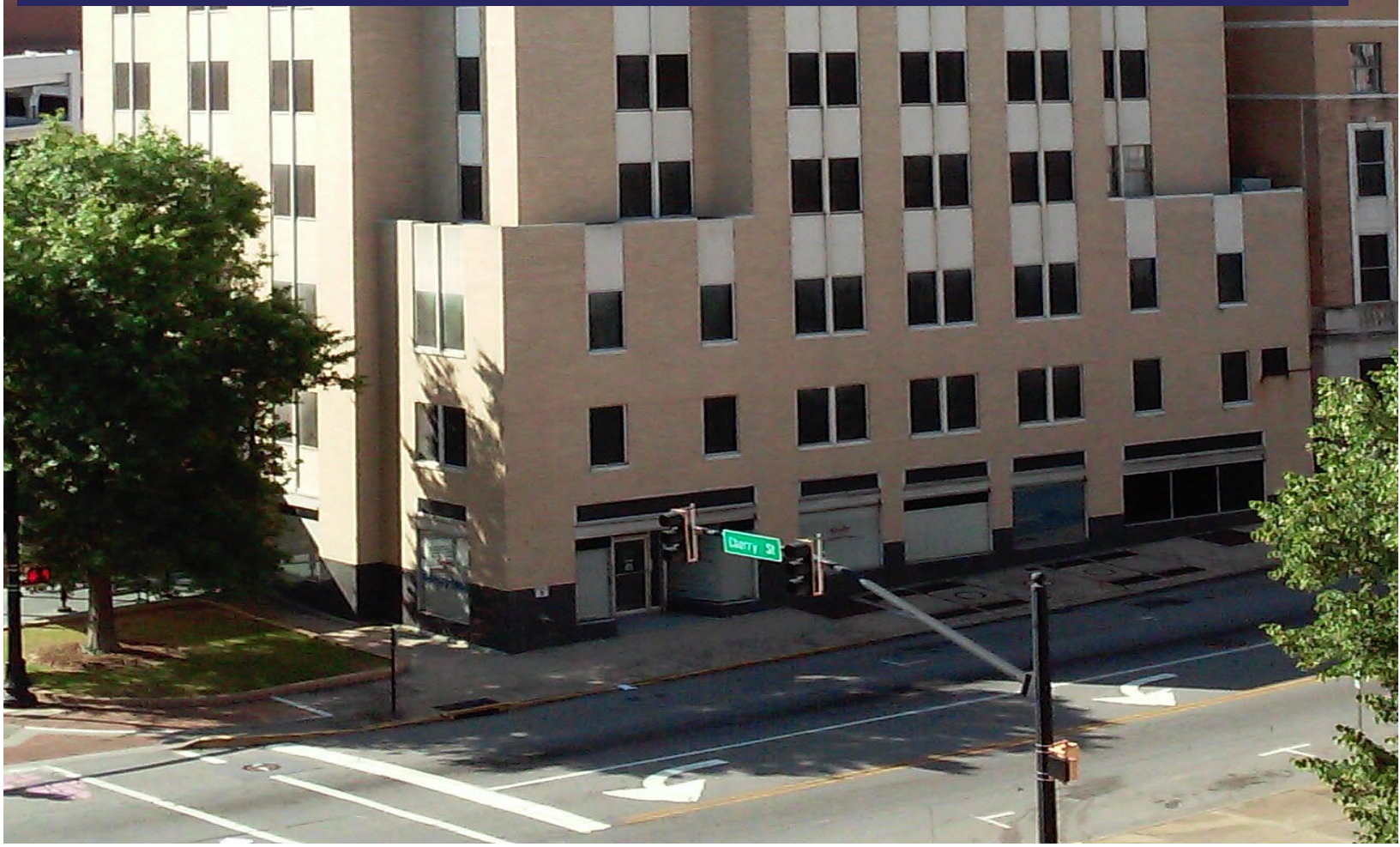




2050 MACON-BIBB COUNTY COMPREHENSIVE PLAN UPDATE



ACKNOWLEDGEMENTS

Macon-Bibb County Mayor/Board of Commissioners

Lester Miller, Mayor
Valerie Wynn, Commissioner-District 1
Paul Bronson, Commissioner-District 2
Elaine Lucas, Commissioner-District 3
Mallory Jones, III., Commissioner-District 4
Seth Clark, Mayor Pro Tem, Commissioner-District 5
Raymond Wilder, Commissioner-District 6
Bill Howell, Commissioner-District 7
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Tim Jones
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Jaime Arnold, Eisenhower Business Improvement District
Michael T. Austin, Macon Housing Authority
Carla Beasley, Ocmulgee Mounds National Historic Park
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Brenda Claiborne, Century 21 Crowe Realty
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Alex Morrison, Urban Development Authority
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Michael Greenwald, Planning Director, AICP
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Ken North, Senior Planner
Habibat Idris, GIS Manager
Mark Strozier, Communications Manager

Stakeholders and Community Partners

Macon-Bibb County City Hall
Macon-Bibb Transit Authority (*Transfer Station*)
Kingdom Life Church
Lundy Chapel Baptist Church
Elaine H. Lucas Senior Center
Delores A. Brooks Recreation Center
Rosa Jackson Community Center
Porter-Ellis Community Center

Macon Mall
Bibb County Neighborhood Watch Association
Mulberry Market @ Tattnall Square Park
Georgia Department of Driver Services (Macon)

Local Media and Print Media

13WMAZ
WGXA News (Fox24/ABC16)
41WMGT
The Telegraph
Middle Georgia Informer
The Macon Newsroom
Middle Georgia CEO eNewsletter
MBPZ Comprehensive Plan eNewsletter
Middle Georgia Times



LESTER M. MILLER
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 19, 2022

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

RE: 2022 Comprehensive Plan Submittal

Dear Mr. Boike:

Macon-Bibb County has completed an update of its comprehensive plan and is submitting it via this letter for review by the Middle Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact me at.

Sincerely,

Lester M. Miller
Mayor, Macon-Bibb County

Cc: Jeff Ruggieri, Executive Director, Macon-Bibb County Planning and Zoning



LEGISLATIVE SPONSORS

- | | |
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-

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, with updates required every five (5) years, pursuant to DCA Rule 110-12-1; and

WHEREAS, the Macon-Bibb County Comprehensive Plan was last updated in October of 2017; and

WHEREAS, in light of the new rule, the Macon-Bibb County Comprehensive Plan Update is due to the State by October 31, 2022; and

WHEREAS, a copy of the Macon-Bibb County Comprehensive Plan Update is available upon request in the Office of the Clerk of Commission; 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 updates to the Macon-Bibb County Comprehensive Plan, available in the Office of the Clerk of Commission, 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 Exhibits 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 that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-

Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly.

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 1 day of November, 2022.

By: Lester M. Miller
LESTER M. MILLER, Mayor

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



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Chapter 1 | Introduction

Macon-Bibb County Commission adopted the 2017 Macon-Bibb County Comprehensive Plan Update on October 17, 2017, for the purpose of outlining the vision and forecasting the community's long-range planning needs for the next ten years and beyond. The Georgia Planning Act of 1989 articulates the requirement that every local government in Georgia develop a comprehensive plan meeting the minimum established standards to maintain qualified local government certification.

At the midpoint of this plan, part of maintaining the plan is for each government to complete a five-year update. This update includes a Report of Accomplishments toward fulfilling the previous five-year Community Work Program and developing a new Community Work Program for the remainder of the ten-year plan. Staff with Macon-Bibb County Planning and Zoning Commission have collaborated with staff for Macon-Bibb County to develop this 2021-2026 Report of Accomplishments and Community Work Program 2022-2027 for this scheduled plan update. According to state regulations, this must be adopted by Macon-Bibb County Government prior to October 31, 2022.

Comprehensive plans are guides that determine how communities shape their growth and development in the future. Used by local governments, comprehensive plans function 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 update is written to guide Macon – Bibb County's vision that includes neighborhoods, businesses, industries, investments, redevelopment, recreation, and quality of life.

This plan update 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 update should serve as a policy guide for County staff and elected officials to utilize on a regular basis and be utilized in helping to make annual budgeting, capital funding, grant application and land use decisions.

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 October 1, 2018. 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?; and (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 indicates areas where diverse 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

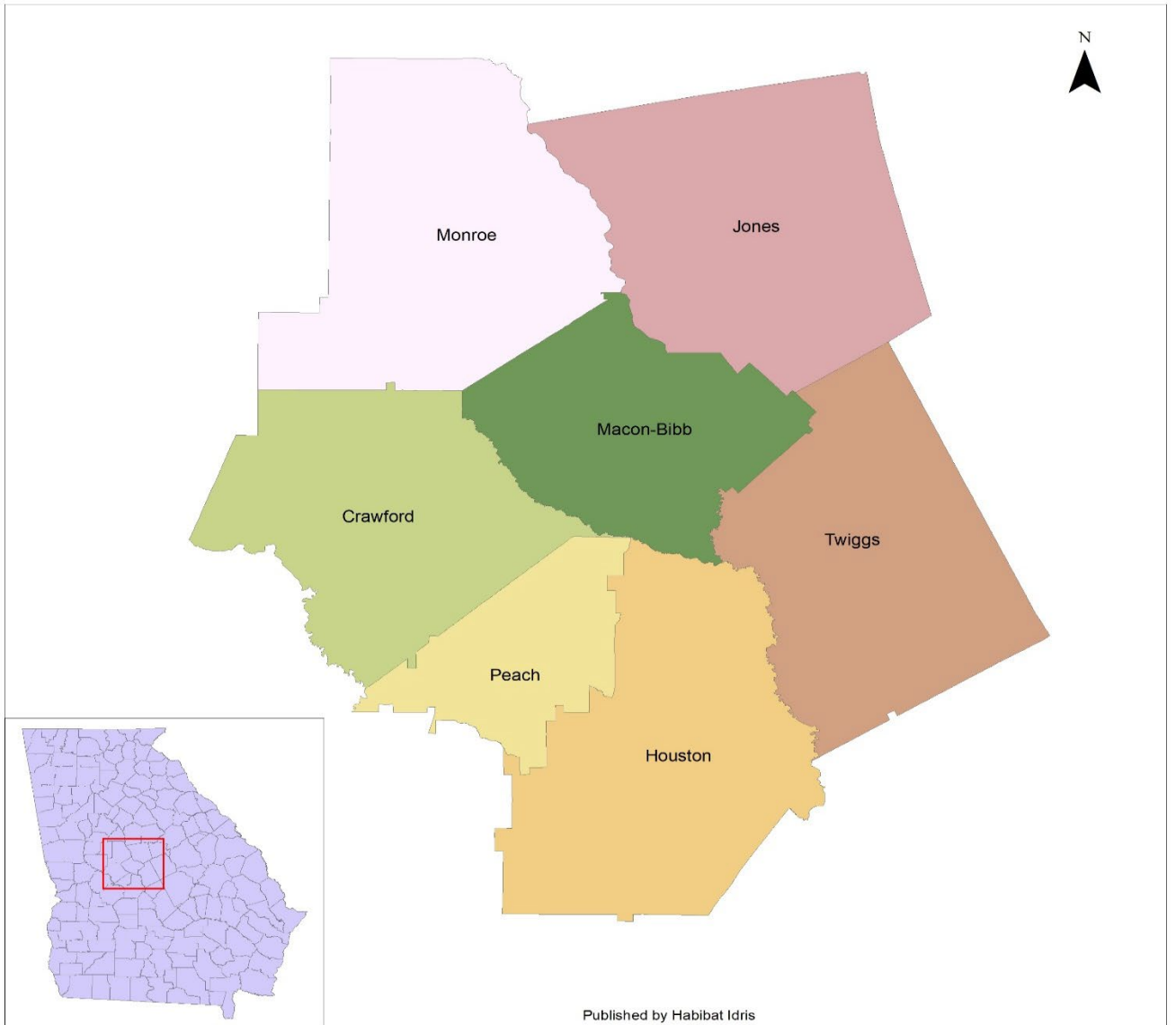
Macon-Bibb County is in Middle Georgia, approximately 70 miles south of Atlanta and 150 miles northwest of Savannah. Mostly urban in nature, Macon-Bibb County encompasses 255 square miles and has a population of 157,346, according to the 2020 U.S. Census. The county is home to nine institutions of higher 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, 14 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 county once relied on the textile industry for its economic foundation. These industries have not only left the area, but 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. As of April 2020, the per capita income for the county is **\$25,519**, while Georgia has a per capita income of \$32,427. As Georgia has a poverty rate of 14.0%, Macon-Bibb County greatly exceeds the state’s, with a poverty rate of 25.0%.¹ 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.² See map 1-1 for Macon-Bibb and Neighboring Counties.

¹ [U.S. Census 2020 Quick Facts](#)

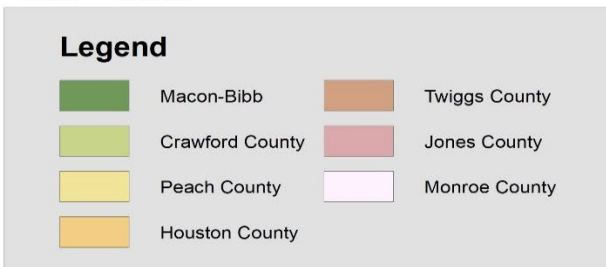
² Macon – Bibb County Urban Redevelopment Plan

Map 1-1: Macon-Bibb and Neighboring Counties

Macon-Bibb and Neighboring Counties



1 cm = 1 mile



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 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: 1/21/2022

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 2050 comprehensive plan update 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). The 2017 comprehensive plan update marked the first time a comprehensive plan be developed and approved under the new Macon-Bibb County Consolidated government based on DCA rules, effective March 1, 2014. This rule implied that comprehensive plans be updated every five (5) years, as opposed to every ten (10) years. As we move to the current 2022-2027 Comprehensive Plan update, this plan was prepared in accordance with DCA rules that went into effect on October 1, 2018.

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, a public involvement schedule was developed, see table 1-1, and steering committee members and community stakeholders were engaged in several different ways throughout the planning process to actively voice their opinions about Macon – Bibb County's future. The process began

in March 2022 with identifying community stakeholders to serve on the Comprehensive Plan Steering Committee. The committee, made up of interested citizens, elected, and appointed officials, neighborhood organizations, special interest groups, local government staff, and business owners, helps guide the preparation of the Comprehensive Plan, and provide technical assistance. On May 11, 2022, a kick-off meeting (*first required public hearing*) was held to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. During each public involvement workshop, as outlined on the following schedule, presentations were given on specific topics. Workshop attendees also participated in visioning and SWOT (**S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats) analysis exercises to provide feedback about the prioritization of funds to improve community facilities, 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 attend Neighborhood Watch meetings, and be present at outdoor events such as The Mulberry Market at Tattnell Square Park.

Table 1-1: Public Involvement Schedule

<i>"The Year of the Plan"</i> Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule (Subject to Change)		
	Date / Time	Location
<i>First Required Public Hearing</i> (Kick-off)	Wednesday, May 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia
Steering Committee Meeting	Thursday, May 19, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31211
Public Involvement Workshop #1 <i>(Community Facilities and Public Safety)</i>	Tuesday, May 24, 2022 5:30PM – 7:00PM	Porter-Ellis Center, 5987 Houston Road, Macon, Georgia 31216
Public Involvement Workshop #2 <i>(Housing and Transportation)</i>	Thursday, June 2, 2022 5:30PM – 7:00PM	Lundy Chapel Baptist Church 2081 Forest Hill Road Macon, Georgia 31210
Steering Committee Meeting	Wednesday, June 15, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Workshop #3 <i>(Broadband and Economic Development)</i>	Thursday, June 23, 2022 5:30PM – 7:00PM	Kingdom Life, 2138 Shurling Drive, Macon, Georgia 31211
Public Involvement Workshop #4 <i>(Natural and Cultural Resources/Historic Resources and Land Use)</i>	Thursday, July 7, 2022 5:30PM – 7:00PM	Macon Mall, 3661 Eisenhower Parkway, Macon, Georgia 31206 <i>(Lower Level Inside: Old Macy's Department Store entrance)</i>
Steering Committee Meeting	Wednesday, July 20, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201

Public Involvement Open House	Tuesday, July 26, 2022 11:00AM – 7:00PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
<i>Second Required Public Hearing</i>	Thursday, August 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (<i>Commission Chambers</i>), 700 Poplar Street, Macon, Georgia 31201
Middle Georgia Regional Commission / Department of Community Affairs Review	August 18 – September 26, 2022	
Final Presentation (<i>Macon-Bibb County Commission Committee as a Whole</i>)	Tuesday, October 11, 2022 9:00AM	Macon – Bibb County City Hall (<i>Commission Chambers</i>), 700 Poplar Street, Macon, Georgia 31201
Final Adoption (<i>Macon-Bibb County Board of Commission</i>)	Tuesday, October 18, 2022 6:00PM	Macon – Bibb County City Hall (<i>Commission Chambers</i>), 700 Poplar Street, Macon, Georgia 31201

The seven (7) month planning process also included the creation of an online community survey via Microsoft forms. Paper copies were available upon request. A total of 200 surveys were completed online, and 2 completed via hardcopy. Appendix A includes information received from the public participation process.

Steering Committee

An official letter was composed in March 2022 to invite local elected officials, community residents, business owners, and other key community stakeholders to serve as steering committee members for the comprehensive plan update. The goal was to identify individuals who possess a genuine commitment to our community, has a thorough knowledge of Macon-Bibb County, and who had 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, 51 invitations were extended to form the steering committee. As a result, the following individuals below made up the comprehensive plan update steering committee in table 1-2:

Table 1-2: Steering Committee

Last Name	First Name	Title	Organization
Adams	Stephen	Executive Dir.	Macon-Bibb County Industrial Authority
Arnold	Jaime	Executive Director	Eisenhower Business Improvement District
Austin	Michael T.	Chief Executive Officer	Macon Housing Authority
Beasley	Carla	Superintendent	Ocmulgee Mounds National Historic Park
Boike	Greg	Director of Public Administration	Middle Georgia Regional Commission

Bronson	Paul	Commissioner	Macon-Bibb County Commission: District 2
Burks	Deborah J.	Vice-President for Institutional Effectiveness	Central Georgia Technical College
Claiborne	Brenda	Managing Associate Broker & REALTOR	Century 21 Crowe Realty
Clark	Seth	Commissioner, Pro-Tem	Macon-Bibb County Commission: District 5
Colvin	Verda M.	Supreme Court of Georgia	One-Macon, Co-Chair
Easom	Jeane	Commission Chair	Macon-Bibb County P & Z Commission
Ellington	Thomas C.	Professor of Political Science	Wesleyan College
Garlington	Ethiel	Executive Director	Historic Macon Foundation
Gaudet	Jami	Public Information Officer	Macon-Bibb County Transit Authority
Golphin	Lisa	Senior Executive of Strategic Planning	Macon Water Authority
Gordon	Judy A.	Coordinator	Bibb County Sheriff's Office Neighborhood Watch
Habersham	Myrtle S.	State President	AARP Georgia
Hall	Ivey	Executive Director	Macon Area Habitat for Humanity
Hatcher	Cass	Chief Facilities Development Officer	River Edge Behavioral Health Center
Howell	Bill	Commissioner	Macon-Bibb County Commission: District 7
Jackson	Wanzina N.	Manager	Macon-Bibb County Economic & Community Development Department
Jones, III	Mallory	Commissioner	Macon-Bibb County Commission: District 4
Kitchens	Sam	Exec. Director of Capital Programs	Bibb County School District
Lambert	Karen	President/CEO	Peyton Anderson Foundation
Leverette	Joey S.	Executive Director/President	Macon Water Authority
Lucas	Elaine	Commissioner	Macon-Bibb County Commission: District 3
Mee	Caitlin	Resident	Vineville Neighborhood Association
Miller	Lester	Mayor	Macon-Bibb County
Morrison	Alex	Executive Director	Urban Development Authority

Rogers	Josh	President/Chief Executive Officer	NewTown Macon
Shipman	Ron	Interim President/Chief Executive Officer	Greater Macon Chamber of Commerce
Sims	David S.	Assistant Vice-President for Facilities	Middle Georgia State University
Stafford	WyKesia	President	Stafford Builders & Consultants, Inc.
Thompson	David D.	Piedmont Construction Group, LLC.	One-Macon, Co-Chair
Tillman	Al	Commissioner	Macon-Bibb County Commission: District 9
Tompkins	Louis F.	Volunteer Coordinator	Macon-Bibb County Age-Friendly Council
Verner	Everett	Executive Director	Macon-Bibb County Land Bank Authority
Walker	Robert	Director	Macon-Bibb County Parks and Recreation Department
Watkins, Jr.	Virgil	Commissioner	Macon-Bibb County Commission: District 8
Wilder	Raymond	Commissioner	Macon-Bibb County Commission: District 6
Wilkerson	Julie	Executive Director	Macon Arts Alliance
Wynn	Valerie	Commissioner	Macon-Bibb County Commission: District 1

Organization

This comprehensive plan update is developed into eleven (11) 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 “needs and opportunities” which were identified and refined during the community participation process. Chapter 4 provides a snapshot of the community demographic profile and describes the anticipated population projection through 2050. 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, cultural, and historic resources. Chapter 10 is a new element that provides an overview of broadband services throughout the county. Chapter 11 provides an overview of the economic prosperity of Macon-Bibb County.

The appendix section of the document provides public notices and meeting agendas from the public participation process, as well as references to additional supporting documents which have informed this analysis.

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. 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. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs’ “Quality Community Objectives” were reviewed 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.

Revised Vision Statement

Macon–Bibb County endeavors to be a diverse welcoming community growing sustainably with pride, prosperity, and a high quality of life for everyone.

List of Community Goals

The following list represents recommended community goals and objectives for Macon-Bibb County. Many of the goals and objectives are carried over from the 2017 update, and some were identified during this 2022 update at public involvement workshops. The public and steering committee members engaged in a SWOT (strengths, weaknesses, opportunities, and threats) analysis to help formulate goals and objectives. Additionally, goals and objectives were developed by referencing other community plans such as the Forward Together Strategic Plan, Mayoral Transition Team Report 2020, Macon-Bibb Urban Redevelopment Plan 2018, Macon Action Plan 2015, A Thriving Middle Georgia Plan 2015, On the Table 2019, Macon Cultural Plan, One Macon Plan 2.0, Macon-Bibb County Consolidated Plan, Macon Georgia’s Saving Places Index 2022, and the 2050 Metropolitan Transportation Plan. The SWOT exercises were done in general, but with various topics in mind to include, community facilities, economic development, housing, land use, natural, cultural & historic resources, transportation, education, governmental coordination, and neighborhoods.

Revised Land Use Goal: Maximize the use of existing infrastructure ensuring the most desirable and efficient use of land.

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 artwork
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
- 23. Incorporate Inclusionary Zoning into the code of regulations**
- 24. Maintain natural green buffers on both sides of the Ocmulgee River to protect the Ocmulgee Mounds National Historic Park**
- 25. Increase commercial activity surrounding the OMNHP (Campgrounds, businesses)**

Revised Transportation Goal: Prioritize safe mobility and address transportation needs for all community residents.

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
- 18. Implement and sustain Vision Zero**
- 19. Engage the Planning and Zoning Commission into the Metropolitan Planning Organization (MPO) process**
- 20. Coordinate GDOT’s political action around goals**
- 21. Capitalize on regional air, rail, and cargo opportunities**

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

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, Baconsfield, 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

Revised Education Goal: To make affordable educational and training opportunities readily available for citizens in support of innovation and workforce readiness.

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, 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

Revised Natural and Cultural Resources Goal: Promote sustainable growth while protecting the environment and preserving our cultural resources.

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
6. **Preserve, protect, and celebrate the historic heritage in predominately African American communities (Fort Hill, Pleasant Hill, Bloomfield, Unionville, etc.); Create historic districts for these neighborhoods.**
7. **Protect these areas from neighborhood or commercial zoning**

Chapter 3 | Needs and Opportunities

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, developed during the 2017 and 2022 update, through public involvement 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 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. This list is compiled from “in-person” public involvement workshops. Additional SWOT analysis feedback was capture via the online survey found in the appendix.

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 & Byways*
- *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)*
- *Abundance of Historic Housing stock*
- *Resourceful organizations in place (Habitat for Humanity, Macon Housing Authority, etc.)*
- *Historic Macon's Educational classes*

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*
- *Poor housing stock*

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*
- *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)*
- *Atrium Health Navicent Hospital*
- *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*
- *Need more energy efficient housing*
- *More partnerships*
- *GICH (Georgia Initiative for Community Housing) Community*
- *Additional Macon Ambassadors*
- *Mixed-income neighborhoods*

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

THREATS:

- *Blight*
- *Flooding*
- *Homelessness*
- *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*

- *6,000 historic structures on demolition list*
- *Absentee landlords*
- *Real estate racism*

The following list represents the final locally agreed upon list of Needs and opportunities the County intends to address during the 2022-2027 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 2020 according to the 2020 U.S. Census. Trends suggest that the population for Macon-Bibb County will increase slightly by the year 2050. 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
- **There is a need to create a committee to address redlining and gentrification in each commission district**
- **There is a need to develop small neighborhood plans to help eliminate blight**

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 can 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
- **There are opportunities for future development to convert property along water ways for mixed use developments (Eat, Sleep, Shop)**

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
- Utilize vacant commercial and multi-family buildings to provide housing for the homeless (Macon Housing Authority as a partner)
- Macon-Bibb County can become a GICH (Georgia Initiative for Community Housing) Community
- Research other GICH communities, i.e., Eatonton, Georgia
-

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 to improve stormwater and solid waste management, in addition to emergency management
- There is a need for more police protection/law enforcement resources to address crime, i.e, Macon’s MVP program, Late Night Basketball
- There is a need to provide homeless shelters for men
- There is a need to provide a solution for food deserts
- There is a need to update the solid waste plan
- There is a need to have a Planning and Zoning sponsored program for sustainable recycling
- There is a need to assess the mental health of law enforcement

Opportunities:

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

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

In summary, by conducting the S.W.O.T. analysis, survey respondents provided feedback and shared that three (3) main **Strengths** about Macon-Bibb County are: *Downtown, Community, and Location*; three (3) main **Weaknesses** are: *Crime, Poverty, and Lack of Community Pride, Affordable, etc.*; three (3) main **Opportunities** are: *Macon, Schools, and Community*; and three (3) main **Threats** are: *Crime, Lack of Education, Public Safety, etc., and Blight*. There were two (2) additional needs, and one (1) additional opportunity identified in the economic development, needs and opportunities. Many of the needs and opportunities listed, carried over from the 2017 comprehensive plan update.

