvements	Water Authority	Infrastructure	Future
2019	Valve Replacement Program	Water Authority	Infrastructure	Future

2019	Water Service Replacement	Water Authority	Infrastructure	Future
2019	Lower Rocky Creek Basin Sanitary Sewer Evaluation	Water Authority	Infrastructure	Future
2019	Lift Station Improvements	Water Authority	Infrastructure	Future
2019	Sewer Rehabilitation Work & Evaluation	Water Authority	Infrastructure	Future
2020	Annual Tank Maintenance	Water Authority	Infrastructure	Future
2020	Water Service Replacement	Water Authority	Infrastructure	Future
2020	Water System Improvements	Water Authority	Infrastructure	Future
2020	Valve Replacement Program	Water Authority	Infrastructure	Future
2020	Lift Station Improvements	Water Authority	Infrastructure	Future
2020	Sewer Rehabilitation Work & Evaluation	Water Authority	Infrastructure	Future
2021	Annual Tank Maintenance	Water Authority	Infrastructure	Future
2021	Water Service Replacement	Water Authority	Infrastructure	Future
2021	Water System Improvements	Water Authority	Infrastructure	Future
2021	Valve Replacement Program	Water Authority	Infrastructure	Future
2021	Lift Station Improvements	Water Authority	Infrastructure	Future
2021	Sewer Rehabilitation Work & Evaluation	Water Authority	Infrastructure	Future



## Appendices

Public Involvement Documentation

Walnut Creek Village Redevelopment Plan

Capital Improvement Element for Macon  
Water Authority

Consolidated Plan Housing Needs  
Assessment



MACON-BIBB COUNTY  
**Planning & Zoning**

Macon-Bibb Planning & Zoning Commission  
682 Cherry Street, Suite 1000 | Macon, Georgia 31201

## Appendix A: Public Involvement Documentation

Effective public outreach provides ample opportunity for citizens to be involved in the plan development process. It educates citizens about the purpose of the planning effort and the important role they play in developing the plan. As part of the Comprehensive Plan update, steering committee members and community stakeholders were engaged in several different ways throughout the planning process and were encouraged to actively voice their opinions about Macon – Bibb County’s future.

### Informing the Community

This process used a variety of tools and techniques to inform the community of the Comprehensive Plan update to include the use of a website, social media outlets, and the establishment of a Steering Committee to help spread the word to different segments of the population. Macon-Bibb County’s Mayor and County Commissioners were included at the very beginning of the process and the county’s e-newsletter was one of the resources used to inform the public about the Comprehensive Plan and opportunities to become involved. Flyers, announcements and other information pertinent to understanding the process were shared with the public through the County’s existing outreach database. Media releases for each public event were drafted and submitted to the County’s Public Affairs office, as well as other local print and TV media.

### Website / Social Media

A website was created to help promote the Comprehensive Plan update and also served as a hub for information and documents throughout the process. Flyers and other public information were placed on the website in advance of public engagement opportunities. This process also took advantage of social media by being promoted on Facebook.



### Stakeholder Steering Committee Orientation

An official letter was formed in September 2016 to invite local elected officials, community residents, business owners, other key community stakeholders, and recommendations by the Mayor to serve as steering committee members for the comprehensive plan update. This process was open through the beginning of November 2016 in an effort to identify individuals who possess a genuine commitment to our community, has a thorough knowledge of the Macon-Bibb County and who has the time and talent needed to make the project a success. However, on October 27, 2016, the update process began with an orientation meeting of community stakeholders for the purpose of forming a steering committee. This committee was tasked with overseeing the development of the comprehensive plan and assisted the planning staff in promoting the plan during the planning process to obtain significant public input. A steering committee guidebook was produced for the purpose of educating potential members of the comprehensive planning process and their role / commitment as a steering committee member. Including the Mayor and nine (9) Macon-Bibb County Commissioners, 43 invitations were extended to form the steering committee. As a result, the following individuals below made up the comprehensive plan update steering committee:

<b>Last Name</b>	<b>First Name</b>	<b>Title</b>	<b>Organization</b>
Abrams	Albert	Chief of Staff	Middle Georgia State University
Adams	Stephen	Acting Executive Dir.	Macon-Bibb Co. Ind. Authority
Austin	Michael T.	Dir. of Asset Mgmt & Housing Assistance	Macon Housing Authority
Azar	Kamal	Chairman	Macon - Bibb County Planning and Zoning Commission
Barber	Carrie	President	Walnut Creek Neighborhood Association
Beeland	Jan	Executive Director	Macon Arts Alliance
Boike	Greg	Director of Public Administration	Middle Georgia Regional Commission
Daniel	Jason	Exec. Dir., Capital Programs	Bibb County School District
David	Jim	Superintendent	Ocmulgee National Monument
Davis	Dana	Vice-President, Satellite Operations	Central Georgia Technical College
Daws	James H. (Jim)	President	Sierra Development Group
Dennis	Kathryn H.	President	Community Foundation of Central Georgia, Inc.
Habersham	Myrtle S.	Exec. Council Mem./Key Volunteer	AARP Georgia
Jackson	Wanzina N.	Manager	Macon - Bibb Economic & Community Dev. Dept.
Kelly	Karol	ANR County Ext. Agent	UGA Extension
Lambert	Karen J.	President	Peyton Anderson Foundation
Morrison	Alex	Executive Director	Urban Development Authority
Parker	June	Executive Director	Macon Housing Authority
Pilgrem	David	Associate State Dir. Georgia	AARP
Rogers	Josh	President / Chief Executive Officer	NewTown Macon
Rojas	Tony	Executive Director / President	Macon Water Authority

Scott	Vickie	Founder / Chief Executive Officer	Legacy Builders Foundation, Inc.
Sullivan	Kayleigh	Government Services Specialist	Middle Georgia Regional Commission
Swint	John	Chairman	MATS Citizens Advisory Committee
Wimberly	Mary	President	Greenbriar Neighborhood Association

The committee was engaged in five steering committee meetings for the Comprehensive Plan update as outlined below and the meetings were open to the general public.

<i>“The Big Picture”</i> Comprehensive Plan Update / Steering Committee Meeting Schedule		
	Date / Time	Location
Steering Committee Orientation Meeting	Thursday, October 27, 2016 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Steering Committee Meeting	Thursday, December 15, 2016 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Steering Committee Meeting	Thursday, January 26, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Steering Committee Meeting	Thursday, February 23, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Steering Committee Meeting	Thursday, April 27, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia



**Macon – Bibb County Comprehensive Plan Update  
Steering Committee Orientation Meeting  
Minutes Summary**

Thursday, October 27, 2016, 2:00PM – 3:30PM  
Macon – Bibb County Planning & Zoning Commission  
682 Cherry Street, Suite 1000, Macon, Georgia 31201

1. **Welcome / Introductions:** *James P. Thomas, Executive Director, MBPZ Commission opened the meeting at 2:10PM by welcoming all attendees and stating the purpose of the meeting which is to update the comprehensive plan. Planning and Zoning is updating the plan for Macon – Bibb County Government who has to adopt the plan on the local level and then be adopted by the Georgia Department of Community Affairs (DCA) on the state level. In 2014 DCA revised their minimum planning standards in which the comprehensive plan will now be updated every four (4) years. This was followed by a self-introduction of those in attendance.*
  - *Attendees: Jason Daniel, Bibb County School District (Board of Education); Karol Kelly, Bibb County Cooperative Extension; David Pilgrem, AARP; Wanzina N. Jackson, Macon-Bibb ECDD; Vickie Perdue - Scott, Legacy Builders Foundation; Tony Rojas, Macon Water Authority; Ray Shell, Macon Water Authority; Kayleigh Sullivan, Middle Georgia Regional Commission; Greg Boike, Middle Georgia Regional Commission; Alex Morrison, Macon-Bibb Urban Development Authority; Kamal Azar, Chairman (MBPZ); Jim Dawes, Sierra Development; Mary Lou Ezell, Vice-Chairman (MATS CAC); James P. Thomas, Michael Greenwald, Gregory L. Brown, Ken North, Brad Belo, Mark Strozier, Planning and Zoning staff*
2. **Orientation Presentation:** *Gregory L. Brown, Senior Planner, MBPZ Commission presented a Power-point presentation that covered an overview of DCA (Department of Community Affairs); DCA's minimum planning standards; overview of the comprehensive plan and plan elements; and also the anticipated completion dates. Jim Thomas mentioned that a number of other completed plans could be referenced (Macon Action Plan, Urban Redevelopment Plan, Long Range Transportation Plan, Macon – Bibb County Strategic Plan, East Macon Plan) to support the update of the comprehensive plan.*
3. **Distribution of draft Steering Committee Guidebook:** *Gregory L. Brown, Senior Planner, MBPZ Commission developed and presented the committee members in attendance with a hard copy of the Steering Committee Guidebook. This guidebook provides a summary of the comprehensive plan and the planning process, as well as, an overview of the role and time commitment as a Steering Committee member.*
4. **Identify Chairman and Vice – Chairman of Steering Committee:** *The members in attendance agreed that a chairman and vice-chairman is not needed for the group. However, Planning and Zoning staff will be available at steering committee meetings to preside, provide updates and record meeting notes.*



5. **Schedule Meeting Dates for Steering Committee:** *The members in attendance agreed that the steering committee should meet at least a minimum of (4) four times during the planning process along with Special Called meetings as needed. The meetings will be held during business hours from 2:00PM – 3:30PM on the 4<sup>th</sup> Thursday of the designated months at the planning and zoning office. The general public can attend steering committee meetings to observe and provide written recommendations to the committee. MGRC mentioned that at least two (2) public hearings are required: the first public hearing should be held at the kickoff of the process and the second public hearing after the completion of the first draft. However, additional community meetings are encouraged to obtain more in-depth input from the community. This is extremely important being that this is the first comprehensive plan update since the Macon-Bibb Consolidation. A link of the current comprehensive plan will be provided to the steering committee members. P & Z staff will also provide the minimum requirements as required by DCA. During this update, either a traditional land use map or a character area map can be produced to help guide future land use within the county. A draft document will need to be completed by June 30, 2017 for Middle Georgia Regional Commission’s review and by October 31, 2017 for final review and adoption by the Georgia Department of Community Affairs.*
6. Next Steps
  - **Create a project identity for the Update:** *Steering committee members and Planning and Zoning staff are encouraged to think of a project identity for the comprehensive plan update. P & Z staff will also create a separate website and email address, solely for the Comprehensive plan update.*
  - **Set Project Timeline / Public Engagement Schedule:** *Planning and Zoning staff will draft project timeline and public engagement schedule. P & Z will also share a list of all invited members who were invited to serve as a steering committee member.*
7. Adjourn: The meeting adjourned at 3:05PM



**Comprehensive Plan Update  
 Steering Committee Orientation Meeting – Sign In Sheet**  
 Thursday, October 27, 2016, 2:00PM – 3:30PM  
 Macon – Bibb County Planning & Zoning Commission  
 682 Cherry Street, Suite 1000, Macon, Georgia 31201

Name	Email Address	Phone	Organization/Association
Jason Daniel	Jason.Daniel@besdkt2.net	478 538 5200	BOE
Karol Kelly	karolk@uga.edu	478-751-6338	County Extension
DAVID PILGREM	dpilgrem@aarp.org	(706) 255-4876	AARP
Wendine Jackson	wjackson@maconbibb.us	(478) 751-7190	Macon Bibb ECO
Vickie Pendue Scott	vickiesco@bellsouth.net	678 983 8499	Legacy Builders Foundation
Tony Rojas	tongr@maconwater.org	464-5622	MWA
RAY SHELL	rshell@maconwater.org	464-5637	MWA





**Macon – Bibb County Comprehensive Plan Update – *Big Picture Planning***  
**Steering Committee Meeting #1**

**Minutes Summary**

Thursday, December 15, 2016, 2:00PM – 3:30PM

Macon – Bibb County Planning and Zoning Commission

Willie C. Hill Government Center Annex Building

682 Cherry Street, Suite 1000 (10<sup>th</sup> Floor Conference Room), Macon, Georgia 31201

1. **Welcome and Opening Remarks:** James P. Thomas, Executive Director, MBPZ Commission opened the meeting at 2:05PM by welcoming all attendees to the Steering Committee Comprehensive Plan work session. Jim also provided an overview of agenda items to be accomplished and also introduced the planning staff members.
  
2. **Comprehensive Plan Work Session:** Gregory L. Brown, Senior Planner allowed steering committee members to introduce themselves as most members weren't in attendance at the October 27<sup>th</sup> steering committee orientation meeting. Brown provided a steering committee handbook to members who were absent from the orientation meeting.
  - a. **Plan Overview:** Brown provided a packet which contained the following information: the comprehensive plan presentation, process for drafting a vision statement that included some questions as a guide, the current comprehensive plan vision statement as well as the Macon – Bibb Consolidated Government vision statement, descriptions of MATS current land use categories, sample comprehensive plan community goals from other communities, and the proposed comprehensive plan update public involvement schedule.
  - b. **Vision Statement:** Brown provided documents to the steering committee to begin their work session on drafting a vision statement for the comprehensive plan update. Committee members were broken into groups and a spokesperson for the group provided a summary of their group's results. Groups were given 20 minutes to answer the provided questions below to help formulate a vision statement.
    1. *If you were showing a visitor around Macon – Bibb County and wanted to tell them a story about the community, where would you take them and why?*
      - **What places tell a story of the Community's history? Responses:** *Downtown, Mercer University\*\*, Wesleyan College\*\*, East Macon, Ocmulgee National Monument, Music History,*
      - **What places show its future? Responses:** *Ocmulgee, Mill Hill, College Street, Second Street Corridor, Capricorn Studio, Mercer Villiage*
      - **What parts of the community do you identify with the most? Responses:** *Downtown\*\*, Vineville, East Macon, Industrial areas,*
    2. *What are three words you would use to describe Macon – Bibb County to someone who's never visited?* **Responses:** *Historic, Diverse, Rebounding, History, Music, Rebirth,*
    3. *What are some of Macon – Bibb's most important social and economic assets?* **Responses:** *Downtown, Festivals, Historic Districts / Houses, Rivers, Parks, Trails, Location, Educational Opportunities, Navicent Health, Mercer University, Employment sectors (Geico, YKK, Kumho, CBD, etc.)*

- *How should the community capitalize on these assets to improve the local economy? **Responses:** Preserve, Protect, Highlight, Grow, Do more industrial development,*
- 4. *What strategies should the county prioritize in order to build a more sustainable community? **Responses:** Education and Retention, More bike, ped and transit planning and less road expansion, limit new greenfield development and focus on the core,*
- 5. *What changes would you most like to see for the community in the next 20 years? **Responses:** More redevelopment of blighted areas, Rail, More retail in downtown, higher paying wages,*
- 6. **Bonus Question:** *If you're bringing visitors to Macon – Bibb trying to convince them that our community is a great place, what areas/things would you avoid showing them? Responses: Shoppes at River Crossing, Pio Nono Corridor (commercial blighted areas), blighted residential areas,*

**SWOT Analysis:** **Strengths:** *(Culture & History, Downtown, Universities, Rivers and Natural Resources); **Weaknesses:** *(Blight, Perception of Safety); **Opportunities:** *(Leverage the assets, Economic hub, logistics, Universities, medical services, local school system, job development, housing); and **Threats:** *(BRAC, crime, local school system)****

#### **Current Vision Statement:**

MACON – BIBB COUNTY 2030 COMPREHENSIVE PLAN VISION STATEMENT: In the year 2030 Macon and Bibb County Georgia will be a dynamic community encouraging balanced growth with sensitivity to quality of design while ensuring environmental safeguards. We will embrace our diverse population, providing a full range of employment, cultural and economic choices. Our neighborhoods, commerce and mobility will reflect an interconnection that promotes continuity and wise transitions. The foundation and spirit of our public involvement activities will draw strength from unity and a civic-minded approach which inspires, instills and sustains a true stewardship of community.

MACON – BIBB COUNTY: FORWARD TOGETHER STRATEGIC PLAN VISION: Macon-Bibb will be the center of development, culture, and opportunity, remembering our past while inspiring hope and pride for our future.

#### **Vision Statement Revisions by Steering Committee:** Revisions in **RED**.

1. **Through careful and deliberate planning,** Macon-Bibb will be the center of development, culture, and opportunity, remembering our past while inspiring hope and pride for our future.
2. **In the Year 2040, we will embrace a diverse population, providing a full range of employment, cultural, recreational, educational and economic choices. Our neighborhoods commerce and mobility will reflect continuity and wise transitions. We will draw strength from unity and a civic minded approach which inspires and sustains a true stewardship of community.**
3. Comment: The vision statement needs to be shortened and be more targeted towards specifics that related to Macon – Bibb. The current statement could be used for any community's comprehensive plan.

In closing, the planning staff will review the feedback from this exercise to help form the vision statement that will be presented back to the steering committee for review.

- c. **Review Existing Land Use:** *Jim Thomas mentioned that the purpose of this exercise is to help staff determine where to concentrate changes to the current Future Land Use Plan that was last developed 10 years ago. Jim mentioned that when the planning commission rezoned property, the future land use map isn't immediately updated. Where are changes needed? Where were changes depicted but didn't happen? Mike Greenwald, Planning Director also displayed an online GIS map of Macon – Bibb that depicted where areas the planning staff identified future growth is anticipated (employment and residential). The areas on the online GIS map were outlined in red. (Sardis Church Road, Hartley Bridge Road areas). Mike indicated that data is available to support this prediction. Brown instructed the group to use sticky dots and to write down notes to show on the hard copy maps, where changes should occur. **Responses:** Sardis Church Road extension potential growth for industrial and residential development, More dense residential around cluster nodes where jobs are already in place; Zebulon Road & Bass Road commercial interest popping up (8-80's) concept could be used need for potential higher density mixed-use development; Sardis Church Road area, Vineville Avenue area to protect the residential uses from future encroachment of commercial uses, East Macon Community (Ocmulgee National Monument) transition, potential abandoned commercial uses that could be reverted back to residential, Ingleside Village potential to become more of a mixed-use area, recapturing East Macon's historic pride, recreation in all parts of the community, public green space.*
- d. **Discuss Community Goals:** *Jim Thomas encouraged the committee members to review the sample goals and objectives from the other communities to be discussed at the next meeting. Jim also mentioned that the planning staff will draft some goals and objectives that the committee can review.*

*Attendees: **Jason Daniel**, Bibb County School District (Board of Education); **Jim Daws**, Sierra Development; **Greg Boike**, Middle Georgia Regional Commission; **Karen Lambert**, Peyton Anderson Foundation; **Stephen Adams**, Macon – Bibb County Industrial Authority; **June Parker**, Macon – Bibb Housing Authority; **Alex Morrison**, Macon-Bibb Urban Development Authority; **Wanzina N. Jackson**, Macon-Bibb ECDD; **Mike Austin**, Macon – Bibb Housing Authority; **Jan Beeland**, Macon Arts Alliance; **Vickie Perdue - Scott**, Legacy Builders Foundation; **Carrie Barber**, Walnut Creek Neighborhood Organization; **Mary Wimberly**, Greenbriar Neighborhood Organization; **Jim David**, Ocmulgee National Monument; **Guest, J. R. Olive**, Macon Arts Alliance **Planning and Zoning staff:** James P. Thomas, Michael Greenwald, Gregory L. Brown, Ken North, Brad Belo, Mark Strozier*

**Public Involvement Workshop #1:** Thursday, January 12, 2017 – 5:30PM – 7:00PM, Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, GA.

Questions / Answers

**Next Steering Committee Meeting:** Thursday, January 26, 2017 – 2:00PM – 3:30PM



**Big Picture Planning - Comprehensive Plan Update**  
**Steering Committee Meeting #1 - Sign In Sheet**  
 Thursday, December 15, 2016, 2:00PM - 3:30PM  
 Macon - Bibb County Planning & Zoning Commission  
 682 Cherry Street, Suite 1000, Macon, Georgia 31201

Name	Email Address	Phone	Organization/Association
Jason Daniel	jason.daniel@besdk12.net	478-538-5200	Bibb Co. School District
Jim Daws	jhdaws@sierradevelopment.net	477-8885	SISEMA DDO
Greg Boiwe	gboiwe@mg-sc.org	478-751-6160	MGR C
Karen Lambert	klambert@pafcb.org	743-5359	Peyton Anderson Ed
Stephen Adams	sadams@mbca.com	960-1373	Macon-Bibb Co. Ind Auth
JUNE PARKER	jparker@maconhousing.com	752-5070	Macon-Bibb Home
Alex Morrison	amorrison@macombibb.us	455-1595	MBCUDA
Wanzine Jackson	wjackson@macombibb.us	478-751-7190	MBCED
MIKE AUSTIN	maustin@maconhousing.com	752-5080	Macon-Bibb Home
Jan Beeland	director@macomark.org	900-4201	MACON ARTS
Vickie Perdue Scott	vickiescott@bell-south.net	678-987-8449	leg day #scottscott
J.R. OWE	JO@MACONARTS.ORG		MACON ARTS
Carrie Barber	madmbutterfly@att.net	478-731-7054	Walnut Creek Org.
Mary Wimberly	wimberlyred@bellsouth.com	478-335-2247	Greenbriar Neighborhood
Jim David	jim_david@ups.gov	478-752-8257x211	Ocmulgee Natl. Mon
Brad Bela	bbela@mbpz.org	478-751-7478	MBPZ
Ken North	knorth@mbpz.org	751-7462	P&Z
MARC SPOZZER	mspozzed@mbpz.org	751-7469	P&Z







**Macon – Bibb County Comprehensive Plan Update – *Big Picture Planning*  
Steering Committee Meeting #2**

**Minutes Summary**

Thursday, January 26, 2017, 2:00PM – 3:30PM

Macon – Bibb County Planning and Zoning Commission

Willie C. Hill Government Center Annex Building

682 Cherry Street, Suite 1000 (10<sup>th</sup> Floor Conference Room), Macon, Georgia 31201

1. **Welcome and Opening Remarks:** James P. Thomas, Executive Director, MBPZ Commission opened the meeting at 2:05PM by welcoming all attendees to the Steering Committee Comprehensive Plan work session. Jim also provided an overview of agenda items to be accomplished.
  