Chapter 4 | Sociodemographic and Forecasting

This chapter addresses changes in population patterns in Macon-Bibb since the 2017 Macon-Bibb Comprehensive Plan Update. The source data and analyses for this discussion were prepared as part of the Macon Area Transportation Study (MATS) 2050 Metropolitan Transportation Plan (2050 MTP). Based on the observed historic population and employment patterns of the 2010 and 2020 U.S. Census, and the predicted trends through the 2050 plan year, the 2050 MTP also addresses anticipated development scenarios for the Macon-Bibb area.

Due to the unavailability of the 2020 Census results during the development of the 2050 MTP, and the use of the 2015 base year for as per guidance from Georgia Dept. of Transportation, the reference years for the discussion below will either be the 2015 base year or the 2050 planning horizon year, unless specifically otherwise noted.

Historic Population Trends

Figures 4-1 demonstrates the anticipated general countywide population trends in Macon-Bibb, Jones, and Monroe Counties, starting in 1960 and continuing through to the plan year of 2050. The orange and pink columns are projected total population values for each county from the estimates produced by the Governor’s Office of Planning and Budget (GOPB) for the plan horizon year 2015 (Population Projection 2015 – 2050) or 2020 (Population Projection 2020 – 2065). The estimated population for 2020 (in pink) stands in contrast to the actual population value for 2020 from the decennial U.S. Census (in blue).

For years 2025 through 2050, population values are projected based on the annualized growth rate observed between the 2010 and 2020 U.S. Census.

Figure 4-1: Bibb County Population Trends, 1960 – 2050

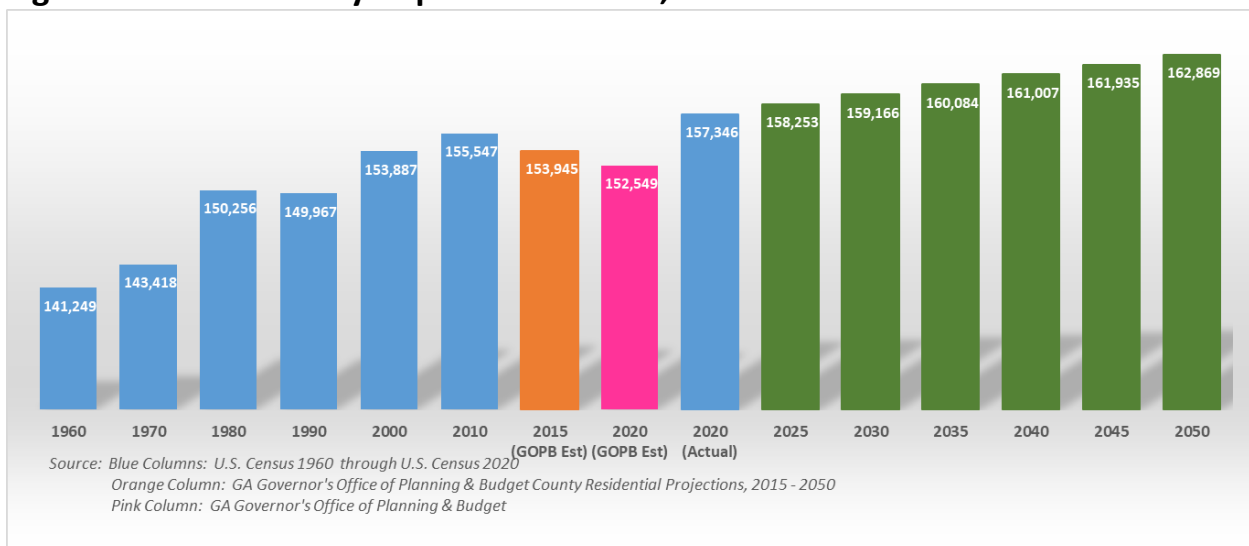


Table 4-1: Total Population, by Race of Bibb County for 2010, 2015 (Estimated) and 2020

Area	Bibb County		
	2010	2015 (Est)	2020
Total Population	155,547	153,945	157,346
<i>Percentage</i>	100.00%	100.00%	100.00%
African American	80,744	83,756	85,234
<i>Marginal %</i>	51.91%	54.41%	54.17%
American Indian/ Alaskan Native	287	364	281
<i>Marginal %</i>	0.18%	0.24%	0.18%
Asian	2,492	2,909	3,209
<i>Marginal %</i>	1.60%	1.89%	2.04%
Native Hawaiian/ Pacific Islander	74	122	42
<i>Marginal %</i>	0.05%	0.08%	0.03%
White (non- Hispanic)*	65,494	62,383	56,787
<i>Marginal %</i>	42.11%	40.52%	36.09%
Other	215	1,958	602
<i>Marginal %</i>	0.14%	1.27%	0.38%
2 or more races	1,852	2,595	4,454
<i>Marginal %</i>	1.19%	1.69%	2.83%
Hispanic/ Latino*	4,389	4,737	6,737
<i>Marginal %</i>	2.82%	3.08%	4.28%

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

* 2015 marginal populations values will not sum to exact population totals, due to double counting of Hispanic/Latino

As of the 2020 U.S. Census, the total population of the Macon-Bibb County area is 157,346. The results of the above chart and table support the following conclusions:

- The population growth in Bibb County was stronger than originally projected. Where Bibb County was anticipated to lose population (GOPB 2020 estimate: 152,549), it actually saw a small, but non-trivial increase from the previous decade (U.S. Census 157,346; +1,799).
- While the majority of population in Macon-Bibb County continues to be either Non-Hispanic White (42.11% in 2010; 36.09% in 2020; -8,707) or African American (51.91% in 2010; 54.17% in 2020; +4,490), the area appears to be reaching a tipping point in becoming more ethnographically diverse.
 - Substantial population increases are evident in the Hispanic/Latino community (2.82% in 2010; 4.28% in 2020; +2,348), the Asian community (1.6% in 2010; 2.04% in 2020; +717), and those persons identifying as belonging to Two or More Races (1.19% in 2010; 2.82% in 2020; +2,602).
 - Without the growth in these communities, the growth in the African American population would not have been able to offset the loss of Non-Hispanic White population.

Base Year Demographic Analyses

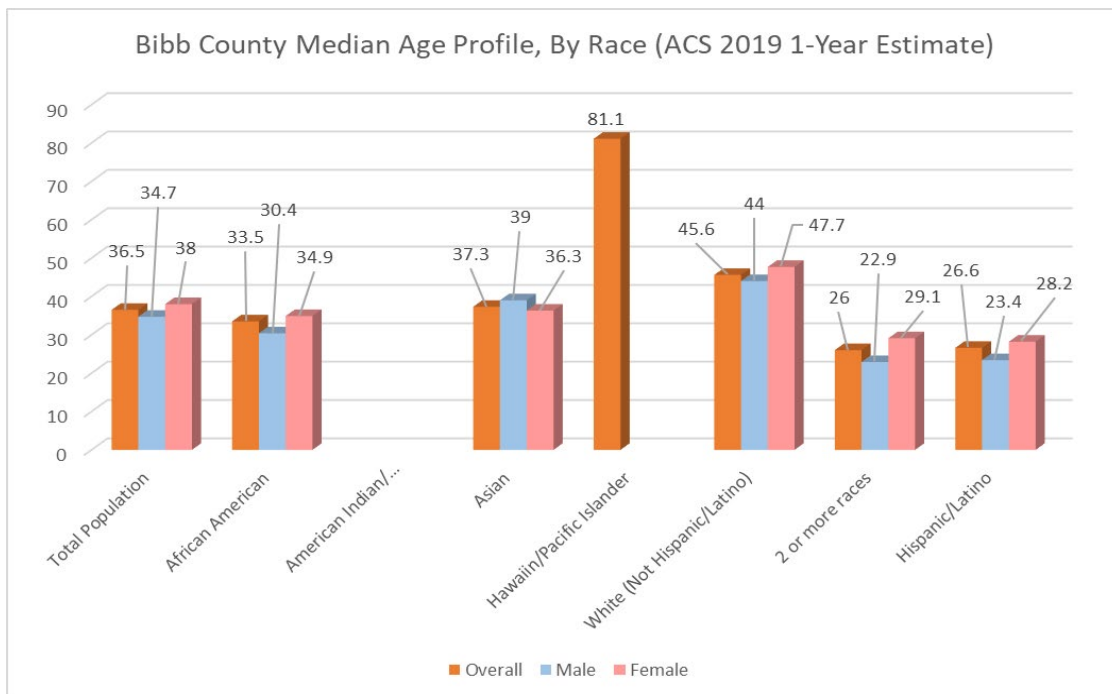
This section describes some basic parameters of Macon-Bibb County, using data from the American Community Survey (ACS). Unlike the U.S. Census, the ACS is a sample of a population, rather than a full 100% count. Samples, by definition, contain variability (i.e., mathematically quantified levels of instability) in their estimates. This variability can, in some cases, make it difficult to draw definitive conclusions about differences or patterns between population groups (e.g., Counties) and sub-groups (e.g., ethnic groups, or sub-areas vs. Counties as a whole).ⁱ

The source data for the Macon-Bibb County area comes from the 2019 ACS 1-Year Estimate. The use of the 2015 base year corresponds to the modeling framework applied by Georgia Department of Transportation as part of the MATS 2050 MTP Update.

Age Distribution

Figures 4-2 through 4-7 show the distribution of age by gender for Bibb County and the MATS sub-areas for Jones and Monroe County. All age information values are taken from the American Community Survey, Tables B01002 (for County overall values) and Tables B01002B through B01002I (for values associated with individual ethnic groups).

Figure 4-2: Bibb County Median Age Profile, By Race



In 2019, the median age for Bibb County population overall is 36.5 years old (Men: 34.7; Women 38.0). Comparing the median ages by racial group in Bibb County, it appears that the median age for both men and women in the African American community (Group Overall: 33.5; Men: 30.4; Women 34.9) are all lower than the County overall. The population and Hispanic/Latino communities (Group Overall: 26.6; Men: 23.4; Women 28.2) and for two or more races is substantially lower (Group Overall: 26.0; Men: 22.9; Women 29.1). The Asian population diverges; it skews slightly younger for women in particular (36.3), but slightly older for overall and men (Group: 37.3; Men 39).

These age distributions would support the argument that the population in Macon-Bibb County is in the middle of their prime years for formation family households, with Hispanic and Latino Households and multi-racial households having the most time available.

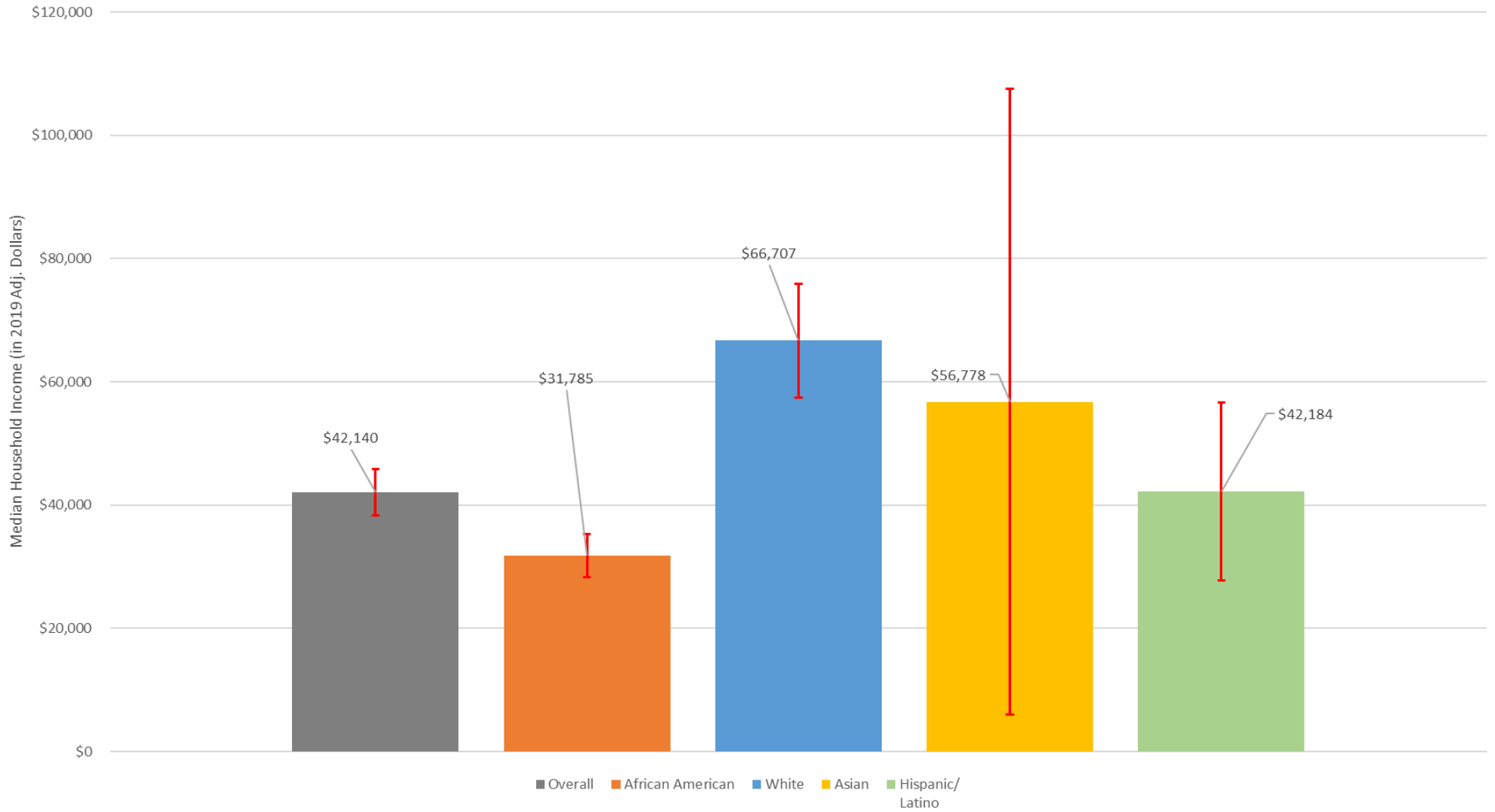
Household Income

Figure 4-3 shows the median household incomes in Bibb, Jones, and Monroe counties, both overall and by racial sub-groups (where available). All income values are taken from the American Community Survey 2015, Tables B19013 (for County overall values) and Tables B19013B through B19013I (for values associated with individual ethnic groups).

The results show that in Bibb County, African American households continue to have median incomes well below the county as a whole ($\$31,785 \pm \$3,498$ vs. $\$42,140 \pm \$3,768$), while Non-Hispanic White ($\$66,707 \pm \$9,267$) and Asian households ($\$56,778 \pm \$50,823$) have household incomes substantially higher than the county median. However, the 90% confidence interval for each estimate (represented by the red error bars) indicates which estimates can be said to be statistically significantly different from each other; where bars overlap between two estimates, they cannot be reliably said to be different from each other.

Figure 4-3: Median Household Income (In 2019 Inflation Adjusted Dollars), by MATS Sub Area and Race (Where Available)

Bibb County Median Household Income (in 2019 Inflation Adjusted Dollars), by Race (Where Available)



Housing and Household Characteristics

Figures 4-4 and 4-5 show the household and housing stock characteristics for Bibb County, both by housing tenure (owner occupied vs. rental units) and by racial sub-groups. All age information values are taken from the American Community Survey, Tables B25002, B25064, B25077 (for County overall values) and Tables B25003B through B25003I (for values associated with individual ethnic groups).

The data supports the following observations about the general nature of housing tenure in Macon-Bibb for the 2019:

- The median housing value in Macon-Bibb County is \$128,000.
- The median gross rents for Macon Bibb County is \$857.
- Within Macon-Bibb County, the housing tenure rate overall is roughly 51.05% homeowner and 48.95% renters. However, this general number masks significant variability within different ethnic groups. African American and Hispanic households are more likely to be renters (68.23% and 58.01% renter occupied, respectively) than Non-Hispanic White or Asian (24.92% and 44.39% renter occupied, respectively)

Figure 4-4: Housing Occupancy in Bibb County

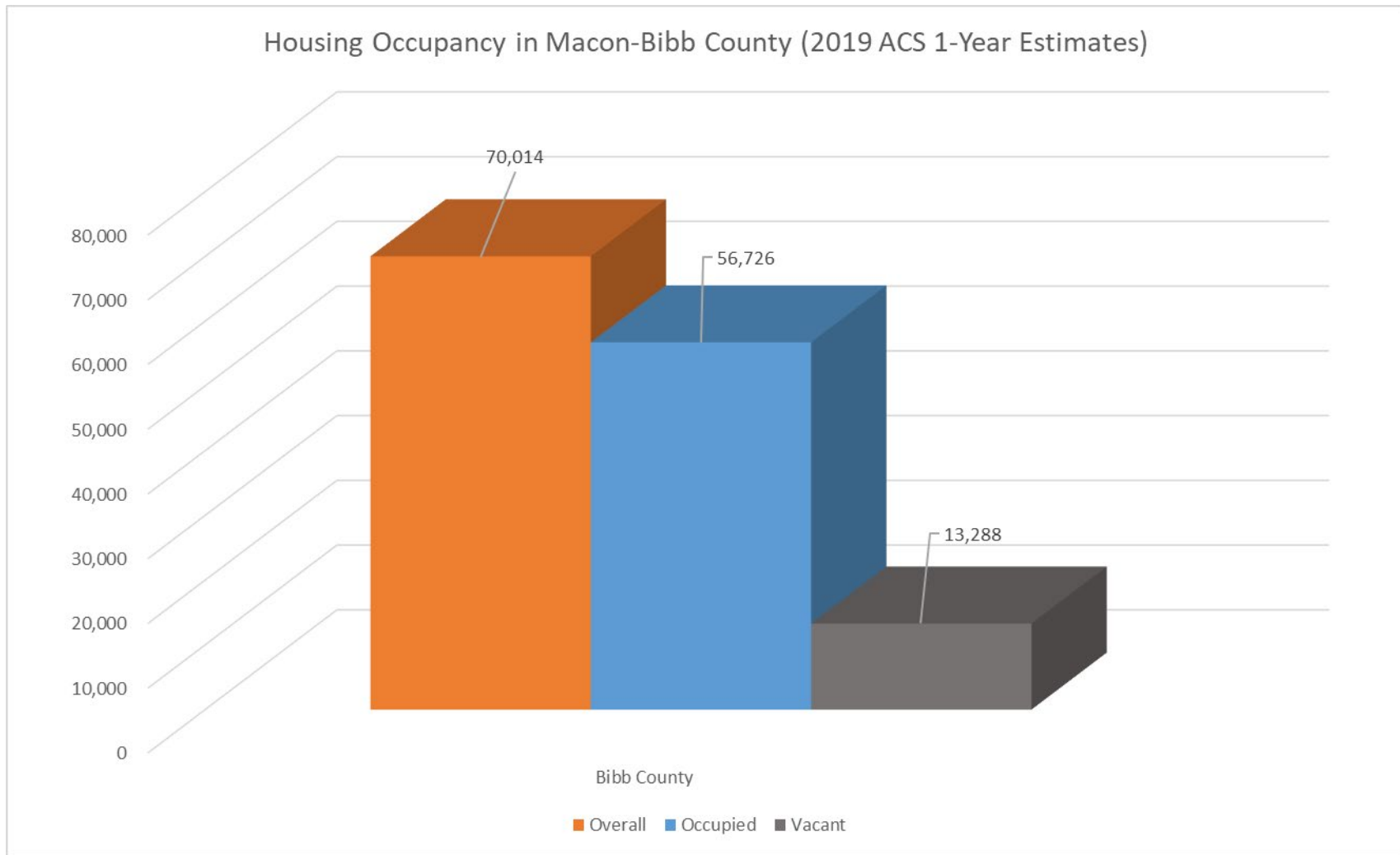
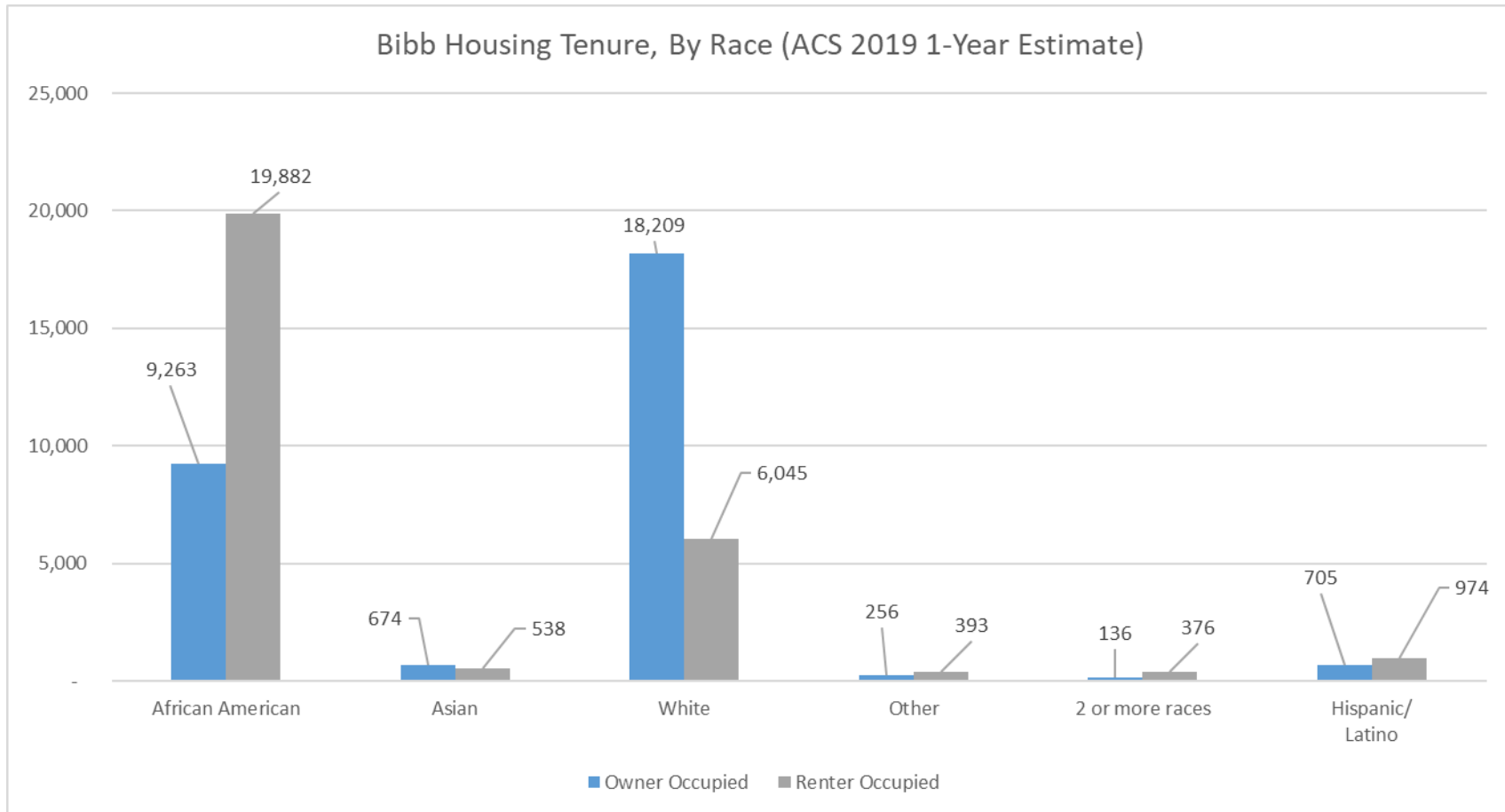


Figure 4-5: Bibb County Housing Tenure, by Race



Educational Attainment

Table 4-2 and Figure 4-6, respectively, show the level of educational achievement and proportions of the population with limited English speaking capacity. Values are based on data from the American Community Survey, Tables B15003.

Table 4-2: Marginal Percentages of Educational Attainment in 2019 for the Macon-Bibb County Population Age 25 and Over

	Estimate		Marginal Percentage	
	Value	Margin of Error (90% CI)	Value	Margin of Error (90% CI)
Total:	100,417	372	100.00%	
No schooling completed	1,553	769	1.55%	0.77%
Nursery school	63	113	0.06%	0.11%
Kindergarten	0	234	0.00%	0.23%
1st grade	0	234	0.00%	0.23%
2nd grade	37	66	0.04%	0.07%
3rd grade	25	47	0.02%	0.05%
4th grade	28	44	0.03%	0.04%
5th grade	0	234	0.00%	0.23%
6th grade	970	719	0.97%	0.72%
7th grade	366	307	0.36%	0.31%
8th grade	1,016	580	1.01%	0.58%
9th grade	2,000	747	1.99%	0.74%
10th grade	2,886	912	0	0
11th grade	2,483	938	2.47%	0.93%
12th grade, no diploma	1,698	617	1.69%	0.61%
Regular high school diploma	24,942	2,669	24.84%	2.66%
GED or alternative credential	5,772	1,250	5.75%	1.24%
Some college, less than 1 year	5,756	1,372	5.73%	1.37%
Some college, 1 or more years, no degree	18,661	2,415	18.58%	2.40%
Associate's degree	7,148	1,499	7.12%	1.49%
Bachelor's degree	13,643	1,815	13.59%	1.81%
Master's degree	6,844	1,271	6.82%	1.27%
Professional school degree	3,355	937	3.34%	0.93%
Doctorate degree	1,171	479	1.17%	0.48%

For the population of Macon-Bibb County age 25 and over, in general:

- 13.07% of all persons had not completed high school;
- 30.59% had a high school degree or equivalent;
- 24.32% had some form of college education, but had not yet completed an undergraduate degree;
- 20.70% had either an Associate's or Bachelor's degree;
- 11.32% had a graduate or professional degree

Overall, the median level of educational attainment is having had some college training, but not yet having completed a degree.

English Proficiency

Figures 4-7 and 4-8 summarize the proportion of Limited English Proficiency (LEP) population in Macon-Bibb. Accurately describing the LEP population is a significant consideration in determining the scope and methods most appropriate to meet the requirements for public participation, as set forth under Title VI of the Civil Rights Act of 1964, Executive Order 13166, as well as various other State and Federal policies related to transportation, housing, and other public services. The LEP population is defined as those persons who speak English either "Not well" or "Not at all" according to the U.S. Census. Following that definition, the data for figure 4-7 on LEP households for the 2019 Base Year comes from the American Community Survey, Tables C16002.

Under the rules set forth in FTA Circular 4702.1B, if a LEP population of 1,000 persons or 5% of the area population (whichever threshold is lower) exists in a transit service area, then a formal Language Assistance Program (LAP) needs to be established to support the specific LEP population. In Bibb County, although none of the identified language groups meet either the 1,000 person or 5% thresholds, the Spanish speaking population is getting close. The estimated number of Spanish speaking population who spoke English either "Not well" or "Not at all" was 862 in 2015-2019 American Community Survey (i.e., the best information available as of the writing of this report). It is possible that, as a result of the 2020 Census, the 1,000 person threshold may be exceeded. At that point, it may become necessary for additional measures in transportation, as well as a variety of other public services, to make additional outreach efforts to reach out to non-native English speaking groups.

Figure 4-6: Educational Attainment for Population in Macon-Bibb County Age 25 Years and Over

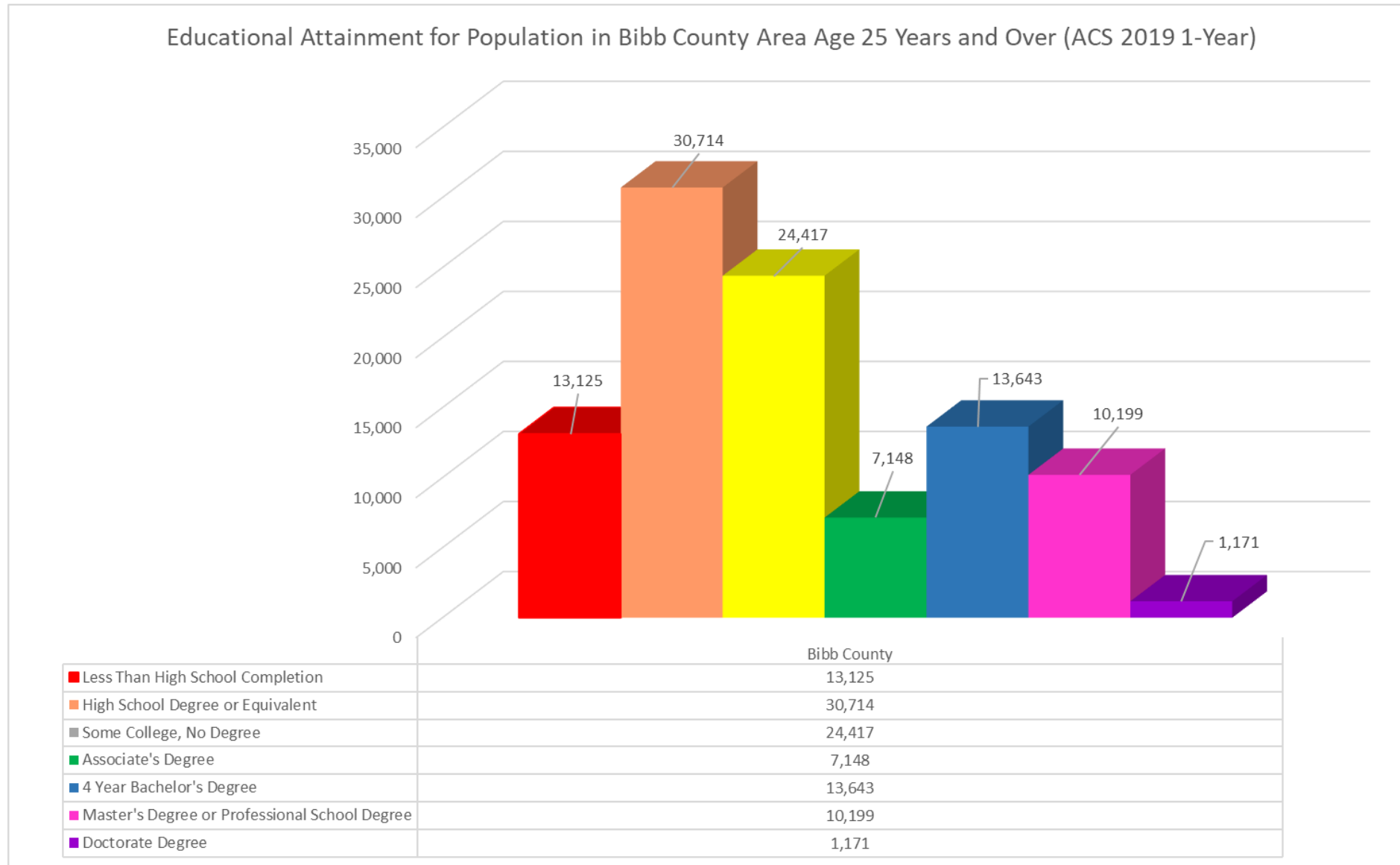


Figure 4-7: Summary of Non English Speaking Households, by Language Group, in Macon-Bibb County

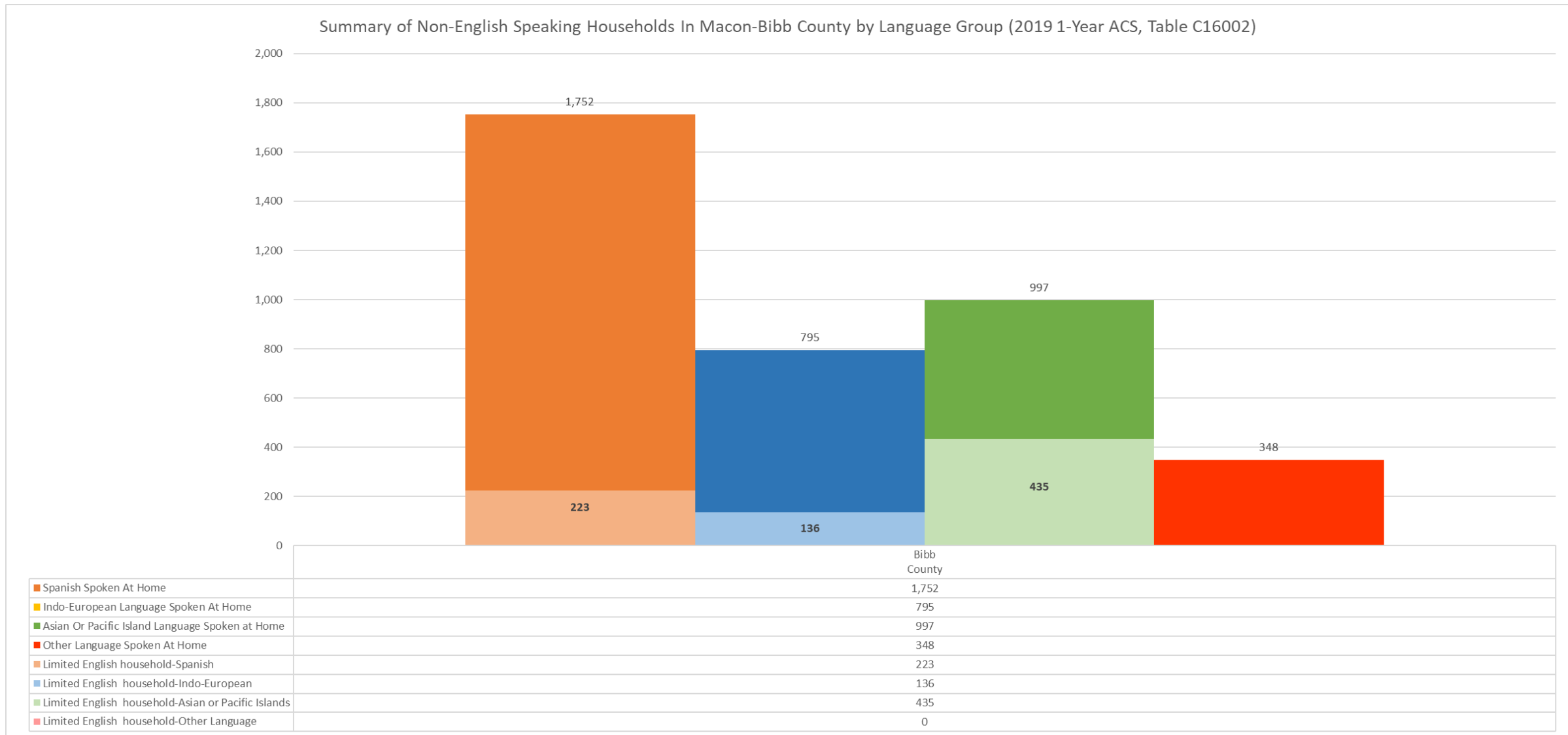
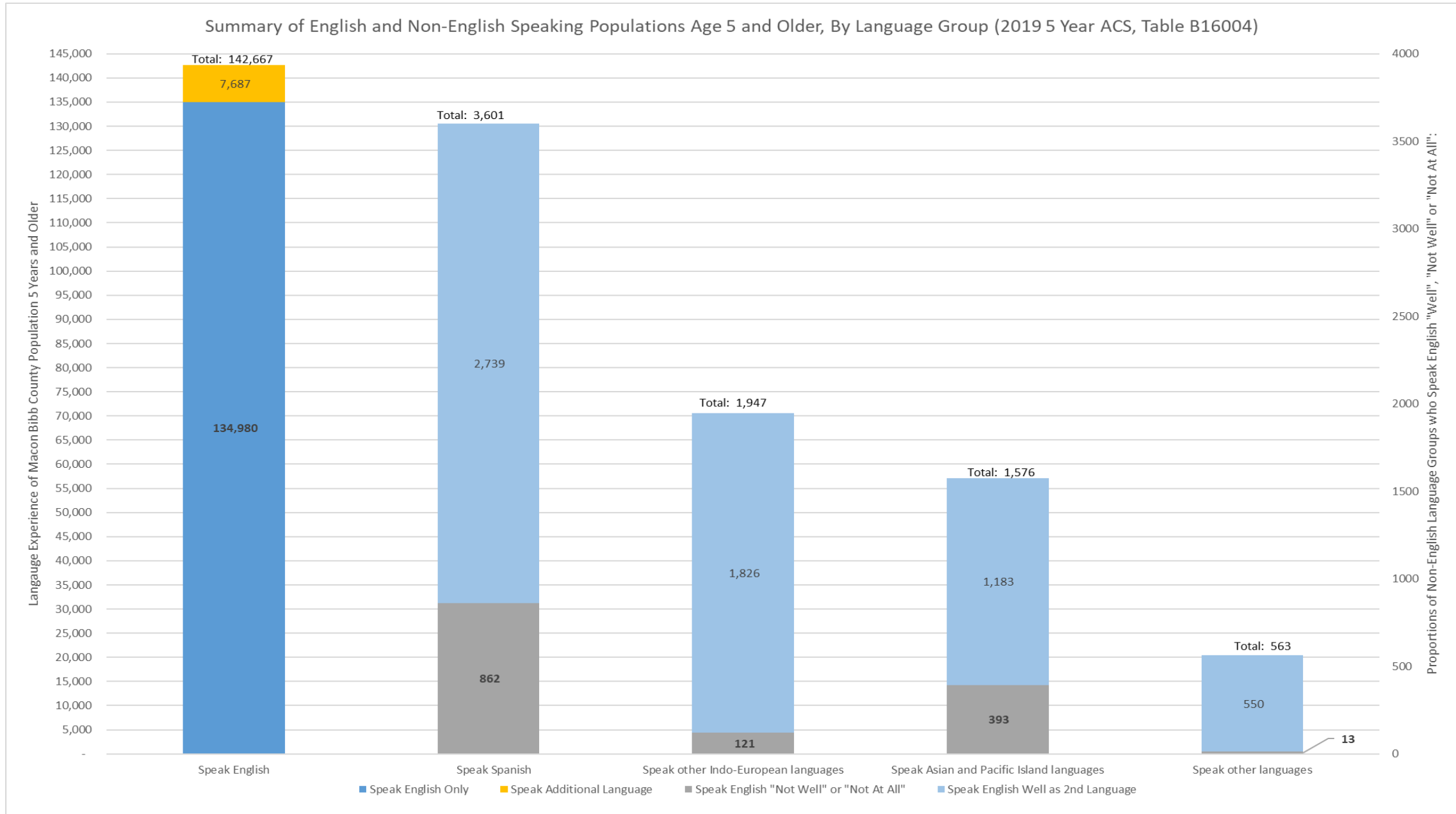


Figure 4-8: Summary of Capacity for English among Non-Native English Speaking Population in Macon-Bibb County, by Language Group



Means of Travel to Work

Figures 4-9 through 4-13 summarize the commuting behavior observed in Macon-Bibb County. For this particular set of parameters, the data come from the American Community Survey 2019 1- Year Estimates for travel modes, and 2015 – 2019 5 Year dataset for travel times. The reason for the discrepancy (as opposed to standardizing on the 1-Year Estimates datasets), is that the tables in travel time parameter did not exist for the 1-Year Estimate dataset. This discrepancy stems from the privacy and minimum data cell size requirements that must be met before the American Community Survey will produce a dataset on a particular topic.

Values for the charts and tables below come from ACS 2019 1 – Year Estimate Tables B08007 (Sex of Workers By Place of Work – State and County Level) Table B08301 (Means of Transportation to Work), and ACS 2015-2019 5 – Year Estimate Tables B08134 (Means of Transportation to Work by Travel Time to Work).

All commute analyses are based on the sample of workers age 16 and older, living within Bibb County.

The data supports the following conclusions for 2019 period:

- 82.88% of persons who work in Bibb County also resided in Bibb County
- The predominant mode for travel to work is single occupancy vehicle (82.73%). Percentages of other modes of travel to work include
 - Carpool – 8.59%;
 - Public Transportation (not including taxicab) – 0.86%
 - Walking – 2.03%
 - Other Travel Modes (Taxis, Motorcycles, Bikes, etc.) – 1.85%
- Working from home accounts for 3.94% of all employment in Bibb County
- In Bibb County, the median commute times (imputed from the distribution of reported travel times by mode) are:
 - Single Occupancy Vehicle – 15.32 minutes
 - Carpool – 15.15 minutes
 - Public Transportation (excluding taxis) – 33.63 minutes
 - Walking – 9.40 minutes
 - Other Travel Modes (Taxis, Motorcycles, Bikes, etc.) – 16.62 minutes

Figure 4-9: Workers By Place of Work – State and County Level

Bibb County Workers By Place of Work - State and County Level (2019 ACS 1-Year Estimate)

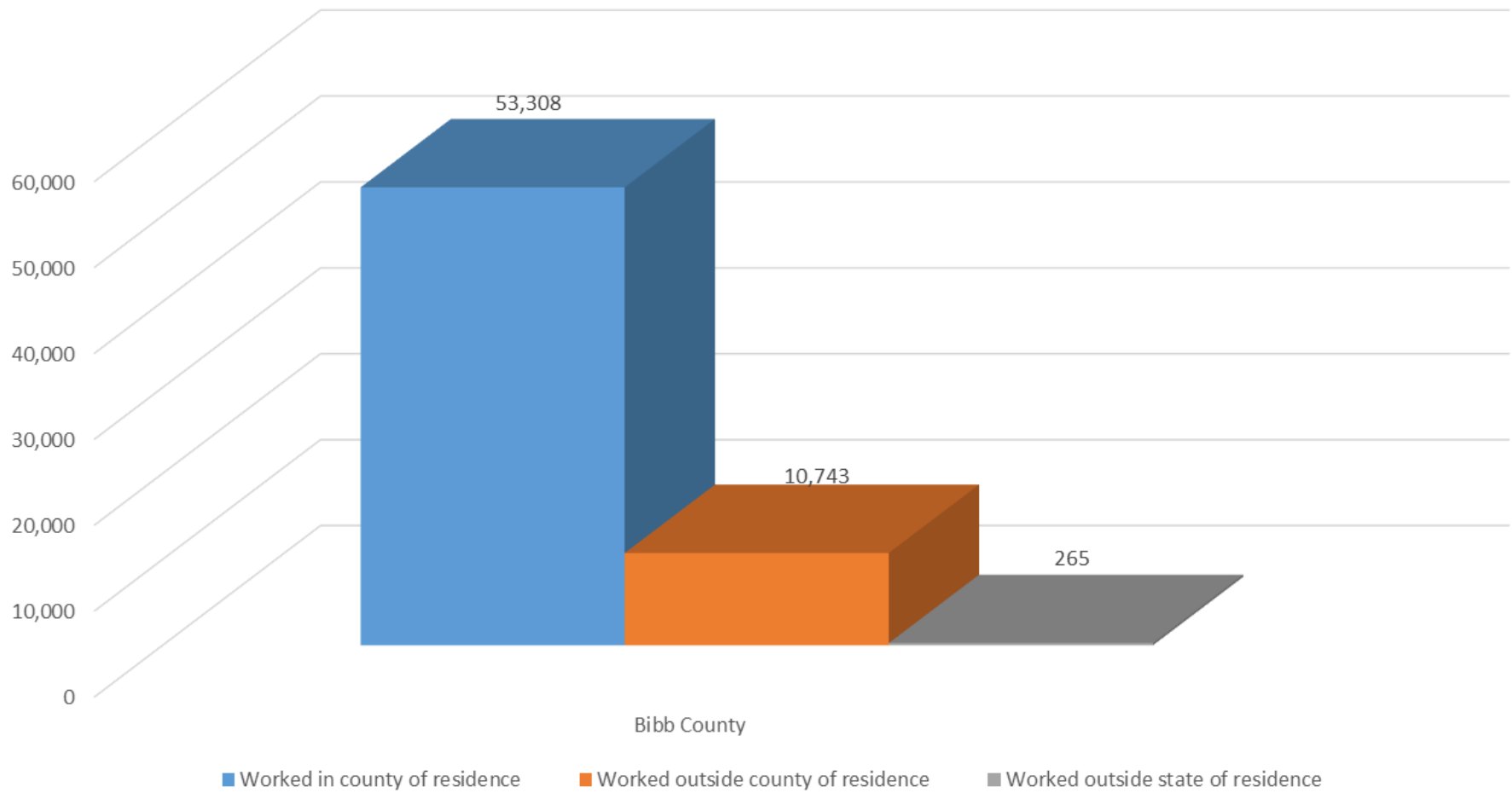


Figure 4-10: Mode of Travel to Work

Distribution of Modes of Travel to Work for Workers Age 16 and Over
Living in Bibb County (2019 1-Year Estimate)

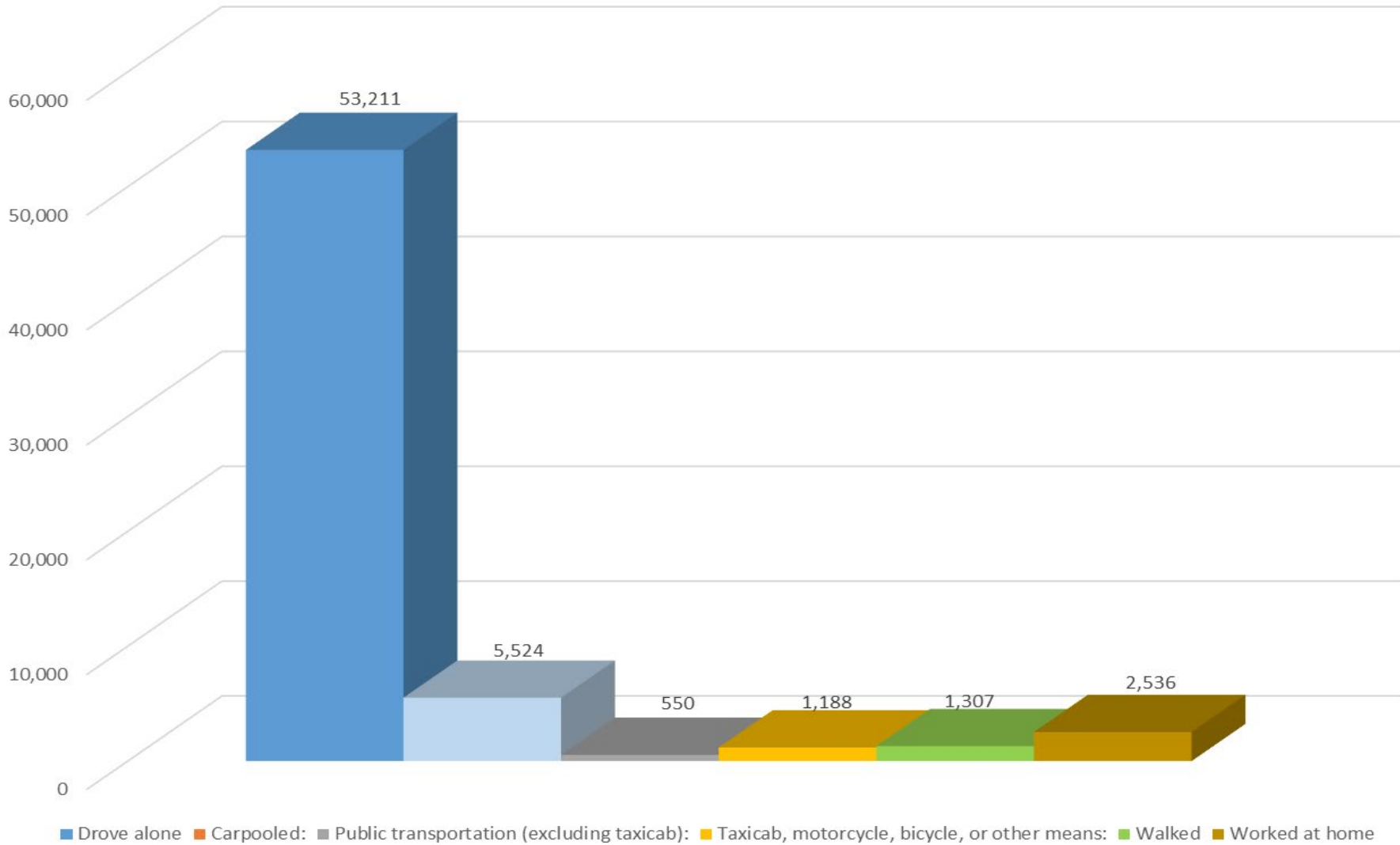


Figure 4-11: Distribution of Work Commute Times in Bibb County for Persons Age 16 and Over Who Drove Alone

Distribution of Commute Times in Bibb County for Persons Who Drove Alone (2019 5 Year ACS)