2. **Comprehensive Plan Work Session:** Gregory L. Brown, Senior Planner provided a handout that captured feedback received from the public involvement workshops in reference to revised recommendations regarding the vision statement and feedback received from SWOT analysis exercises; feedback from the vision wall exercises and land use mapping exercises.
  - a. **Revised recommendation (s) to Vision Statement:** Steering committee members suggested that the vision statement be revised to be shortened and to the point. Currently, as the vision statement is presented, there are some recurring themes in the sentences that could be condensed. Also there's some wording in the vision statement that can be used as goals. Vision statement should be broad and not too simple.
  - b. **Discussion of Community Goals:** Steering committee members grouped together to work on community goals.
    - i. **Feedback from Group 1: Land Use/Transportation Goals:** The group wanted to include pedestrian safety regionally; affordability as it relate to transportation; Regionalism as it relates to transportation and to also consider rail connection. **Housing Goals:** Streetscape and signage, educational outreach opportunities (pedestrian friendly); cameras as a method of safety; Ocmulgee National Monument to promote tourism, creation of neighborhood standards (making sure land uses are compatible), access to quality recreation; **Economic Goals:** Develop and expand partnerships to attract new industry; **Education Goals:** Include higher education (lifelong learning process and partnering with workforce development).
    - ii. **Feedback from Group 2: Land Use/Transportation Goals:** The need for moving toward Form Base Code: Focus on vacant land & brownfields for redevelopment (compatible growth); Incentivize redevelopment over new greenfield, relocate truck traffic out of downtown (Martin Luther King, Jr./Broadway); **Housing Goals:** Increase density in areas to promote more walking and preserving greenspace; **Economic Development Goals:** Incentivize key corridors in relation to brownfield sites (Old downtown industrial district) to encourage new growth.
    - iii. **Feedback from Group 3: Land Use/Transportation Goals:** Focused heavily on land use and transportation.

- Fostering alternatives to transportation by automobile, including walking, cycling, and **public** transit
- Employing traffic calming measures throughout the community **to include bike lanes and all modes of transportation.**
- ~~Requiring adequate connectivity between adjoining developments~~
- ~~Strengthening public participation in the planning process~~
- Coordinating transportation and land use decision making within the community **by reaching out to the public for participation**
- ~~Promoting the~~ **Careful** development of ~~small commercial nodes~~ **walkable commercial districts** at appropriate locations. (Example: Ingleside Village)
- Working with **public and private** governmental partners to further multi-use trail development along rivers and other corridors and strategic routes within the county
- Encouraging ~~good health and~~ an active community by ~~promoting~~ **providing good** urban design that ~~provides~~ **allows for** connectivity among ~~uses~~ people
- Ensuring that sidewalks are included as a part of public improvements associated with new development activity (**Complete streets concept; multimodal capacity**)
- Furthering the development of small public spaces such as squares and passive parks throughout our community
- ~~Preserving the look and feel of~~ **Establish** Macon – Bibb County as a green community ~~through zoning and development decisions.~~

**Housing Goals:**

~~Encouraging~~ **Developing** a variety of housing types, sizes, costs, and densities throughout the community **and to consider inclusionary zoning**

**Economic Development Goals:** Economic Development Goals: Focus on existing and small businesses, particularly in the core of Macon – Bibb County.

- Encourage development, **expansion and recruitment** 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~~

Brown mentioned that the revision to the goals will be updated and made available at upcoming public workshops to receive additional feedback.

- c. **Review draft Community Survey:** *After review of the draft community survey, the steering committee as a whole agreed that the survey should be revamped and redone. It's too long, questions are too vague; demographic questions should be removed; eliminate the SWOT analysis questions; make questions "fillable"; questions should be ranked; Include some of the goals as survey questions.*

3. Questions / Answers

4. Next Steering Committee Meeting: Thursday, February 23, 2017: 2:00PM – 3:30PM

*Attendees: **Jim Daws**, Sierra Development; **Greg Boike**, Middle Georgia Regional Commission; **Alex Morrison**, Macon-Bibb Urban Development Authority; **Wanzina N. Jackson**, Macon-Bibb ECDD; **Mike Austin**, Macon – Bibb Housing Authority; **Vickie Perdue - Scott**, Legacy Builders Foundation; **Jim David**, Ocmulgee National Monument; **Albert Abrams**, Middle Georgia State University; **Kayleigh Sullivan**, Middle Georgia Regional Commission; **Myrtle Habersham**, AARP; **Kamal Azar**, MBPZ Commissioner; **Dana Davis**, Central Georgia Technical College; **Kathryn Dennis**, Community Foundation of Central Georgia; **Josh Rogers**, NewTown Macon; **Guests: Brittany Bullock and Jasmine Campbell**, Middle Georgia Regional Commission*

*Planning and Zoning staff: James P. Thomas, Michael Greenwald, Gregory L. Brown, Ken North, Brad Belo*



**Big Picture Planning - Comprehensive Plan Update  
 Steering Committee Meeting #2 - Sign In Sheet**  
 Thursday, January 26, 2017, 2:00PM - 3:30PM  
 Macon - Bibb County Planning & Zoning Commission  
 682 Cherry Street, Suite 1000, Macon, Georgia 31201

Name	Email Address	Phone	Organization/Association
MIKE AUSTIN	maustin@maconbibb.com	752-5000	MHA
Wanzina Jackson	wjackson@maconbibb.us	751-7190	Macon-Bibb ECO
Jim David	jim-david@mps.gov	752-8757x21	Acculjee Nat! Max
Albert Abrams	albert.abrams@mga.edu	478-471-2723	MGA
Kayleigh Sullivan	ksullivan@mg-rc.org	478-751-6160	MGRC
Brittany Bullock	bbullock@mg-rc.org	478-751-6160	MGRC
Jasmine Campbell	jcampbell@mg-rc.org	478-751-6160	MGRC
Alex Morrison	Amorrison@Maconbibb.us	478-950-1525	MBCUDA
Greg Boike	gboike@mg-rc.org	478-751-6160	MGR C
Kamal Azar	azar@azarwalsh.com	478-750-7117	AZAR WALSH
Jim Daws	jdaws@skerradevelopment.net	477-8855	SIEERRA DEV.
Vickie Paula Scott	vickie.scott@scott.hoeft.com	678-983-8999	Kyay Builders
Nytha Wabersky	nshah@nytha.com	478-338-0884	AARP
Deena Davis	ddavis@centralgatede.edu	478-550-4023	Central GA Tech Collg
Ken North	knorth@mbpz.org	751-7462	P&Z
Kathryn Dennis	kdennis@dcga.org	752-9338	CFLG
Josh Rogers	josh@newtonmacon.com	722-9909	Ne





**Macon – Bibb County Comprehensive Plan Update – *Big Picture Planning*  
Steering Committee Meeting #3**

**Minutes Summary**

Thursday, February 23, 2017, 2:00PM – 3:30PM

Macon – Bibb County Planning and Zoning Commission

Willie C. Hill Government Center Annex Building

682 Cherry Street, Suite 1000 (10<sup>th</sup> Floor Conference Room), Macon, Georgia 31201

1. **Welcome and Opening Remarks:** James P. Thomas, Executive Director, MBPZ Commission opened the meeting at 2:15PM by welcoming all attendees to the Steering Committee Comprehensive Plan work session. Jim provided an overview of agenda items to be accomplished and also introduced Ms. Adriane Wood, Georgia Department of Community Affairs.
2. **Comprehensive Plan Work Session:** Gregory L. Brown, Senior Planner welcomed everyone and also recognized Dr. John Swint, MATS Citizens Advisory Committee Chairman. Brown mentioned that the meeting will be an update from the previous meeting.
  1. **Review revised Vision Statement:** Brown provided a copy of the revised vision statement. After group discussions and feedback, the following vision statement was tweaked as a good draft vision statement.

*Group 1: Macon – Bibb County endeavors to be a dynamic community focused on welcoming sustainable ~~and balanced~~ growth with sensitivity to quality of design while promoting ~~its~~ our rich cultural, natural, and historic heritage. We will embrace a balanced approach to ~~diversity in education, transportation, housing, employment, economics, recreation, leadership and social equity~~ to build an equitable community filled with pride, prosperity and ~~a~~ an improved quality of life for everyone.*

*Group 2: Macon – Bibb County endeavors to be a dynamic community focused on welcoming sustainable ~~and balanced~~ growth with sensitivity to quality of design while promoting ~~its~~ our rich cultural, natural, and historic heritage. We will embrace diversity in education, transportation, housing, employment, ~~economics~~, recreational opportunities and leadership ~~and social equity~~ to build an equitable community filled with pride, prosperity, and a high quality of life for everyone.*

*Group 3: Macon – Bibb County endeavors to be a dynamic community focused on welcoming sustainable ~~and balanced~~ growth with sensitivity to quality of design while promoting its rich cultural, natural, and historic heritage. We will embrace a balanced approach to diversity in education, transportation, housing, ~~community & economic development, employment, economics~~, recreation, leadership and social equity to build a community filled with pride, prosperity, and a quality of life for everyone.*

*Dr. Vickie Purdue – Scott inquired about the possible incorporation of the Walnut Creek Revitalization Plan into the Macon – Bibb County Comprehensive Plan update. It was mentioned that WCRP can be incorporated into the land use element of the comprehensive plan update. Dr. Scott will get a copy of the report to P&Z office.*

2. **Review revised Community Goals:** *Brown provided a handout with the revised goals and objectives from the January 2017 meeting. Committee members discussed the revisions and recommended the following updates:*
  
3. **Land Use / Transportation Coordination Goals:** Achieve greater walkability, bikeability, and overall mobility for day-to-day activities through transportation and land use coordination. This will address the transportation needs, challenges and opportunities of all residents. This may be achieved by:
  - Fostering alternatives to transportation by automobile, including walking, cycling, and public transit
  - Employing traffic calming measures throughout the community to allow for include bike lanes and all modes of transportation.
  - Expanding public transit opportunities
  - Requiring adequate connectivity between adjoining developments
  - Strengthening public participation in the planning process
  - Coordinating transportation and land use decision making within the community by reaching out to the public for participation
  - Promoting the Careful development of small commercial nodes walkable commercial districts at appropriate locations. (Example: Ingleside Village)
  - Working with public and private governmental partners to further multi-use trail development along rivers and other corridors and strategic routes within the county
  - Encouraging good health and an active community by promoting providing good urban design that provides allows for connectivity among uses people
  - Ensuring that sidewalks are included as a part of public improvements associated with new development activity
  - (Complete streets concept; multimodal capacity)
  - Furthering the development of small public spaces such as squares and passive parks throughout our community
  - Preserving the look and feel of Establish Macon – Bibb County as a green community through zoning and development decisions.
  - Addressing pedestrian safety regionally; affordability as it relates to transportation; Regionalism as it relates to transportation and to also consider rail connection.
  - Focusing on Form Base Codes in terms of redevelopment of vacant land and & brownfield sites,
  - Incentivizing redevelopment over new greenfield,
  - Re-routing truck traffic out of downtown (Martin Luther King, Jr./Broadway & residential areas);

**Housing Goals:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by:

- Encouraging Developing a variety of housing types, sizes, costs, and densities throughout the community
- Consider inclusionary zoning
- Instituting programs to make housing available for residents of all socio-economic backgrounds

- Coordinating with local economic development programs to ensure availability of adequate workforce housing in the community
- Increase density in areas to promote more walking and preserving greenspace;
- Supporting existing businesses (Chamber of Commerce can provide support)

**Economic Development Goals:** Focus on existing and small businesses, particularly in the core of Macon – Bibb County.

- Encourage development, expansion and recruitment 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~~
- Incentivize key corridors in relation to brownfield sites (Old downtown industrial district) to encourage new growth.
- Develop and expand partnerships to attract new industry;
- Engage in targeted redevelopment of communities and blocks, in particular tax allocation districts (TADS) and Business Improvement Districts (BIDS)
- Increasing standard of living

**Education Goals:** 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 or programs
- Providing access to other institutions in the region
- Coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- Include higher education (lifelong learning process and partnering with workforce development).
- Provide support to local school system via after school programs and recreational opportunities

It was suggested to reference MATS in the goals and to separate Land Use Goals from the Transportation Goals.

- Review revised draft Community Survey:** *Brown presented a revised community survey. Suggestions were to provide a dialogue box to give residents an opportunity to expand on responses after each question in the section “share your views on the overall level of satisfaction regarding the following”; In the section “rate your thoughts on priorities the local government should invest tax dollars”, add more variety options and also make the responses more of a numerically prioritized list; and include an area on the survey to capture which area of Macon-Bibb County the surveys are coming from. Assign a dollar value to what residents want improved the most (if you had \$1,000.00 how would you invest it)?*



4. Questions / Answers

5. Next Steering Committee Meeting: Thursday, April 27, 2017: 2:00PM – 3:30PM



**Big Picture Planning - Comprehensive Plan Update  
 Steering Committee Meeting #3 - Sign In Sheet**  
 Thursday, February 23, 2017, 2:00PM - 3:30PM  
 Macon - Bibb County Planning & Zoning Commission  
 682 Cherry Street, Suite 1000, Macon, Georgia 31201

Name	Email Address	Phone	Organization/Association
Dr. John Swint	drjohnswint2@gmail.com	478-361-2188	CAC
Dr. Valerie Pender Scofield	vpsc@verizon.net	678-982-8499	Legacy Builders
Carrie Barber	madmbutterfly@att.net	478-731-7054	Dept of Com. (Ret)
Alex Morrison	Amorrisa@macombibb.us	478-703-2102	MBCUPA
Kayleigh Sullivan	ksullivan@mg-rc.org	478-751-6160	MGRC
Brittany Bullock	bbullock@mg-rc.org	478-751-6160	MGRC
Grey Boike	gboike@mg-rc.org	478-751-6160	MGRC
Adriane Wood	adriane.wood@dca.ga.gov	319-0433	PCA
Brad Belo	bbelo@mbpz.org	478-751-7478	MBPZ
Wanina Jackson	wjackson@macombibb.us	478-981-4050	Macon Bibb EC
Ken North	knorth@mbpz.org	751-7462	P&Z
Gregory L. Brown	gbrown@mbpz.org	478.751.7463	P&Z



**Macon – Bibb County Comprehensive Plan Update – *Big Picture Planning*  
Steering Committee Meeting #4**

**Minutes Summary**

Thursday, April 27, 2017, 2:00PM – 3:30PM

Macon – Bibb County Planning and Zoning Commission

Willie C. Hill Government Center Annex Building

682 Cherry Street, Suite 1000 (10<sup>th</sup> Floor Conference Room), Macon, Georgia 31201

1. **Welcome and Opening Remarks:** James P. Thomas, Executive Director, MBPZ Commission opened the meeting at 2:05PM by welcoming all attendees to the final Steering Committee Comprehensive Plan work session. Jim provided an overview of agenda items to be accomplished and the meeting proceeded.
  
2. **Comprehensive Plan Update:** Gregory L. Brown, Senior Planner began by informing the committee that since the last meeting a community survey had been released in an effort to obtain more feedback and that the survey ran from March 16, 2017 through Monday, April 17, 2017 and also that the staff participated in two (2) additional unscheduled community workshops.
  - a. ***Review of Community Survey Results:*** *It was reported that 13 online surveys were completed and 17 hard copy surveys were completed by the deadline of April 17, 2017. Brown also provided a summary of the responses received for each question on the survey.*
  - b. ***Results of Vision Statement:*** *Brown reported that the community feels good about the following vision statement:  
“Macon – Bibb County endeavors to be a dynamic community focused on welcoming sustainable growth with sensitivity to quality design while promoting our rich cultural, natural, and historic heritage. We will embrace a balanced approach to diversity in education, transportation, housing, community & economic development, recreational opportunities and leadership to build an equitable community filled with pride, prosperity, and an improved quality of life for everyone”.*
  - c. ***Presentation of Eastside Neighborhoods Pedestrian Safety Plans:*** *Carrie Barber provided a handout with locations where safety should be addressed as outlined by the Shirley Hills Neighborhood Association, Walnut Creek Neighborhood Organization, Highland Circle Neighborhood Organization, Belvedere Manor/Weaver Heights Neighborhood Organization, Kings Park Circle Neighborhood Association, Lakeside Hills Neighborhood Association, and Lake Arrowhead Neighborhood Association.*
  - d. ***Presentation of Walnut Creek Village:*** *Dr. Vickie Perdue-Scott provided an overview of the Walnut Creek Village Redevelopment Plan for the purpose of recommending land uses that are within the redevelopment plan boundaries to be incorporated in the comprehensive plan update.*
  
3. **Questions / Answers:** Kayleigh Sullivan, MGRC provided clarification on the next steps regarding the comprehensive plan review and approval process. She indicated that

the second public hearing date can be scheduled as needed and that the draft plan should be received by the MGRC by mid-August. The final plan should be reviewed and approved by the Macon-Bibb County Commission in October 2017.

4. **Second Required Public Hearing:** Tentatively, June 1, 2017: 5:30PM – 7:00PM



**Big Picture Planning - Comprehensive Plan Update**  
**Steering Committee Meeting #4 - Sign In Sheet**  
 Thursday, April 27, 2017, 2:00PM - 3:30PM  
 Macon - Bibb County Planning & Zoning Commission  
 682 Cherry Street, Suite 1000, Macon, Georgia 31201

Name	Email Address	Phone	Organization/Association
Wanzina Jackson	wjackson@maconbibb.us	478-751-7190	ECD
Alex Morrison	Amorrison@maconbibb.us	↑	MBCUDA
Carnie Barbe	madmbutterfly@att.net	478-731-7054	Walnut <sup>Creek</sup> <del>Coast</del>
Dana Davis	ddavis@centralga.tech.edu	478-550-4023	CGTC
MIKE Austin	maustb@maconmacon.org	478-320-7044	MHA
Kayleigh Sullivan	ksullivan@mg-rc.org	478-751-6160	MGRC
Ethan Torun	etorun@mbpz.org	478-751-7473	MBPZ
Brad Belo	bbelo@mbpz.org	751-2478	MBPZ
Ken North	knorth@maconlibk.us	751-7462	P2Z
Tony Rojas	tongr@maconwater.org	#464-5622	MWA
Gregory L. Brown			
James P. Thomas			



## Community Visioning Workshops

Obtaining input from the general public was a key component of this planning process. Meetings took different formats depending on the information that needed to be shared and collected at any given stage in the process. A brief summary of the formal opportunities to become informed and engaged and what we heard from the public at each scheduled community visioning workshop is summarized below. The public involvement process for the Macon-Bibb County *Big Picture* Comprehensive Plan update spanned a multi-month process. A kick-off meeting (*first required public hearing*) was held on November 29, 2016 to introduce the community to the Comprehensive Plan process timeline and the scheduled public visioning workshops planned to put together their community's Plan. Presentations were given at each workshop (*depending on the number of attendees*) to acquaint the community with the requirements of the comprehensive plan as well as giving the community the opportunity to provide feedback. Following the presentation(s), attendees participated in visioning and SWOT analysis exercises to provide feedback about the main things they love about Macon – Bibb County; obstacles they would like the community to overcome within the next five years; and 20 years from now, Macon – Bibb would be a better place to live because.... These exercises helped to develop and refine concerns that are specific to the community.

Outside of the scheduled public outreach workshops, planning staff were able to participate in an education town hall meeting at Northeast High School hosted by Commissioner Elaine Lucas on March 23, 2017 and staff also participated in the L.H. Williams Elementary School Annual Career Fest on March 24, 2017 in an effort to engage with students.

<i>"The Big Picture"</i> Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule		
	Date / Time	Location
Steering Committee Orientation Meeting	Thursday, October 27, 2016 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
<i>First Required Public Hearing</i> (Kick-off)	Tuesday, November 29, 2016 5:30PM – 7:00PM	Macon – Bibb County Government Center (Chambers), 700 Poplar Street, Macon, Georgia
Steering Committee Meeting	Thursday, December 15, 2016 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Public Involvement Workshop #1	Thursday, January 12, 2017 5:30PM – 7:00PM	Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia
Public Involvement Workshop #2	Thursday, January 19, 2017 5:30PM – 7:00PM	Centenary UMC, 1185 Ash Street, Macon, Georgia
Public Involvement Workshop #3	Tuesday, January 24, 2017 11:00AM – 1:00PM	Buck Melton Community Center, 150 Sessions Drive, Macon, Georgia

Steering Committee Meeting	Thursday, January 26, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Public Involvement Workshop #4	Thursday, February 2, 2017 5:30PM – 7:00PM	Skyview Elementary School, 5700 Fulton Mill Road, Lizella, Georgia
Public Involvement Workshop #5	Thursday, February 9, 2017 6:00PM – 8:00PM	St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia
Steering Committee Meeting	Thursday, February 23, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Public Involvement Workshop #6	Tuesday, February 28, 2017 5:30PM – 7:00PM	Bloomfield Community Center, 4115 Lions Place, Macon, Georgia
Public Involvement Open House	Thursday, March 2, 2017 11:00AM – 7:00PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
Special Public Involvement Workshop ( <i>Commissioner Lucas Education Town Hall Meeting</i> )	Thursday, March 23, 2017 6:00PM – 5:00PM	Northeast High School, 1646 Upper River Road, Macon, Georgia
Special Public Involvement ( <i>L. H. Williams Elementary School Career Fest</i> )	Friday, March 24, 2017 9:00AM – 12:00PM	L. H. Williams Elementary School, 325 Pursley Street, Macon, Georgia
Steering Committee Meeting	Thursday, April 27, 2017 2:00PM – 3:30PM	MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia
<i>Second Public Hearing</i>	Thursday, July 27, 2017 5:30PM – 7:00PM	Macon – Bibb County Government Center (Chambers), 700 Poplar Street, Macon, Georgia
<i>Final Public Hearing</i>	Thursday, August 17, 2017 5:30PM – 7:00PM	Macon – Bibb County Government Center (Chambers), 700 Poplar Street, Macon, Georgia
Middle Georgia Regional Commission / Department of Community Affairs Review and Final Adoption	August – October 2017	

**Comprehensive Plan Update – *Big Picture Planning***  
**First Public Hearing Kickoff Meeting Minutes**  
Tuesday, November 29, 2016, 5:30PM – 7:00PM  
Macon – Bibb County Government Center (Chambers)  
700 Poplar Street, Macon, Georgia 31201

1. **Welcome and Opening Remarks:** James P. Thomas, *Executive Director* welcomed everyone for attending. This is one of six (6) public meetings that will be held during the Big Picture Comprehensive Planning Update. Jim also introduced members of the Macon Bibb County Planning and Zoning Staff and also recognized Mayor Reichert. Jim also spoke briefly about the plan requirements and elements. From this plan update, the future land use is developed for Macon – Bibb County. This plan is about a six (6) month process. The kickoff is the first meeting for the general public.
  