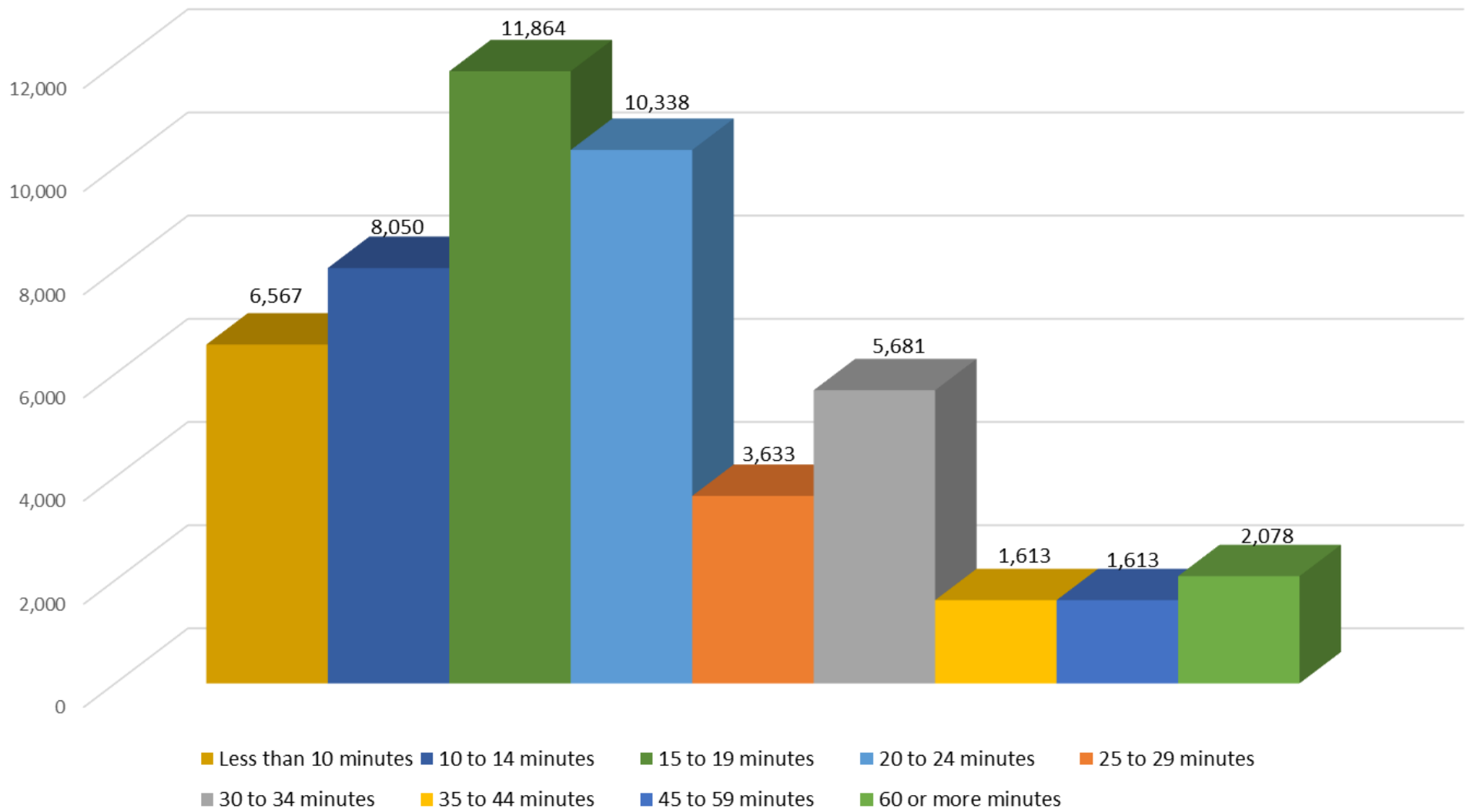


Figure 4-12: Distribution of Work Commute Times in Bibb County for Persons Age 16 and Over Who Carpooled

Distribution of Commute Times in MATS Area for Persons Who Carpooled (2019 5 Year ACS)

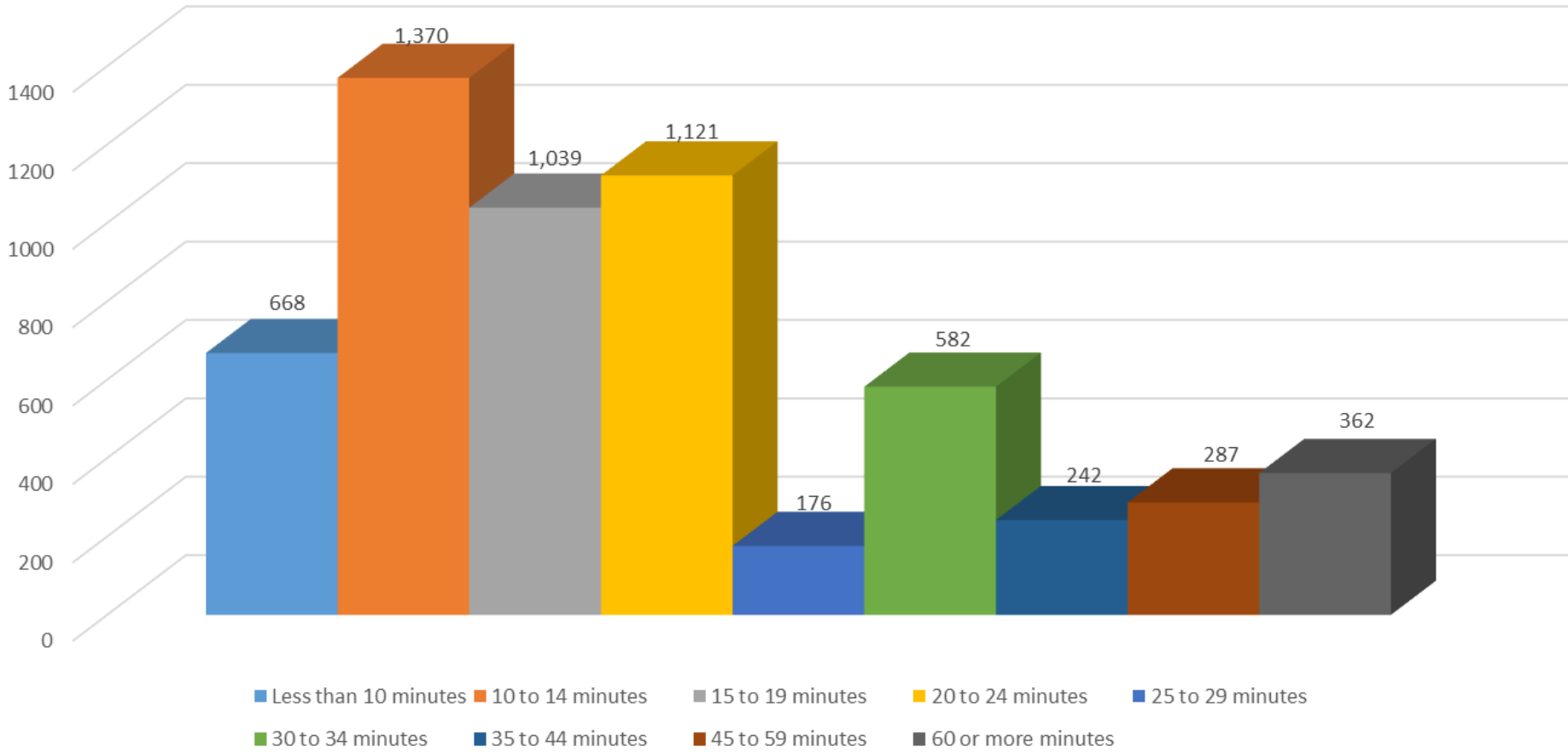
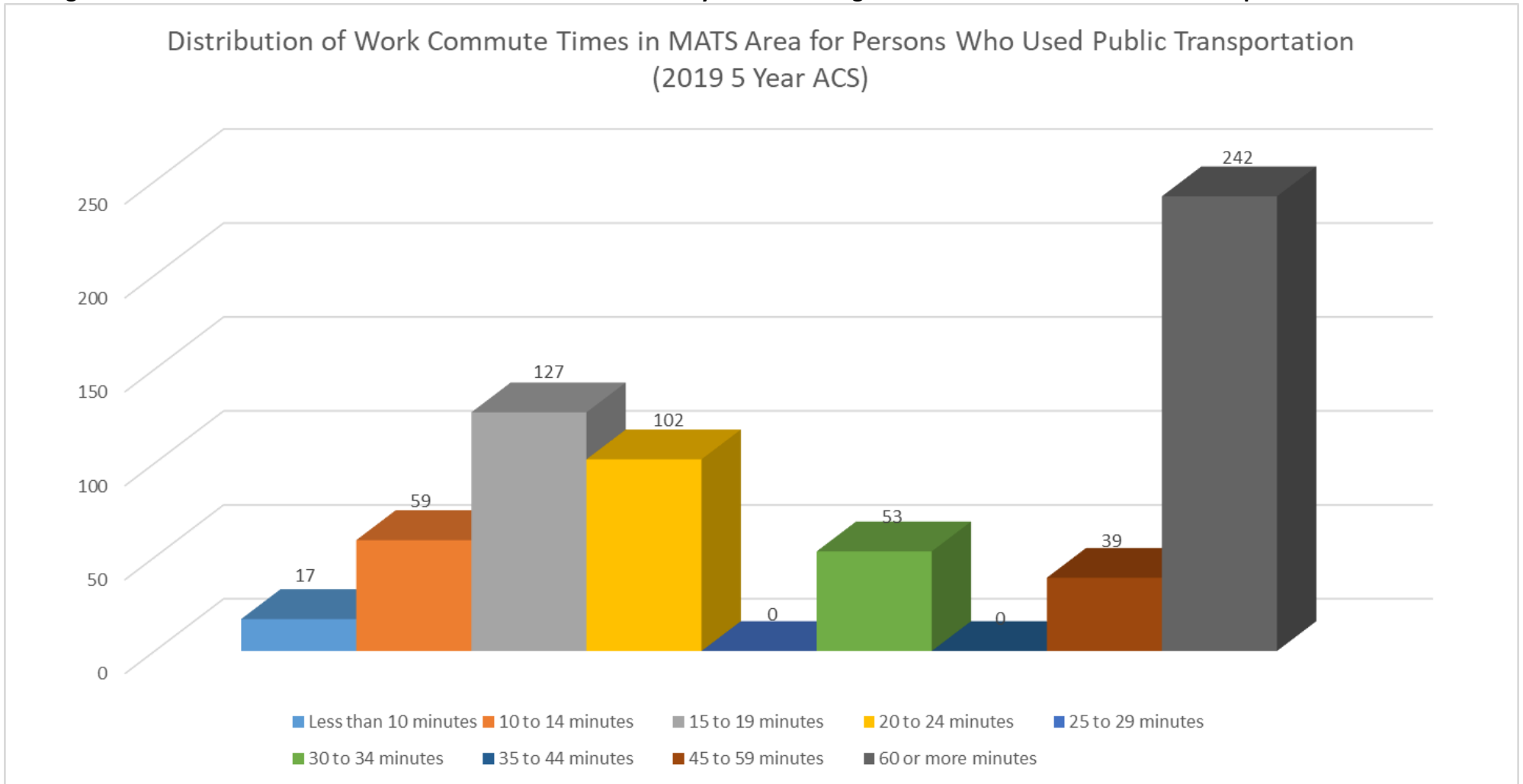


Figure 4-13: Distribution of Work Commute Times in Bibb County for Persons Age 16 and Over Who Used Public Transportation



Employment

This section borrows heavily from the recently approved 2050 Metropolitan Transportation Plan Update, adopted by the Macon Area Transit Study on May 3, 2022. That study, developed in cooperation with the Georgia Department of Transportation and the Federal Highway Administration, used 2015 as the base year for developing forecasts. For that reason, the discussion below uses 2015 as a base year for describing employment.

As of 2015, there were approximately 116,592 jobs in Bibb County. All employment data for the 2015 base year are collected from the National Establishment Time-Series Database, 2019 Release (NETS 2019), produced by Walls & Associates. Table 4-3 summarizes the 2015 employment counts by North American Industrial Classification (NAICS) category (2 digit level). Table 4-4 expands on that discussion listing the largest employers in Bibb County in 2015, by NAICS category, along with the detailed description of what types of goods and/or services that industry provides.

In 2015, Macon-Bibb County was a leader in the provision of health care and higher education. In terms of industrial activities, the predominant activities were related to freight forwarding, aircraft construction and maintenance, and industrial cleaning. As a regional center, Bibb County is also home to regional headquarters of major insurance companies and banks. These trends have continued since 2015.

Figure 4-14 aggregates these jobs according to the categories specified in the *Georgia MPO Travel Demand Models Socio-Economic Data Development Guides (2018)*, prepared by HNTB Corporation and adopted by Georgia Dept. of Transportation (GDOT), and projects those categories out to 2050. The results are based on employment projection factors based on REMI forecasts provided through the Georgia Dept. of Transportation. Specific expansion factors were calculated and applied for each GDOT employment category (Agriculture, Mining & Construction, Manufacturing/Transportation/Communications/Warehousing (Manufacturing & TCUW), Retail, and Services). For additional details on how employment projections were applied, see the MATS 2050 MTP (<https://www.maconmpo.com/lrtp/>).

Table 4-3: Distribution of Employment by NAICS Category and GDOT Travel Demand Modeling Category, by County, across the MATS Ar

GDOT Model Category	NAICS Code	NAICS Description	Category Total
Agriculture, Mining & Construction	11	Agriculture, Forestry, Fishing and Related Activities	221
Agriculture, Mining & Construction	21	Mining	183
Agriculture, Mining & Construction	22	Utilities Service Employment	371
Agriculture, Mining & Construction	23	Construction	4,175
Manufacturing & TCUW	31	Manufacturing	1,041
Manufacturing & TCUW	32	Manufacturing	2,570
Manufacturing & TCUW	33	Manufacturing	2,052
Manufacturing & TCUW	42	Wholesale Trade	3,829
Manufacturing & TCUW	48	Transportation and Warehousing	2,250
Manufacturing & TCUW	49	Transportation and Warehousing	822
Retail	44	Retail Trade	10,553
Retail	45	Retail Trade	4,555
Services	51	Information	2,381
Services	52	Finance and Insurance	5,098
Services	53	Real Estate and Rental and Leasing	2,851
Services	54	Professional, Scientific and Technical Services	5,572
Services	55	Management of Companies and Enterprises	105
Services	56	Administration and Waste Services	9,895
Services	61	Educational Services	11,841
Services	62	Health Care and Social Assistance	19,252
Services	71	Arts, Entertainment and Recreation	1,293
Services	72	Accommodation and Food Services	11,489
Services	81	Other Services, except Public Administration	5,848
Services	92	Government and Government Enterprises	8,345

Table 4-4: Largest Employers in Macon-Bibb County in 2015, Per NAICS Industry Group

NAICS Group (2 Digit)	NAICS (Full Code)	Company	Industry Description (NAICS 2012)	Employment
11	111333	ELLIOTT FARMS	This U.S. industry comprises establishments primarily engaged in growing strawberries.	11
21	212111	PEABODY MIDWEST MINING LLC	This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) surface mining of bituminous coal and lignite; (2) developing bituminous coal and lignite surface mine sites; (3) surface mining and beneficiating (e.g., cleaning, washing, screening, and sizing coal) of bituminous coal; or (4) beneficiating (e.g., cleaning, washing, screening, and sizing coal), but not mining, bituminous coal.	120
22	22111	GEORGIA POWER COMPANY	This industry comprises establishments primarily engaged in operating electric power generation facilities. These facilities convert other forms of energy, such as water power (i.e., hydroelectric), fossil fuels, nuclear power, and solar power, into electrical energy. The establishments in this industry produce electric energy and provide electricity to transmission systems or to electric power distribution systems.	120
23	238210	PROGRESSIVE COMMUNICATIONS LLC	This industry comprises establishments primarily engaged in installing and servicing electrical wiring and equipment. Contractors included in this industry may include both the parts and labor when performing work. These contractors may perform new work, additions, alterations, maintenance, and repairs.	200
31	311612	HILLSHIRE BRANDS COMPANY	This U.S. industry comprises establishments primarily engaged in processing or preserving meat and meat byproducts (except poultry and small game) from purchased meats. This industry includes establishments primarily engaged in assembly cutting and packing of	322
32	322130	GRAPHIC PACKAGING INTL LLC	This industry comprises establishments primarily engaged in manufacturing paperboard from pulp. These establishments may manufacture or purchase pulp. In addition, the establishments may also convert the paperboard they make.	409

Table 4-4 (Con't): Largest Employers in Macon-Bibb County in 2015, Per NAICS

Industry Group

NAICS Group (2 Digit)	NAICS (Full Code)	Company	Industry Description (NAICS 2012)	Employment
33	336411	BOEING COMPANY**	This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) manufacturing or assembling complete aircraft; (2) developing and making aircraft prototypes; (3) aircraft conversion (i.e., major modifications to systems); and (4) complete aircraft overhaul and rebuilding (i.e., periodic restoration of aircraft to original design specifications).	600
42	424470	MEADOWBROOK MEAT COMPANY INC	This industry comprises establishments primarily engaged in the merchant wholesale distribution of meats and meat products (except canned and packaged frozen) and/or lard.	153
44	445120	FLASH FOODS LLC	This industry comprises establishments known as convenience stores or food marts (except those with fuel pumps) primarily engaged in retailing a limited line of goods that generally includes milk, bread, soda, and snacks.	500
45	452210	WALMART INC	Industries in the General Merchandise Stores subsector retail new general merchandise from fixed point-of-sale locations.	300
45	452210	SEARS ROEBUCK AND CO		300
48	488210	NORFOLK SOUTHERN CORPORATION	This industry comprises establishments primarily engaged in providing specialized services for railroad transportation including servicing, routine repairing (except factory conversion, overhaul or rebuilding of rolling stock), and maintaining rail cars; loading and unloading rail cars; and operating independent terminals.	300
49	491110	UNITED STATES POSTAL SERVICE	This industry comprises establishments primarily engaged in providing mail services under a universal service obligation. Mail services include the carriage of letters, printed matter, or mailable packages, including acceptance, collection, processing, and delivery. Due to the infrastructure requirements of providing mail service under a universal service obligation, postal service establishments often provide parcel and express delivery services in addition to the mail service. Establishments primarily engaged in performing one or more parts of the basic mail service, such as sorting, routing and/or delivery (except bulk transportation of mail) are included in this industry.	120

* Boeing left Macon-Bibb County in 2015, shortly after the data was reported for this dataset. The reason was the retirement of the Boeing 747 aircraft production line.

The Boeing hangar facilities were re-occupied by Dean Baldwin Aircraft Painting in 2021

Table 4-4 (Con't): Largest Employers in Macon-Bibb County in 2015, Per NAICS Industry Group

NAICS Group (2 Digit)	NAICS (Full Code)	Company	Industry Description (NAICS 2012)	Employment
51	517311	BELLSOUTH TELECOM INC	Industries in the Telecommunications subsector group establishments that provide telecommunications and the services related to that activity (e.g., telephony, including Voice over Internet Protocol (VoIP); cable and satellite television distribution services; Internet access; telecommunications reselling services). The Telecommunications subsector is primarily engaged in operating, and/or providing access to facilities for the transmission of voice, data, text, sound, and video. Transmission facilities may be based on a single technology or a combination of technologies. Establishments in the Telecommunications subsector are grouped into four industry groups. The first three are comprised of establishments that operate transmission facilities and infrastructure that they own and/or lease, and provide telecommunications services using those facilities. The distinction among the first three industry groups is the type of infrastructure operated (i.e., wired, wireless, or satellite). The fourth industry group is comprised of establishments that provide support activities, telecommunications reselling services, or many of the same services provided by establishments in the first three industry groups, but do not operate as telecommunications carriers. Establishments primarily engaged as independent contractors in the installation and maintenance of broadcasting and telecommunications systems are classified in Sector 23, Construction. Establishments known as Internet cafes, primarily engaged in offering limited Internet connectivity in combination with other services such as facsimile services, training,	350
52	522294	GEORGIA FRM BUR FEDERATION INC	This U.S. industry comprises establishments primarily engaged in buying, pooling, and repackaging loans for sale to others on the secondary market.	500
52	524210	GEORGIA FARM BUR MUTL INSUR CO	This industry comprises establishments primarily engaged in acting as agents (i.e., brokers) in selling annuities and insurance policies.	500

**Table 4-4 (Con't): Largest Employers in Macon-Bibb County in 2015, Per NAICS
Industry Group**

NAICS Group (2 Digit)	NAICS (Full Code)	Company	Industry Description (NAICS 2012)	Employment
53	532120	PHOENIX DIVERSIFIED CORP	This industry comprises establishments primarily engaged in renting or leasing, without drivers, one or more of the following: trucks, truck tractors, buses, semitrailers, utility trailers, or RVs (recreational vehicles).	150
54	541310	STANTEC CONSULTING SVCS INC	This industry comprises establishments primarily engaged in planning and designing residential, institutional, leisure, commercial, and industrial buildings and structures by applying knowledge of design, construction procedures, zoning regulations, building codes, and building materials.	121
55	551111	PERSONS BANKING CO INC	This U.S. industry comprises legal entities known as bank holding companies primarily engaged in holding the securities of (or other equity interests in) companies and enterprises for the purpose of owning a controlling interest or influencing the management decisions of these firms. The holding companies in this industry do not administer, oversee, and manage other establishments of the company or enterprise whose securities they hold.	55
56	561720	KIMCO FACILITY SERVICES LLC	This industry comprises establishments primarily engaged in cleaning building interiors, interiors of transportation equipment (e.g., aircraft, rail cars, ships), and/or windows.	3000
61	611110	BIBB COUNTY SCHOOL DISTRICT	This industry comprises establishments primarily engaged in furnishing academic courses and associated course work that comprise a basic preparatory education. A basic preparatory education ordinarily constitutes kindergarten through 12th grade. This industry includes school boards and school districts.	3800

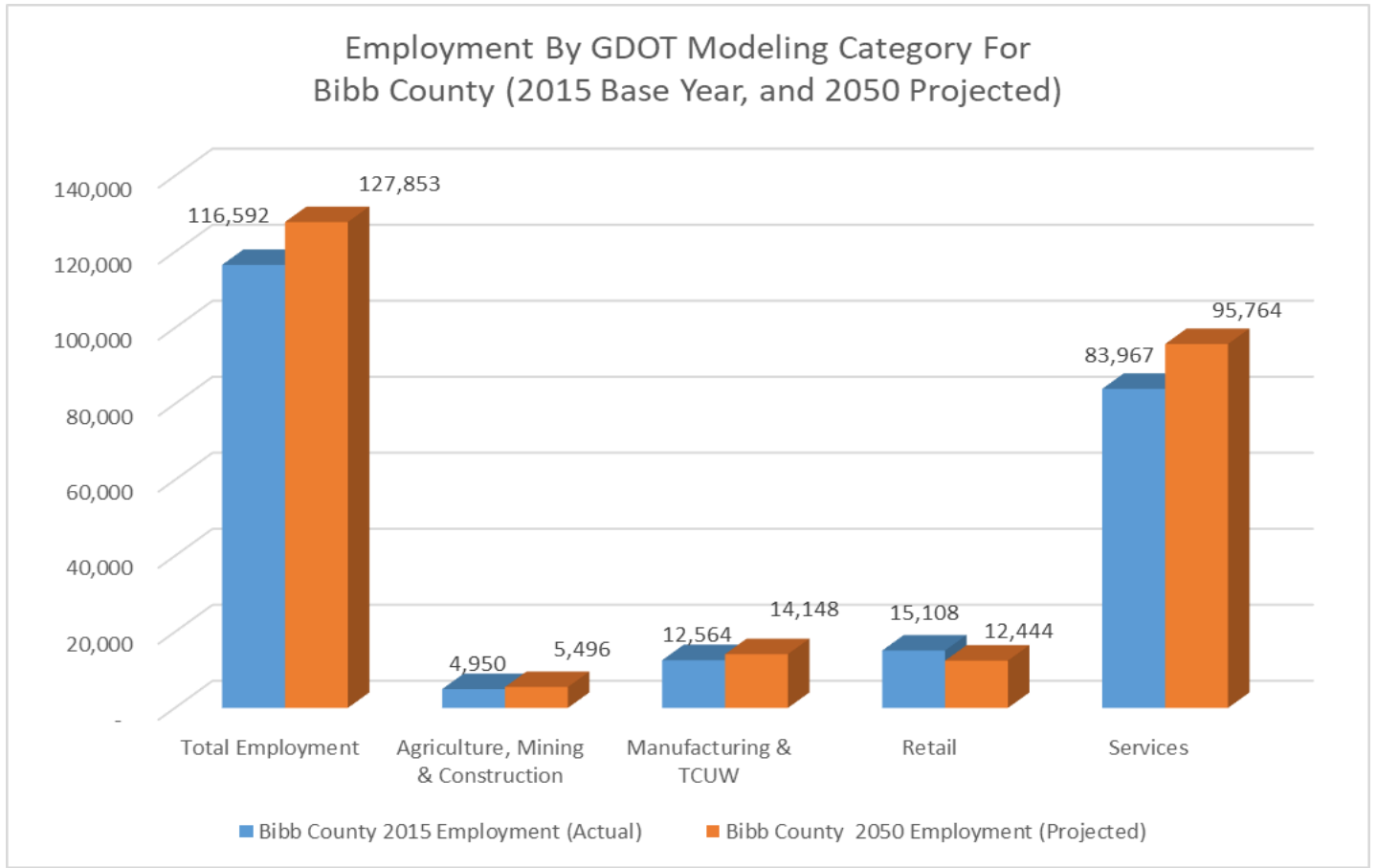
Table 4-4 (Con't): Largest Employers in Macon-Bibb County in 2015, Per NAICS Industry Group

NAICS Group (2 Digit)	NAICS (Full Code)	Company	Industry Description (NAICS 2012)	Employment
62	622110	MEDICAL CENTER OF CENTL GA INC	This industry comprises establishments known and licensed as general medical and surgical hospitals primarily engaged in providing diagnostic and medical treatment (both surgical and nonsurgical) to inpatients with any of a wide variety of medical conditions. These establishments maintain inpatient beds and provide patients with food services that meet their nutritional requirements. These hospitals have an organized staff of physicians and other medical staff to provide patient care services. These establishments usually provide other services, such as outpatient services, anatomical pathology services, diagnostic X-ray services, clinical laboratory services, operating room services for a variety of procedures, and pharmacy services.	3300
71	713990	IDLE HOUR COUNTRY CLUB	This industry comprises establishments (except amusement parks and arcades; gambling industries; golf courses and country clubs; skiing facilities; marinas; fitness and recreational sports centers; and bowling centers) primarily engaged in providing recreational and amusement services.	130
72	721110	SELECT HOTELS GROUP LLC	This industry comprises establishments primarily engaged in providing short-term lodging in facilities known as hotels, motor hotels, resort hotels, and motels. The establishments in this industry may offer food and beverage services, recreational services, conference rooms and convention services, laundry services, parking, and other services.	314
81	813990	NATIONAL ASSN LTR CARRIERS	This industry comprises establishments (except religious organizations, social advocacy organizations, civic and social organizations, business associations, professional organizations, labor unions, and political organizations) primarily engaged in promoting the interests of their members.	300

**Table 4-4 (Con't): Largest Employers in Macon-Bibb County in 2015, Per NAICS
Industry Group**

NAICS Group (2 Digit)	NAICS (Full Code)	Company	Industry Description (NAICS 2012)	Employment
92	921110	BIBB COUNTY OF	This industry comprises government establishments serving as offices of chief executives and their advisory committees and commissions. This industry includes offices of the president, governors, and mayors, in addition to executive advisory commissions.	750

Figure 4-14: Employment by GDOT Modeling Category for MATS MPO Consolidated Area and Bibb County (2015 Base Year, and 2050 Projected)



Growth Projections and Future Land Use

The profile established for the 2050 MTP document establishes the assumptions for anticipated growth patterns through the 2050 plan year. The working assumption is that whatever population and employment growth comes about between 2015 and 2050 will follow similar marginal distributions as the 2010 Census. This assumption will need to be re-examined at each new census, or as new data becomes available, to identify population trends and emerging opportunities or challenges.^[4]

Population Growth and Distribution

Table 4-5 and Map 4-1 show the anticipated future land use for the MATS area and the total acreage in each category. Future land use for the 2050 MTP document was obtained by reviewing the Macon-Bibb County 2040 Future Land Use Plan, the Middle Georgia Regional Commission 2017 Comprehensive Plan for Jones County, and the Middle Georgia Regional Commission 2007 Comprehensive Plan for Monroe County.³ Middle Georgia Regional Commission conducts comprehensive plan updates for Jones and Monroe Counties based on the schedules specified by Georgia Dept. of Community Affairs and uses a 20-year time horizon for future land use planning. Therefore, the Jones and Monroe County future land use time horizons extend only to 2037. All acreage is calculated as net acres, after removing the street right of way and the 100-year floodplain (i.e., areas not available for construction).

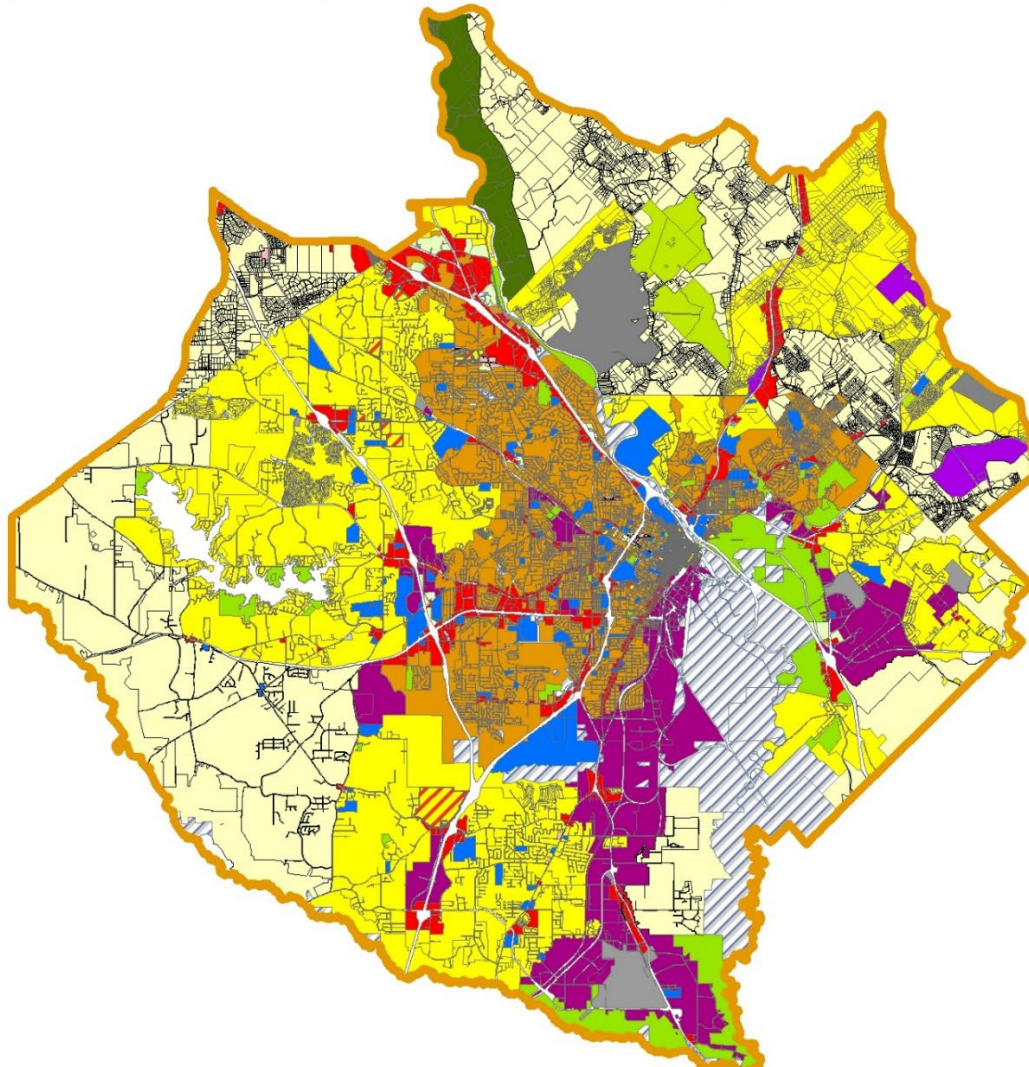
Table 4-5: MATS Area Future Land Use Net Acreage, by County, by Category

Bibb County	Acres
Urban Residential	20486.26
Suburban Residential	46382.97
Rural Residential	30771.86
Mixed Use	1363.93
Community Commercial	6117.69
Neighborhood Commercial	125.37
Office/Service	732.55
Industrial	14061.36
Transportation/Communicatio	1624.43
Institutional	5479.39
Parks/Recreation/Open Space	6936.63

³ Updated land use category values for the Macon-Bibb County 2050 Future Land Use Plan (discussed in detail in Chapter 5) were not available during the development of the 2050 MTP document

Map 4-1: MATS MPO Future Land Use

MATS Area Future Land Use, By County



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: 1/20/2022

Legend

- | | | | | |
|-----------------------------------------|-------------------------|-------------------------------------|--------------------|--------------------------------------|
| MATS Boundary | Suburban Residential | Institutional | Commercial | Monroe County Future Land Use |
| Bibb County Floodplain | Rural Residential | Parks/Recrea... | Industrial | Residential |
| Parcels Completely In Floodplain | Mixed Use | Open Space | Agriculture/F... | Commercial |
| Bibb County Future Land Use | Community Commercial | Jones County Future Land Use | Park/Recreati... | Commercial... |
| Urban Residential | Neighborhood Commercial | Urban Residential | Public/Institut... | Mixed Use |
| Transportation, Communication Utilities | Industrial | Suburban Residential | Transportatio... | Public / Institutional |
| | | Rural Residential | | |

1 inch = 17,863 feet

Map Maker: Michael J. Greenwald, Ph.D., AICP



Table 4-6: Anticipated Population Growth in Bibb County MATS Area Portions

2010 Census	2015 Population Estimate (GOPB)	2020 Population Estimate (GOPB)	2020 U.S. Census Redistricting File	Annualized Growth Rate	Projected 2050 Population
155,547	153,945	152,549	157,346	1.001150588	162,869

Table 4-7: Breakdown of Anticipated Population Growth in Bibb County, By Age Group

Age Group	2010 Census	2020 Census (approx.)	2050 Estimated Population
0-4	11,465	11,598	9,530
5-9	10,931	11,057	9,952
10-14	10,833	10,958	9,827
15-19	11,777	11,913	10,425
20-24	11,537	11,670	10,227
25-29	10,563	10,685	10,368
30-34	9,625	9,736	10,863
35-39	9,667	9,779	10,612
40-44	9,380	9,488	10,495
45-49	10,635	10,758	9,552
50-54	10,996	11,123	10,318
55-59	9,958	10,073	11,365
60-64	8,491	8,589	10,028
65-69	5,923	5,992	8,178
70-74	4,539	4,591	6,981
75-79	3,683	3,726	6,857
80-84	2,919	2,953	5,521
85+	2,625	2,655	1,770
Total	155,547	157,346	162,869

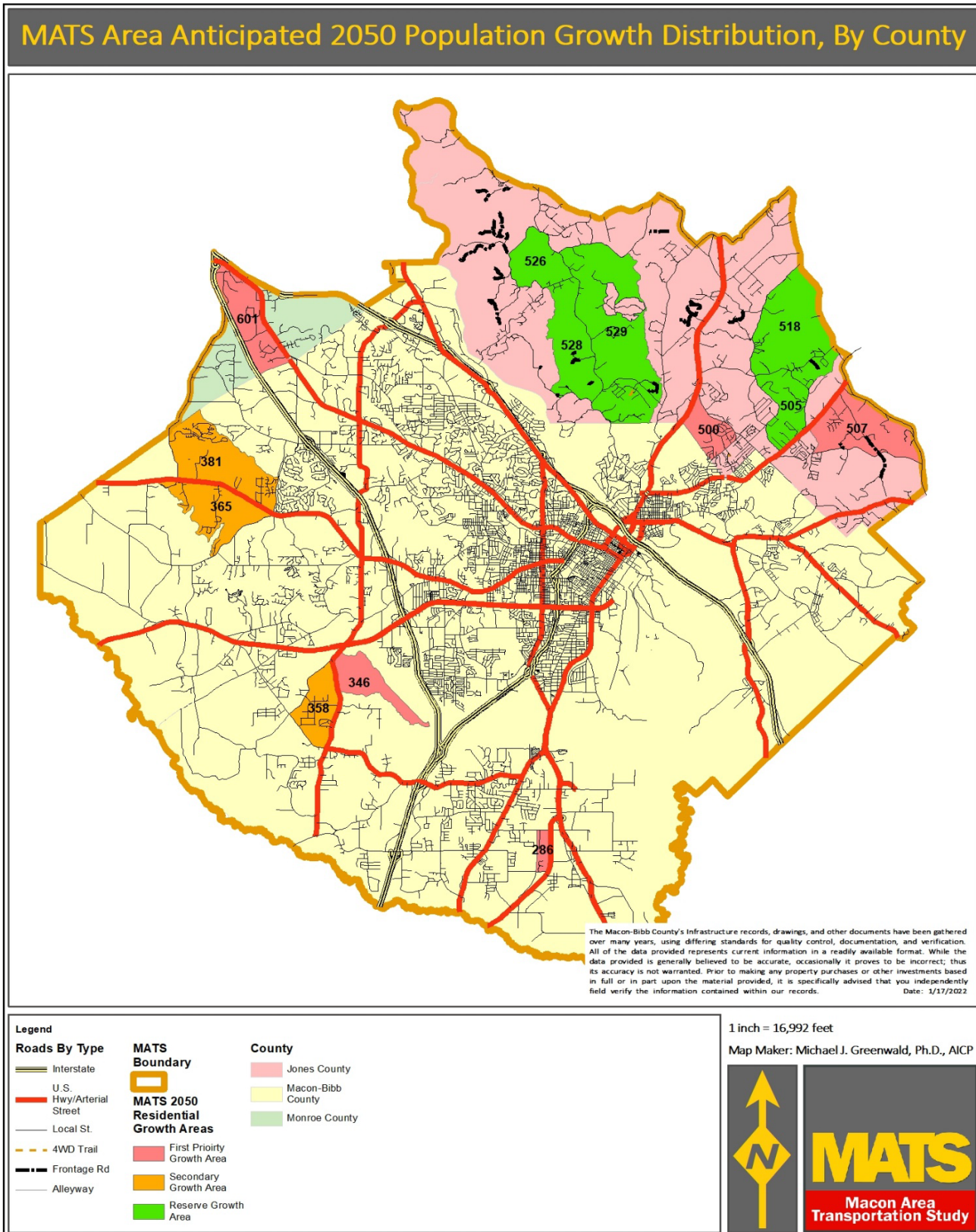
If the trends observed between the 2010 and 2020 Census continue, by 2050 Bibb County is anticipated to grow to a total population of 162,869 (i.e, +3.51%). Map 4-2 shows where all regional growth in the MATS area is anticipated to be distributed throughout the region. These areas were identified and prioritized through consultation with the Zoning Director for Macon-Bibb County Planning & Zoning Commission, the Planning Director for Jones County, and field review of the Monroe County portion of the MATS area. The zone numbers represented on the map correspond to specific Transportation Analysis Zones (TAZs), which are the geographic unit used by GDOT to conduct travel demand modeling. TAZs are comprised of Census Blocks, meaning it is possible to calculate housing attributes 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.

While the exact calculations for future residential capacities are detailed in Appendix B of the 2050 MTP, the basic process of assigning population was as follows:

- Using the most recent future land use plans available for each county, the amount of new residential acreage available for development was calculated by subtracting acreage already encumbered in 2015 from the future planned acreage.
- The 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 for each TAZ to estimate the amount of new population in each zone. (Note: TAZ level average household size values were based on weighted sums of 2010 Census household information. This is because Census 2010 was the most current available at the required level of geographic detail).
- A running population growth total is calculated so that it may be measured against the anticipated population growth for the MATS region of each county.

The results from the supporting calculations indicate that Macon-Bibb is capable of absorbing all the anticipated population growth within their MATS areas under existing land use plans; Macon-Bibb has capacity for 12,228 new residents, but is only anticipated to receive 5,523 between 2020 and 2050.

Map 4-2: MATS Area Anticipated 2050 Population Growth Distribution, By County



Employment Growth

The results discussed above indicate that Bibb County can expect an employment base of 127,853 jobs by 2050 (an increase of +11,261 over the 2015 base year). Exploring the changes by sector, net job losses are anticipated in the Retail sector (-2,664 jobs), while Service and Manufacturing & TCUW are expected to see significant gains (i.e., +11,797 jobs and +1,584 jobs, respectively). The increase in Manufacturing & TCUW is particularly important, as these generally correspond with higher skilled/higher value added activities, which tend to have the potential for higher incomes.

Summary

Bibb County is likely to experience moderate population growth through 2050. In particular, if the trends observed between the 2010 and 2020 Census are maintained, the County can anticipate a significant increase of Hispanic/Latino and Asian American population.

Total population increase for the Bibb County area between the 2020 base year and the 2050 plan horizon year is anticipated to be approximately 5,523 residents, and 11,261 new jobs (estimated from the 2015 base year). The land use modeling associated with the MATS 2050 MTP Update would suggest that Bibb County has the ability to absorb that growth with the existing available land, particularly if the County chooses to revitalize and restore existing areas prior to encouraging greenfield development.

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 2050. 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 10.7.1 – 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.

As of this writing, the Existing Land Use discussion remains based on the analysis done for the 2040 Comprehensive Plan. Macon-Bibb County Planning & Zoning is awaiting a parcel data update that will allow us to update the Existing Land Use discussion prior to final adoption of the 2050 Comprehensive Plan.

An important distinction between the map and data regarding Existing Land Use and subsequent discussions of the 2050 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 October 2017) used the planning horizon of 2040. Since then, the MATS 2050 Metropolitan Transportation Plan (MATS 2050 MTP) has been adopted, in coordination with Georgia Dept. of Transportation, Federal Highway Administration, and

Federal Transit Administration. As part of developing the MATS 2050 MTP, a new planning horizon year of 2050 was adopted, which in turn lead to generating a new population and employment forecasts. The MATS 2050 MTP document was originally adopted on May 3, 2022, and amended on June 13, 2022.

For the purpose of coordinating the MATS 2050 MTP, and this Comprehensive Land Use Plan, the subsequent discussions of the Future Land Use plan will focus on the 2050 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, 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):

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:

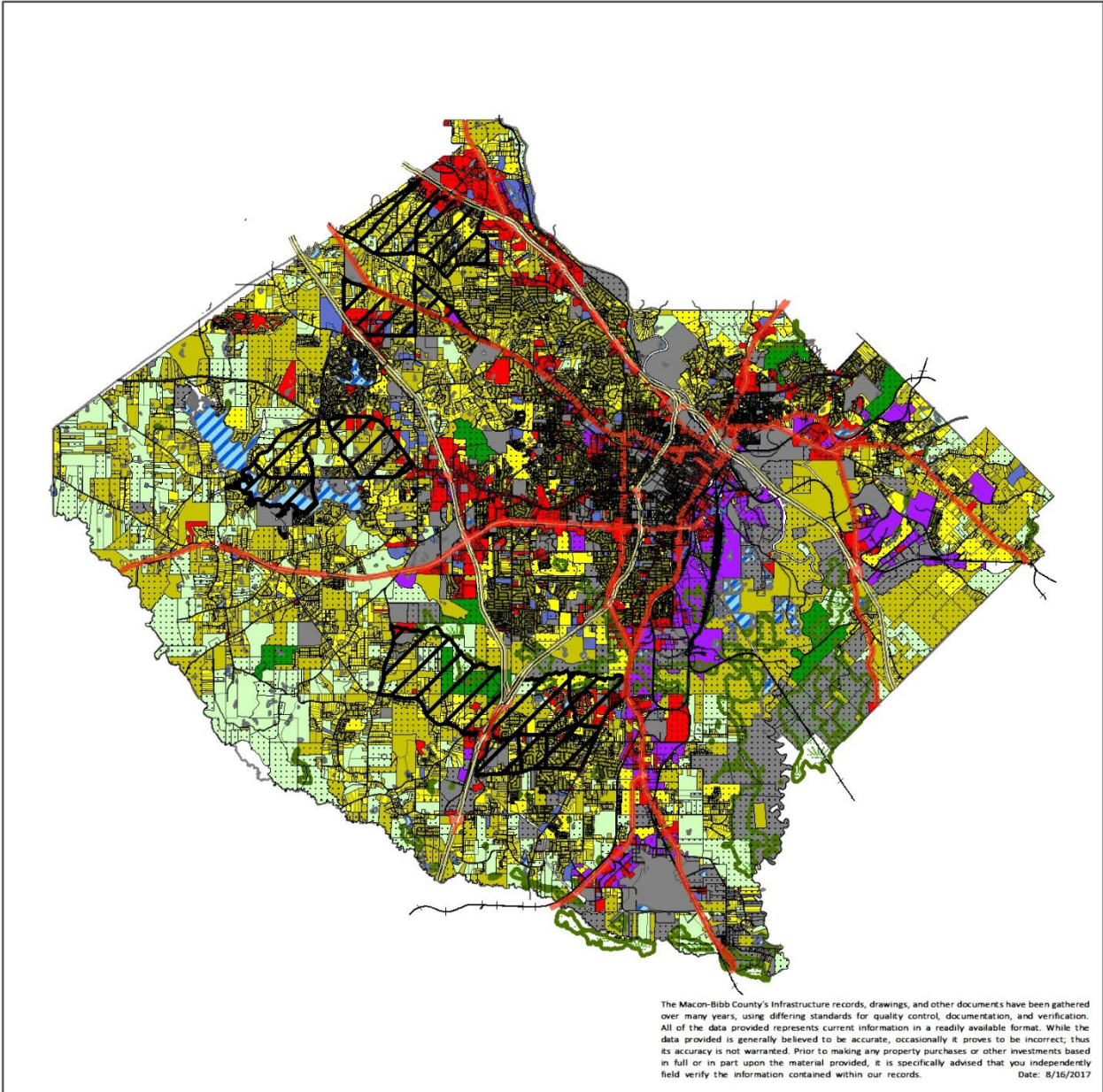
- a. The parcel has no structures of any value for tax purposes on it; and
- b. The value of the land is the only component of the tax assessment.

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 redevelopment (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).

Map 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)



Legend

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

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

Land Use Category	Acres
Residential Uses (Single Family, Duplex and Triplex)	50,194.61
<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
Commercial & Multi-Family (4 or More Dwelling) Uses	11,433.42
<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
Historical Land	47.56
<i>Lots (less than 5 acres)</i>	47.56
Industrial Uses	5,686.79
<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
Utility / Other	1,214.84
<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
Agricultural Uses (including Preferential Covenants)	29,320.29
<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
Forest Uses	2,804.26
<i>Small Tracts (between 5 and 25 acres)</i>	34.37
<i>Large Tracts (25 acres or more)</i>	2,769.89
Conservation Uses	22,987.21
<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
Tax Exempt (e.g., Schools, Religious Centers, Gov't Buildings, Assisted Living Facilities, etc.)	23,749.51
<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
Total Acres	147,438.50

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
Residential Uses (Single Family, Duplex and Triplex)	13,864.81	2,394.07	16,258.88
<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
Commercial & Multi-Family (4 or More Dwelling) Uses	2,476.60	583.98	3,060.58
<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
Industrial Uses	1,634.03	737.41	2,371.45
<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
Agricultural Uses (including Preferential Covenants)	14,299.32	5,316.30	19,615.62
<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
Forest Uses	1,814.43	878.50	2,692.93
<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
Conservation Uses	8,240.43	3,698.18	11,938.61
<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
Tax Exempt (e.g., Schools, Religious Centers, Gov't Buildings, Assisted Living Facilities, etc.)	5,612.89	6,356.36	11,969.25
<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
Total Acres	47,942.52	19,964.80	67,907.32

Future Land Use

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).

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.

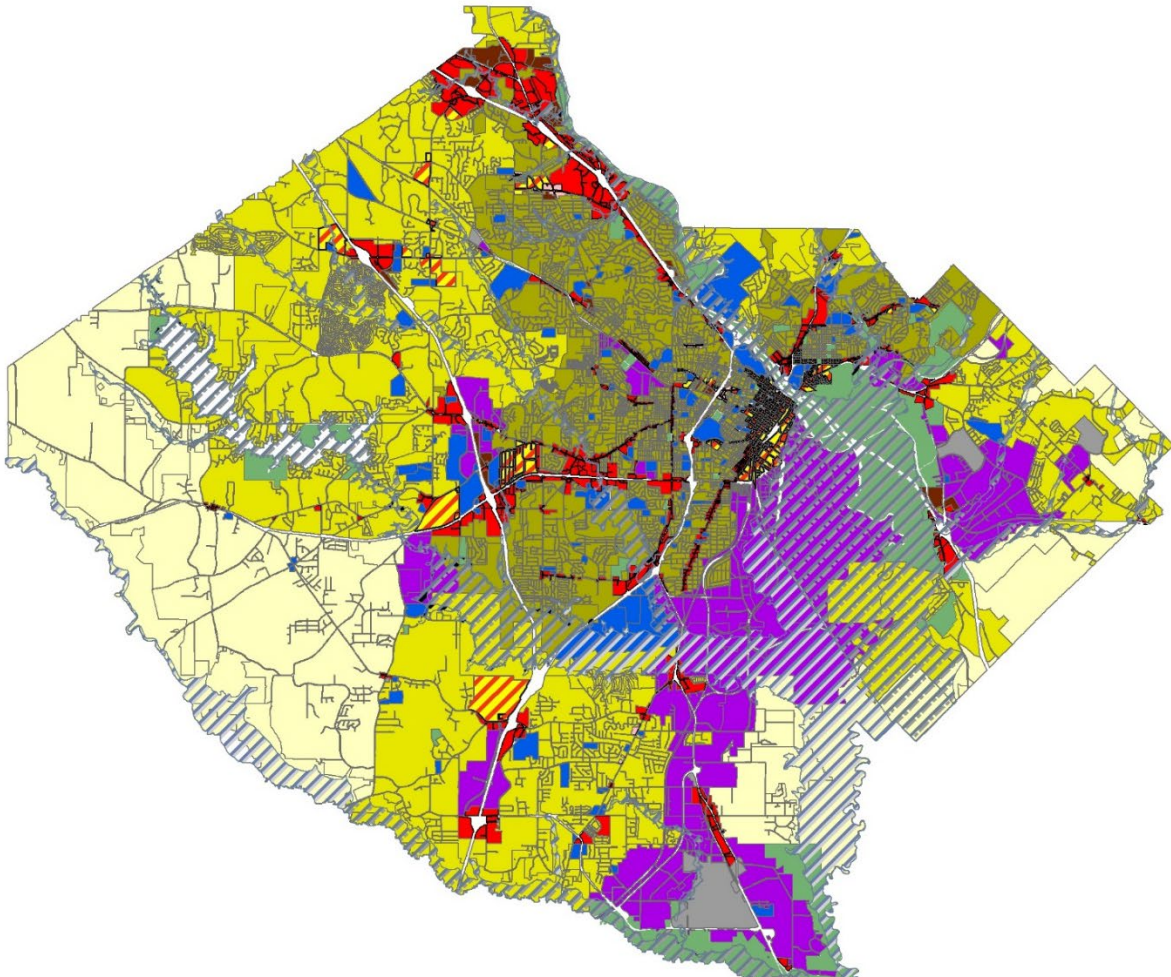
Finally, in addition to the above categories, all parcels were analyzed for whether or not they were completely excluded, completely included, or partially intruded upon the 100 year flood plain as identified by the U.S. Federal Emergency Management Agency (FEMA). The version of FEMA 100 year flood plain zones used in this analysis are from May 2017.

Table 5-3 summarizes the entire acreage of Macon-Bibb County by anticipated 2050 Future Land Use category. 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 2017 Existing Land Use Analysis.