2. **Presentation: Comprehensive Plan Overview:** Gregory L. Brown, *Senior Planner*
  - a. *About DCA (Department of Community Affairs)*
  - b. *What is a Comprehensive Plan?*
  - c. *Comprehensive Plan Required Elements*
  - d. *Preparing the Plan*
  - e. *Other Plans to Reference*
  - f. *Timeline /Planning Process*
  - g. *Tentative Steering Committee*
  - h. *How to Stay Connected?*
  
3. **Questions / Answers:**
  - a. How can the community add input regarding the other plans that can be used to update the comprehensive plan? Residents aren't informed enough of what kind of input is needed.
  - b. Will the future land use map be available online? We will include on the website a link to the other plans, census data information, etc.
  - c. Look at the 2030 Comprehensive Plan and see what it says.
  - d. Are any of the plans mentioned concerned about Village Green, Bloomfield, Bellevue? How can this plan correct blight in these areas? The Urban Redevelopment Plan addresses blight issues in Macon – Bibb.
  - e. How will this plan connect with the re-route of commercial truck traffic coming from I-16 and impacting the proposed redesign of Central City Park along Seventh Street? The plan is now a concept. The park will and should function as it is now.
  - f. How can the public get in on the front end regarding road projects? The MATS committee (Citizens, Technical and Policy) is the way to get involved.
  - g. How do you bring this plan around to capture the Big Picture of areas that have been overlooked from development? Development can be incentivized in the inner city area; Developers look at the workforce, economy of the area, market forces. Planning and zoning does not tell developers where to develop. The plan will guide development.
  - h. Can the public respond to the Vision Wall Exercise questions online?



4. **Closing Remarks:** James P. Thomas, *Executive Director*
5. *Big Picture Planning – Vision Wall Exercise (using sticky notes)*
  - a. **“20 years from now, Macon – Bibb County will be a better place to live because....”** **Responses:** *More bikeable/Walkable; All neighborhoods are thriving; More centers for homeless and non-profit programs for workforce re-entry; More schools and parks available for families; We have become the ‘hub city’ of the Middle Georgia Region with vibrant urban core and opportunities not found elsewhere; New well – paying jobs in grown sectors of the economy; better schools, less crime and more industry.*
  - b. **“Some of Macon – Bibb County’s obstacles to overcome in the next five years are....”** **Responses:** *Revive and rehab the Dempsey; Poverty; Stigmas; Poorer neighborhoods need more amenities and should be cleaned up; Improved parking situations; Blight and disinvestment in our disadvantaged community; Poverty, Blight, Indifference and Pessimism; Poverty, Blight, Crime; Watch projects that flow more water into Lake Wildwood*
  - c. **“The main things I love about Macon – Bibb County are.....”** **Responses:** *River, Heritage Trail and Indian Mounds; Downtown; Cultural arts; Downtown Grid, River; Constant development and engages citizens (community leaders); Emerging Vibrant Downtown; Employment opportunities (Mercer Univ., Navicent Health, GEICO, Kuhmo, YKK; People, Weather, Topography, History of Success (Future & Potential)*



**Comprehensive Plan Update – Big Picture Planning  
 First Public Hearing Kickoff Meeting – Sign In Sheet**  
 Tuesday, November 29, 2016, 5:30PM – 7:00PM  
 Macon – Bibb County Government Center (Chambers)  
 700 Poplar Street, Macon, Georgia 31201

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes or No
Josh Rogers	jrosl@newtownmacon.com	Y
Wanzine Jackson	wjackson@maconbibb.us	
Don Vickie, Paula	vickie.scott@bigpictureplanning.com	
Kayleigh Sullivan	ksullivan@mg-rc.org	
Leroy Thomas III	leroythomasiii@gmail.com	yes
Albert J. Abrams	albert.abrams@mgq.edu	
Jim David	jim_david@mps.gov	
Robbo Hatcher	robbo@h2capital.com	yes
Kathryn Dennis	kdennis@cfca.org	yes
Cadence Brinkley	conceptualcorsets@yahoo.com	yes
Gwen Westbrook	MAcon.Bibb@AAACPGA.org	yes
Sarah Hunt	hazel46@cox.net	yes
MANK Storz	MStorz@MBPZ.ORG	
Gregory L. Brown	gbrown@mbpz.org	





**Comprehensive Plan Update - Big Picture Planning  
 First Public Hearing Kickoff Meeting - Sign In Sheet**  
 Tuesday, November 29, 2016, 5:30PM - 7:00PM  
 Macon - Bibb County Government Center (Chambers)  
 700 Poplar Street, Macon, Georgia 31201

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes or No
Alex Morrison	Amorrison@maconbibb.us	—
June PARKER	jparker@maconhousing.com	—
Jerome McClain	JMcclain105@gmail.com	yes
CAROL FRANKY	crlchpp1402@gmail.com	yes
Nasir Bhatt	nbhatt1875@cox.net	—
Jason Daniel	Jason.daniel@bcsdk12.net	yes
Grey Bodue	gbodie@mg-sc.org	yes
Nyondwah Seelie	nseelie@maconbibb.us	—
Arthur Hubbard	A2Hubbard@ATT.net	yes
ISAIAH STELLA	esaiam.l@gmail.com	already on
DEATON KEN	duncann.deaton@gmail.com	" J "
Bret Belo	MBPZ	yes
Ken North	knorth@mbpz.org	—
Jim Thomas	jpthomas@mbpz.org	yes
Michael Greenwald	mgreenwald@mbpz.org	yes





**Comprehensive Plan Update – Big Picture Planning**  
**First Public Hearing Kickoff Meeting – Sign In Sheet**  
 Tuesday, November 29, 2016, 5:30PM – 7:00PM  
 Macon – Bibb County Government Center (Chambers)  
 700 Poplar Street, Macon, Georgia 31201

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes or No
DON DRUITT	donald.druitt@gmail.com	YES
MEGANIE BYRIS	MEGANIE@RETROWAREHOUSE.COM	YES
	<del>DR Usman Saleh</del>	<del>YES</del>
USMAN SALEH	1277 PIONOND AVE 31204	YES
ELIA MUMPHRY		
ROBERT CURRY JR	SOLDIER 2599A BELLSOUTH.NET	YES
GENE LARSEN	GeneLarsen@TPLDesign.com	Yes
DANA DAVIS	ddavis@centralgatech.edu	Yes
TERRY MCGEE	macongrows@ash.com	Yes
BOBBY KOMLO		ON IT!
KELLY WASSUM	kellywassum@gmail.com	Yes
KEN NORTH	knorth@mbpz.org	
VIRGIL MAREK	VMAREK@cox.net	yes
FRED COPLEY	FRED COPLEY@BELL-SOUTH.NET 350 GREENTREE PKWY	YES
ROBERT REICHERT	reichert@maconbibb.us	Yes



**Comprehensive Plan Update – Big Picture Planning  
Workshop Summary Meeting #1**

Thursday, January 12, 2017, 5:30PM – 7:00PM

Lundy Chapel Baptist Church

2081 Forest Hill Road, Macon, Georgia 31210

1. **Welcome and Opening Remarks:** James P. Thomas, *Executive Director*
2. **Presentation: Comprehensive Plan Overview:** Gregory L. Brown, *Senior Planner*  
(*Presentation not given*)
3. **Questions / Answers**
4. *Big Picture Planning – Visioning Exercise (using sticky notes / worksheets)*
  - a. *Review of Vision Statement: No responses received regarding the vision statement.*
  - b. *SWOT Analysis:*
    - i. **Strengths:** *Cost of living, Historical Landmarks, Developers with a vision*
    - ii. **Weaknesses:** *Crime, Roads, Education needs more improvement, Abandoned houses and buildings;*
    - iii. **Opportunities:** *Tourism, Green buildings/solar opportunities; community building projects*
    - iv. **Threats:** *High crime rates (2 mentions)*
  - c. *Land Use Mapping: No responses received regarding land use.*
5. *Big Picture Planning – Vision Wall Exercise (using sticky notes)*
  - a. **“20 years from now, Macon – Bibb County will be a better place to live because....”** **Responses:** *More affordable housing; the support of molding our youth; increased social outlets; strengthened school systems; reduced crime rates and because of our community.*
  - b. **“Some of Macon – Bibb County’s obstacles to overcome in the next five years are....”** **Responses:** *Blight; safety; attracting industry; activities for the youth; access to employment opportunities.*
  - c. **“The main things I love about Macon – Bibb County are.....”** **Responses:** *Consistent community events; Historical background, Historic buildings and community; and Downtown area*
6. Feedback from Group Leader
7. Closing Remarks: James P. Thomas, *Executive Director*



Comprehensive Plan Update – Big Picture Planning  
Public Involvement Workshop #1 – Sign In Sheet  
Thursday, January 12, 2017, 5:30PM – 7:00PM  
Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia 31210

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? <input checked="" type="radio"/> Yes/No
Ken North	knorth@mbpz.org	
Brad Belo	bbelo@mbpz.org	
James Thomas	James.SAT@w-energy.com	Yes
Jalen Havior	jalenhavior@gmail.com	Yes
April Gibson	aladggibson@gmail.com	Yes
Wesley Sanders	mrgagentleman@gmail.com	Yes
WALT Williams	WILLIAMS.WALTER@GE.COM	Yes
Michael Greenwald	mgreenwald@mbpz.org	
Jim Thomas	jpthomas@mbpz.org	
Gregory L. Brown	gbrown@mbpz.org	



**Comprehensive Plan Update – Big Picture Planning**  
**Workshop Summary Meeting #2**  
Thursday, January 19, 2017, 5:30PM – 7:00PM  
Centenary United Methodist Church  
1185 Ash Street, Macon, Georgia 31201

1. **Welcome and Opening Remarks:** James P. Thomas, *Executive Director* opened the meeting by thanking everyone for attending, introducing the planning staff and explaining the purpose for updating the comprehensive plan.
2. **Presentation: Comprehensive Plan Overview:** Gregory L. Brown, *Senior Planner* presented a powerpoint presentation that covered, what’s been done so far, overview of the comprehensive plan, DCA’s minimum planning standards, other planning studies, steering committee members and the project development timeline.
3. **Questions / Answers:** Questions from participants related the status of the Northwest Parkway project; the aesthetic appeal of Telfair Street and the safety of the drainage ditch along the street.
4. **Big Picture Planning – Visioning Exercise (using sticky notes / worksheets) \*Red text indicates revisions**
  - a. *Review of Vision Statement: MACON – BIBB COUNTY 2030*  
*COMPREHENSIVE PLAN VISION STATEMENT: In the year 2040 Macon – Bibb County will be a dynamic community encouraging balanced growth with sensitivity to quality of design while ensuring environmental safeguards. We will embrace our diverse population, providing a full range of employment, cultural and economic choices. Our neighborhoods, commerce and mobility, with regards to transportation (mass transit, car, bike, pedestrian), will reflect an interconnection that promotes continuity and wise transitions. The foundation and spirit of our public involvement activities will draw strength from unity and a civic-minded approach which inspires, instills and sustains a true stewardship of community, and address issues of public safety and the problem of poverty and social segregation. It’s also suggested to add a slogan to inspire further vision of citizen involvement, i.e., “Macon, A great Place to Live and Grow together or Macon, A Vision Together”.*
  - b. *SWOT Analysis:*
    - i. **Strengths:** *Hospitals, Accessibility, Old buildings, Walkable neighborhoods, geographic location, philanthropic community, Higher education institutions, Affordability*
    - ii. **Weaknesses:** *Jobs, Need better schools, Family Values, blight/neighborhood abandonment (commercial & residential); poverty, racism, segregation, dangerous roads (speed/pedestrian crossings); negative perception, interstates dividing neighborhoods, public schools, mobility limitations (poor transportation choices); schools, income disparity, economic inequality, poorly planned development (Greenfield);*
    - iii. **Opportunities:** *Mercer University, Housing stock, Navicent Hospital, Industrial development, Logistics (Warner Robins),*

*Airport, Workforce, Downtown, Dedicated workforce (willing to work for low wages), Wetlands/river/floodplains as a natural resource amenity*

iv. **Threats:** *Flooding, Crime (2 mentions), Homeless, Blight, public safety, pedestrian safety, control growth, job training in vacant downtown buildings/spaces, schools, income disparity, economic inequality, poorly planned development (Greenfield);*

a. *Land Use Mapping*

b. *Additional Ideas/Opportunities:*

1. *I-16 Exit 1A & 2 (Gateways)*

2. *Immediate help to improve Macon's gateways to downtown at I-16 exits 1A & 2, towards both Mulberry Street and in the other direction to Gray Highway:*

a. *Perennial plants (Butterfly garden, Bee Line)*

b. *Murals of the best in Macon's history from Ocmulgee Indians to now... Macon where soul lives..... Have artist design with a number in each color so citizens can help paint together.*

v. *Safety*

1. *Increased lighting in dark areas so people feel safer walking, etc.*

2. *Police lit up boxes or phone boxes for people to call a service for a safe police or other escort to one's destination through areas where pedestrians may not feel safe.*

vi. *Poverty*

1. *Creating centers within walking distance of downtown where people can learn job skills to help with these and other efforts and gain employment through a Macon Workers Project Administration (WPA). Use currently abandoned or low use buildings downtown as centers where people can learn these community building job skills.*

2. *Include Bibb County Community schools in these community building efforts as much as possible as part of a more meaningful educational curriculum, with regards to art, science, business/marketing skills, construction, etc.)*

3. *Create mentor programs for the adults of Bibb County kids currently being mentored.*

5. Feedback from Group Leader

6. Closing Remarks: James P. Thomas, *Executive Director*





Comprehensive Plan Update - Big Picture Planning  
Public Involvement Workshop #2 - Sign In Sheet  
Thursday, January 19, 2017, 5:30PM - 7:00PM  
Centenary United Methodist Church, 1185 Ash Street, Macon, Georgia 31201

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Merritt Johnson Jr.	Bellevue Cornered	250 6801
Robert Curry Sr	SOLDIER2579@BELLSOUTH.NET	YES
<del>Ken North</del>		
Ken North	knorth@mbpz.org	
Ethel Gurlington	egurlington@historicmacon.org	Yes
FREEMAN LESTEL	FREEMANLESTEL@BELLSOUTH.NET	YES
Laura, Ian	ilancian@gmail.com	yes, thanks
Carita Bronson	Cbronson@maconbibb.us	Yes
Stephen Allen	steve@eggmedia.com	yes (may be already)
Brad Belo	bbelo@mbpz.org	yes
Michael Greenwald	mgreenwald@mbpz.org	
Jim Thomas	jpthomas@mbpz.org	
Gregory L. Brown	gbrown@mbpz.org	



**Comprehensive Plan Update – Big Picture Planning  
Workshop Summary Meeting #3**

Tuesday, January 24, 2017, 11:00AM – 1:00PM

Buck Melton Community Center

150 Sessions Drive, Macon, Georgia 31204

1. **Welcome and Opening Remarks:** James P. Thomas, *Executive Director* opened the meeting by thanking everyone for attending, introducing the planning staff and explaining the purpose for updating the comprehensive plan.
2. **Presentation: Comprehensive Plan Overview:** Gregory L. Brown, *Senior Planner* presented a powerpoint presentation that covered, what's been done so far, overview of the comprehensive plan, DCA's minimum planning standards, other planning studies, steering committee members and the project development timeline.
3. **Questions / Answers:** Questions from participants were: What is being done to encourage affordable housing? What is being done in terms of jobs (airport/road improvements) to support the Savannah port's deepening? What are some success stories from the previous 2006 Comprehensive plan?
4. **Big Picture Planning – Visioning Exercise (using sticky notes / worksheets)**
  - a. *Review of Vision Statement: No responses*
  - b. *SWOT Analysis:*
    - **Strengths:** Private financial resources, Geographical location, leadership, Cultural entertainment (Grand Opera House, GA Sports Hall of Fame), Restaurants, Heritage, Ambiance, Blight (as a means to provide better housing), Geographical location, Business & industry coming to the area, Highways & Bi-ways, Parks, Improvement of jobs around airport, Infrastructure (streets and past planning efforts); Structures of streets
    - **Weaknesses:** Lack of Neighborhood Planning, Resident Apathy, Racial Disparities, Public transit (need to get rid of cut-away bus/need more bus shelters), Poor schools, Job training, Crime, Bad roads in the hood, Apathy, Outreach to significant segments of the community especially young people involvement, Motivating segments of the population through outreach efforts, Poor sidewalks (for safety), Preserve historical areas after reconstruction, Potholes in roads, Sidewalks uprooting historical areas
    - **Opportunities:** Training for local industry (jobs), Creation of neighborhood associations throughout the county, External funding, Creation of community plans for neighborhoods, Need to apply for more grant funding for more neighborhood development, Utilizing community partners to help do the work, Job creation for youth/adults, Ocmulgee National Monument becoming National Park, Location, History, Highlight Successes; Tourism in older areas, Movies (Filming in Macon – Bibb), Fort Hawkins, Grant funds for neighborhood improvements

- **Threats:** *Education success of youth, Inadequate labor force development, Loss of population, Police protection, Changes in administration, Disconnect between Planning and Zoning and the community, Not reassessing past plans, Lack of community planning, Gentrification, Political representation from leaders, Poor schools, Court System, Economic job loss (Brown & Williamson)*

c. *Land Use Mapping: Keep industrial land use development around the airport*

5. Feedback from Group Leader

6. Closing Remarks: James P. Thomas, *Executive Director*



**Comprehensive Plan Update – Big Picture Planning  
 Public Involvement Workshop #3 – Sign In Sheet**  
 Tuesday, January 24, 2017, 11:00AM – 1:00PM  
 Buck Melton Community Center, 150 Sessions Drive, Macon, Georgia 31204

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Cordelia Poe <sup>Age</sup> <sup>Friendly</sup>	cordeliapoe@aol.com	yes
Michael Greenwald		
Aurelius Bacon-El		
AL PERRY	ONEAMP@BELLSOUTH.NET	YES
P Curt. Brown	CurtPowellbrannon@gmail.com	yes
Krishon Thomas	thomaskr@uga.edu	Yes
Jim Thomas	jpthomas@mbpz.com	
MIKE AUSTIN	maustin@maconhousing.com	Y
NORMAN BROWN	INTLBROWN@YAHOO.COM	YES
Kenneth Hurst	N/A	yes
Roberta Ford		
Gregory L. Brown	gbrown@mbpz.org	



**Comprehensive Plan Update – *Big Picture Planning***  
**Workshop Summary Meeting #4**  
Thursday, February 2, 2017, 5:30PM – 7:00PM  
Skyview Elementary  
5700 Fulton Mill Road, Lizella, Georgia 31052

1. **Welcome and Opening Remarks:** This agenda item was omitted.
2. **Presentation: Comprehensive Plan Overview:** This agenda item was omitted.
3. **Questions / Answers:** This agenda item was omitted.
4. *Big Picture Planning – Visioning Exercise (using sticky notes / worksheets)*
  - a. *SWOT Analysis: Because of a small number of community residents in attendance, Mike Greenwald, Planning Director and Gregory L. Brown, Senior Planner, engaged the only general public guest in one on one dialogue. One thing of significance from the dialogue is that tourism, the newly development of Lofts and the film industry are major opportunities for Macon – Bibb County.*
  - b. *Land Use Mapping:* This agenda item was omitted.
5. **Feedback from Group Leader:** This agenda item was omitted.
6. **Closing Remarks:** This agenda item was omitted.



Comprehensive Plan Update – *Big Picture Planning*  
Public Involvement Workshop #4 – Sign In Sheet  
Thursday, February 2, 2017, 5:30PM – 7:00PM  
Skyview Elementary, 5700 Fulton Mill Road, Lizella, Georgia 31052

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
T.J. Strickler	strickletj@gmail.com	Yes
Ana Mathews	sammon47@cox.net	
Sara Carlson	Sara.Carlson@bcstk12.net	
DONALD L. DRUITT SR	donald.druitt@gmail.com	yes



**Comprehensive Plan Update – *Big Picture Planning***  
**Town Hall Meeting with Commissioner Elaine Lucas – District 3**  
**Workshop Summary Meeting #5**

Thursday, February 9, 2017, 6:00PM – 8:00PM  
St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

1. **Welcome and Prayer:** Commissioner Elaine Lucas welcomed everyone in attendance and a representative from St. Paul AME opened with a prayer.
2. **Song:** A community resident rendered a song.
3. **Introduction of Guests/Elected Official:** Commissioner Lucas introduced guests and elected officials.
4. **Reports from Departments:** Various department heads were in attendance to share with the community residents the services they offer and to update attendees on various projects.
5. **Presentation from Planning and Zoning:** James P. Thomas, *Executive Director*, Mike Greenwald, *Planning Director* and Gregory L. Brown, *Senior Planner* collectively provided an overview of the comprehensive planning process and the timeline. Attendees were encouraged to visit the vision boards to provide their input. Attendees also completed surveys with the following questions: What do you like/love about your neighborhood? What improvements are needed in your neighborhood? What should Macon-Bibb do to address your concerns? What will you do to help Macon-Bibb address these concerns?
6. **Legacy Builders Presentation:** A community resident provided a presentation on the Master Plan for the Walnut Creek Village Project.
7. Question and Answer Period



**Comprehensive Plan Update - Big Picture Planning**  
**Town Hall Meeting with Commissioner Elaine Lucas - District 3**  
**Public Involvement Workshop #5 - Sign In Sheet**  
 Thursday, February 9, 2017, 6:00PM - 8:00PM  
 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Reco Stephens	rstepens@maconbibb.us	<input checked="" type="radio"/> Yes <input type="radio"/> No
Robert McLeod	rmccleod@maconbibb.us	<input type="radio"/> Yes <input type="radio"/> No
Colonel Henderson Carswell	hecarswell@maconbibb.us	<input type="radio"/> Yes <input type="radio"/> No
Nataquiel Glover	v. Dana Z & Bell sued	<input type="radio"/> Yes <input type="radio"/> No
Col. Aubrey Ewing	aeving@maconbibb.us	<input type="radio"/> Yes <input type="radio"/> No
Sarah Smith	4987464294	<input type="radio"/> Yes <input type="radio"/> No
WADE BEMBRY	OWNERS.1369@GMAIL.COM	<input type="radio"/> Yes <input type="radio"/> No
Willie Cofer	2825 Horseshoe Macon	<input type="radio"/> Yes <input type="radio"/> No
EVA Cofer	2825 Horseshoe Macon	<input type="radio"/> Yes <input type="radio"/> No
Jeremy Webb	jwebb@maconbibb.us	<input type="radio"/> Yes <input type="radio"/> No
Shirlene Grant	shirlenegrant@ymail.com	<input type="radio"/> Yes <input type="radio"/> No
Warren Powell		<input type="radio"/> Yes <input type="radio"/> No
Juentea Brooks		<input type="radio"/> Yes <input type="radio"/> No
James B Lucas	1045 McCall Rd	<input type="radio"/> Yes <input type="radio"/> No
Miki Fluker	miki.fluker.1@AOL.COM	<input type="radio"/> Yes <input type="radio"/> No







**Comprehensive Plan Update - Big Picture Planning**  
**Town Hall Meeting with Commissioner Elaine Lucas - District 3**  
**Public Involvement Workshop #5 - Sign In Sheet**  
 Thursday, February 9, 2017, 6:00PM - 8:00PM  
 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Andrea McCarthy Gibson	AndreaM Gibson1920@gmail.com	Yes
Arthur Butler	butleraraf@hotmail.com	Yes
Doris Holliday Walker		—
Elean D. Cox	—	—
Alber J. H. Brown	—	—
Zuth W. Knight	Zkth1109@Cox.NET	Yes
Anita Ross Ross	anita.ross.888@gmail.com	Yes
Cheryl Hunter	cheryl.hunter71@yahoo.com	Yes
<del>David Hunter</del>	1931 Knight Budge Rd Macon Ga	
Chester E. Brown	2521 Cumberland Dr.	no
Sonya Jackson	sonja-jackson44@yahoo.com	Yes
William G. Blower	2160 Cumberland Dr. Macon Ga	yes
Carolyn Murt	3224 Imperial Dr Macon	
Benjamin Sullivan	3496 Doster Way	
Barbara Sullivan	3496 Doster Way	





**Comprehensive Plan Update - Big Picture Planning**  
**Town Hall Meeting with Commissioner Elaine Lucas - District 3**  
**Public Involvement Workshop #5 - Sign In Sheet**  
 Thursday, February 9, 2017, 6:00PM - 8:00PM  
 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Jackie Mays	J2cmays4508@gmail.com	No
Vanessa Landell	RandallVanessald@gmail.com	NO
Charlie M. Lucy Barber	2588 Hyde Park Rd. East Macon Ga 31204	NO
Joseph Williams	2565 Hyde Park Rd	NO
J Martin Doncho	2976 East Park Hill Dr	No
Elizabeth McCann	2911 Julea Place	NO
Linda Flagg	3575 Doster Way	mstflag1974@yahoo.com
Charles Holton	2761 Walnut Creek Rd	cmholton527@gmail.com
Darrell Randall	3564 Doster Way	No
Brenda Hollingshead	brendahollingshead99@yahoo.com	
Brenda Cheryly	brencher5@yahoo.com	Yes
Gene Hines	873 Myra Bick Dr.	NO
Gloria Carter	755 Hall St.	NO
Thomas Duml	233 Stone Brook	NO





**Comprehensive Plan Update - Big Picture Planning**  
**Town Hall Meeting with Commissioner Elaine Lucas - District 3**  
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 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Mary Waller	maryw1959@gmail.com	
Sgt R. Scott		
Robert L. Breayol		
Vickie Sublett	<del>vs</del> vsublet@bellsouth.net	NO
Lula C. Lewis		NO
Reginald Moore	r.moore@maconbibb.us	
Julie Wilcox	JJC Wilcox@BellSouth.net	
Faye Coley		No
Blonia Flowers	glajeanflo@aol.com	yes
Gladys I. Bond	2177 Melton Ave	YES
Mary Glover	mary.glover@cox.net	yes
Ida Jordan	ida.jordan46@gmail.com	yes
DAVID GREEN	ZACKENTER@gmail.com	yes
Hattie M Williams		
Barbara White	brws@bellsouth.net	yes





Comprehensive Plan Update - *Big Picture Planning*  
 Town Hall Meeting with Commissioner Elaine Lucas - District 3  
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 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Denise Mercer	dmercera@maconbibb.us	NO
Mattie Higgins		Yes
Noah Higgins		Yes
Ken North	knorth@mbpz.org	
Genevieve Marshall	N/A	NO
Benjamin Patterson		NO
Kelen Vinson	kvinson0047@att.net	yes
Joe Lindsey	joe1906a@aol.com	yes
Huby Duskell	2735Horseshoe Dr	NO
Wanda Smith	jeutonic100@gmail.com	yes
Lemuel B. Brown	princelemuel6691@yahoo.com	YES
Isaiah Crawford	isaiahikecrawford@gmail.com	
Mawda West	mawda.west@cah.com	Yes
Walter A. Jamar	(taken)	NO.





**Comprehensive Plan Update - Big Picture Planning**  
**Town Hall Meeting with Commissioner Elaine Lucas - District 3**  
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 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Darlene M. Jenkins	darmarjen@yahoo.com	yes
Georgia Brown		
Emory Dagg	krof1agg@gmail.com	
Jery Butts	JeryButts@cox.net	yes
Geraldine Parker		No.
Jennifer Emory	Jemory@maconbibb.us	yes
Rodney Lockhart	mlack46@gmail.com	yes
WILLIE LIGHTFOOT		YES
Della V. Golden	s1sde1la55@yahoo.com	yes
James BAKER	red31251@yahoo.com	yes
Opheelia DANIELS	2550 Robinhood Rd macon, GA 31206	
Kerakin Jordan	jordanmzalin@gmail.com	yes
Karen Collier		
VICKI WILBON	vlwilbon@integral-online.com	yes
Sandy J. Burrey	bigkid1973@gmail.com	yes





**Comprehensive Plan Update - Big Picture Planning**  
**Town Hall Meeting with Commissioner Elaine Lucas - District 3**  
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 Thursday, February 9, 2017, 6:00PM - 8:00PM  
 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Would you like to be added to MBPZ / MATS Email List?  Yes/No
Julia T. Flayd	J Flayd 74 @ Cox.net	Yes
Deborah Evans	dac1103@oxy.net	yes
Virginia Saunders	VAS0913@aol.com	yes
Murel E. Cole	2508 Cumberland Dr.	NO
James E. Cole	2508 Cumberland Dr.	NO
Robert & Ruth Walker		NO
Beth Lucas	1045 McCall Rd - 31217	NO
Alice B. Jackson	iroot31@aol.com	NO
Curley Lightfoot	glorstoneWatts 10480@gmail.co	yes
Glorstone Watts		
Willie L. Finney		
Vickie Finney		
EDWARD GRANT	edgrant26@gmail.com	YES
Carrie Barber	1	
John Wimberly	JohnWimberly51@gmail.com	





**Comprehensive Plan Update - Big Picture Planning  
 Town Hall Meeting with Commissioner Elaine Lucas - District 3  
 Public Involvement Workshop #5 - Sign In Sheet  
 Thursday, February 9, 2017, 6:00PM - 8:00PM  
 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211**

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Pam Davis	pamelad@cox.net	Yes
Claude Sattles		
AR Usman Saleh	UsmanSaleh@cox.net	
Latravus Smith	latravus@gmail.com	Yes
EPHATIAM C. PEER	ephatiam4958@cox.net	Yes
Crystal Kirkpatrick	CrystalKirkpatrick53@gmail.com	No
Andrew Flowers	Mister Andrew A Tol	No
Zelma Ashley	Latonya Village Apts	Yes
Cassandra Hall	Scrappburle@att.net	Yes
Zanah Green	N/A	No
Kyle Green	N/A	
Cari Green		
Viktor Rashad		
Brad Belo	MBPZ	No
Terri W. Ford	twford77@gmail.com	Yes





**Comprehensive Plan Update – Big Picture Planning  
 Town Hall Meeting with Commissioner Elaine Lucas – District 3  
 Public Involvement Workshop #5 – Sign In Sheet  
 Thursday, February 9, 2017, 6:00PM – 8:00PM  
 St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211**

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Carlton Evans Jr	Carlton Evans 123@yahoo.com	Yes
Keisha Evans	Keisharday71@yahoo.com	Yes
Maggie Johnson	2354 Danbury Dr Macon Ga 31217	Yes
Grace C. Hunt	<del>930</del> huntgracekerr@aol.com	yes
Edward K. Hunt	huntgracekerr@aol.com	yes
Rev. Blindry Michel	2832 Portland Pl -	Yes
Kelsie Riggins Sr	916 Morningside Dr	No







Comprehensive Plan Update - *Big Picture Planning*  
Town Hall Meeting with Commissioner Elaine Lucas - District 3  
Public Involvement Workshop #5 - Sign In Sheet  
Thursday, February 9, 2017, 6:00PM - 8:00PM  
St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Danny Foster	danny.foster31208@gmail.com	yes
Ollie Sharpe		
Ida Bennett	ida.bennett016@gmail.com	Yes
Stanley B. Stewart	stewart@kcommunications.com	yes



**Comprehensive Plan Update – *Big Picture Planning***  
**Workshop Summary #6**

Tuesday, February 28, 2017, 2:00PM – 3:30PM

Bloomfield Community Center

4115 Lions Place, Macon, Georgia 31206

1. **Welcome and Opening Remarks:** Gregory L. Brown, *Senior Planner welcomed the attendees and provided a brief overview of the comprehensive planning process and the purpose of the meeting.*

2. **Group Exercise: Input on Vision Statement:** Brown presented two vision statements for review. After considerable discussion, the attendees agreed with vision statement #2

*Macon – Bibb County endeavors to be a dynamic community focused on welcoming sustainable growth with sensitivity to quality design while promoting our rich cultural, natural, and historic heritage. We will embrace a balanced approach to diversity in education, transportation, housing, community & economic development, recreational opportunities and leadership to build an equitable community filled with pride, prosperity, and an improved quality of life for everyone.*

3. **Group Exercise: Input on Goals (Land Use, Transportation, Housing, Economic Development, Education):** Attendees did not provide any feedback on the goals.

4. *Big Picture Planning – Visioning Exercise (using sticky notes / worksheets)*

a. *SWOT Analysis*

b. *Land Use Mapping: Because of a small number of community residents in attendance, Gregory L. Brown, Senior Planner and Brad Belo, Planner, engaged the attendees in group dialogue on land use changes they would like to see occur in Macon-Bibb County. Attendees recommended that changes should occur in the area of Westgate Shopping Center, Improvements be made to Henderson Stadium (Recreation) and more STEM (Science Technology Engineering Math) opportunities should be available at recreational areas.*

5. Questions / Answers

6. Closing Remarks



**Comprehensive Plan Update – Big Picture Planning**  
**Public Involvement Workshop #6 – Sign In Sheet**  
Tuesday, February 28, 2017, 2:00PM – 3:30PM  
Bloomfield Community Center, 4115 Lions Place, Macon, Georgia 31206

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Phyllis Colbert	Phyllis Colbert 85@yahoo.com	yes
William Pollard	wpollard@maconbibb.us	yes
Thomas Hudson	THudson@maconbibb.us	yes



**Comprehensive Plan Update – Big Picture Planning**  
**Workshop Summary Meeting #7**  
Thursday, March 2, 2017, 11:00AM - 7:00PM  
Macon – Bibb County Planning and Zoning Commission  
Willie C. Hill Government Center Annex  
682 Cherry Street, Suite 1000, Macon, Georgia 31201

- Input on Vision Statement: The majority of the responses received favors vision statement #2

*Macon – Bibb County endeavors to be a dynamic community focused on welcoming sustainable growth with sensitivity to quality design while promoting our rich cultural, natural, and historic heritage. We will embrace a balanced approach to diversity in education, transportation, housing, community & economic development, recreational opportunities and leadership to build an equitable community filled with pride, prosperity, and an improved quality of life for everyone.*

- Input on Goals (Land Use, Transportation, Housing, Economic Development, Education)

*Land Use Goals:*

- *Green & Sustainable should not take priority over economic growth*
- *Create a vibrant, urban core in downtown area surrounded by neighborhoods*
- *Establish Macon – Bibb County as a sustainable and green community*
- *Incentivize Redevelopment*
- *Furthering the development of small public spaces such as squares and passive parks throughout our community to enhance identity and attractiveness of neighborhoods*
- *Focusing on Form Base Codes in terms of redevelopment of vacant land, brownfield sites, multi-purpose/mixed-use areas where artists/artisans can live, sell merchandise and fabricate art work*

*Transportation Goals:*

- *Develop plan to limit delivery hours in urban core*
- *Pedestrian grid for biking & walking connecting to the heritage trail*
- *Incorporate “smart car”, i.e., Tesla auto-pilot into long range planning and how it will affect parking and driving*
- *Encouraging an active community by providing good urban design that allows for connectivity among people and neighborhoods*
- *Ensuring that sidewalks are included as a part of public improvements associated with new development activity, i.e., complete streets*
- *Ensuring equity as part of the complete streets concept to ensure that transportation needs are met for all populations (especially the aging and youth, economically disadvantaged, mobility impaired, and minorities), i.e., 8/80 model development*

- *Addressing pedestrian and bicycle safety regionally; affordability as it relates to transportation; Regionalism as it relates to transportation and to also consider rail connections*
- *Re-routing truck traffic out of downtown (Martin Luther King, Jr./Broadway & residential areas) by using Seventh Street and existing bridge to Eisenhower Parkway*

*Housing Goals:*

- *Allow for “tiny houses” and “tiny house neighborhoods”*
- *Create neighborhoods when “tiny houses” are allowed with shared green space/lawn*
- *Encourage mixed-use developments*

*Economic Development Goals:*

- *Nurture/Redevelop existing commercial areas such as Westgate, Eisenhower, Hartley Bridge, Baconsfield, Bibb Mill and downtown sites for revitalized commercial activity.*

*Education Goals:*

- *Expanded dual enrollment programs (Central Georgia Technical College)*
- *Partnership with Goodwill, Virginia College and Miller – Mote Technical College*
- *Big Picture Planning – Visioning Exercise (using sticky notes / worksheets)*
  - *SWOT Analysis*
  - *Land Use Mapping*



**Comprehensive Plan Update - Big Picture Planning  
 Public Involvement Open House #7 - Sign In Sheet**

Thursday, March 2, 2017, 11:00AM - 7:00PM

Macon - Bibb County Planning and Zoning Commission, Willie C. Hill Government Center Annex  
 682 Cherry Street, Suite 1000, Macon, Georgia 31201

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Robert Reichert	reichert@maconbibb.us	Yes
Aurelius Bacon	aurelius.bacon@gmail.com	yes
Susan Raza	kingkondos@gmail.com	yes
Akmal Wood	akelwood3@gmail.com	already on
Bobby Korto	_____	_____
Jim Bean	jim@beallfp.com	_____





**Comprehensive Plan Update – Big Picture Planning**  
**L. H. Williams Annual Career Fest – Sign In Sheet**  
Friday, March 24, 2017, 9:00AM – 11:00AM  
L. H. Williams Elementary School  
325 Pursley Street, Macon, Georgia 31201

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Lyn Thomas	Lynthomas75@gmail.com	yes
Robert "BJ" Shepherd	robert+BJShepherd@gmail.com	yes
Regina Flowers	regina.flowers@yahoo.com	yes





**Comprehensive Plan Update – Big Picture Planning**  
**Second Public Hearing – Sign In Sheet**  
 Thursday, July 27, 2017, 5:30PM – 7:00PM  
 Macon – Bibb County Government Center (Chambers)  
 700 Poplar Street, Macon, Georgia 31201

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
J. Ralph Clark	joclark08@att.net	yes
Vahie Purdie Scott	vskisore@bellsouth.net	Yes
Mike Appling	nhrenga@coxmail.com	
NORMAN BROWN	INTCBROWN@YAHOO.COM	y
Jim Beah	jim@bellfp.com	
Ken North	knorth@mbpz.org	
Jim Thornton	fdthornton@bellsouth.net	YES
Robert Reichert	reichert@maconbibb.us	
M. Hor Asan	mlleath3@mmi-capital.com	Yes
LINDSAY HOLLIDAY	Teeth@Mindspring.com	✓
Marc Thomas	marctz31@gmail.com	No
Keishon Thomas	thomasck@uga.edu	yes
Adriane Wood	DA	
Gregory L. Brown		
James P. Thomas		
Mike Greenwood		







**Comprehensive Plan Update – Big Picture Planning  
 Final Public Hearing – Sign In Sheet**  
 Thursday, August 17, 2017, 5:30PM – 7:00PM  
 Macon – Bibb County Government Center (Chambers)  
 700 Poplar Street, Macon, Georgia 31201

Name	Email Address	Would you like to be added to MBPZ / MATS Email List? Yes/No
Dianne Brannen Adams	diannebrannen@hotmail.com	Already on it
DON TUSSING		ALREADY ON IT
Anita P. Ross		already on it
Ellie Trappe		
Ida Bennett	idabennett016@gmail.com	Yes
Bobby Kombo		on it!
Larney Fennelly	larney-f@hotmail.com	yes
Peter Givens	petergivens49@gmail.com	yes
James P. Thomas		
Gregory L. Brown		
Brad Belo		
Mike Greenwald		



## COMMUNITY SURVEY

Surveys are an important method of information gathering generating data that is essential for developing an understanding of the community and its needs. As such, the ten (10) month long planning process included the creation of a community survey. A community survey entitled “*Big Picture*” was designed to gather input regarding the vision for Macon-Bibb County as well as assist the planning staff with identifying the topics that need to be addressed during the update to this important policy document. The information obtained from the survey will guide local goals and decisions related to land use, housing, economic development, neighborhood revitalization, and natural and historic resources. The survey was made available online and via hard copy in English and ran from March 16, 2017 through April 17, 2017. The following methods were used to share the link for the online survey:

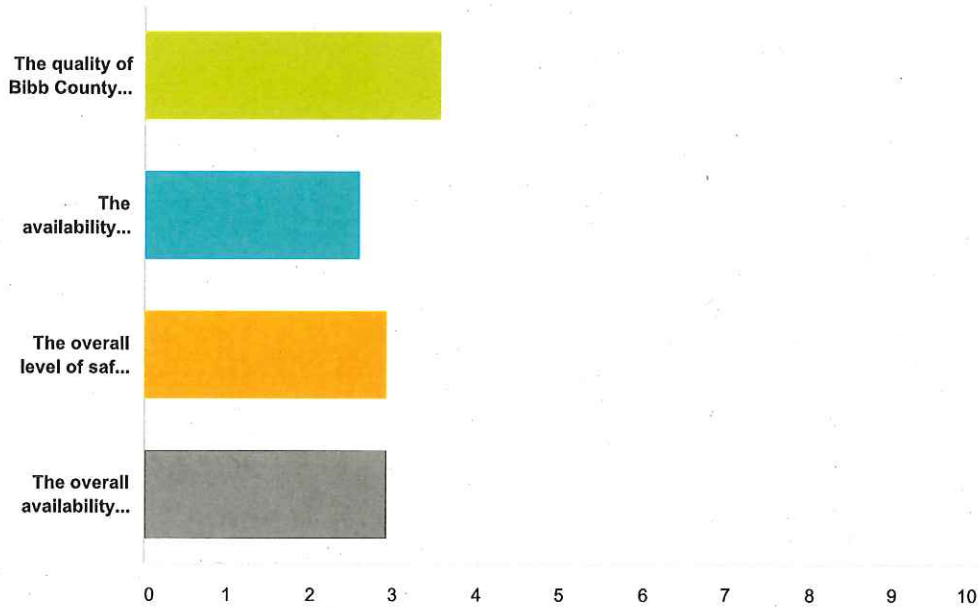
More than 400 hard copy surveys were spread out and available at the following locations:

- Macon – Bibb County Government Center
- Macon – Bibb County Government Center Annex (*Offices of Planning & Zoning*)
- Middle Georgia Regional Commission
- Middle Georgia Regional Library
  - Washington Memorial Library
  - Riverside Library
  - Shurling Library
  - Lanford Library
  - West Bibb Library
- Bloomfield Community Center

The survey was also made available on the [www.maconbibbcompplan.com](http://www.maconbibbcompplan.com) website and via the online Survey Monkey tool. Appendix A includes information received from the public participation process.