Table 5- 3: Summary of 2050 Future Land Use Acres, By Category, for Macon-Bibb County

Future Land Use Category	Total Acres	Floodplane Analysis				
		Outside Floodplane	Completely In 100 Yr.	Partially within 100 Yr. Floodplane		
				Zone A	Zone AE	Zone O.2P
Rural Residential	34161.84	28003.91	0.00	4627.69	1462.61	67.63
Suburban Residential	48581.28	41036.13	459.59	250.60	6476.03	358.92
Urban Residential	20389.84	18072.02	0.00	80.37	1952.68	284.77
Office/Service	739.86	670.93	0.00	0.00	52.12	16.81
Community Commercial	6178.17	5591.49	3.26	98.97	415.38	69.07
Neighborhood Commercial	124.18	123.73	0.00	0.45	0.00	0.00
Mixed Use	2568.22	2538.38	0.00	0.00	27.55	2.29
Industrial	18745.00	10885.51	230.18	2918.41	4612.30	98.60
Institutional	5471.51	4282.55	0.00	583.93	559.97	45.06
Parks/Recreation/Open Space	8904.17	3649.33	0.00	663.63	4465.93	125.28
Transportation/Communication/Utilities	1624.43	1530.64	0.00	0.00	84.73	9.06
Grand Total:	147488.5	116384.62	693.03	9224.05	20109.3	1077.49

2050 Future Land Use (With Flood Zones)














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: 8/5/2022

Legend

Flood Zone

-  A - 100 Yr. Floodplain
-  AE - 30 Yr. Cumulative Risk Floodplain
-  0.2P - 500 Yr. Floodplain

Future Land Use 2050

-  Urban Residential
-  Suburban Residential
-  Rural Residential
-  Mixed Use
-  Office/Service
-  Parks/Recreation/Open Space
-  Community Commercial
-  Neighborhood Commercial
-  Industrial
-  Institutional
-  Transportation/Comm...

1 inch = 17,006 feet

Map Maker: Michael J. Greenwald, Ph.D., AICP



While Table 5-3 summarizes the 2050 Future Land Use vision, it is important to understand how and where the plan for 2050 changes from the 2040 plan. Table 5-4 summarizes the changes in total acreage of future land use categories, while Figure 5-4 shows where those categorical changes were applied.

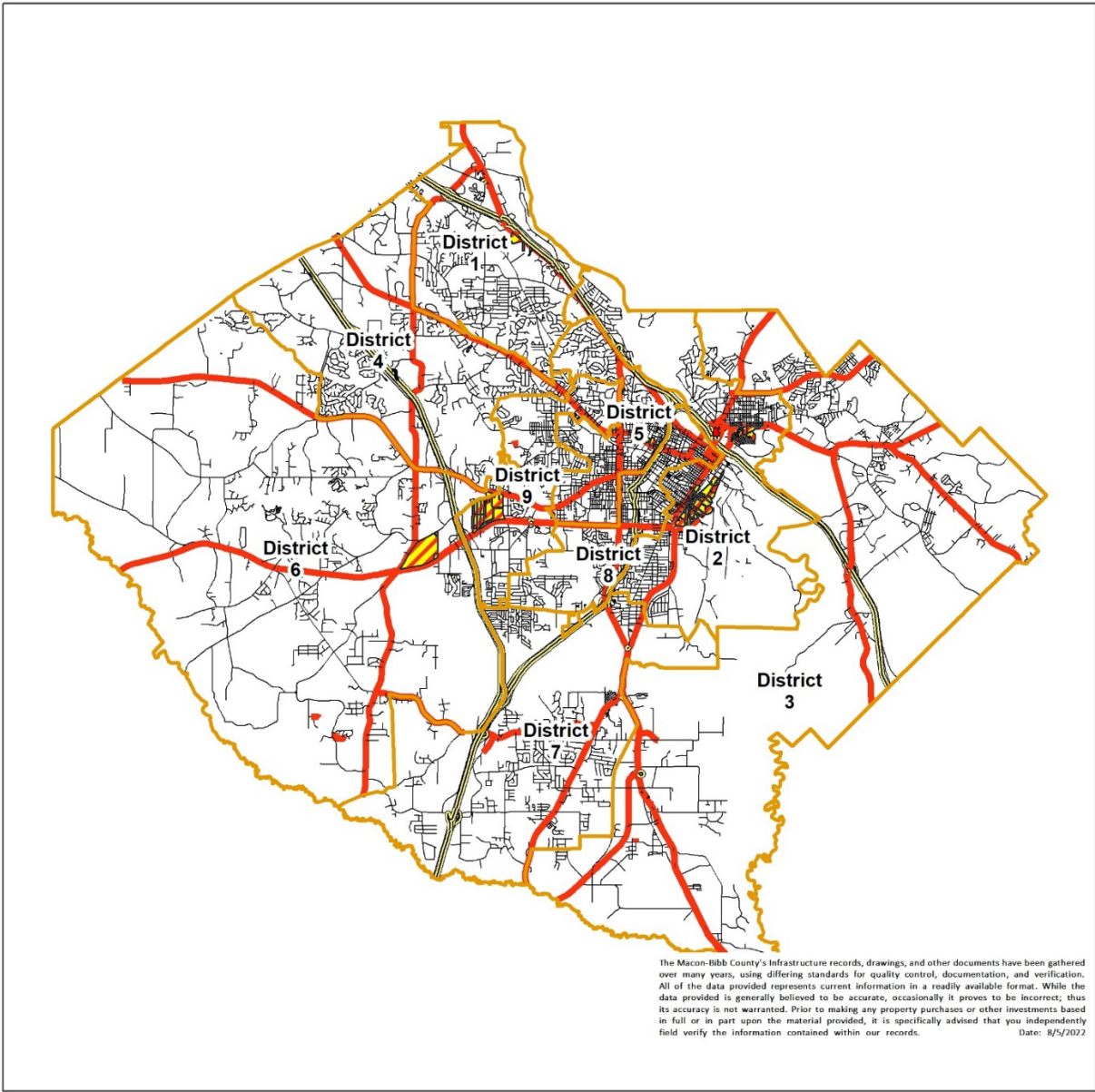
Table 5-4: Change to 2050 Future Land Use

Previous 2040 Future Land Use	Change to 2050 Future Land Use	
	Community Commercial	Mixed Use
Suburban Residential	0.00	254.47
Urban Residential	8.93	242.67
Office/Service	0.00	6.00
Community Commercial	0.00	222.03
Neighborhood Commercial	0.00	1.19
Industrial	0.00	283.16
Institutional	17.55	17.20

The changes represent a growing interest in the Macon-Bibb community towards the promotion of Mixed Use development. The change is significant for the shift in mindset it represents in planning for the areas. Where traditional land use planning emphasizes the separation of incompatible uses (for the preservation and enhancement of the general public safety and welfare by minimizing nuisances), the emphasis in mixed use is on the combination of compatible and complementary uses in the same area. The former approach is restrictive; the latter, by definition, is more open to Innovative approaches.

Map 5-3: Changes in Macon-Bibb County Future Land Use Designations from 2040 to 2050 Planning Horizon Year

Changes in Future Land Use Designations from 2040 to 2050



Five areas in particular stand out as opportunities for promotion of mixed use development:

- **Revitalization of the Eisenhower Presidential Mall (Commission District 9)** – In recent years, this facility has seen several retail anchor tenants either relocate to the North Macon area around Bass Rd., or leave the Macon-Bibb area entirely. This mall sits in between two major East/West corridors (i.e., U.S. Highway 80 on the South, and Georgia State Route 74 on the North
- **Reimagining of the East Macon and Fort Hill Neighborhoods (Commission District 2)** – These areas were identified as potential areas for servicing tourists, in anticipation of a forthcoming designation of the Ocmulgee Heritage Mounds as a National Park.
- **Expansion of the CBD area South of Broadway, down to Eisenhower Parkway (Commission District 2)** – This area currently exists as heavy industrial area, some of which has been abandoned or is underutilized. The development trend observed further north along the 7th St. corridor, along 2nd St. at Hawthorne, and with the gradual expansion of downtown, suggests that this area should be prepared to accept additional growth as well. However, pre-existing limiting factors such as the aforementioned heavy industry, and the continued operations of the Norfolk Southern Brosnan Yard facility constrain what specific uses might be compatible with the area.
- **North side of Vineville Ave., from Pio Nono Ave to Forsyth Ave/Hardeman Ave. Split (Commission District 5)** – This area is home to several architecturally significant homes, many of which are listed on various historic registries. It is also on a designated highway (U.S. Highway 41). Designation of the area as having a potential for mixed use development broadens the options for what these facilities can be used for in the future, which increases the likelihood that the building can continue to be used (and re-used) creatively. Note that eligibility for being considered mixed use does not relieve any future applications for rezoning or conditional use from any requirements for historic preservation.
- **Fulton Mill Rd/Ivey Dr./U.S. Highway 80 (Commission District 6)** – This area is adjacent to Middle Georgia State University (MGSU). The identification of the area for Mixed Use is consistent with what staff has observed for the area already; applications have been made for the region South of U.S. Highway 80 for mixed use developments in support of a larger enrollment at MGSU.

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 (9), 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 2020 – 2024 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 Occupancy

Macon-Bibb County has a relatively low number of vacant housing units (11,984) at a rate of (17.1%). The Macon-Bibb County Consolidated Plan seeks to address the vacancy concerns for the community.

Table 6-1: Housing Occupancy Rate, 2020 ACS 5-Year Estimates Data Profile

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	70,138	+/-230	70,138	(X)
Occupied housing units	58,154	+/-714	82.9%	+/-0.9
Vacant housing units	11,984	+/-642	17.1%	+/-0.9
Homeowner vacancy rate	2.7	+/-0.9	(X)	(X)
Rental vacancy rate	7.9	+/-1.3	(X)	(X)

Source: [U.S. Census Bureau, 2020: 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 65.3% of the housing stock covering the entire community of Macon-Bibb County.

Table 6-2: Housing Stock (Mix), 2020 ACS 5-Year Estimates Data Profile

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
UNITS IN STRUCTURE				
Total housing units	70,138	+/-230	70,138	(X)
1-unit, detached	45,817	+/-819	65.3%	+/-1.2
1-unit, attached	1,573	+/-258	2.2%	+/-0.4
2 units	3,360	+/-448	4.8%	+/-0.6
3 or 4 units	4,221	+/-571	6.0%	+/-0.8
5 to 9 units	5,207	+/-591	7.4%	+/-0.8
10 to 19 units	3,386	+/-454	4.8%	+/-0.6
20 or more units	4,438	+/-498	6.3%	+/-0.7
Mobile home	2,118	+/-355	3.0%	+/-0.5
Boat, RV, van, etc.	18	+/-29	0.0%	+/-0.1

Source: [U.S. Census Bureau, 2020: 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 (15.8%) 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 42.5% of the housing units in Macon-Bibb County were constructed between 1980 and 2014 (or later.)

Table 6-3: Housing Age and Condition, 2020 ACS 5-Year Estimates Data Profile

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
YEAR STRUCTURE BUILT				
Total housing units	70,138	+/-230	70,138	(X)
Built 2014 or later	1,447	+/-360	2.1%	+/-0.5
Built 2010 to 2013	1,685	+/-389	2.4%	+/-0.6
Built 2000 to 2009	8,137	+/-714	11.6%	+/-1.0
Built 1990 to 1999	9,619	+/-728	13.7%	+/-1.0
Built 1980 to 1989	8,910	+/-748	12.7%	+/-1.1
Built 1970 to 1979	11,068	+/-731	15.8%	+/-1.0
Built 1960 to 1969	9,367	+/-724	13.4%	+/-1.0
Built 1950 to 1959	9,411	+/-730	13.4%	+/-1.0
Built 1940 to 1949	4,126	+/-514	5.9%	+/-0.7
Built 1939 or earlier	6,368	+/-553	9.1%	+/-0.8

Source: [U.S. Census Bureau, 2020: American Community Survey 5-Year Estimates](#)

Housing Tenure: Owner and Renter Occupied

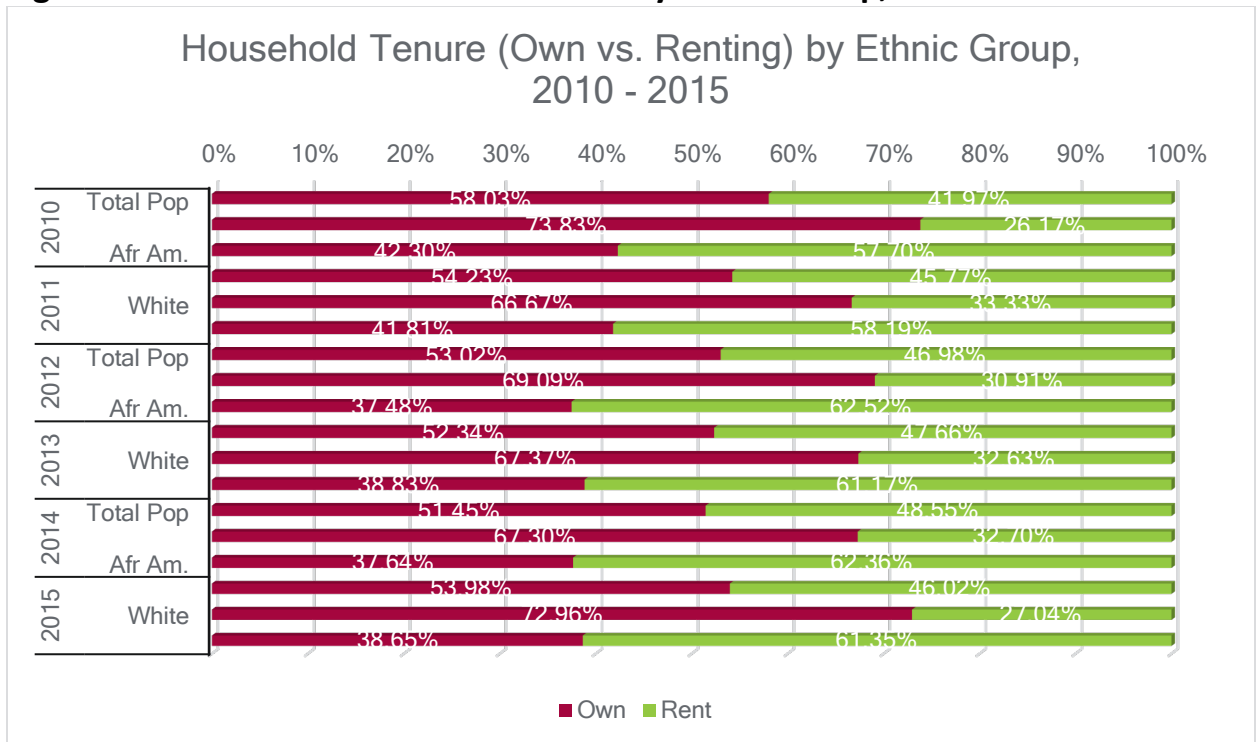
In Macon-Bibb County, 51.7% percent of all households are owner occupied, which is slightly higher than the 48.3% percent of renter occupied household units. As housing permits continue to rise in Macon-Bibb County, ownership rates are presumed to increase as well. To increase homeownership rates, Macon-Bibb 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, 2020 ACS 5-Year Estimates Data Profile

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING TENURE				
Occupied housing units	58,154	+/-714	58,154	(X)
Owner-occupied	30,091	+/-865	51.7%	+/-1.6
Renter-occupied	28,063	+/-1,065	48.3%	+/-1.6
Average household size of owner-occupied unit	2.62	+/-0.06	(X)	(X)
Average household size of renter-occupied unit	2.43	+/-0.06	(X)	(X)

Source: [U.S. Census Bureau, 2020: 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. Based on the 2020 5-year estimate data, the majority of homes that are purchased in Macon-Bibb County, range in price between \$50,000 - \$99,999 which is roughly 26.5% of the owner-occupied market. The next largest homeowners market price range between \$100,000 - \$149,999 or 23%. 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, 2020 ACS 5-Year Estimates Data Profile

Subject	Macon-Bibb County, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
VALUE				
Owner-occupied units	30,091	+/-865	30,091	(X)
Less than \$50,000	3,944	+/-437	13.1%	+/-1.3
\$50,000 to \$99,999	7,975	+/-527	26.5%	+/-1.5
\$100,000 to \$149,999	6,922	+/-542	23.0%	+/-1.8
\$150,000 to \$199,999	4,435	+/-401	14.7%	+/-1.3
\$200,000 to \$299,999	3,588	+/-526	11.9%	+/-1.7
\$300,000 to \$499,999	2,184	+/-257	7.3%	+/-0.8
\$500,000 to \$999,999	950	+/-184	3.2%	+/-0.6
\$1,000,000 or more	93	+/-63	0.3%	+/-0.2
Median (dollars)	125,300	+/-4,136	(X)	(X)

Source: [U.S. Census Bureau, 2020: 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.

- Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate income families, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS

and their families, to live with dignity and independence; and providing affordable housing to low-income persons and access to job opportunities.

- A suitable living environment includes improving the safety and livability of neighborhoods, increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial de-concentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historical, architectural, or aesthetic value; and conservation of energy resources.

- Expanded economic opportunities includes job creation and retention; establishment, stabilization, and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by these programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally-assisted and public housing.

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. Objective Category 1: Create a Suitable living Environment

- a. **Objective:** Assist in the stabilization of deteriorating neighborhoods
 - i. **Outcome:** (Sustainability) Construct or repair 1 park and/or recreational facility, senior, handicapped, youth or neighborhood center, shelter for the homeless or childcare center, or infrastructure improvements on streets, sidewalks, and water, sewer, flood and drainage systems. (PubFac, Acquisitions & Infrastructure)
- b. **Objective:** Increase services for low- and moderate-income individuals

and individuals with special needs

- i. **Outcome: (Affordability)** Provide mentoring and life-skills training for 50 children in low-moderate-income homes, provide 260 car seats to children in low-moderate-income families (Mentors Project, FAM)
- ii. **Outcome: (Accessibility)** Provide services to 125 victims of domestic violence, provide counseling services to 140 low – moderate income families residing in public housing, (Crisis Line, FCC)
- c. **Objective:** Increase services for the homeless and potentially homeless population
 - i. **Outcome: (Affordability)** Provide daily basic services to 275 homeless persons, provide basic dental care for 25 homeless individuals, and provide homeless prevention and rapid rehousing services to 108 individuals. (Loaves & Fishes, EOC-Dental, FAM & EOC-HESG)

2. Objective Category 2: Decent Housing

- a. **Objective:** Increase the number of affordable housing units (homeowner & rental opportunities)
 - i. **Outcome: (Affordability)** Developers and/or nonprofits build 3 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. **Objective:** Homeowner rehabilitation assistance for low- and moderate-income individuals
 - i. **Outcome: (Affordability)** Provide 91 minor home repairs to low- and moderate-income elderly and/disabled homeowners through various nonprofits. (RM-MHR, RM-VY)
 - ii. **Outcome: (Affordability)** Provide 60 minor home repairs to low- and moderate-income homeowners through ECDD programs. (HIP)

3. Objective Category 3: Economic Opportunity

- a. **Objective:** Improve the economic health of the community and/or individuals
 - i. **Outcome: (Affordability)** Make 1 small business marketing grant to local businesses that qualify as a micro-enterprise. (SBDAP)

These objectives are highly reflected within this 2022 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 [Consolidated Plan for Macon-Bibb County Program Years 2020-2024](#) 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 begins on page 16 of the 2020-2024 consolidated plan.

The County has taken steps in addressing blight, homelessness, and other special housing needs. The objectives cited in the county's consolidated plan are to prevent homelessness by aiding precariously housed households and provide emergency assistance and shelter. Transition and permanent housing are 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 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.

Chapter 7 | Community Work Program

The Community Work Program Element presents specific measurable action items over the next five years with the broad goal of improving the quality of life in the community. This element addresses the Community Goals that were discussed earlier. The information below describes the projects, funding sources, costs, and status for each assigned department according to the Community Goals.

1. Transportation Goals: Prioritize safe mobility and address transportation needs for all community residents.

Year	Project Description	Assigned	Funding	Costs	Status
2022	GDOT/Wall Structure – Phase 1 of Runway Extension	Aviation	State	\$2,000,000	Completion FY-2022
2022	Taxiway C Rehabilitation – Design/Construct	Aviation	Local, State, Federal	\$1,222,222	Completion FY-2022
2023	Runway 10/28 Reconstruction – Construct at Downton Airport	Aviation	Local, State, Federal	\$5,228,135	Completion FY-2023
2023	Terminal Update/ Facility Upgrades for Downtown Airport (75%/25%)	Aviation	Local, State	\$1,812,500	Completion FY-2023
2023	Runway 5/23 Extension – Wetland Mitigation	Aviation	Local, State, Federal	\$120,000	Completion FY-2023
2023	Runway 5/23 Extension – Construct	Aviation	Local, State, Federal	\$11,000,000	Completion FY-2023
2023	Runway 5/23 Extension – Wetland Mitigation	Aviation	Local, State, Federal	\$120,000	Completion FY-2022
2023	Design New Taxiway E, E1, and E2	Aviation	Local, State, Federal	\$600,000	Completion FY-2023
2023	ALP Update, ATCT Study, Terminal Area Study, Ground Access Study, Environmental Assessment	Aviation	Local, State, Federal	\$600,000	Completion FY-2023
2023	Acquire ARFF Vehicles !2)	Aviation	TBD	\$1,400,000	Completion FY-2023
2024	Design South Apron Rehabilitation Expansion	Aviation	Local, State, Federal	\$300,000	Completion FY-2024
2024	FAA NAVAID Installation and Commission	Aviation	Local, State, Federal	\$200,000	Completion FY-2024
2024	Taxiway Alpha Relocation/ Reconstruction – Phase I and II (Design) for Downtown Airport	Aviation	Local, State, Federal	\$500,000	Completion FY-2024

Year	Project Description	Assigned	Funding	Costs	Status
2024	ATCT Rehabilitate/Relocate – Design & Construct	Aviation	Federal	\$4,000,000	Completion FY- 2024
2024	New Airline Terminal & Entrance Road- Design	Aviation	Local, State, Federal	\$3,000,000	Completion FY- 2024
2024	Taxiway E, E1, and E2 – Construction	Aviation	Local, State, Federal	\$6,000,000	Completion FY- 2024
2024	DBE Update (FY 24-27)	Aviation	Local,State, Federal	\$15,000	Completion FY- 2024
2025	Construct South Apron Rehabilitation & Expansion	Aviation	Local, State, Federal	\$6,000,000	Completion FY- 2025
2025	New Airline Terminal & Entrance Road- Construction	Aviation	Local, State, Federal	\$20,000,000	Completion FY- 2025
2025	Taxiway Alpha Relocation/ Reconstruction – Phase I (Construction) for Downtown Airport	Aviation	Local, State, Federal	\$3,696,043	Completion FY- 2025
2026	Design – Stormwater Drainage Study	Aviation	Local, State, Federal	\$100,000	Completion FY- 2026
2026	Design – Access Control/Security Fence	Aviation	Local, State, Federal	\$200,000	Completion FY- 2026
2026	Taxiway Alpha Relocation/ Reconstruction – Phase II (Construction) for Downtown Airport	Aviation	Local, State, Federal	\$4,503,665	Completion FY- 2026
2026	Blast Pad & EMAS for Runway 23 End	Aviation	Local, State, Federal	\$3,000,000	Completion FY- 2026
2027	Construct Stormwater Drainage Repair	Aviation	Local, State, Federal	\$750,000	Completion FY- 2027
2027	Construct Access Control/Security Fence	Aviation	Local,State, Federal	\$1,200,000	Completion FY- 2027
2027	Apron Rehabilitation for Downtown Airport	Aviation	Local, State, Federal	\$883,813	Completion FY- 2027
2022 -27	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Federal , State, Local	\$16,950	Ongoing

Year	Project Description	Assigned	Funding	Costs	Status
2022-27	MATS Program Coordination	Planning & Zoning	Federal, Local	\$103,930	Ongoing
2022-27	Transportation Systems/Land Use Monitoring	Planning & Zoning	Federal, Local	\$13,108	Ongoing
2022-27	Transportation Improvement Program	Planning & Zoning	Federal, Local	\$58,135	Ongoing
2022-27	Transit/Multimodal Training and Professional Development	Planning & Zoning	Federal, State, Local	\$3,628	Ongoing
2022-27	Special Streets/Highways/ Land Use Studies	Planning & Zoning	Federal, Local	\$16,070	Ongoing
2022-27	Transit/Paratransit Planning	Planning & Zoning	Federal, State, Local	\$25,020	Ongoing
2022-27	Long Range Transportation Plan Update	Planning & Zoning	Federal, Local	\$25,161	Ongoing
2022-27	Increasing Safe & Accessible Transportation Options	Planning & Zoning	Federal, Local	\$6,989	Ongoing
2022-27	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Federal, State, Local	\$16,950	Ongoing
2023	Jeffersonville Rd. @ Norfolk Southern Bridge	Road Improvement Program	Local		Project Cancelled by GDOT
2023	Jeffersonville Rd. – Emery Hwy to Walnut Creek	Road Improvement Program	Federal, State, 1% Sales Tax	\$4,372,000	Completed
2023	Jeffersonville Rd. – Recreation Rd. to Emery Rd.	Road Improvement Program	Local		Project under Review
2023	Jeffersonville Rd. – Walnut Creek to Recreation Rd. Bridge @ Walnut Creek	Road Improvement Program	Federal, State, 1% Sales Tax	\$6,016,000	Project is under Construction
2022	Purchase One 35 ft. Bus	Transit Authority	Local, State, Federal	\$490,000	Completion FY-2022
2022	New Service Vehicles (2)	Transit Authority	Local, State, Federal	\$200,000	Completion FY-2022