**Q2 Share your views on the overall level of satisfaction regarding the following:**

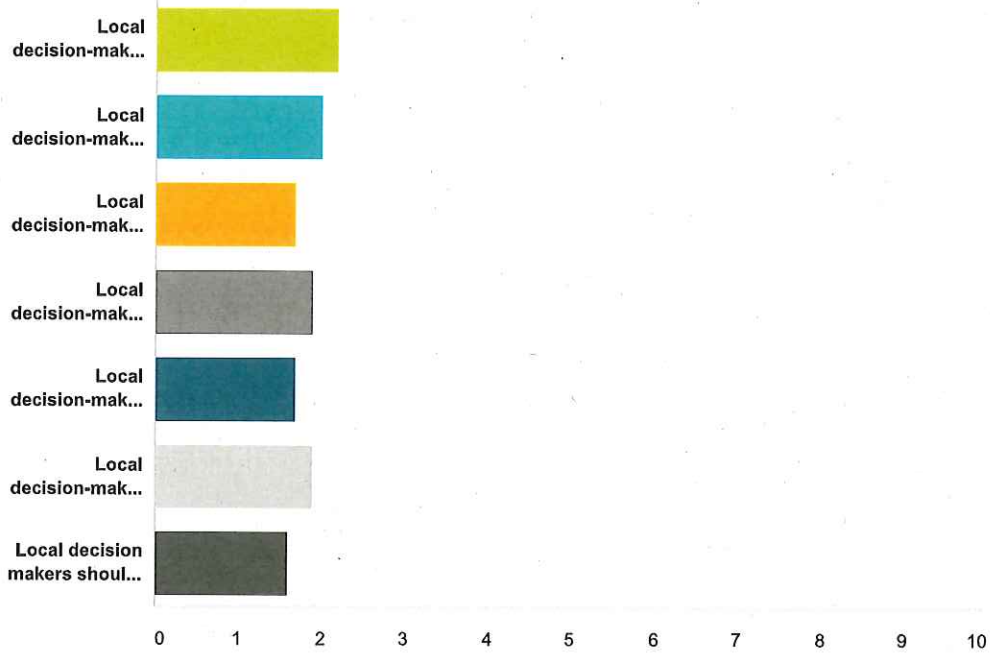
Answered: 12 Skipped: 1



	Outstanding	Good	Adequate	Needs Improvement	Poor	N/A	Total	Weighted Average
The quality of Bibb County Public Schools is:	0.00% 0	16.67% 2	25.00% 3	41.67% 5	16.67% 2	0.00% 0	12	3.58
The availability of cultural arts, dining and nightlife opportunities is:	16.67% 2	41.67% 5	16.67% 2	16.67% 2	8.33% 1	0.00% 0	12	2.58
The overall level of safety in Macon – Bibb County is:	0.00% 0	25.00% 3	58.33% 7	16.67% 2	0.00% 0	0.00% 0	12	2.92
The overall availability of quality housing in Macon – Bibb County is:	0.00% 0	16.67% 2	75.00% 9	8.33% 1	0.00% 0	0.00% 0	12	2.92

### Q3 Share your thoughts on your level of agreement regarding each statement:

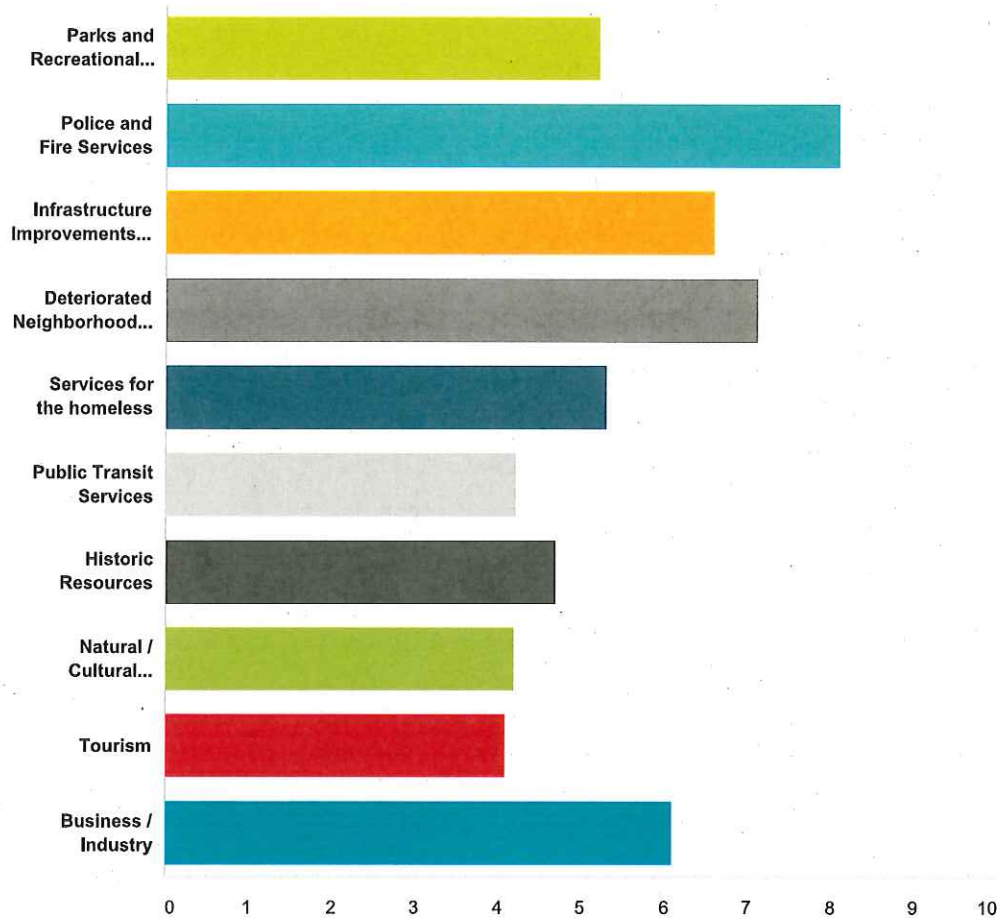
Answered: 10 Skipped: 3



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total	Weighted Average
Local decision-makers should improve tourist attractions in the area:	40.00% 4	20.00% 2	20.00% 2	20.00% 2	0.00% 0	10	2.20
Local decision-makers should improve and expand public transit:	40.00% 4	30.00% 3	20.00% 2	10.00% 1	0.00% 0	10	2.00
Local decision-makers should improve alternative transportation options (biking, walking):	40.00% 4	50.00% 5	10.00% 1	0.00% 0	0.00% 0	10	1.70
Local decision-makers should make available a variety of housing options (including low income):	40.00% 4	40.00% 4	10.00% 1	10.00% 1	0.00% 0	10	1.90
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	40.00% 4	50.00% 5	10.00% 1	0.00% 0	0.00% 0	10	1.70
Local decision-makers should enact zoning regulations that promote development and economic growth:	40.00% 4	30.00% 3	30.00% 3	0.00% 0	0.00% 0	10	1.90
Local decision makers should promote greater development and preservation of green space:	40.00% 4	60.00% 6	0.00% 0	0.00% 0	0.00% 0	10	1.60

**Q4 How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Answered: 10 Skipped: 3



	1	2	3	4	5	6	7	8	9	10	Total	Score
Parks and Recreational Facilities	0.00% 0	0.00% 0	22.22% 2	0.00% 0	22.22% 2	11.11% 1	33.33% 3	0.00% 0	11.11% 1	0.00% 0	9	5.22
Police and Fire Services	33.33% 3	22.22% 2	22.22% 2	0.00% 0	0.00% 0	11.11% 1	11.11% 1	0.00% 0	0.00% 0	0.00% 0	9	8.11
Infrastructure Improvements (Roads, Sidewalks)	10.00% 1	40.00% 4	0.00% 0	20.00% 2	0.00% 0	0.00% 0	0.00% 0	10.00% 1	10.00% 1	10.00% 1	10	6.60
Deteriorated Neighborhoods / Blight Removal	33.33% 3	22.22% 2	0.00% 0	0.00% 0	11.11% 1	0.00% 0	11.11% 1	22.22% 2	0.00% 0	0.00% 0	9	7.11

"Big Picture Planning" Macon - Bibb County Comprehensive Plan Update

SurveyMonkey

Services for the homeless	0.00% 0	10.00% 1	20.00% 2	10.00% 1	10.00% 1	10.00% 1	20.00% 2	0.00% 0	0.00% 0	20.00% 2	10	5.30
Public Transit Services	0.00% 0	0.00% 0	0.00% 0	22.22% 2	11.11% 1	22.22% 2	0.00% 0	11.11% 1	22.22% 2	11.11% 1	9	4.22
Historic Resources	10.00% 1	0.00% 0	10.00% 1	20.00% 2	0.00% 0	10.00% 1	10.00% 1	10.00% 1	0.00% 0	30.00% 3	10	4.70
Natural / Cultural Resources	0.00% 0	10.00% 1	10.00% 1	0.00% 0	20.00% 2	0.00% 0	0.00% 0	20.00% 2	30.00% 3	10.00% 1	10	4.20
Tourism	0.00% 0	0.00% 0	0.00% 0	10.00% 1	20.00% 2	10.00% 1	20.00% 2	20.00% 2	10.00% 1	10.00% 1	10	4.10
Business / Industry	10.00% 1	0.00% 0	20.00% 2	20.00% 2	10.00% 1	20.00% 2	0.00% 0	10.00% 1	10.00% 1	0.00% 0	10	6.10

**Q5 The one (1) thing about Macon – Bibb County I like most is:**

Answered: 9 Skipped: 4

**Q6 The one (1) thing about Macon – Bibb County that I would like to change is:**

Answered: 9 Skipped: 4

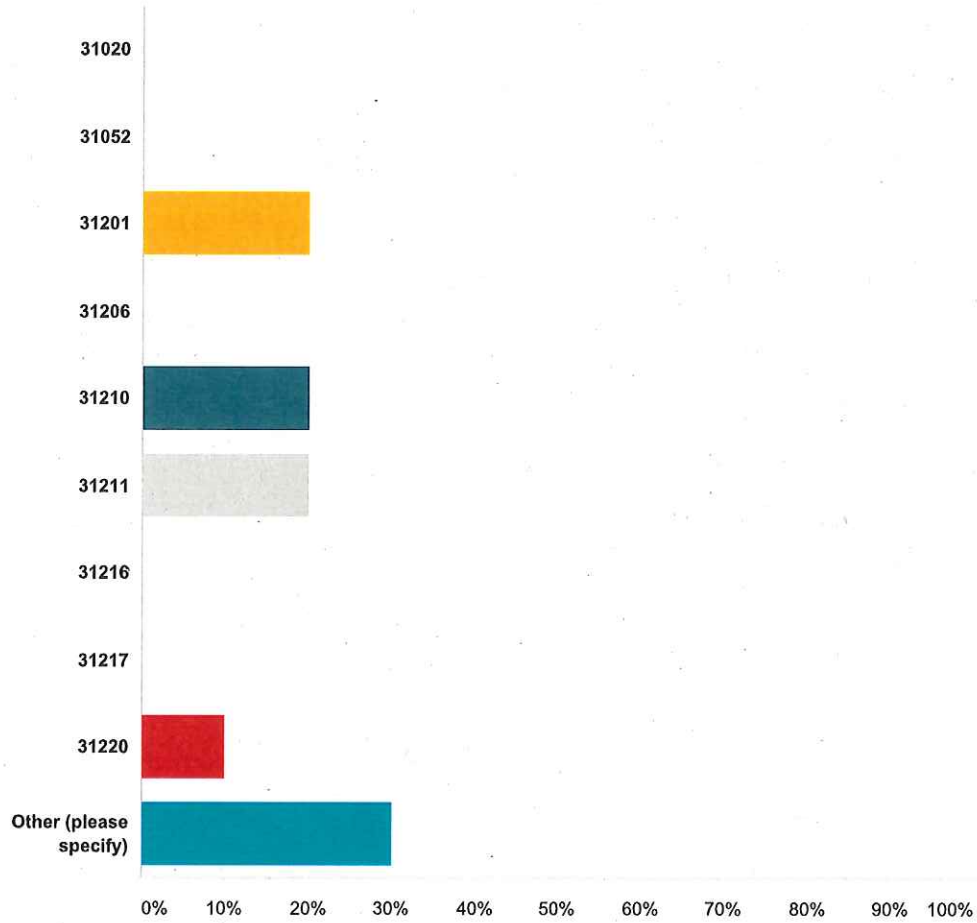


**Q7 In the next 20 Years, Macon – Bibb  
County should become a place that:**

Answered: 9 Skipped: 4

### Q8 Which zip code in Macon – Bibb County do you live?

Answered: 10 Skipped: 3



Answer Choices	Responses
31020	0.00% 0
31052	0.00% 0
31201	20.00% 2
31206	0.00% 0
31210	20.00% 2
31211	20.00% 2
31216	0.00% 0
31217	0.00% 0
31220	10.00% 1
Other (please specify)	30.00% 3

Total

10

#1



**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, March 17, 2017 10:20:29 AM  
**Last Modified:** Friday, March 17, 2017 10:26:34 AM  
**Time Spent:** 00:06:05

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Good
A Place to Work	Good
A Place to Play	Excellent
A Place to Learn	Excellent
A Place to Visit	Excellent
A Place to Retire	Good

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Good
The availability of cultural arts, dining and nightlife opportunities is:	Outstanding
The overall level of safety in Macon – Bibb County is:	Adequate
The overall availability of quality housing in Macon – Bibb County is:	Adequate
Other (please specify)	
No Other Comment	

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Strongly Agree
Local decision-makers should improve and expand public transit:	Strongly Agree
Local decision-makers should improve alternative transportation options (biking, walking):	Strongly Agree
Local decision-makers should make available a variety of housing options (including low income):	Strongly Agree
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Strongly Agree
Local decision-makers should enact zoning regulations that promote development and economic growth:	Strongly Agree
Local decision makers should promote greater development and preservation of green space:	Strongly Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Parks and Recreational Facilities	7
Police and Fire Services	2
Infrastructure Improvements (Roads, Sidewalks)	8
Deteriorated Neighborhoods / Blight Removal	1
Services for the homeless	3
Public Transit Services	9
Historic Resources	6
Natural / Cultural Resources	10
Tourism	5
Business / Industry	4

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

Location

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

Crime

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

Provides equitable opportunities for all segments of the population

**Q8: Which zip code in Macon – Bibb County do you live?** 31211

#2

**COMPLETE**



**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, March 17, 2017 4:58:07 PM  
**Last Modified:** Friday, March 17, 2017 5:01:09 PM  
**Time Spent:** 00:03:02

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Fair
A Place to Work	Good
A Place to Play	Good
A Place to Learn	Good
A Place to Visit	Good
A Place to Retire	Fair

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Adequate
The availability of cultural arts, dining and nightlife opportunities is:	Good
The overall level of safety in Macon – Bibb County is:	Adequate
The overall availability of quality housing in Macon – Bibb County is:	Adequate

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Agree
Local decision-makers should improve and expand public transit:	Agree
Local decision-makers should improve alternative transportation options (biking, walking):	Agree
Local decision-makers should make available a variety of housing options (including low income):	Agree
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Agree
Local decision-makers should enact zoning regulations that promote development and economic growth:	Agree
Local decision makers should promote greater development and preservation of green space:	Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Parks and Recreational Facilities	3
Police and Fire Services	2
Infrastructure Improvements (Roads, Sidewalks)	1
Deteriorated Neighborhoods / Blight Removal	8
Services for the homeless	10
Public Transit Services	6
Historic Resources	7
Natural / Cultural Resources	9
Tourism	5
Business / Industry	4

**PAGE 5**

**Q5: The one (1) thing about Macon – Bibb County I like most is:** *Respondent skipped this question*

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:** *Respondent skipped this question*

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:** *Respondent skipped this question*



**Q8: Which zip code in Macon – Bibb County do you live?**

Other (please specify) Outside of Macon-Bibb County

#3

**COMPLETE**



**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, March 17, 2017 5:31:36 PM  
**Last Modified:** Friday, March 17, 2017 5:37:10 PM  
**Time Spent:** 00:05:34

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**PAGE 2**

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Excellent
A Place to Work	Excellent
A Place to Play	Good
A Place to Learn	Excellent
A Place to Visit	Good
A Place to Retire	Good

---

**PAGE 3**

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Needs Improvement
The availability of cultural arts, dining and nightlife opportunities is:	Good
The overall level of safety in Macon – Bibb County is:	Good
The overall availability of quality housing in Macon – Bibb County is:	Needs Improvement

---

**PAGE 4**

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Strongly Agree
Local decision-makers should improve and expand public transit:	Agree
Local decision-makers should improve alternative transportation options (biking, walking):	Neutral
Local decision-makers should make available a variety of housing options (including low income):	Agree
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Strongly Agree
Local decision-makers should enact zoning regulations that promote development and economic growth:	Agree
Local decision makers should promote greater development and preservation of green space:	Strongly Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Parks and Recreational Facilities	6
Police and Fire Services	1
Infrastructure Improvements (Roads, Sidewalks)	9
Deteriorated Neighborhoods / Blight Removal	2
Services for the homeless	7
Public Transit Services	10
Historic Resources	3
Natural / Cultural Resources	5
Tourism	4
Business / Industry	8

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

Historic neighborhoods

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

Have new leadership

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

People want to visit and move to live here because it is a city that is well-run, attractive and has a reasonable cost of living.

**Q8: Which zip code in Macon – Bibb County do you live?** 31201

#4

**INCOMPLETE**



**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, March 17, 2017 8:29:49 PM  
**Last Modified:** Friday, March 17, 2017 8:30:32 PM  
**Time Spent:** 00:00:43

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Excellent
A Place to Work	Fair
A Place to Play	Fair
A Place to Learn	Fair
A Place to Visit	Fair
A Place to Retire	Fair

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:** *Respondent skipped this question*

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:** *Respondent skipped this question*

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")** *Respondent skipped this question*

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:** *Respondent skipped this question*

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:** *Respondent skipped this question*

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

*Respondent skipped this question*

**Q8: Which zip code in Macon – Bibb County do you live?**

*Respondent skipped this question*

#5

**COMPLETE**



**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, March 18, 2017 11:32:44 AM  
**Last Modified:** Saturday, March 18, 2017 11:47:10 AM  
**Time Spent:** 00:14:26

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Good
A Place to Work	Excellent
A Place to Play	Neutral
A Place to Learn	Good
A Place to Visit	Good
A Place to Retire	Good

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Needs Improvement
The availability of cultural arts, dining and nightlife opportunities is:	Good
The overall level of safety in Macon – Bibb County is:	Good
The overall availability of quality housing in Macon – Bibb County is:	Adequate

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Agree
Local decision-makers should improve and expand public transit:	Strongly Agree
Local decision-makers should improve alternative transportation options (biking, walking):	Strongly Agree
Local decision-makers should make available a variety of housing options (including low income):	Agree
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Agree
Local decision-makers should enact zoning regulations that promote development and economic growth:	Neutral
Local decision makers should promote greater development and preservation of green space:	Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Parks and Recreational Facilities	3
Police and Fire Services	6
Infrastructure Improvements (Roads, Sidewalks)	2
Deteriorated Neighborhoods / Blight Removal	1
Services for the homeless	5
Public Transit Services	4
Historic Resources	10
Natural / Cultural Resources	8
Tourism	7
Business / Industry	9

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

Macon-Bibb has an incredibly well-designed downtown area. The City within a Park concept is perfect for future growth and should be the focus of continued growth and revitalization in other neighborhoods throughout the county, particularly in the areas adjacent to downtown.



**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

There are too many pockets of blight and disinvestment throughout the community. This should be an intentional focus of redevelopment, but must be viewed within the broader lens of unemployment and poverty as challenges which can only be addressed with improvements to the K-12 school system and by attracting new jobs into the community.

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

is the next "trendy" mid-size city in which to live. Cities like Chattanooga and Asheville can be models of where Macon can go. Investments in smart growth with a focus on technology and livability can make Macon a really special place. This includes the need to "re-brand" Macon as a destination for young professionals. We're making small progress in that direction. I have friends who actually like to come down here every now and then--which is not something I would have expected from the stereotypes other young people from the area told me. But we still have work to do.

**Q8: Which zip code in Macon – Bibb County do you live?**

31201

#6

**COMPLETE**



**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, March 19, 2017 9:02:03 PM  
**Last Modified:** Sunday, March 19, 2017 9:11:39 PM  
**Time Spent:** 00:09:35

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**PAGE 2**

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Fair
A Place to Work	Fair
A Place to Play	Good
A Place to Learn	Poor
A Place to Visit	Good
A Place to Retire	Fair

---

**PAGE 3**

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Poor
The availability of cultural arts, dining and nightlife opportunities is:	Adequate
The overall level of safety in Macon – Bibb County is:	Needs Improvement
The overall availability of quality housing in Macon – Bibb County is:	Adequate

---

**PAGE 4**

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Disagree
Local decision-makers should improve and expand public transit:	Neutral
Local decision-makers should improve alternative transportation options (biking, walking):	Strongly Agree
Local decision-makers should make available a variety of housing options (including low income):	Disagree
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Strongly Agree
Local decision-makers should enact zoning regulations that promote development and economic growth:	Neutral
Local decision makers should promote greater development and preservation of green space:	Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Parks and Recreational Facilities	5
Police and Fire Services	1
Infrastructure Improvements (Roads, Sidewalks)	2
Deteriorated Neighborhoods / Blight Removal	7
Services for the homeless	10
Public Transit Services	8
Historic Resources	4
Natural / Cultural Resources	3
Tourism	9
Business / Industry	6

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

Friends and family are here

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

Too many births out of wedlock, too many children that are not important to any adult.

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

Puts every prisoner and probationer to work cleaning litter, trimming weeds, etc. every week.

**Q8: Which zip code in Macon – Bibb County do you live?**

Other (please specify) 31204

#7



**INCOMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, March 20, 2017 11:23:19 AM  
**Last Modified:** Monday, March 20, 2017 11:24:35 AM  
**Time Spent:** 00:01:16

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Fair
A Place to Work	Good
A Place to Play	Good
A Place to Learn	Good
A Place to Visit	Neutral
A Place to Retire	Neutral

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Needs Improvement
The availability of cultural arts, dining and nightlife opportunities is:	Good
The overall level of safety in Macon – Bibb County is:	Adequate
The overall availability of quality housing in Macon – Bibb County is:	Adequate

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

*Respondent skipped this question*

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

*Respondent skipped this question*

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

*Respondent skipped this question*

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

*Respondent skipped this question*

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

*Respondent skipped this question*

**Q8: Which zip code in Macon – Bibb County do you live?**

*Respondent skipped this question*

#8

**COMPLETE**



**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, March 20, 2017 1:11:45 PM  
**Last Modified:** Monday, March 20, 2017 1:17:01 PM  
**Time Spent:** 00:05:15

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PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Excellent
A Place to Work	Excellent
A Place to Play	Excellent
A Place to Learn	Good
A Place to Visit	Good
A Place to Retire	No Opinion

---

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Adequate
The availability of cultural arts, dining and nightlife opportunities is:	Outstanding
The overall level of safety in Macon – Bibb County is:	Adequate
The overall availability of quality housing in Macon – Bibb County is:	Adequate

---

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Neutral
Local decision-makers should improve and expand public transit:	Agree
Local decision-makers should improve alternative transportation options (biking, walking):	Agree
Local decision-makers should make available a variety of housing options (including low income):	Strongly Agree
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Agree
Local decision-makers should enact zoning regulations that promote development and economic growth:	Strongly Agree
Local decision makers should promote greater development and preservation of green space:	Strongly Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Parks and Recreational Facilities	7
Police and Fire Services	3
Infrastructure Improvements (Roads, Sidewalks)	4
Deteriorated Neighborhoods / Blight Removal	1
Services for the homeless	2
Public Transit Services	5
Historic Resources	8
Natural / Cultural Resources	9
Tourism	10
Business / Industry	6

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

The willingness to accept the need to improve and make investments so things change.

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

The perception of the school system. There are great things happening in the public schools.



**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

Families want to move to and raise their children.

**Q8: Which zip code in Macon – Bibb County do you live?**

31210

#9

**COMPLETE**



**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, March 20, 2017 4:31:27 PM  
**Last Modified:** Monday, March 20, 2017 4:36:15 PM  
**Time Spent:** 00:04:47

**PAGE 2**

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Good
A Place to Work	Neutral
A Place to Play	Neutral
A Place to Learn	Poor
A Place to Visit	Fair
A Place to Retire	Good

**PAGE 3**

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Poor
The availability of cultural arts, dining and nightlife opportunities is:	Poor
The overall level of safety in Macon – Bibb County is:	Needs Improvement
The overall availability of quality housing in Macon – Bibb County is:	Adequate

**PAGE 4**

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Disagree
Local decision-makers should improve and expand public transit:	Disagree
Local decision-makers should improve alternative transportation options (biking, walking):	Agree
Local decision-makers should make available a variety of housing options (including low income):	Neutral
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Strongly Agree
Local decision-makers should enact zoning regulations that promote development and economic growth:	Neutral
Local decision makers should promote greater development and preservation of green space:	Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Infrastructure Improvements (Roads, Sidewalks)	2
Services for the homeless	7
Historic Resources	4
Natural / Cultural Resources	5
Tourism	8
Business / Industry	3

**PAGE 5**

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

Affordability

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

Emphasis on downtown improvement

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

Understands it's true place in middle GA

**Q8: Which zip code in Macon – Bibb County do you live?**

31211

#10



**COMPLETE**

Collector: Web Link 1 (Web Link)  
Started: Tuesday, March 21, 2017 12:03:17 AM  
Last Modified: Tuesday, March 21, 2017 12:11:46 AM  
Time Spent: 00:08:29

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Neutral
A Place to Work	Good
A Place to Play	Neutral
A Place to Learn	Neutral
A Place to Visit	Good
A Place to Retire	Neutral

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Needs Improvement
The availability of cultural arts, dining and nightlife opportunities is:	Good
The overall level of safety in Macon – Bibb County is:	Good
The overall availability of quality housing in Macon – Bibb County is:	Adequate

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

- Local decision-makers should improve tourist attractions in the area: Strongly Agree
- Local decision-makers should improve and expand public transit: Strongly Agree
- Local decision-makers should improve alternative transportation options (biking, walking): Agree
- Local decision-makers should make available a variety of housing options (including low income): Strongly Agree
- Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources: Agree
- Local decision-makers should enact zoning regulations that promote development and economic growth: Agree
- Local decision makers should promote greater development and preservation of green space: Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

- Parks and Recreational Facilities 7
- Police and Fire Services 1
- Infrastructure Improvements (Roads, Sidewalks) 2
- Deteriorated Neighborhoods / Blight Removal 5
- Services for the homeless 4
- Public Transit Services 6
- Historic Resources 10
- Natural / Cultural Resources 9
- Tourism 8
- Business / Industry 3

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

Small town atmosphere

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

Bibb county commissioners and city council members

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

Is safe and would lend itself to educating and taking care of the unlearned and needy

**Q8: Which zip code in Macon – Bibb County do you live?**

Other (please specify) 31204

#11

**INCOMPLETE**



Collector: Web Link 1 (Web Link)  
Started: Thursday, March 23, 2017 5:46:58 PM  
Last Modified: Thursday, March 23, 2017 5:48:40 PM  
Time Spent: 00:01:41

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Good
A Place to Work	Neutral
A Place to Play	Neutral
A Place to Learn	Neutral
A Place to Visit	Good
A Place to Retire	Neutral

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Needs Improvement
The availability of cultural arts, dining and nightlife opportunities is:	Needs Improvement
The overall level of safety in Macon – Bibb County is:	Adequate
The overall availability of quality housing in Macon – Bibb County is:	Good

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

*Respondent skipped this question*

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

*Respondent skipped this question*

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

*Respondent skipped this question*

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

*Respondent skipped this question*

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

*Respondent skipped this question*

**Q8: Which zip code in Macon – Bibb County do you live?**

*Respondent skipped this question*



#12

**COMPLETE**



**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, March 25, 2017 12:39:26 PM  
**Last Modified:** Saturday, March 25, 2017 12:45:09 PM  
**Time Spent:** 00:05:43

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Good
A Place to Work	Good
A Place to Play	Good
A Place to Learn	Good
A Place to Visit	Good
A Place to Retire	Fair

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Good
The availability of cultural arts, dining and nightlife opportunities is:	Needs Improvement
The overall level of safety in Macon – Bibb County is:	Adequate
The overall availability of quality housing in Macon – Bibb County is:	Good

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Strongly Agree
Local decision-makers should improve and expand public transit:	Strongly Agree
Local decision-makers should improve alternative transportation options (biking, walking):	Strongly Agree
Local decision-makers should make available a variety of housing options (including low income):	Strongly Agree
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Agree
Local decision-makers should enact zoning regulations that promote development and economic growth:	Strongly Agree
Local decision makers should promote greater development and preservation of green space:	Strongly Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Parks and Recreational Facilities	5
Police and Fire Services	3
Infrastructure Improvements (Roads, Sidewalks)	4
Deteriorated Neighborhoods / Blight Removal	2
Services for the homeless	6
Public Transit Services	9
Historic Resources	10
Natural / Cultural Resources	8
Tourism	7
Business / Industry	1

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

Location

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

Lack of jobs

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

Economically strong

**Q8: Which zip code in Macon – Bibb County do you live?**

31210

#13



**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, March 25, 2017 11:27:22 AM  
**Last Modified:** Saturday, March 25, 2017 12:53:28 PM  
**Time Spent:** 01:26:06

PAGE 2

**Q1: Share your views about Macon - Bibb County as.....**

A Place to Live	Good
A Place to Work	Excellent
A Place to Play	Neutral
A Place to Learn	Good
A Place to Visit	Good
A Place to Retire	Fair

PAGE 3

**Q2: Share your views on the overall level of satisfaction regarding the following:**

The quality of Bibb County Public Schools is:	Adequate
The availability of cultural arts, dining and nightlife opportunities is:	Adequate
The overall level of safety in Macon – Bibb County is:	Adequate
The overall availability of quality housing in Macon – Bibb County is:	Adequate

PAGE 4

**Q3: Share your thoughts on your level of agreement regarding each statement:**

Local decision-makers should improve tourist attractions in the area:	Neutral
Local decision-makers should improve and expand public transit:	Neutral
Local decision-makers should improve alternative transportation options (biking, walking):	Agree
Local decision-makers should make available a variety of housing options (including low income):	Agree
Local decision-makers should enact stronger zoning regulations to protect existing neighborhoods and resources:	Neutral
Local decision-makers should enact zoning regulations that promote development and economic growth:	Strongly Agree
Local decision makers should promote greater development and preservation of green space:	Agree

**Q4: How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority? You may only use each ranking once (e.g. You may not give everything a ranking of "1")**

Parks and Recreational Facilities	9
Police and Fire Services	7
Infrastructure Improvements (Roads, Sidewalks)	10
Deteriorated Neighborhoods / Blight Removal	8
Services for the homeless	3
Public Transit Services	4
Historic Resources	1
Natural / Cultural Resources	2
Tourism	6
Business / Industry	5

PAGE 5

**Q5: The one (1) thing about Macon – Bibb County I like most is:**

The historic nature of the area.

**Q6: The one (1) thing about Macon – Bibb County that I would like to change is:**

Urban blight.

**Q7: In the next 20 Years, Macon – Bibb County should become a place that:**

Is a safe, vibrant, engaging destination with for locals and tourists

**Q8: Which zip code in Macon – Bibb County do you live?** 31220

## Land Use Map Analysis Exercise

Community Workshop attendees were engaged in land use mapping exercises to help identify areas where the most significant changes are expected to occur over the next 20 years. Planning and Zoning staff members along with P & Z attorney also conducted an “in-house” land use mapping exercises in which those results were presented at the second required public meeting and the final public meeting.



## Local Media and Print Media

### Media Outlets / Flyers

Local news and print media played a very important role in covering the public involvement process from the beginning. The local media outlets provided a vast amount of information on the Plan's process and published stories and videos on their websites. Media outlets included, Ask Elaine Radio Show, Middle Georgia Informer, The Telegraph, Middle Georgia CEO eNewsletter, The HUB eNewsletter, The Big Picture eNewsletter, Macon – Middle Georgia Black Pages (*A Call to Action*), WGXA (Fox24/ABC16), 13WMAZ, and 41WMGT.



Be Part of the  
**Big Picture**

Be part of the Big Picture by sharing your vision of Macon - Bibb's future in the areas of land use, housing, transportation and economic development.

Join us at the next Big Picture Planning Workshop and/or Take the Big Picture Planning Community Online Survey at [MaconBibbCompPlan.com/survey](http://MaconBibbCompPlan.com/survey)

**BIG PICTURE**  
P L A N N I N G

Find out more at: [MaconBibbCompPlan.com](http://MaconBibbCompPlan.com)



Be Part of the  
**Big Picture**

By Sharing Your Vision of Macon - Bibb's Future  
Big Picture Open Workshops & Meetings Schedule

Workshop at Lundy Chapel Baptist Church   2081 Forest Hill Rd	Thursday January 12 <sup>th</sup> 5:30pm - 7:00pm
Workshop at Century UNIC   1185 Ash Street	Thursday January 19 <sup>th</sup> 5:30pm - 7:00pm
Workshop at Buck Mallon Court Ctr   150 Seawoods Drive	Thursday January 26 <sup>th</sup> 11:00am - 1:00pm
Steering Committee Meeting   MRPZ Office, 682 Cherry Street	Thursday January 26 <sup>th</sup> 2:00pm - 3:30pm
Workshop at Skyview Elementary   1706 Fulton Mill Road, Lindale	Thursday February 2 <sup>nd</sup> 5:30pm - 7:00pm
Workshop at St. Paul AME Church   2581 Skating Drive	Thursday February 9 <sup>th</sup> 6:00pm - 8:00pm
Steering Committee Meeting   MRPZ Office, 682 Cherry Street	Thursday February 27 <sup>th</sup> 2:00pm - 3:30pm
Workshop at Bloomfield Community Center   4115 Lions Place	Tuesday February 28 <sup>th</sup> 2:00pm - 3:30pm
Public Involvement Open House   MRPZ Office, 682 Cherry Street	Thursday March 2 <sup>nd</sup> 11:00am - 7:00pm
Steering Committee Meeting   MRPZ Office, 682 Cherry Street	Thursday April 27 <sup>th</sup> 2:00pm - 3:30pm
Public Hearing   Chambers at City Hall, 700 Poplar Street	Thursday June 1 <sup>st</sup> 5:30pm - 7:00pm







Be Part of the  
**Big Picture**

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Join us at the next Big Picture Planning Workshop and/or Take the Big Picture Planning Community Online Survey at

**[MaconBibbCompPlan.com/survey](http://MaconBibbCompPlan.com/survey)**

**BIG PICTURE**  
P L A N N I N G



# Be Part of the Big Picture

By Sharing Your Vision of Macon - Bibb's Future  
Big Picture Open Workshops & Meetings Schedule

Workshop at Lundy Chapel Baptist Church   2081 Forest Hill Rd	Thursday January 12 <sup>th</sup> , 5:30pm - 7:00pm
Workshop at Centenary UMC   1185 Ash Street	Thursday January 19 <sup>th</sup> , 5:30pm - 7:00pm
Workshop at Buck Melton Comm Ctr.   150 Sessions Drive	Tuesday January 24 <sup>th</sup> , 11:00am - 1:00pm
Steering Committee Meeting   MBPZ Office, 682 Cherry Street	Thursday January 26 <sup>th</sup> , 2:00pm - 3:30pm
Workshop at Skyview Elementary   5700 Fulton Mill Road, Lizella	Thursday February 2 <sup>nd</sup> , 5:30pm - 7:00pm
Workshop at St. Paul AME Church   2501 Shurling Drive	Thursday February 9 <sup>th</sup> , 6:00pm - 8:00pm
Steering Committee Meeting   MBPZ Office, 682 Cherry Street	Thursday February 23 <sup>rd</sup> , 2:00pm - 3:30pm
Workshop at Bloomfield Community Center   4115 Lions Place	Tuesday February 28 <sup>th</sup> , 2:00pm - 3:30pm
Public Involvement Open House   MBPZ Office, 682 Cherry Street	Thursday March 2 <sup>nd</sup> , 11:00am - 7:00pm
Steering Committee Meeting   MBPZ Office, 682 Cherry Street	Thursday April 27 <sup>th</sup> , 2:00pm - 3:30pm
Public Hearing   Chambers at City Hall, 700 Poplar Street	Thursday June 1 <sup>st</sup> , 5:30pm - 7:00pm

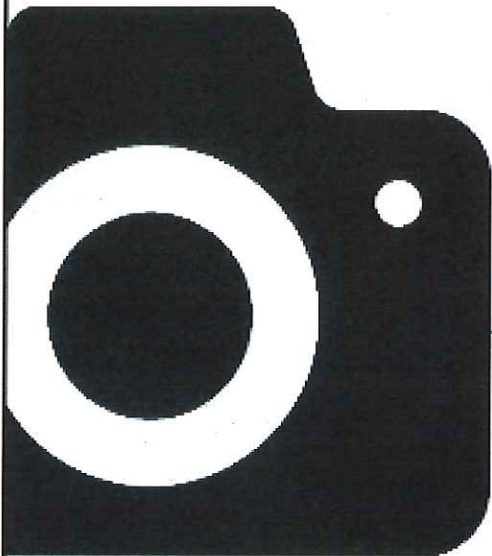


MACON - BIBB COUNTY

# Planning & Zoning

**Big Picture Planning Newsletter**  
**Comprehensive Plan Update**  
**"Planning Macon - Bibb's Future"**

[View this email in your browser](#)



## Be a Part of the **Big Picture**

Planning Macon - Bibb's Future

Join the discussions at the public workshops in your area.

**BIG PICTURE**  
P L A N N I N G

Find out how at: [MaconBibbCompPlan.com](http://MaconBibbCompPlan.com)



MACONBIBB



## Seeking citizen input for Macon – Bibb County's comprehensive plan update

Macon – Bibb County has begun the process of updating its Comprehensive Plan and has rolled out a series of public involvement meetings to gather input from the general public. The comprehensive plan is a 20 - Year plan that outlines the vision of a community by establishing community goals, identifying needs and opportunities, developing a community work program, and planning for future land use, transportation, housing and economic development opportunities. The plan is an official document that will be adopted by the Macon – Bibb County Board of Commissioners as the vision and policy guide for land use decisions such as zoning and capital improvements, as well as an opportunity to assess current conditions relating to cultural preservation and protection of environmental resources.



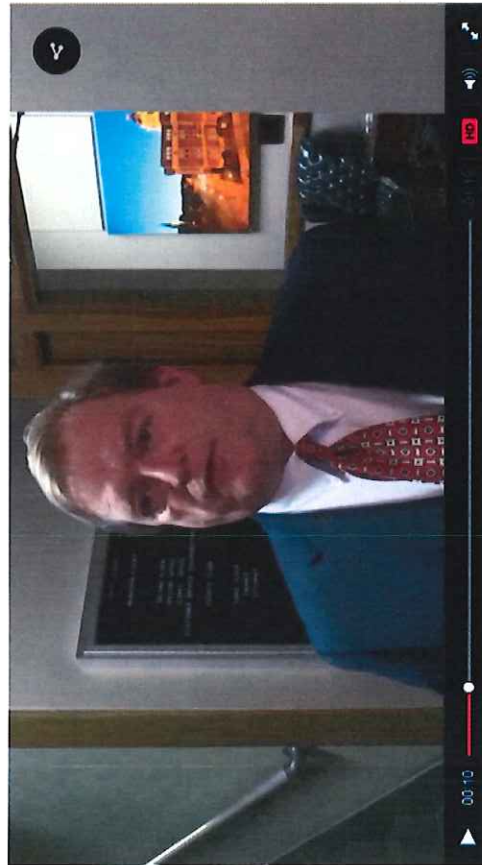
The main things I love  
about Macon - Bibb  
are.....



NEWS - WEATHER - SPORTS - VIDEO - FEATURES - COMMUNITY



NEWS - WEATHER - SPORTS - VIDEO - FEATURES - COMMUNITY



### MACON-BIBB LOOKING TWENTY YEARS INTO THE FUTURE

By: Ty Wilson

Submitted: 11/29/2016 - 10:49pm

[Tapsc Maccon-Bibb planning and zoning commission](#)



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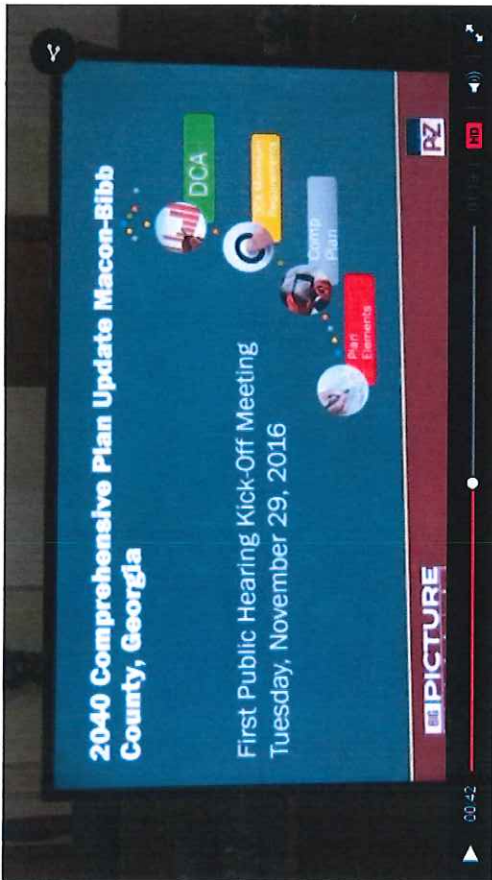
Submitted: 11/29/2016 - 10:49pm

[Tapsc Maccon-Bibb planning and zoning commission](#)



Let's all shoot for something better!  
**THE RIFLEMAN**  
 7209 Hawkinsville Rd

NEWS - WEATHER - SPORTS - VIDEO - FEATURES - COMMUNITY



## MACON-BIBB LOOKING TWENTY YEARS INTO THE FUTURE

By: Ty Wilson

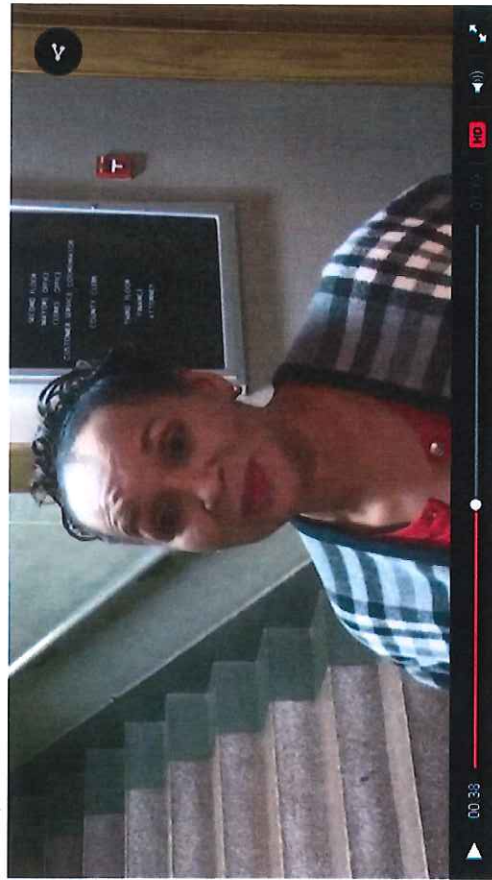
Submitted: 11/29/2016 - 10:49pm

Tags: Macon-Bibb planning and zoning commission



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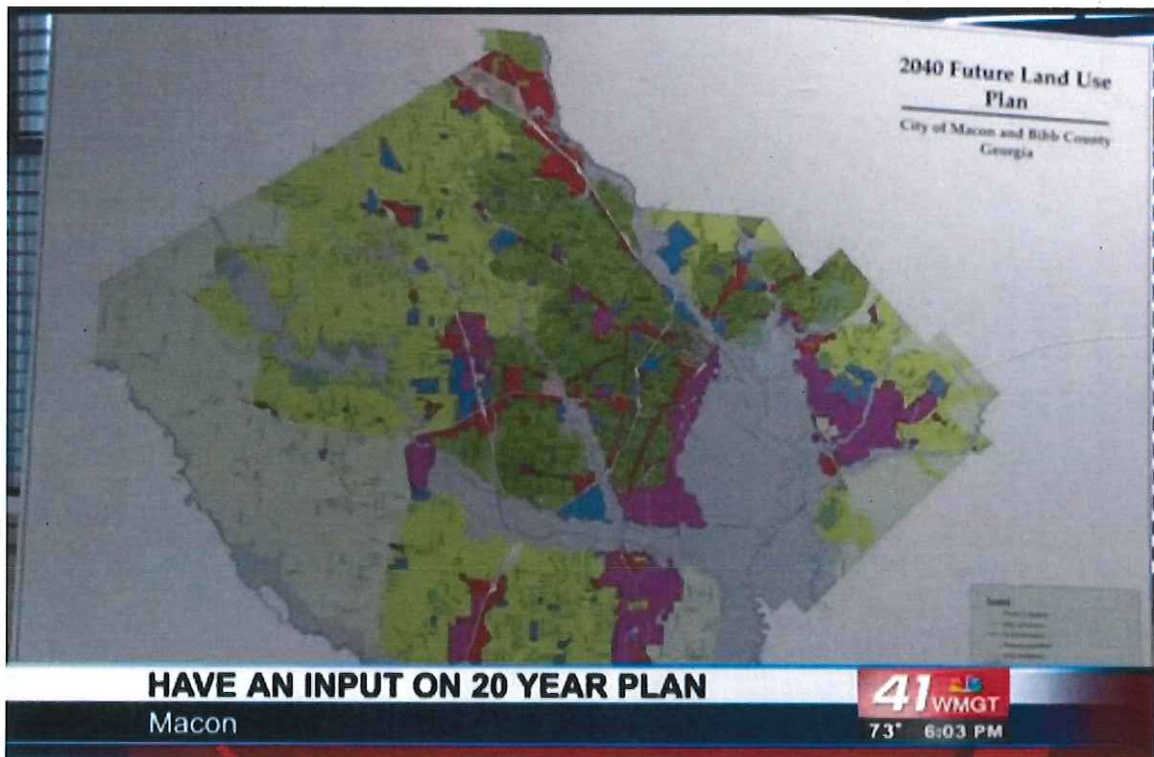


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Tags: Macon-Bibb planning and zoning commission



## Seeking Citizen Input For

# Macon-Bibb County's Comprehensive Plan Update

Macon - Bibb County has begun the process of updating its Comprehensive Plan and has rolled out a series of public involvement meetings to gather input from the general public. The comprehensive plan is a 20 - Year plan that outlines the vision of a community by establishing community goals, identifying needs and opportunities, developing a com-

munity work program, and planning for future land use, transportation, housing and economic development opportunities. The plan is an official document that will be adopted by the Macon - Bibb County Board of Commissioners as the vision and policy guide for land use decisions such as zoning and capital improvements, as well as an opportunity

to assess current conditions relating to cultural preservation and protection of environmental resources. The update, for example, could help direct investment within the community to attract new community centers and parks, commercial businesses and residential development. Executive Director, Jim Thomas said that with changing economic con-

ditions, it is critical to address the county's needs and to also engage the general public throughout the planning process. In early 2017, the Macon - Bibb Metropolitan Planning Organization is scheduled to adopt its MATS Long Range Transportation Plan update. Demographic and other data developed as part of the transportation plan will be used as a foundation for the comprehensive plan update, officials said.