Year	Project Description	Assigned	Funding	Costs	Status
2022	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$10,000	Completion FY-2022
2022	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$150,000	Completion FY-2022
2022	GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$20,000	Completion FY-2022
2022	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$250,000	Completion FY-2022
2023	Purchase 3 Buses for ADA Service	Transit Authority	Local, State, Federal	\$840,000	Completion FY-2023
2023	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$200,000	Completion FY-2023
2023	Replace & Refurbish Bus Shelters and Benches	Transit Authority	Local, State, Federal	\$60,000	Completion FY-2023
2023	New Service Vehicles (3)	Transit Authority	Local, State, Federal	\$100,000	Completion FY-2023
2023	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$15,000	Completion FY-2023
2023	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$80,000	Completion FY-2023
2023	GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$20,000	Completion FY-2023
2023	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$30,000	Completion FY-2023
2023	Purchase Training Aid Simulator	Transit Authority	Local, State, Federal	\$100,000	Completion FY-2023
2023	Replace Bus Routing System	Transit Authority	Local, State, Federal	\$1,200,000	Completion FY-2023
2024	Purchase 35 ft. Transit Buses (2)	Transit Authority	Local, State, Federal	\$1,600,000	Completion FY-2024
2024	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$100,000	Completion FY-2024
2024	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$15,000	Completion FY-2024
2024	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$80,000	Completion FY-2024
2024	GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$20,000	Completion FY-2024

Year	Project Description	Assigned	Funding	Costs	Status
2024	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$50,000	Completion FY-2024
2024	Purchase Vans for Shuttle Service in 4 Zones	Transit Authority	Local, State, Federal	\$160,000	Completion FY-2024
2025	Purchase 3 Buses for ADA Service	Transit Authority	Local, State, Federal	\$840,000	Completion FY-2025
2025	Replace & Refurbish Bus Shelters and Benches	Transit Authority	Local, State, Federal	\$100,000	Completion FY-2025
2025	New Service Vehicles (3)	Transit Authority	Local, State, Federal	\$100,000	Completion FY-2025
2025	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$5,000	Completion FY-2025
2025	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$150,000	Completion FY-2025
2025	GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$20,000	Completion FY-2025
2026	Purchase 35 ft. Transit Buses (2)	Transit Authority	Local, State, Federal	\$1,600,000	Completion FY-2026
2026	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$200,000	Completion FY-2026
2026	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$5,000	Completion FY-2026
2026	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$100,000	Completion FY-2026
2026	GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$19,000	Completion FY-2026
2026	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$500,000	Completion FY-2026
2027	Purchase 3 Buses for ADA Service	Transit Authority	Local, State, Federal	\$840,000	Completion FY-2027
2027	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$100,000	Completion FY-2027
2027	Replace & Refurbish Bus Shelters and Benches	Transit Authority	Local, State, Federal	\$80,000	Completion FY-2027
2027	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$10,000	Completion FY-2027
2027	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$100,000	Completion FY-2027

Year	Project Description	Assigned	Funding	Costs	Status
2027	GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$20,000	Completion FY-2027
2027	Terminal Station Maintenance & Renovation	Transit Authority	Local, State Federal	\$250,000	Completion FY-2027

2. Land Use Goal: Maximize the use of existing infrastructure ensuring the most desirable and efficient use of land.

Year	Project Description	Assigned	Funding	Costs	Status
2021	REVAMP Road Data Verification	Middle GA Regional Comm	State	\$ 75,000	Complete
2022	Census Redistricting Data Program	Middle GA Regional Comm	Local	Staff Time	Complete
2022	REVAMP Road Data Verification	Middle GA Regional Comm	State	\$ 75,000	To be complete by 6/30/22.
2022	Phase II Grant Application for Irving	Middle GA Regional Comm	Local	Staff Time	Complete
2023	Develop Pleasant Hill Action Plan	Middle GA Regional Comm	Local	Staff Time	Completion in FY23
2023	Submit State Opportunity Zone Application	Middle GA Regional Comm	Local	Staff Time	Completion in FY23
2024	Prepare HAZUS-MH Report	Middle GA Regional Comm	State	\$ 8,000	Scheduled for FY24
2022	Street Maintenance	Public Works	Local	\$ 200,000	Completion in FY22
2023	Street Maintenance	Public Works	Local	\$ 150,000	Completion in FY23
2024	Street Maintenance	Public Works	Local	\$150,000	Completion in FY24
2025	Street Maintenance	Public Works	Local	\$150,000	Completion in FY25
2026	Street Maintenance	Public Works	Local	\$150,000	Completion in FY26
2021	Street Improvements	Engineering	Local/State	\$2,800,000	Completed

Year	Project Description	Assigned	Funding	Costs	Status
2022	Street Improvements	Engineering	Local/State	\$2,900,000	Completion FY-2022/23
2023	Street Improvements	Engineering	Local/State	\$2,900,000	Completion FY-2023/24
2024	Street Improvements	Engineering	Local/State	\$3,000,000	Completion FY-2024/25
2025	Street Improvements	Engineering	Local/State	\$3,000,000	Completion FY-2025/26
2026	Street Improvements	Engineering	Local/State	\$3,000,000	Completion FY-2026/27
2022	Infrastructure Improvements	County Administration	Local, State	Pending	Completed
2022	AMR	Water Authority	Local	\$1,000,000	Future
2022	Annual Tank Maintenance	Water Authority	Local	\$294,162	Future
2022	Convert Pot Stations to Submersible	Water Authority	Local	\$150,000	Future
2022	Echeconnee – 3 rd Pump	Water Authority	Local	\$350,000	Future
2022	L/S Contract Labor/ Equipment	Water Authority	Local	\$100,000	Future
2022	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,600,000	Future
2022	Small Lift Station Mag Meter	Water Authority	Local	\$75,000	Future
2022	Valve Replacement Program	Water Authority	Local	\$50,000	Future
2022	Water Extension Program	Water Authority	Local	\$500,000	Future
2022	AMR	Water Authority	Local	\$8,300,000	Future
2022	Airport Pressure Zone Automation	Water Authority	Local	\$210,000	Future

Year	Project Description	Assigned	Funding	Costs	Status
2022	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,550,000	Future
2022	Small Lift Station Mag Meter	Water Authority	Local	\$75,000	Future
2022	Valve Replacement Program	Water Authority	Local	\$50,000	Future
2022	Water Extension Program	Water Authority	Local	\$500,000	Future
2023	Water Extension Program	Water Authority	Local	\$500,000	Future
2023	Forsyth Road Update	Water Authority	Local	\$50,000	Future
2023	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,700,000	Future
2023	Rubin Load Bank	Water Authority	Local	\$50,000	Future
2023	Valve Replacement Program	Water Authority	Local	\$50,000	Future
2023	24' RC Main	Water Authority	Local	\$6,000,000	Future
2023	AWTP Filters	Water Authority	Local	\$592,000	Future
2023	Scrubber System	Water Authority	Local	\$265,000	Future
2023	SCADA	Water Authority	Local	\$1,976,000	Future
2024	Breezy Hill Altitude Valve Replacement	Water Authority	Local	\$50,000	Future
2024	Breezy Hill Altitude Valve Replacement	Water Authority	Local	\$50,000	Future
2024	Valve Replacement Program	Water Authority	Local	\$50,000	Future
2024	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,600,000	Future
2024	Ocmulgee Flow Meter Replacement	Water Authority	Local	\$150,000	Future
2024	Echeconnee Generator Replacement	Water Authority	Local	\$235,000	Future

Year	Project Description	Assigned	Funding	Costs	Status
2024	Allen Bradley PLC Upgrade	Water Authority	Local	\$166,000	Future
2024	42" RC Main	Water Authority	Local	\$5,000,000	Future
2024	AWTP Filters	Water Authority	Local	\$621,000	Future
2024	Dredging	Water Authority	Local	\$2,500,000	Future
2024	Pump Replacements	Water Authority	Local	\$85,000	Future
2024	Reservoir Pumps	Water Authority	Local	\$160,000	Future
2024	LP Rebuild Gravity Thickeners	Water Authority	Local	\$1,250,000	Future
2024	SCADA	Water Authority	Local	\$806,000	Future
2025	Valve Replacement Program	Water Authority	Local	\$50,000	Future
2025	Camp Wheeler Generator	Water Authority	Local	\$175,000	Future
2025	Bowden Generator	Water Authority	Local	\$60,000	Future
2025	Forsyth Pump VFD	Water Authority	Local	\$300,000	Future
2025	Water Extension Program	Water Authority	Local	\$500,000	Future
2025	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,700,000	Future
2025	Pump Replacements	Water Authority	Local	\$115,000	Future
2025	Ashford Park Pump	Water Authority	Local	\$190,000	Future
2025	River Pumps	Water Authority	Local	\$50,000	Future
2025	Dredging	Water Authority	Local	\$2,500,000	Future
2025	Finished Water	Water Authority	Local	\$150,000	Future

Year	Project Description	Assigned	Funding	Costs	Status
2025	LP Clairifer Rebuild	Water Authority	Local	\$750,000	Future
2025	LP Grit Structure	Water Authority	Local	\$175,000	Future
2025	SCADA	Water Authority	Local	\$1,866,000	Future
2026	Valve Replacement Program	Water Authority	Local	\$50,000	Future
2026	Airport North Valve	Water Authority	Local	\$120,000	Future
2026	Camp Wheeler Valves	Water Authority	Local	\$175,000	Future
2026	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,700,000	Future
2026	Pots Stations	Water Authority	Local	\$810,000	Future
2026	River Pumps	Water Authority	Local	\$55,000	Future
2026	CIO2 Generators	Water Authority	Local	\$125,000	Future
2026	AWTP Air Unit	Water Authority	Local	\$195,000	Future
2026	Reservoir Pumps	Water Authority	Local	\$320,000	Future
2026	LP Aeration floor	Water Authority	Local	\$1,283,000	Future
2026	SCADA	Water Authority	Local	\$2,000,000	Future
2027	Valve Replacement Program	Water Authority	Local	\$50,000	Future
2027	Ruben Prob Meter	Water Authority	Local	\$70,000	Future
2027	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,700,000	Future
2027	Pots Stations	Water Authority	Local	\$850,000	Future
2027	Riverside 94emetry Pump	Water Authority	Local	\$350,000	Future

Year	Project Description	Assigned	Funding	Costs	Status
2027	Refurbish Tanks AWTP	Water Authority	Local	\$125,000	Future
2027	Replace Hellsieves AWTP	Water Authority	Local	\$95,000	Future
2027	Replace Thickner Pumps	Water Authority	Local	\$110,000	Future
2027	LP Aeration	Water Authority	Local	\$625,000	Future
2027	LP Magmeter	Water Authority	Local	\$1,500,000	Future
2027	LP Backup Power Supply	Water Authority	Local	\$2,000,000	Future
2027	SCADA	Water Authority	Local	\$200,000	Future

3. Economic Development Goal: Attract and Support Growth of Sustainable Business & Industry

Year	Project Description	Assigned	Funding	Costs	Status
2022	Safe Community Projects	County Administration	Local	Pending	Completed
2022	Obtain approval of economic development projects. Implement plans on an incremental basis	County Administration	Local	Pending	Completed
2022	Economic Development Projects	County Administration	Local, State, Federal	Pending	Completed
2023	Safe Community Projects	County Administration	Local	\$3,000,000	Ongoing
2023	Obtain approval of economic development projects. Implement plans on an incremental basis	County Administration	Local	\$9,300,000	Ongoing
2023	Economic Development Projects	County Administration	Local	\$44,000,000	Ongoing
2022	Joe Tamplin Blvd. - Modifications of roadway at 90 degree bend to create larger radius & improve traffic flow	Industrial Authority	GDOT	\$550,000	Ongoing

Year	Project Description	Assigned	Funding	Costs	Status
2022-24	Continue development of Film Macon w recruitment of new productions and production facility	Visit Macon	Bed Tax	\$50,000	Ongoing
2022-26	Create Sports Development program to assist with design, marketing and operation of Macon Indoor Pickleball Facility at Macon Mall	Visit Macon	Bed Tax	\$100,000	Initiated
2022-24	Partnership with Parks and Beautification to extend Visit Macon signage and wayfinding program	Visit Macon	Bed Tax	\$50,000	Ongoing
2022-24	Continue to develop Macon Music Effect program and implementation of Live Music Calendar on Macon Music Trail.com	Visit Macon	Bed Tax	\$40,000	Ongoing
2022-26	Host Annual Southeast Tourism Society Marketing College	Visit Macon	Bed Tax/Partnership	\$10,000	Ongoing
2022-25	Continue ongoing data collection for visitor impact and travel trends (Datafy and Zartico Systems)	Visit Macon	Bed Tax/Knight Foundation Grant	\$50,000	Ongoing
2022-25	Continue partnerships to pass legislation on designating Ocmulgee Mounds as Georgia's first National Park	Visit Macon	Bed Tax	\$30,000	Ongoing
2022-25	Implement new three-year Strategic Plan Post-Covid	Visit Macon	Bed Tax	\$200,000	Ongoing
2022-24	Commission study of Macon implementing plan to become a "Music City"	Visit Macon	Bed Tax	\$100,000	Ongoing

4. Housing Goal: Increase Access to Quality Diverse Housing

Year	Project Description	Assigned	Funding	Costs	Status
2022	Rebuilding Together Macon	Economic & Community Development	CDBG & Rebuilding Together Macon	\$185,000	Ongoing
2022	Administration of the HOME Investment Partnership Program - Help First Time Homebuyers and/or rental opportunities	Economic & Community Development & non-profits	HOME	\$812,434	Ongoing
2022	Administration of the HOME Investment Partnership Program - Help First Time Homebuyers and/or rental opportunities	Economic & Community Development & non-profits	HOME	\$824,157	Ongoing
2022	Serve 5 families through new construction or rehabilitation programs of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Private	\$500,000	Ongoing
2023	Serve 11 families through new construction or rehabilitation programs of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Private	\$1,100,000	Ongoing
2024	Serve 6 families through new construction or rehabilitation programs of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Private	\$600,000	Ongoing

Year	Project Description	Assigned	Funding	Costs	Status
2025	Serve 6 families through new construction or rehabilitation programs of housing units in partnership with preselected low income families who will own the homes	Habitat for Humanity	Private	\$600,000	Ongoing
2022	Rehabilitation or construction of 5-20 housing units (per year) in historic districts	Historic Macon	National & Local	\$2,000,000	Ongoing
2022	Build 6 duplexes (12 units) of affordable rental housing in Beall's Hill	Historic Macon	National & Local	\$1,200,000	Under Construction
2022	Complete a new neighborhood park on Boulevard in North Highlands	Historic Macon	Local	\$200,000	Under Construction
2022	Replace Roofs at Roff/Markwalter	Macon Housing Authority	Federal	\$ 75,000	Completion in FY 2023
2022	Replace Storm Drainage System at Scattered Sites	Macon Housing Authority	Federal	\$ 450,000	Completion in FY 2023
2022	Interior Renovations at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$ 791,435	Completion in FY 2024
2022	Interior Renovations at Roff/Markwalter	Macon Housing Authority	Federal	\$ 240,000	Completion in FY 2024
2022	Security Improvements at Various Sites	Macon Housing Authority	Federal	\$ 25,000	Completion in FY 2027
2022	Remove Clothesline Posts-PHA Wide	Macon Housing Authority	Federal	\$ 100,000	Completion in FY 2023
2023	Replace Refrigerator and Range at Central Office	Macon Housing Authority	Federal	\$ 1,500	Completion in FY 2024
2023	Replace Ranges at Roff/Markwalter	Macon Housing Authority	Federal	\$ 10,800	Completion in FY 2024
2023	Interior Renovations at Single Family Homes	Macon Housing Authority	Federal	\$ 650,000	Completion in FY 2025

Year	Project Description	Assigned	Funding	Costs	Status
2024	Replace Screen Doors at Units-PHA Wide	Macon Housing Authority	Federal	\$198,000	Completion in FY 2025
2024	Replace Refrigerators at Lucille Driskell	Macon Housing Authority	Federal	\$15,100	Completion in FY 2025
2024	Landscape Improvements-PHA Wide	Macon Housing Authority	Federal	\$100,000	Completion in FY 2025
2024	Interior Renovations at Scattered Sites	Macon Housing Authority	Federal	\$655,000	Completion in FY 2026
2025	Interior Renovations at Lucille Driskell	Macon Housing Authority	Federal	\$245,000	Completion in FY 2026
2025	Fencing-PHA Wide	Macon Housing Authority	Federal	\$50,000	Completion in FY 2026
2025	Seal Coating and Striping-PHA Wide	Macon Housing Authority	Federal	\$50,000	Completion in FY 2026
2025	Replace Mail Boxes-PHA Wide	Macon Housing Authority	Federal	\$5,000	Completion in FY 2026
2025	Repair/Replace Handrails-PHA Wide	Macon Housing Authority	Federal	\$50,000	Completion in FY 2026
2026	Replace Refrigerators at Scattered Sites	Macon Housing Authority	Federal	\$40,700	Completion in FY 2027
2026	Replace Refrigerators at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$50,050	Completion in FY 2027
2026	Renovations to Central Office	Macon Housing Authority	Federal	\$1,121,285	Completion in FY 2027
2026	Replace Heating and Air Equipment at Buck Melton	Macon Housing Authority	Federal	\$560,000	Completion in FY 2027

5. Natural and Cultural Resources Goal: Promote Sustainable Growth While Protecting the Environment and Preserving Our Cultural Resources

Year	Project Description	Assigned	Funding	Costs	Status
2023	Runway 5/23 Extension - Wetland Mitigation	Aviation	Local, State, Federal	\$120,000	Completion FY-2022
2022-27	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,550,000	Future
2027	Construct Stormwater Drainage Repair	Aviation	Local, State, Federal	\$750,000	Completion FY-2027

6. Education Goal: To Make Affordable Educational and Training Opportunities Readily Available for Citizens in Support of Innovation and Workforce Readiness

Year	Project Description	Assigned	Funding	Costs	Status
2022-27	Citizen Outreach & Education	Planning & Zoning	Federal, Local	\$66,862	Ongoing
2022-27	Training/Professional Development	Planning & Zoning	Federal, Local	\$14,780	Ongoing
2022	Enhance Partnerships with Bibb Co. Board of Education/Outreach Service to offer additional programming & community resources	Recreation	Local	Pending	Ongoing

7. Community Facilities and Services Goal: Provide Sound Community Facilities and Services that Support Growth and Development Patters

Year	Project Description	Assigned	Funding	Costs	Status
2023	Quality of Life	County Administration	Local	\$3,800,000	Ongoing
2022	Develop Comprehensive Park Signage Program	Recreation	Local	Pending	Ongoing
2022	Enhance Partnerships with Bibb Co. Board of Education/Outreach Service to offer additional programming & community resources	Recreation	Local	Pending	Ongoing
2022	Finalize Upgrades to Recreation Centers	Recreation	Local	Pending	Ongoing
2022	Expand recreation opportunities through program development, special & sporting events	Recreation	Local	Pending	Ongoing
2022	Expand recreational opportunities for all residents including special segments of the population	Recreation	Local	Pending	Ongoing
2022	Provide additional recreational opportunities through community partnerships	Recreation	Local	Pending	Ongoing
2022	Improve Maintenance at all Parks	Recreation	Local	Pending	Ongoing

Year	Project Description	Assigned	Funding	Costs	Status
2022	Improve Safety & Security for park users	Recreation	Local	Pending	Ongoing
2022	Continue SPLOST Project Development	Recreation	Local	Pending	Ongoing
2021	4" Fire Hose	Fire Department	Local	\$14,200	Completion in FY-2026
2021	Inspector Fleet Vehicles (3)	Fire Department	Local	\$65,000	Completed
2021	Portable Radios	Fire Department	Local	\$25,000	Completed
2021	Replace Engine #108	Fire Department	Local	\$600,000	Completion in FY-2023
2021	Replacement turnout gear	Fire Department	Local	\$50,325	Completed
2021	2 1/2" Fire Hose	Fire Department	Local	\$5,500	Completion in FY-2026
2021	1 3/4" Fire Hose	Fire Department	Local	\$5,200	Completion in FY-2026
2021	1 3/4" Nozzles	Fire Department	Local	\$11,730	Completion in FY-2022
2021	2 1/2" Nozzles	Fire Department	Local	\$11,400	Completion in FY-2023
2021	Automatic External Defibrillators (3)	Fire Department	Local	\$8,000	Completion in FY-2022
2021	Replace Extrication Equipment	Fire Department	Local	\$36,000	Completed
2021	Fire Hydrants (Bibb Co.)	Fire Department	Local	\$21,400	Completed
2021	Replace Overhead Doors	Fire Department	Local	\$32,400	Completed
2021	Portable Digital 800 MHZ Radios	Fire Department	Local	\$12,280	Completed
2021	Replace Mobile Digital 800 MHZ Radios	Fire Department	Local	\$10,090	Completed
2021	Purchase Service Company Vehicle	Fire Department	Local	\$150,000	Completion in FY-2024
2021	Replace Mobile Digital 800 MHZ Radios	Fire Department	Local	\$9,800	Completed
2021	Refurbish fire apparatus test facility	Fire Department	Local	\$160,000	Completion in FY 2023

Year	Project Description	Assigned	Funding	Costs	Status
2021	Expand facilities at training complex	Fire Department	Local	\$375,000	Completion in FY-2023
2021	Purchase Fire Ladder Truck	Fire Department	Local	\$1,300,000	Completion in FY-2023
2021	Purchase replacement Battalion Suppression command vehicles	Fire Department	Local	\$135,000	Completed
2021	Rescue Extrication Vehicle	Fire Department	Local	\$150,000	Completed
2021	Station Generators	Fire Department	Local	\$60,000	Completion in FY-2023
2021	Fire Pumper (1)	Fire Department	Local	\$438,000	Completed
2021	Self-Contained Breathing Apparatus	Fire Department	Local	\$120,000	Completed
2021	Replace Turn Out Gear	Fire Department	Local	\$131,500	Completed
2021	Thermal Imaging Camera	Fire Department	Local	\$35,000	Completion in FY-2022
2021	Inspector Fleet Vehicles (1)	Fire Department	Local	\$50,000	Completion in FY-2023
2021	ARFF Fire Engine	Fire Department	Local	\$650,000	Completion in FY-2024
2021	Self-Contained Breathing Apparatus	Fire Department	Local	\$120,000	Completed
2021	Diesel Exhaust System	Fire Department	Local	\$200,000	Completion in FY 2023
2021	HVAC System	Fire Department	Local	\$142,000	Completion in FY 2026
2021	Fire Driving Simulator	Fire Department	Local	\$115,000	Completion in FY-2025
2021	Roof Repair	Fire Department	Local	\$450,000	Completion in FY-2026
2021	Service Truck	Fire Department	Local	\$32,000	Completion in FY-2023
2021	Training Fleet Vehicles	Fire Department	Local	\$50,000	Completion in FY-2024

Year	Project Description	Assigned	Funding	Costs	Status
2021	1 3/4" Nozzles	Fire Department	Local	\$12,000	Completion in FY-2023
2021	2 1/2" Nozzles	Fire Department	Local	\$12,000	Completion in FY-2023
2021	Fire Pumper	Fire Department	Local	\$600,000	Completion in FY-2023
2021	ARFF Fire Engine	Fire Department	Local	\$250,000	Completion in FY-2023
2022	Fire Pumper (3)	Fire Department	Local	\$1,800,000	Completion in FY-2026
2022	Aerial Ladder Truck	Fire Department	Local	\$1,500,000	Completion in FY-2025
2022	Automatic External Defibrillators	Fire Department	Local	\$8,000	Completion in FY-2024
2022	Extrication Equipment (2)	Fire Department	Local	\$40,000	Completion in FY-2025
2022	Turn Out Gear	Fire Department	Local	\$165,000	Completion in FY-2024
2022	Extrication Equipment (2)	Fire Department	Local	\$40,000	Completion in FY- 2025
2022	Complete Randall Heights Park Installation	Parks & Beautification	Local	Not provided in CWP	Complete
2022	Complete Cobblestone Turnaround at Bond Monument in Rose Hill	Parks & Beautification	Local	Not provided in CWP	Complete
2022	Renovate sitting area & fire pit at Jackson Springs Park	Parks & Beautification	Local	Not provided in CWP	Pending
2022	Complete Parking Lot at Camellia Gardens	Parks & Beautification	Local	Not provided in CWP	Complete
2022	Work with Intown Macon to complete Phase I of Washington Park renovations	Parks & Beautification	Local	Not provided in CWP	Complete
2022	Install stage area at Coleman Hill for concerts	Parks & Beautification	Local	Not provided in CWP	Ongoing (awaiting funding)