This plan has been themed "Big Picture Planning" and will be guided by a steering committee comprised of public officials, business owners, neighborhood organization representatives and governmental/institutional officials. The eight month process will provide many opportunities for the community to get involved through public meetings, community surveys, social media, and other forms of communication. The process will include seven (7) public meetings and four (4) steering committee meetings.

The goal is to reach as many residents, business owners and other stakeholders as possible, to create a consensus for Macon - Bibb's future.

Everyone is encouraged to share your vision about Macon - Bibb's future at one or more of the upcoming public involvement workshops:

- Thursday, January 12, 2017, 5:30PM - 7:00PM, Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia;
- Thursday, January 19, 2017, 5:30PM - 7:00PM, Centenary UMC, 1185 Ash Street, Macon, Georgia;
- Tuesday, January 24, 2017, 11:00AM - 1:00PM, Buck Melton Community Center, 150 Sessions Drive, Macon, Georgia;
- Thursday, February 2, 2017, 5:30PM - 7:00PM, Skyview Elementary School, 5700 Fulton Mill Road, Lizella, Georgia;
- Thursday, February 9, 2017, 6:00PM - 8:00PM, St. Paul AME Church, 2501 Shurling Drive, Macon, Georgia;

• Tuesday, February 28, 2017, 5:30PM - 7:00PM, Bloomfield Community Center, 4115 Lions Place, Macon, Georgia; and

• Thursday, March 2, 2017, 11:00AM - 7:00PM, MBPZ Office, 682 Cherry Street, Suite 1000, Macon, Georgia


Residents are encouraged to join the process to offer ideas, opinions and insights about the future direction of Macon - Bibb County. A public involvement schedule has been produced to keep the general public engaged during the plan update and can be viewed at [www.MaconBibbCompPlan.com](http://www.MaconBibbCompPlan.com). This website will stand as a dedicated source for the up-to-date progress and information on the "Big Picture Planning" Comprehensive Plan update. Please return often to understand how you can become more involved in the Comprehensive Plan update process. For future information, please contact Gregory L. Brown at 478.751.7463 or [gbrown@mbpz.org](mailto:gbrown@mbpz.org).

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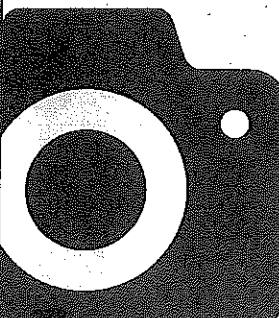
**Times of Service**  
Sunday 10am-11:30am  
Thursday Bible Study / Sunday Service 6pm-7pm



Larry J. Tard  
Pastor

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478-321-2197

Be a Part of the **Big Picture**  
Planning Macon - Bibb's Future



Join the discussions at the public workshops in your area.

**BIG PICTURE**  
P L A N N I N G

Find out how at: [MaconBibbCompPlan.com](http://MaconBibbCompPlan.com)



Home > News > Jan 2017

## Macon-Bibb County Comprehensive Plan Update Offers Public Workshops

Staff Report From Middle Georgia CEO

Tuesday, January 10th, 2017

Bibb County has begun the process of updating its Comprehensive Plan and has rolled out a series of public involvement meetings to gather input from the general public. The comprehensive plan is a 20 - Year plan that outlines the vision of a community by establishing community goals, identifying needs and opportunities, developing a community work program, and planning for future land use, transportation, housing and economic development opportunities. The plan is an official document that will be adopted by the Macon – Bibb County Board of Commissioners as the vision and policy guide for land use decisions such as zoning and capital improvements, as well as an opportunity to assess current conditions relating to cultural preservation and protection of environmental resources. The update, for example, could help direct investment within the community to attract new community centers and parks, commercial businesses and residential development. Executive Director, Jim Thomas said that with changing economic conditions, it is critical to address the county’s needs and to also engage the general public throughout the planning process. In early 2017, the Macon – Bibb Metropolitan Planning Organization is scheduled to adopt its MATS Long Range Transportation Plan update. Demographic and other data developed as part of the transportation plan will be used as a foundation for the comprehensive plan update, officials said.

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- 20 year plan to for the vision of the community
- public workshop: 5:30-7p.m.
- Lundy Chapel Baptist Church

**CON-BIBB COMPREHENSIVE PLAN MEETING TONIGHT** 45°  
6:04 **WMAZ**

ON RANKING      GUARDRAIL REPAIRS      2017 TRAVEL FORECAST

ECAST: [ THU: 74° ] [ FRI: 76° ] [ SAT: 74° ]



**CON-BIBB COMPREHENSIVE PLAN MEETING TONIGHT** 45°  
6:04 **WMAZ**

ON RANKING      GUARDRAIL REPAIRS      2017 TRAVEL FORECAST

ECAST: [ THU: 74° ] [ FRI: 76° ] [ SAT: 74° ]



# Be a Part of the Big Picture

## Planning Macon - Bibb's Future Public Involvement Workshop

Thursday, January 12, 2017 5:30PM - 7:00PM  
Lundy Chapel Baptist Church, 2081 Forest Hill Road

**BIG PICTURE** WGXATV  
P L A N N **FOX 24**

Find out how at: [MaconBibbCompPlan.com](http://MaconBibbCompPlan.com) 45° 8:08 AM





Brittany Collins

@Brittanywgxa



James Thomas

MACON-BIBB CITIZEN

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Residential & Commercial Roofing Since 1980. Serving Macon, GA. [www.needed.com](http://www.needed.com)



# Macon citizens give input on changes they want to see

By Brittany Collins | Thursday, January 12th, 2017



AA

MACON, Ga. — The Macon-Bibb Planning and Zoning Committee held a public hearing on the comprehensive plan update on Thursday.

Before they update the decade-old plan, members wanted to hear from the community.

James Thomas is excited to see the future of Macon and he's happy to be a part of the change.

"Improving the livability of Macon and also improving the life of its citizens," Thomas said.

Citizens wrote their input on the good, bad and ugly on Macon-Bibb County. Jim Thomas, a member of the committee, said they'll be considered for the comprehensive plan.

"Dealing with land use, transportation and housing mainly," Jim Thomas said. One big issue in Macon-Bibb's lights and the committee will try to bring life to these areas.

bers-leave-damphlets-in-centerville-driveways-sav-milk-was-not-a-saint

**What are Macon - Bibb's**

- Strengths
- Weaknesses
- Threats
- Opportunities

Strengths	Weaknesses
Opportunities	Threats

**PICTURE**  
Planning & Zoning

**Jim Thomas**  
PLANNING AND ZONING COMMITTEE

POLITICAL NOTEBOOK JANUARY 19, 2017 10:11 AM

# Public invited to help shape Macon-Bibb's future



## Political Notebook

News and (sometimes quirky) notes about Middle Georgia politics

BY STANLEY DUNLAP

[sdunlap@com](mailto:sdunlap@com)

Macon-Bibb County residents, business owners and other stakeholders are invited to provide input on what they'd like to see accomplished over the next 20 years.

The Planning and Zoning Commission is hosting a series of community meetings as it updates the Macon-Bibb County Comprehensive Plan. Themed "Big Picture Planning," it outlines transportation, economic development, housing and other goals for the county over a 20 year period, according to a news release.

A weekly meeting will be held through March 2 at various sites in Macon. Meetings have already Jan. 12 at Lundy Chapel Baptist Church and Thursday at Centenary United Methodist Church.

- Tuesday, 11:00 a.m. - 1:00 p.m., Buck Melton Community Center, 150 Sessions Drive
- Feb. 2, 5:30 p.m. - 7:00 p.m., Skyview Elementary School, 5700 Fulton Mill Road
- Feb. 9, 6:00 p.m. - 8:00 p.m., St. Paul A.M.E Church, 2501 Shurling Drive
- Feb. 28, 5:30 p.m. - 7:00 p.m., Bloomfield Community Center, 4115 Lions Place
- March 2, 11:00 a.m. - 7:00 p.m., Macon-Bibb Planning and Zoning Commission office, 682 Cherry St., Suite 1000

Details on the plan can be viewed at [www.MaconBibbCompPlan.com](http://www.MaconBibbCompPlan.com).

Stanley Dunlap: 478-744-4623, @stan\_telegraph



News & Info



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MaconBibbTV

## What does 'The Big Picture' for Macon-Bibb look like to you?

The Macon-Bibb Planning and Zoning Commission will hold its next public involvement workshop to formulate a 20-year comprehensive plan at 6 p.m. on Thursday, February 2. It's at Skyview Elementary School (5700 Fulton Mill Road, Lizella). The purpose of these meetings is to hear from people all over our community about what they believe will help Macon-Bibb be the best version of itself over the next two decades. If you can't make it to this meeting, [click here for a list of additional meeting dates and times.](#)

# Local & State

## HELP SHAPE MACON-BIBB'S FUTURE

Macon-Bibb County residents, business owners and other stakeholders are invited to provide input on what they'd like to see accomplished over the next 20 years.

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- 5:30-7 p.m. Feb. 28, Bloomfield Community Center, 4115 Lions Place

- 11 a.m.-7 p.m. March 2, Macon-Bibb Planning and Zoning Commission office, 682 Cherry St., Suite 1000

Details on the plan can be viewed at [www.MaconBibbCompPlan.com](http://www.MaconBibbCompPlan.com).

## GOT A BEEF WITH FOLKS IN WASHINGTON? AIR CONCERNS WITH CONGRESSIONAL REPS IN ROBERTA

If you've ever wanted to give your congressional representative a piece of your mind, you don't have to travel to Capitol Hill to do it.

On Wednesday, staff members of Rep. Sanford Bishop, D-Columbus, and Georgia Republican U.S. Sens. Johnny Isakson and David Perdue will hold a Mobile Office Day in Roberta.

The public is invited to share their concerns at the Roberta Civic Center at 96 Matthews St. from 10 a.m.-noon.

*Compiled by Telegraph staff writers Stanley Dunlap, Liz Fabian and Maggie Lee.*







**What are Macon - Bibb's:**

- Strengths
- Weaknesses
- Threats
- Opportunities

**Strengths**

**Weaknesses**

GREGORY BROWN - MACON-BIBB PLANNING AND ZONING COMMISSION 57°

**BIBB CO. ASKS FOR PUBLIC INPUT ON DEVELOPMENT** 10:05 **WMAZ**

PARK RENOVATIONS TELFAIR DFCS WORKER FORECAST FIRST

**BIG PICTURE**  
P L A N N I N G

Some of Macon - Bibb's obstacles to overcome in the next five years are...

**BIBB CO. ASKS FOR PUBLIC INPUT ON DEVELOPMENT** 57°

10:05 **WMAZ**

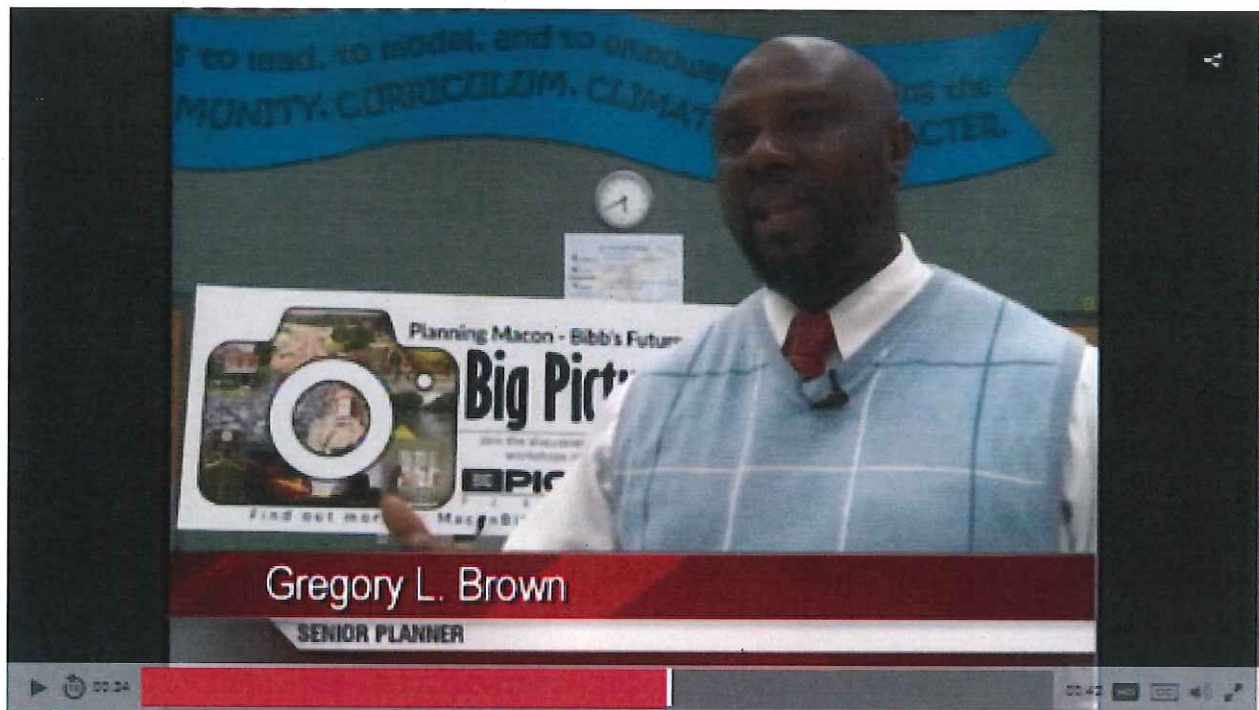
PARK RENOVATIONS TELFAIR DFCS WORKER FORECAST FIRST

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# Macon-Bibb focuses on 'Big Picture' in planning and zoning initiative

by Maggie McGlamry | Thursday, February 2nd 2017



**MACON, Ga.** -- The Macon-Bibb Planning and Zoning Commission is planning for the future - 2040 to be exact.

The commission rolled out their Big Picture initiative on Thursday. Big Picture focuses on community input for residential and industrial growth throughout the county.

Senior Planner Gregory Brown said the community can feel their contribution throughout the plan.

"Your input in when this plan is produced, your plan, your community, your plan so the input on the front end is very very important because you will have a sense of ownership in producing this plan for Macon-Bibb County," said Brown.

The commission will have another workshop on Feb. 9 at the St. Paul AME Church in East Macon.



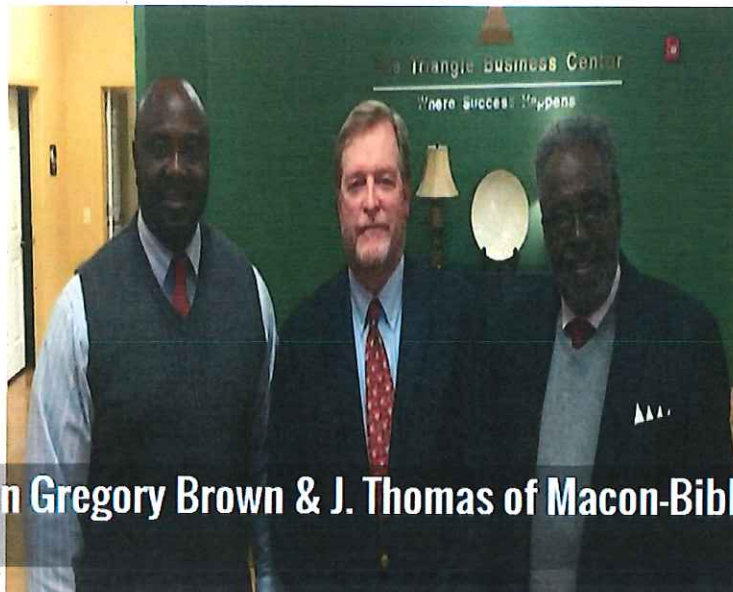
## Call to Action Gregory Brown & J. Thomas of Macon-Bibb County Planning & Zoning

3  
FEB 2017

by mbpadmin | posted in: Uncategorized | 0



Gregory Brown, Senior Planner and J. Thomas of Macon-Bibb County Planning and Zoning Commission solicits Community Input regarding the growth and development of the communities in several different areas



Call to Action Gregory Brown & J. Thomas of Macon-Bibb County Planning & Zoning



## Bibb Co. Comprehensive Plan

WGXA.TV NEWS THAT WORKS FOR YOU

## MACON-BIBB CO. COMPREHENSIVE PLAN

Be a Part of the  
**Big Picture**

Planning Macon - Bibb's Future

Join the discussions at the public  
workshops in your area.

**BIG PICTURE**  
PLANNING

TODAY

2:00 P.M. - 3:30 P.M.

BLOOMFIELD COMMUNITY  
CENTER

4115 LIONS PLACE  
MACON, GA

WGXA.TV

**FOX 24**

51° 8:05 AM





## Residents ask for more businesses in west Macon

by Maggie McGlamry | Tuesday, February 28th 2017



MACON, Ga. -- The Macon-Bibb Planning and Zoning Commission held their sixth of seven comprehensive plan meetings on Tuesday.

The commission is asking for public input on how they should zone areas in the county.

"We are really just trying to get feedback from the community on where land use changes should occur, where we should concentrate more housing development, where we should concentrate more commercial development," said Gregory Brown with the Planning and Zoning Commission.

Residents who attended said they were concerned about business in west Macon.

Thomas Hudson said he grew up in west Macon and remembers hanging out at the Macon Mall as a child.

"The Macon mall used to be the center attraction of Macon and it's kind of disappointing looking at the Macon Mall now there is no businesses to attract anyone to come in," Hudson said.

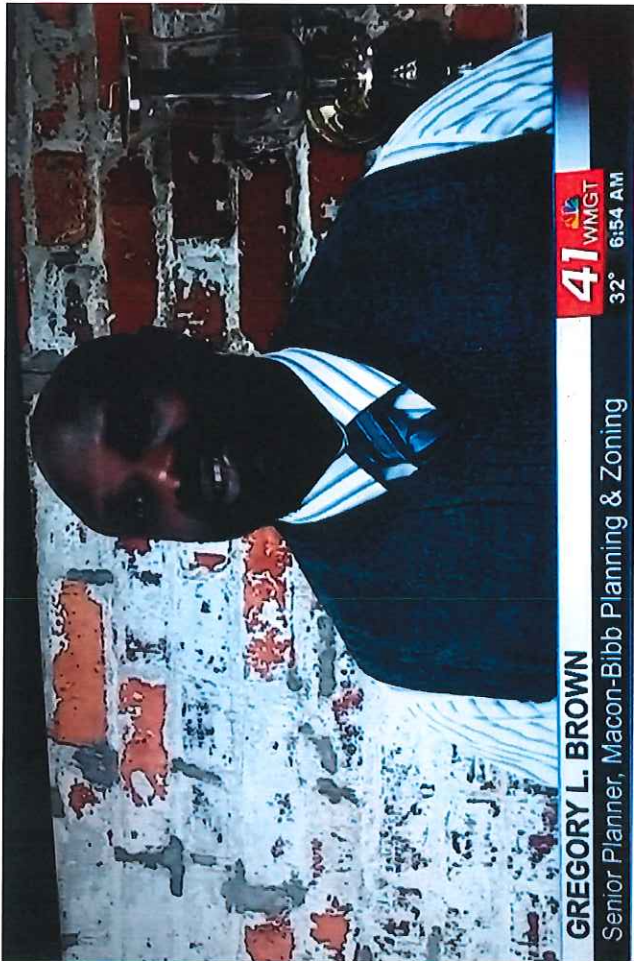
He wants officials to recognize that the area needs help.

"Just like they improved downtown, we need to come up with the same type of plan to improve places such as the west side of Macon," Hudson said.

Brown said the community's feedback will help for future projects.

"We've gotten a lot of great feedback," Brown said. "We just want to take the information put in a document and then implement it when we have the opportunity to do so."

The final meeting is on Thursday, March 2 from 11 a.m. to 7 p.m. at the Government Center.



**41** WMGT  
32° 6:54 AM

**GREGORY L. BROWN**  
Senior Planner, Macon-Bibb Planning & Zoning



**41** WMGT  
32° 6:54 AM

**JIM THOMAS**  
Executive Director, Macon-Bibb Planning & Zoning

A graphic with a blue background and white text. It lists the dates and times for planning and zoning meetings. The text is oriented vertically on the page.

**PLANNING & ZONING BIG PICTURE MEETINGS**  
MACON-BIBB

- ▶ Today at Skyview Elementary at 6 p.m.
- ▶ Feb. 23 at MBPZ Office at 2 p.m.
- ▶ Feb. 28 at Bloomfield Community Center at 2 p.m.
- ▶ March 2 at MBPZ Office at 11 a.m.

**41** WMGT  
32° 6:55 AM





# ASK ELAINE RADIO SHOW

PANDORA  
 DISCOVER NOW

LOCAL FEELINGS 8:00-10:00 PM

## Macon-Bibb officials to host town hall Thursday



Macon-Bibb County Commissioner Elaine Lucas will be at a town hall Thursday, Feb. 9, 2017, at St. Paul AVE Church. She will be joined by other county officials and representatives of the Macon-Bibb County Planning and Zoning Commission. [WMarshall@macon.com](mailto:WMarshall@macon.com)

### BY STANLEY KENTON/AP

[skenton@macon.com](mailto:skenton@macon.com)

A town hall meeting will provide Bibb County residents a chance to learn more about local government and give their input on how to improve the community. St. Paul AVE Church at 2501 St. Paul Ave. will be the site of Thursday's gathering from 6 p.m. to 8 p.m. Attending the forum will be various county officials and other local leaders. The town hall fits into one of a series of meetings hosted by the Macon-Bibb County Planning and Zoning Commission as it updates the comprehensive plan. The plan outlines goals for the county over the next 10 years.

These types of meetings give our government a chance to hear directly from the people we serve, as well as to hear how we're doing," County Commissioner Elaine Lucas said in a statement. "With the start of our second term, this is a great chance to hear from people on the direction they think we should take and the things we need to do to improve their neighborhoods."

Special Dispatch: 706-744-4433, [skenton@macon.com](mailto:skenton@macon.com)

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 844-324-0793

VIDEOS  
 Child may have been playing with gun before he was shot

Child may have been playing with gun before he was shot

Mercer athletes bring students together

Camellia trail opens in Middle Georgia

VIEW MORE VIDEOS



LOCAL FEBRUARY 6, 2017 2:23 PM

## Macon-Bibb officials to host town hall Thursday



Macon-Bibb County Commissioner Elaine Lucas will be at a town hall Thursday, Feb. 9, 2017, at St. Paul AME Church. She will be joined by other county officials and representatives of the Macon-Bibb County Planning and Zoning Commission. Woody Marshall - wmarshall@macon.com

BY STANLEY DUNLAP  
[sdunlap@macon.com](mailto:sdunlap@macon.com)

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The town hall ties into one of a series of meetings hosted by the Macon-Bibb County Planning and Zoning Commission as it updates the comprehensive plan. The plan outlines goals for the county over the next 20 years.

"These types of meetings give our government a chance to hear directly from the people we serve, as well as to let them know what we're doing," County Commissioner Elaine Lucas said in a statement. "With the start of our second term, this is a great chance to hear from people on the direction they think we should take and the things we need to do to improve their neighborhoods."

Stanley Dunlap: 478-744-4623, @stan\_telegraph



### VIDEOS



Child may have been playing with gun before he was shot



Child may have been playing with gun before he was shot



Mercer athletes bring students together



Camellia trail opens in Middle Georgia

VIEW MORE VIDEO





# The Telegraph

MACON.COM

## Macon-Bibb town hall focuses on education

Education will be the topic of discussion at a town hall Thursday.

The forum will be held from 6-8 p.m. at Northeast High School, 1646 Upper River Road, Macon. It will feature education experts, including Bibb County schools Superintendent Curtis Jones and school board members Ella Carter and Wanda West.

District 3 Macon-Bibb County Commissioner Elaine Lucas is hosting the forum.

Among the speakers scheduled for the town hall are Wesleyan College professor Tom Ellington; Verdallia Turner, president of the Georgia Federation of Teachers; Greg Brown, with the Macon-Bibb County Planning and Zoning Commission; and Vicki Perdue Scott, CEO of the Legacy Builders Foundation.

— STANLEY DUNLAP

# PUBLIC NOTICE

## Rescheduled Second public hearing for Macon – Bibb County's comprehensive plan update

Please be advised that the Second Public Hearing for the update of Macon – Bibb County's "Big Picture" Comprehensive Plan originally scheduled for Thursday, June 1, 2017 has been rescheduled to Thursday, July 27, 2017 from 5:30PM – 7:00PM. The meeting will be held at the Macon – Bibb County Government Center (Chambers), 700 Poplar Street, Macon, Georgia. For more information visit [www.MaconBibbCompPlan.com](http://www.MaconBibbCompPlan.com) or contact 478.751.7463.



**Macon-Bibb  
Planning & Zoning Commission**  
682 Cherry Street, Suite 1000  
Macon, GA 31201 | 478-751-7463  
MBPZ.org | @mcnbibbpz



**Middle Georgia** State University

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[Home](#) › [News](#) › [May 2017](#)

## **Rescheduled Second Public Hearing for Macon – Bibb County’s Comprehensive Plan Update July 27th**

Staff Report From Middle Georgia CEO

Friday, May 26th, 2017

Please be advised that the Second Public Hearing for the update of Macon – Bibb County’s “Big Picture” Comprehensive Plan originally scheduled for Thursday, June 1, 2017 has been rescheduled to Thursday, July 27, 2017 from 5:30PM – 7:00PM. The meeting will be held at the Macon – Bibb County Government Center (Chambers), 700 Poplar Street, Macon, Georgia. For more information visit [www.MaconBibbCompPlan.com](http://www.MaconBibbCompPlan.com) or contact 478.751.7463.

[Email](#) [Print](#)

**APPENDIX B:** Walnut Creek Village Master Redevelopment Plan: Amendment to Urban Redevelopment Plan 10-31-2012

*The following information reflects the formal language adopted by the City of Macon into the Macon Urban Redevelopment Plan. This amendment informed the Land Use element (i.e., Ch. 5) of this document, specifically, for the area bounded by Gray Highway (GA Route 11), Emery Highway (GA Route 19) Shurling Drive and Millerfield Road.*

Amending Chapter 4 Phase 3

Phase 3- The Neighborhood Character Area

Traditional residential neighborhoods represent the remaining areas within the URA--Pleasant Hill, Village Green, Lynmore Estates, Fort Hill, and Cherokee Heights. Although many of these neighborhoods have commercial and industrial uses, they are for the most part distinctly residential in nature and therefore require somewhat different strategies.

Several of these neighborhoods are located in a designated Community Development Block Grant Target Areas. The CDBG designation provides incentives for stabilization and redevelopment through various federal assistance programs. There are also local incentives provided such as variances in local zoning codes. In addition to the incentives already provided; this plan will foster redevelopment by:

1. **Implementing Strengthened Ordinances Regarding Code Enforcement, Property Maintenance, and Design Standards**  
This plan recognizes that there are several examples of blight in the form of condemned housing in many locations in this Character Area. Map 15 provides visual evidence of this. These homes are slated to be removed. However, there must be strategies in place to prevent exacerbation of this problem. Therefore; enhanced code enforcement sweeps and the establishment of a blight tax will be crucial.
2. **Remediating Blighted Properties Through Demolition of Revitalization**  
As evidenced by Map 15, there are a number of structures that have been condemned and slated for demolition. The enhanced sweeps will determine additional properties that are in a state of blight and condemnation.

3. Increasing Police Protection and Community Oriented Policing Efforts

The Pleasant Hill neighborhood has been identified by the Department of Justice as a Weed and Seed area. This program has produced positive results in that community. The Macon Police Department through their Community Policing program has been successful in preventing crime in areas such as Village Green by increasing their presence and being proactive in the community. The City will investigate if any other areas should be designated as Weed and Seed areas in conjunction with and overall Community Policing emphasis by the department.

Walnut Creek Village Master Redevelopment Plan

In October, the Legacy Builders foundation presented a plan that had been devised over the course of a year with public input from residents of the residential neighborhood of Fort Hill. This plan calls for streetscape enhancements, housing assistance, and a planned mixed-use development in the area.

The area bounded by Emery Highway to the south, 2nd Street to the West, Gray Hwy. to the Northwest, Shurling Dr. to the north, and Millerfield Rd. to the East shall be name the Walnut Creek Village Redevelopment Area with the following plans to be implemented beyond the general plans listed above.

1. Gray Hwy. Streetscape Enhancement- Gray Hwy. will receive new sidewalks, monumental signage, and street trees to become a more welcoming thoroughfare for residents and visitors alike.
2. Mixed-Use Development- the Corner of 2nd St and Emery Hwy. will be rezoned as a planned development area for a mixed-use development featuring housing and retail shops.
3. Interior street plan- Several streets in the interior of the area will receive similar enhancements to Gray Hwy with improved sidewalks, street trees, and parking lanes.
4. Walnut Creek Park- The vacant area near Walnut creek will be cleared and developed as a passive park.
5. Other Planned Development Areas-- Other planned develop districts will be identified for projects that will increase the economic vitality of the area.

Revenue bonds will be sought to implement these strategies for both infrastructure and private development purposes.

**APPENDIX C: Capital Improvement Element for Macon Water Authority**

<b>MACON WATER AUTHORITY                      Annual Impact Fee Financial                      Report - FY (2016)</b>				
Public Facility:	Water	Sewer	Date:	5/8/2017
Service Area:	Macon -Bibb Co.	Macon - Bibb Co.		TOTAL
Impact Fee Fund Balance			<b>NOTE: No current projects are being funded by impact fees. All</b>	
From FY 2014	\$0	\$0	<b>MWA projects are funded through Operating Cash Flow</b>	0
Impact Fees- Collected			<b>(service rates), Water &amp; Sewer Revenue Bonds or GEFA</b>	
In FY 2016	\$0	\$0	<b>Financing</b>	\$0
Accrued Interest	\$0	\$0		
(Administrative/Other Costs)	\$0	\$0		
(Impact Fees Refunds)	\$0	\$0		
FY 2016 Project Expenditures From Impact Fees	\$0	\$0		\$0
Impact Fee Fund Balance				
Ending FY 2016	\$0	\$0		
Impact Fees Encumbered	\$0	\$0		\$0

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**MACON WATER AUTHORITY**

Annual Impact Fee Financial Report For Capital Improvements Projects

FY 2016 (Oct. 2015-Sept. 2016)

Public Facility: Water

Date: 05/08/17

Service Area: Bibb County

Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Other Funding Sources	Project Expenditures FY 2016	Percentage of Funding From Impact Fees	Project Impact Fee Expenditures FY 2016	Impact Fees Encumbered In FY 2016
<b>No Current Projects are being funded by Impact Fees by the MWA; All Current Projects are being funded through cash flow (service rates); Water &amp; Sewer Revenue Bond Issues and GEFA Financing</b>				<b>Service Rates; Water &amp; Sewer Revenue Bonds; GEFA Financing</b>	\$0	0.00%	\$0	\$0
Total			\$0		\$0		\$0	\$0

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Public Facility: Sewer

Date: 05/24/17

Service Area: Bibb County

Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Other Funding Sources	Project Expenditures FY 2016	Percentage of Funding From Impact Fees	Project Impact Fee Expenditures FY 2016	Impact Fees Encumbered In FY 2016
<b>No Current Projects are being funded by Impact Fees by the MWA; All Current Projects are being funded through cash flow (service rates); Water &amp; Sewer Revenue Bond Issues and GEFA Financing</b>				<b>Service Rates; Water &amp; Sewer Revenue Bonds; GEFA Financing</b>	\$0	0.00%	\$0	\$0
Total							\$0	\$0

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**Appendix D: Consolidated Plan for Macon-Bibb County Program Years 2015 – 2019:  
Housing Needs Assessment**

**NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

**Summary of Housing Needs**

To assess the needs of the community, M-BC reviewed 2010 Census demographic data to geographically determine concentrations of poverty, unemployment, and housing conditions. ECDD was able to identify gaps in delivery of services that led to development of many of the strategies identified in this plan. ECDD also consulted with many neighborhood groups, nonprofit and for profit organizations, social service agencies, and housing agencies to develop this plan.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	97,255	91,969	-5%
Households	38,594	34,040	-12%
Median Income	\$27,405.00	\$26,545.00	-3%

**Table 1 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2010 U.S. Census

**Data Source Comments:**

Bibb County and the City of Macon merged January 2014. The default data shown in this ConPlan doesn't reflect the increased population count. Please refer to the attachment labeled "2014 Population Estimate for Bibb County".

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	9,160	7,080	8,680	5,094	27,435
Small Family Households *	3,269	2,360	3,115	1,915	14,144
Large Family Households *	594	425	695	475	2,004
Household contains at least one person 62-74 years of age	1,340	1,640	1,520	767	5,534
Household contains at least one person age 75 or older	825	1,145	1,450	750	2,425
Households with one or more children 6 years old or younger *	1,917	1,144	1,464	863	3,028

\* the highest income category for these family types is >80% HAMFI

**Table 2 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	154	65	30	45	294	30	24	24	25	103
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	79	0	80	15	174	25	4	0	0	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	135	130	110	430	4	15	34	95	148
Housing cost burden greater than 50% of income (and none of the above problems)	4,295	2,160	414	60	6,929	1,269	1,033	815	295	3,412
Housing cost burden greater than 30% of income (and none of the above problems)	560	1,539	2,290	445	4,834	209	560	1,345	680	2,794

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,064	0	0	0	1,064	254	0	0	0	254

**Table 3 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,585	2,355	654	230	7,824	1,324	1,079	875	415	3,693
Having none of four housing problems	1,595	2,344	3,975	1,954	9,868	344	1,310	3,175	2,490	7,319
Household has negative income, but none of the other housing problems	1,064	0	0	0	1,064	254	0	0	0	254

**Table 4 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,025	1,680	1,074	4,779	495	329	823	1,647
Large Related	338	340	250	928	154	59	185	398
Elderly	833	670	483	1,986	524	944	724	2,192
Other	1,895	1,188	980	4,063	343	298	464	1,105
Total need by income	5,091	3,878	2,787	11,756	1,516	1,630	2,196	5,342

**Table 5 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,825	905	109	2,839	470	234	274	978
Large Related	263	170	0	433	129	39	35	203
Elderly	654	365	104	1,123	385	635	334	1,354
Other	1,660	774	215	2,649	329	163	175	667
Total need by income	4,402	2,214	428	7,044	1,313	1,071	818	3,202

Table 6 – Cost Burden > 50%

Data 2007-2011 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	119	80	125	105	429	29	0	8	30	67
Multiple, unrelated family households	15	60	55	20	150	0	19	25	65	109
Other, non-family households	25	0	30	0	55	0	0	0	0	0
Total need by income	159	140	210	125	634	29	19	33	95	176

Table 7 – Crowding Information – 1/2

Data 2007-2011 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 8 – Crowding Information – 2/2

Data Source

Comments:

**Describe the number and type of single person households in need of housing assistance.**

Single-person households are primarily rental apartments. M-BC does not currently provide housing assistance to apartment complexes. However, over the years M-BC has provided funding to other types of single family rental unit projects.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

There is no data source available that provides information on all of the unrelated factors listed in this question.

**What are the most common housing problems?**

The most common housing issue for M-BC is related to the deterioration of existing housing stock. The reduced scale of new construction is due primarily to the inability of current residents to afford a new home. Existing homes in long-established neighborhoods are either passed down from one generation to the next or the home is abandoned when the original tenants pass away without heirs. Older housing stock requires more repairs and maintenance to items such as roofs, electrical and plumbing systems.

**Are any populations/household types more affected than others by these problems?**

The majority of older housing stock is located within the city limits of Macon. These same areas are predominantly populated by low- and moderate-income black families. As such, the black population is affected on a larger scale than other races.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The primary factor used in determining which low-income families are at risk of becoming unsheltered is the level of income received by the household. Race and location are not common denominators or characteristics. Secondary characteristics can include family instability, low levels of schooling/education and improper budget discipline.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not applicable. There is no data source available that provides information on at-risk populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As noted above, low income, family instability, lack of education, and improper budget discipline have been found to be factors which lead to an increased risk of homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,390	1,135	995
White	975	205	180
Black / African American	4,125	880	775
Asian	70	0	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	85	35	30

**Table 9 - Disproportionately Greater Need 0 - 30% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,425	1,135	0
White	1,005	350	0
Black / African American	3,215	765	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	150	20	0

**Table 10 - Disproportionately Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,340	2,690	0
White	685	845	0
Black / African American	2,570	1,685	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	120	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,070	1,900	0
White	255	550	0
Black / African American	765	1,220	0
Asian	30	0	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	19	15	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

When all levels of income are viewed as one, a larger proportion of lower income households of all races have one or more of the housing problems. The common factor is the level of income. Poor households can't afford to maintain their residence at the same level of standard as households with higher levels of income.



When the races are viewed separately, black households with housing problems are three times more numerous than white households. If the income is in the same bracket, the factors for this variance can be the size of the family, amount of income that isn't tied up repaying debt, and/or proper budget discipline.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,740	1,785	995
White	825	355	180
Black / African American	3,650	1,355	775
Asian	70	0	0
American Indian, Alaska Native	15	25	0
Pacific Islander	0	0	0
Hispanic	85	35	30

**Table 13 – Severe Housing Problems 0 - 30% AMI**

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,715	2,850	0
White	605	750	0
Black / African American	1,965	2,015	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	85	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	895	5,135	0
White	155	1,375	0
Black / African American	700	3,550	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	150	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	380	2,590	0
White	85	720	0
Black / African American	280	1,705	0
Asian	0	30	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	15	19	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

The difference between “housing problems” and “severe housing problems is 1) the number of family members living under the same roof and 2) the amount of debt. When all levels of income are viewed as one, it is obvious that a larger proportion of lower income households of all races have one or more severe housing problems. The common factor is the level of income. Poor

households cannot afford to maintain their residence at the same level of standard as households with higher levels of income.

When the races are viewed separately, black households with housing problems are three times greater than white households. If the incomes of white and black households are in the same bracket, the factors for this variance can be the size of the family, amount of income that is not tied up repaying debt, and/or proper budget discipline.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,325	5,760	7,985	1,015
White	7,560	1,710	1,715	190
Black / African American	9,810	4,680	5,995	785
Asian	140	45	145	0
American Indian, Alaska Native	70	25	15	0
Pacific Islander	0	0	0	0
Hispanic	280	124	165	30

**Table 17 – Greater Need: Housing Cost Burdens AMI**

Data 2007-2011 CHAS  
Source:

### Discussion:

### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

According to the above chart, black residents have a disproportionately greater need to effectively handle housing debt.

**If they have needs not identified above, what are those needs?**

No additional needs or factors have been identified. The factors for this variance can be the size of the family, amount of income that isn't tied up repaying debt, and/or improper budget discipline.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

## NA-35 Public Housing – 91.205(b)

### Introduction

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	57	2,007	2,756	217	2,539	0	0	0

Table 18 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

#### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	3,944	9,690	10,178	10,029	10,191	0	0	
Average length of stay	0	4	4	5	2	5	0	0	
Average Household size	0	2	2	2	1	2	0	0	
# Homeless at admission	0	0	9	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	432	324	93	231	0	0	
# of Disabled Families	0	6	365	707	41	666	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	57	2,007	2,756	217	2,539	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 19 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	1	87	154	36	118	0	0	0
Black/African American	0	56	1,914	2,598	181	2,417	0	0	0
Asian	0	0	2	3	0	3	0	0	0
American Indian/Alaska Native	0	0	2	0	0	0	0	0	0
Pacific Islander	0	0	2	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 20 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)



## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	10	29	3	26	0	0	0
Not Hispanic	0	57	1,997	2,727	214	2,513	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 21 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Currently, MHA has three families on its public housing waiting list that are in need of an accessible unit. As these units become available, MHA will attempt to identify and qualify the families with this need and move them to the appropriate unit.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The immediate needs of public housing residents and Housing Choice Voucher (HCV) holders vary from family to family, but good accessible housing is chief among these needs. MHA provides sixty-two units in its conventional public housing portfolio for this purpose. Since MHA does not own HCV units, it has entered into an agreement with *Disability Connections, Inc.*, a local agency that was formed for the purpose of helping disabled citizens find and better utilize accessible housing, among other purposes. Through this unique partnership, qualified families can gain quicker access to MHA's HCV program with a preference. Once they obtain an HCV, *Disability Connections* may assist the family in finding accessible, privately owned units in the community.

**How do these needs compare to the housing needs of the population at large**

As the overall economy has struggled over the past several years, the need for affordable housing in general has increased. The need for accessible housing has increased proportionally at the local level over the same period of time. Again, MHA continually strives to create and maintain viable options for families who need accessible units.

**Discussion**

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

According to DCA's FFY14 Action Plan, DCA will continue to collaborate with local agencies in applying for federal funds to create programs that serve persons who are chronically homeless. Five objectives were identified to end chronic homelessness and move families and individuals to permanent housing; 1) Reduce the number of unsheltered individuals and families by 1% each year; 2) Reduce length of stay for clients in emergency shelters and transitional housing programs in order to provide services to additional households; 3) Increase placements into permanent housing for homeless individuals and families from emergency shelters and transitional housing by 5% each year; 4) Prevent individuals and families from becoming homeless – either unsheltered or sheltered, by 3% each year; and 5) Increase the percentage of individuals and families remaining housed for three months by 2% each year.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	43	0
Black or African American	140	0
Asian	4	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	6	0
Not Hispanic	182	0

Data Source

Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Based upon the Homeless Count conducted on January 25, 2013, it is estimated that there are no unsheltered families with children who are in need of housing assistance. Of that number, it is estimated that the head of household was a veteran in 12% of the cases. The estimated number of unsheltered persons on the night of January 25, 2013, is derived from a combination of survey-based methods developed by DCA and statistical techniques developed by Dr. Jennifer Priestley of Kennesaw State University.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Please refer to the attachment "2014 DCA Homeless Count." It shows a breakdown of emergency shelters, transitional housing, and permanent supportive housing that was available during the 2014 Sheltered Count by GA DCA. People residing in Permanent Supportive Housing were not counted because HUD considers this group to be in permanent housing.

**Discussion:**

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

#### **Describe the characteristics of special needs populations in your community:**

The term “special needs” implies that there is another factor besides low-income which identifies a person or group as needing assistance. M-BC has identified the following populations as “special needs:”

- 1) elderly and/or disabled citizens
- 2) HIV/Aids infected citizens
- 3) Victims of domestic violence

#### **What are the housing and supportive service needs of these populations and how are these needs determined?**

M-BC provides assistance to the elderly and/or disabled citizens in two forms. Minor and emergency home repairs are made through local non-profit agencies which are funded in part with CDBG funds. River Edge provides transitional and permanent housing assistance to HIV/Aids infected citizens.

M-BC is a community that utilizes all opportunities to connect with its citizens. This includes public meetings and surveys that are used to gather input and ideas from the citizens. The Community Survey that was recently conducted is another option used to gather information as to what the needs and desires of the community are. Each year, non-profit agencies submit applications to the Economic and Community Development Department to be considered to receive federal funding in order to provide a necessary service to M-BC residents. The applications are categorized by either public service programs, minor home repair programs, etc. A review panel is provided with what the community’s focus is on based on the meetings and surveys. The panel then reviews the applications collectively to make decisions as to which agency offers the best benefit and can serve the most people.

#### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

River Edge provides HIV Early Intervention services to M-BC and surrounding areas. Services include annual training events, HIV prevention counseling, HIV pre-test counseling, HIV testing and results, HIV post-test counseling and referral of HIV-positive individuals for medical and social services. The M-BC census is approximately 155,000 and the population with HIV (not AIDS) is approximately 1,475 and citizens with AIDS number approximately 1,350. HIV-EIS target high risk populations such as substance abuse and low SES. HIV-EIS Intervention services also includes case management support for person living with HIV/AIDS and their families. HIV-HIS provide education and testing to local businesses, churches, non-profit organizations, colleges, and civic

organizations; provide outreach to bring awareness throughout communities to assist with lowering the risk of HIV/AIDS infections.

**Discussion:**