Year	Project Description	Assigned	Funding	Costs	Status
2022	Renovate Gateway Park after DOT roadwork	Parks & Beautification	Local	Not provided in CWP	Complete
2022	Complete Randall Heights Park Installation	Parks & Beautification	Local	Not provided in CWP	Complete
2022	Body Cameras (Year 2)	Sheriff's Office	Local	\$ 278,950	Completion in FY 2022
2022	Bullet Recovery System	Sheriff's Office	Other	\$ 66,150	Completion in FY 2023
2022	Cooling Tower Replacement	Sheriff's Office	Other	\$ 315,705	Completion in FY 2023
2022	Crime Lab HVAC Replacement	Sheriff's Office	Other	\$ 22,186	Completion in FY 2022
2022	E911 Symphony Consoles	Sheriff's Office-E911	Local	\$ 576,733	Completion in FY 2023
2022	EOD Vehicle	Sheriff's Office	Other	\$ 52,729	Completion in FY 2022
2022	Fingerprint Scanners	Sheriff's Office	Local	\$ 52,992	Completion in FY 2022
2022	In-Car Computers (160)	Sheriff's Office	SPLOST	\$ 655,058	Completion in FY 2023
2022	Jail Security & Facility Improvements	Sheriff's Office	Other	\$ 220,341	Completion in FY 2023
2022	Jail Security & Facility Improvements	Sheriff's Office	SPLOST	\$2,766,503	Completion in FY 2023
2022	License Plate Reader (3)	Sheriff's Office	Local	\$ 56,487	Completion in FY 2022
2022	Marked Patrol Vehicle Replace (9)	Sheriff's Office	Local	\$433,269	Completion in FY 2022
2022	Marked Vehicle	Sheriff's Office	Other	\$ 51,253	Completion in FY 2022
2022	Marked Vehicles Replacement (2)	Sheriff's Office	Local	\$ 131,336	Completion in FY 2023
2022	Marked Vehicles Replacement (7)	Sheriff's Office	SPLOST	\$ 441,675	Completion in FY 2023
2022	OCR High Resolution Capture Kits (4)	Sheriff's Office	Other	\$ 32,099	Completion in FY 2022
2022	Other Vehicle Replacement (3)	Sheriff's Office	Local	\$ 94,016	Completion in FY 2023

Year	Project Description	Assigned	Funding	Costs	Status
2022	Police Package Vehicles Replacement (2)	Sheriff's Office	Other	\$ 75,368	Completion in FY 2022
2022	Radio Communication Equipment (25)	Sheriff's Office	Local	\$ 69,490	Completion in FY 2022
2022	Elevator Circuit Board	Sheriff's Office	Other	\$ 12,945	Completion in FY 2022
2022	Security Camera Expansion in LEC (25)	Sheriff's Office	Other	\$ 25,300	Completion in FY 2022
2022	Surveillance Cameras (8)	Sheriff's Office	Other	\$ 73,057	Completion in FY 2022
2022	Target System at Training Range	Sheriff's Office	Local	\$ 80,000	Completion in FY 2023
2022	Taser - X2 Basic 200 (Year 4)	Sheriff's Office	Local	\$ 78,468	Completion in FY 2022
2022	Unmarked Vehicles Replacement (11)	Sheriff's Office	Local	\$ 451,974	Completion in FY 2023
2022	Unmarked Vehicles Replacement (2)	Sheriff's Office	SPLOST	\$ 82,177	Completion in FY 2023
2023	Body Cameras (Year 3)	Sheriff's Office	Local	\$ 78,950	Completion in FY 2023
2023	E911 System Upgrade	Sheriff's Office-E911	Local	\$ 500,000	Completion in FY 2023
2023	EOD Bombsuit & X Ray Equipment	Sheriff's Office	Local	\$ 79,000	Completion in FY 2023
2023	In-Car Computers (50)	Sheriff's Office	Local	\$ 60,000	Completion in FY 2023
2023	Jail HVAC, Ventilation Improvements	Sheriff's Office	Local	\$ 600,000	Completion in FY 2023
2023	License Plate Reader (3)	Sheriff's Office	Local	\$ 60,000	Completion in FY 2023
2023	Marked Patrol Vehicles Replacement (34)	Sheriff's Office	Local	\$2,024,000	Completion in FY 2023
2023	Marked Van (2)	Sheriff's Office	Local	\$ 85,000	Completion in FY 2023
2023	Other Vehicle Replacement (7)	Sheriff's Office	Local	\$ 293,950	Completion in FY 2023

Year	Project Description	Assigned	Funding	Costs	Status
2023	Taser - X2 Basic 200 (Year 1)	Sheriff's Office	Local	\$ 78,000	Completion in FY 2023
2023	Tyler Software Accident Module	Sheriff's Office	Local	\$ 175,000	Completion in FY 2023
2023	Unmarked Vehicles Replacement (36)	Sheriff's Office	Local	\$1,360,600	Completion in FY 2023
2024	Body Cameras (Year 4)	Sheriff's Office	Local	\$ 278,950	Completion in FY 2024
2024	Marked Patrol Vehicles Replacement (37)	Sheriff's Office	Local	\$2,237,000	Completion in FY 2024
2024	Marked Van (1)	Sheriff's Office	Local	\$ 50,000	Completion in FY 2024
2024	Other Vehicle Replacement (2)	Sheriff's Office	Local	\$ 89,950	Completion in FY 2024
2024	Taser - X2 Basic 200 (Year 2)	Sheriff's Office	Local	\$ 78,000	Completion in FY 2024
2024	Unmarked Vehicles Replacement (15)	Sheriff's Office	Local	\$ 567,800	Completion in FY 2024
2025	Body Cameras (Year 5)	Sheriff's Office	Local	\$ 278,950	Completion in FY 2025
2025	Marked Patrol Vehicles Replacement (35)	Sheriff's Office	Local	\$2,135,000	Completion in FY 2025
2025	Marked Van (1)	Sheriff's Office	Local	\$ 50,000	Completion in FY 2025
2025	Other Vehicle Replacement (1)	Sheriff's Office	Local	\$ 40,450	Completion in FY 2025
2025	Repaving at Training Center	Sheriff's Office	Local	\$ 50,000	Completion in FY 2025
2025	Taser - X2 Basic 200 (Year 3)	Sheriff's Office	Local	\$ 78,000	Completion in FY 2025
2025	Unmarked Vehicles Replacement (6)	Sheriff's Office	Local	\$ 216,000	Completion in FY 2025
2025	Upgrade Classroom & Tower at Training Ctr	Sheriff's Office	Local	\$ 40,000	Completion in FY 2025
2026	Body Cameras (Year 1)	Sheriff's Office	Local	\$ 278,950	Completion in FY 2026

Year	Project Description	Assigned	Funding	Costs	Status
2026	Marked Patrol Vehicles Replacement (37)	Sheriff's Office	Local	\$ 2,235,000	Completion in FY 2026
2026	Taser - X2 Basic 200 (Year 4)	Sheriff's Office	Local	\$ 78,000	Completion in FY 2026
2026	Unmarked Vehicles Replacement (4)	Sheriff's Office	Local	\$ 140,000	Completion in FY 2026
2027	Body Cameras (Year 2)	Sheriff's Office	Local	\$ 278,950	Completion in FY 2027
2027	Marked Patrol Vehicles Replacement (37)	Sheriff's Office	Local	\$ 2,246,000	Completion in FY 2027
2027	Other Vehicle Replacement (1)	Sheriff's Office	Local	\$ 35,000	Completion in FY 2027
2027	Taser - X2 Basic 200 (Year 1)	Sheriff's Office	Local	\$ 78,000	Completion in FY 2027
2027	Unmarked Vehicles Replacement (1)	Sheriff's Office	Local	\$ 35,000	Completion in FY 2027
2022	Water Extension Program	Water Authority	Local	\$500,000	Future
2022	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,600,000	Future
2023	Water Extension Program	Water Authority	Local	\$500,000	Future
2023	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,700,000	Future
2025	Water Extension Program	Water Authority	Local	\$500,000	Future
2025	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,700,000	Future
2027	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,700,000	Future

Community Facilities

Community Facilities

Community Facilities are an important asset to Macon – Bibb County. Community facilities are public 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 roads.

Cost and Funding of Community Facilities

Community facilities are a significant budget item for any municipality. The cost of services and infrastructure such as fire departments, law enforcement, water and sewer can be substantial. The development patterns in a community affect the cost of installing, maintaining, and operating quality community facilities. Community decisions about development patterns can raise or lower the cost of these services. These choices have significant implications for municipal budgets.

Cost of Community Facilities

In 2020, the property taxes accounted for 48% of Macon-Bibb County's General Fund revenue.

Smart Growth America, a nonprofit organization, has conducted research which demonstrates that, in general smart growth development saves approximately 38% in upfront infrastructure costs compared to conventional suburban development. This also saves 10% on ongoing public service costs and produces far more property tax revenue on a per acre basis.

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.⁴

Funding Community Facilities

In Macon-Bibb County, the special purpose local option sales tax (SPLOST) serves as a significant funding source for community facilities. The SPLOST is an optional 1% sales tax levied by the county for the purpose of funding the building of parks, schools, roads,

<https://smartgrowthamerica.org/resources/the-fiscal-implications-macon-ga/>

and 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. The MWA has a production capacity of 60 million gallons per day (MGD) and is designed to equip an expansion to 90 MGD. Macon-Bibb County is supplied with water by the Javors Lucas Lake Reservation, but water can also be withdrawn directly from the Ocmulgee River. Javors Lucas Lake is around 589 acres in size and can hold approximately 5.8 billion gallons at full level. There is approximately 36.9 million gallons of water currently stored by the MWA in Javors Lucas Lake prior to entering the treatment and distribution system. The MWA water distribution system has 1,664 miles of transmission mains and service lines serving approximately 51,000 accounts or 155,000 customers.

The MWA also operates a sewage collection system, which includes approximately 250 miles of interceptor lines and 977 miles of sanitary sewer lines, serving over 45,000 customers. The MWA uses approximately 70% of its sewage treatment capacity at its Lower Poplar and Rocky Creek wastewater treatment plants. 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 approximately \$30 million of bonds in 2020. These funds were used to cover the cost of refunding and redeeming the MWA's outstanding revenue bonds. Macon-Bibb County has the resources to meet future water demands. The MWA has available capacity to accommodate twice its current production volume. Currently, the average daily demand for drinking water is approximately 24 million gallons per day (MGD). The MWA has a production capacity of more than twice that which is 60 MGD. Furthermore, there is infrastructure in place to expand the amount to 90 if needed in the future. In addition, the two wastewater treatment facilities have a combined capacity that is twice of the current demand that exists. In 2018, the MWA invested \$40,000,000 towards the rehabilitation of both wastewater facilities. Finally, the MWA provides a great water system at some of the lowest rates in the region.⁵

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 SPLOST that was approved in 2018 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 130 years. The Fire Department's \$29.3 million (FY 2022) 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. The Fire Department has started construction on a new training facility which will replace the original facility that was built over 30 years ago. Most of the funding for the construction will come from SPLOST funds and the remainder will come from the general fund of Macon-Bibb Co.

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 annual budget for the Sheriff's Department was \$51.4 million in FY 2022. In addition, funding from the SPLOST has been set aside to fund improvements in the Law Enforcement Center. The Sheriff's Office consists of four separate division. These divisions are Support Operations, Special Operation, Law Enforcement and Administration. 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 facilities are in downtown Macon.

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 Water Authority took over the administration of the Stormwater Management Program from the Engineering Department in 2021. The MWA has the required knowledge and staff to include stormwater services to its list of duties as a water and sewer agency. They are also devoted to protecting water quality and guaranteeing compliance to stormwater regulations. The MWA has the responsibility of operating,

maintaining, and improving the stormwater system. The SPLOST will provide funding for stormwater management in the amount of approximately \$25 million which has already been earmarked.⁶

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 section of trail originating from the North Overlook. The future goal is to construct a network of trails into downtown Macon and including surrounding neighborhoods. Currently there are about \$40 million of proposed trail projects that have been planned. In 2021, a new Community Center in Pleasant Hill was opened and renovations to the South Bibb Community Center were completed the previous year. 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.

The Parks and Beautification Department provides services for all passive parks, cemeteries, and downtown corridors. This department provides maintenance to more than 75 parks and green space including over 5 miles of paved trails. In addition, four historical cemeteries are included in the operations and the maintenance of the downtown streetscapes. Also, this department provides forestry services including trees and forestry canopy maintenance. The maintenance of all flowers and shrubs in all parks and facilities is included and management of beautification projects in public areas.⁷

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. However, the county's landfill on Walker Road closed in December of 2021 because it had reached capacity. The Special Purpose Local Option Sales Tax (SPLOST) provided funding in the amount of \$10 million to close the Walker Road Landfill. The county has opened its first of several Convenience Centers to the public for solid waste disposal which is located on 11th Street. The County plans to open four additional Convenience Centers in the future.

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. According to Census Data, 21% of adults in the county do not have access to health

⁶ Source: Macon Water Authority - <http://www.maconwater.org/operations>

⁷ Source: Macon Bibb Co. GA - <https://www.maconbibb.us/parks-and-beautification/>

insurance coverage compared to 14% in Georgia and 14% in the U.S.

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.

Public Schools

The Bibb County School District serves approximately 22,000 students in its twenty-one elementary, six middle and six high schools. The district employs approximately 3,300 full time employees. In addition, there are two charter schools and two specialty schools in Bibb County.

In 2019, the fifth 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 ESPLOST is projected to generate approximately \$150 million in revenue for the school system over the next five years. Many of the projects will improve facilities and services and provide state of the art technology devices that are needed.⁸

Public Libraries

Public libraries provide learning and information resources for individuals, families, businesses, 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 Middle Georgia Regional Library system which covers a six county area and contains fifteen branch libraries and a book mobile. There are currently six libraries in Macon-Bibb County which include the central library at Washington Memorial Library. The budget for the six libraries in Macon Bibb County was \$2.86 million in 2021. Also in 2021, there were 61,632 library card holders and 275,206 print books borrowed in Macon Bibb County. There was a total of 190,221 patron visits in 2021 to the libraries in Macon Bibb County.⁹

⁸ Source: [Bibb County School District Annual Report 2019](#)

⁹ Source: Middle Georgia Regional Library - <https://bibb.lib.org/library-information/report-to-community/>

Conclusion

It is important that community facilities meet the education, recreation, cultural, health care and related needs of all residents. The optimal use of facilities should be achieved while minimizing the impact to neighborhoods resulting from the operation and expansion of community facilities. The community facilities in Macon-Bibb County contribute to the quality of life and economic viability of the area. The cost of developing and maintaining high quality facilities requires significant, on-going public investment.

REPORT OF ACCOMPLISHMENTS FOR THE COMMUNITY WORK PROGRAM

The lists below describe the completed activities for each Community Work Program/Capital Improvement Element between FY 2017-2022 and FY 2022-2027, as they relate to the original goals expressed in the 2040 Comprehensive Plan Update (as opposed to the Revised Goals described in Chapter 2). The Community Work Programs/Capital Improvement Element reports were filed annually on behalf of Macon-Bibb County with the Middle Georgia Regional Commission and the Georgia Department of Community Affairs. For FY 2017-2022 through FY 2021-2026, only those activities that were clearly identified as having been completed were listed. In the case of the FY 2022-2027 Community Work Program, additional projects were included that have not yet been completed but are ongoing and anticipated to be completed before the end of FY 2027.

On October 19, 2021, Macon-Bibb County formally repealed all Development Impact Fees within its jurisdiction (Macon-Bibb Ordinance O-21-0083). This action was taken at the recommendation of the Georgia Department of Community Affairs. It is understood that the repeal of the Development Impact Fee relieves Macon-Bibb County of future annual reporting requirements. The next Community Work Program Update will be completed in 2027, and it will be accompanied by a report of accomplishments for the 2022-2027 Community Work Program.

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	Project Description	Assigned	Funding	Costs	Status
2018	Macon-Bibb Urban Redevelopment Plan Update	Middle GA Regional Comm.	Local, State	\$10,000	Completed
2018	Local Update of Census Addresses	Middle GA Regional Comm.	Local	TBD	Completed

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	Project Description	Assigned	Funding	Costs	Status
2017	Design for Runway 15/33 Rehabilitation	Aviation	Local & State	\$75,000	Completed
2017	Design work for Runway 5/23 and Taxiway B extension including tunnel	Aviation	Local, State, Federal	\$1,750,000	Completed
2017	Environmental Assessment Runway 5/23 Extension	Aviation	Local, State, Federal	\$125,000	Completed
2017	Land Acquisition for Runway 10/28 Extension at Downton Airport	Aviation	Local, State, Federal	\$150,000	Completed
2018	Site Preparation & Drainage for Runway 5/23 Extension and Tunnel	Aviation	Local, State, Federal	\$3,197,368	Completed
2018	Land Acquisition for Runway 5-23 Extension at Middle GA Airport	Aviation	Local, State, Federal	\$1,200,000	Completed
2018	Runway 10/28 Extension & Rehabilitation Design for Downtown Airport	Aviation	Local, State, Federal	\$200,000	Completed
2018	Design for Runway 5/23 Extension	Aviation	Local, State, Federal	\$1,750,000	Completed
2019	Runway 10/28 - Rehabilitation and Electrical	Aviation	Local, State, Federal	\$2,958,300	Completed
2019	Runway 10/28 Extension Construction	Aviation	Local, State, Federal	\$1,584,050	Completed
2020	Master Plan & ALP Update for Downtown Airport	Aviation	Local, State, Federal	\$150,000	Completed
2020	Runway 5/23 Extension - Tunnel Construction	Aviation	Local, State, Federal	\$9,509,868	Completed

Base, Paving & Electrical
for runway extension

2020	Security Fence for Downtown Airport	Aviation	Local, State, Federal	\$212,000	Completed
2021	Site Preparation, Grading & Drainage for Runway 5/23 Extension	Aviation	Local, State, Federal	\$2,000,000	Underway
2021	Wetland Mitigation	Aviation	Local, State, Federal	\$1,500,000	Underway
2021	Taxiway A Rehabilitation for Downtown Airport	Aviation	Local, State, Federal	\$1,898,200	Underway
2022	MALSAR Relocation	Aviation	Local, State, Federal	\$500,000	Underway
2022	Apron Rehabilitation for Downtown Airport	Aviation	Local, State, Federal	\$584,000	Underway
2017	Street Improvements	Engineering	Local/State	\$2,600,000	Completed
2018	Street Improvements	Engineering	Local/State	\$2,600,000	Completed
2019	Street Improvements	Engineering	Local/State	\$2,600,000	Completed
2020	Street Improvements	Engineering	Local/State	\$2,600,000	Completed
2021	Street Improvements	Engineering	Local/State	\$2,600,000	Completed
2022	Street Improvements	Engineering	Local/State	\$2,600,000	Completed
2017-22	Special Transit/Multimodal Studies & Projects	Planning & Zoning	Federal, State, Local	\$35,417	Completed
2017-22	MATS Program Coordination	Planning & Zoning	Federal, Local	\$57,609	Completed
2017-22	Contracts and Grants	Planning & Zoning	Federal, State, Local	\$14,569	Completed
2017-22	Unified Planning Work Program	Planning & Zoning	Federal, State, Local	\$11,324	Completed

2017-22	Transportation Systems/Land Use Monitoring	Planning & Zoning	Federal, Local	\$54,053	Underway
2017-22	Transportation Improvement Program	Planning & Zoning	Federal, Local	\$14,785	Completed
2017-22	Transit/Multimodal Training and Professional Development	Planning & Zoning	Federal, State, Local	\$10,362	Completed
2017-22	Special Streets/Highways/ Land Use Studies	Planning & Zoning	Federal, Local	\$8,415	Completed
2017-22	Transit/Paratransit Planning	Planning & Zoning	Federal, State, Local	\$35,417	Completed
2017-22	Long Range Transportation Plan Update	Planning & Zoning	Federal, Local	\$100,308	Completed
2017-2022	Jeffersonville Rd. @ Norfolk Southern Bridge	Road Improvement Program	Federal, State, 1% Sales Tax	\$14,000,000	Cancelled
2017-2022	Jeffersonville Rd. - Emery Hwy to Walnut Creek	Road Improvement Program	Federal, State, 1% Sales Tax	\$4,372,000	Underway
2017-2022	Jeffersonville Rd. - Recreation Rd. to Emery Rd.	Road Improvement Program	Federal, State, 1% Sales Tax	\$6,742,000	Delayed: (GDOT removed from TIP, placed in "Long Range Planning." Completion date indeterminate)
2017-2022	Forest Hill Rd.-Wimbish Rd. to Northside Dr.	Road Improvement Program	Federal, State, 1% Sales Tax	\$8,960,000	Completed

2017-2022	Jeffersonville Rd. - Walnut Creek to Recreation Rd. Bridge @ Walnut Creek	Road Improvement Program	Federal, State, 1% Sales Tax	\$6,016,000	Underway
2017-2022	Sardis Church Rd. Extension from I-75 to SR 247	Road Improvement Program	Federal, State, 1% Sales Tax	\$53,278,000	Completed
2017	Purchase 5 Electric Buses & equipment	Transit Authority	Local, State, Federal	\$4,777,500	Completed (2 buses purchased, with parking & charging infrastructure installed)
2017	Maintenance, Parts & Supplies for bus fleet	Transit Authority	Local, State, Federal	\$250,000	Completed
2017	Replace & Refurbish Bus Shelters and Benches	Transit Authority	Local, State, Federal	\$100,000	Completed
2017	Smart Card System Upgrade & Fare Box System	Transit Authority	Local, State, Federal	\$200,000	Completed
2017	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$500,000	Completed
2017	Safety Training Simulator	Transit Authority	Local, State, Federal	\$548,000	Completed
2017	Purchase One Administrative Vehicle	Transit Authority	Local, State, Federal	\$35,000	Completed
2017	Two Carts for Maintenance Shop	Transit Authority	Local, State, Federal	\$12,000	Completed
2017	ITS System Software	Transit Authority	Local, State, Federal	\$100,000	Completed

2018	Purchase two 40 ft. Diesel Buses	Transit Authority	Local, State, Federal	\$860,000	Completed
2018	Purchase Six 35 ft. Cut-A-Way Buses	Transit Authority	Local, State, Federal	\$1,080,000	Completed
2018	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$100,000	Completed
2018	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$5,000	Completed
2018	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$50,000	Completed
2018	10 GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$19,000	Completed
2018	Replace Supervisor Van	Transit Authority	Local, State, Federal	\$30,000	Completed
2019	Purchase Two 35 ft. Cut-A-Way Buses	Transit Authority	Local, State, Federal	\$360,000	Completed
2019	Two Buses for ADA Service	Transit Authority	Local, State, Federal	\$170,000	Completed
2019	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$100,000	Completed
2019	Replace & Refurbish Bus Shelters and Benches	Transit Authority	Local, State, Federal	\$200,000	Completed
2019	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$500,000	Completed
2020	Purchase Two 35 ft. Cut-A-Way Buses	Transit Authority	Local, State, Federal	\$360,000	Completed
2020	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$100,000	Completed

2020	Six New Service Vehicles	Transit Authority	Local, State, Federal	\$200,000	Completed
2020	Office Equipment & Furniture	Transit Authority	Local, State, Federal	\$5,000	Completed
2020	Computer Equipment & Software	Transit Authority	Local, State, Federal	\$50,000	Completed
2020	10 GPS Tablets with Kits	Transit Authority	Local, State, Federal	\$19,000	Completed
2020	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$700,000	Completed
2021	Purchase Two 35 ft. Cut-A-Way Buses	Transit Authority	Local, State, Federal	\$360,000	Completed
2021	Bus Maintenance Parts & Supplies for Fleet	Transit Authority	Local, State, Federal	\$100,000	Completed
2021	Terminal Station Maintenance & Renovation	Transit Authority	Local, State, Federal	\$220,000	Completed

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.

Year	Project Description	Assigned	Funding	Costs	Status
2017-21	Obtain approval of economic development projects. Implement plans on an incremental basis	County Administration	Local		Underway
2017-21	Economic Development Projects	County Administration	Local, State, Federal		Underway
2017	Joe Tamplin Blvd. - Modifications of roadway	Industrial Authority	GDOT	\$550,000	Completed

	in Industrial Park to improve traffic flow				
2017	Continue management of the I Am Macon Destination Customer Service Training Program	Convention & Visitors Bureau	Bed Tax		Completed
2017	Continue marketing for Macon as a destination for conventions, meetings and events	Convention & Visitors Bureau	Bed Tax		Completed
2017	Continue utilizing the Simpleview CRM & CMS systems for sales account and website and mobile site management	Convention & Visitors Bureau	Bed Tax		Completed
2017	Enhance marketing of Macon's music history and events	Convention & Visitors Bureau	Bed Tax		Underway
2017	Implement new Destination Brand	Convention & Visitors Bureau	Bed Tax		Completed
2017	Implement planned sales & marketing strategies increase leisure travel, convention and group tour business	Convention & Visitors Bureau	Bed Tax		Completed
2017-21	Safe Community Projects	County Administration	Local	Pending	Underway
2017	Launch new weekend driving tours of Macon for leisure travelers.	Convention & Visitors Bureau	Bed Tax		Completed
2017	Launch new responsive website for visitmacon.org	Convention & Visitors Bureau	Bed Tax		Completed
2017	Conduct ongoing review of tourism and marketing trends, and visitor research	Convention & Visitors Bureau	Bed Tax		Underway

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

Year	Project Description	Assigned	Funding	Costs	Status
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	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	Private	\$1,800,000	Completed
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	Completed
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	Completed
2017	Rebuilding Together Macon	Economic & Community Development	CDBG & Rebuilding Together Macon	\$125,000	Completed
2017	Administration of the HOME Investment Partnership Program - Help First Time Homebuyers and/or rental opportunities	Economic & Community Development & non-profits	HOME	\$640,863	Completed
2017	Convert Daycare Centers back to Dwelling Units at Davis Homes	Macon Housing Authority	Federal	\$200,000	Completed

2017	Rehabilitation or construction of 5-20 housing units (per year) in Beall's Hill	Historic Macon	Federal & Local	\$2,000,000	Completed
2017	Rehabilitation or construction of 5-10 houses in Mill Hill	Historic Macon	Federal & Local	\$750,000	Completed
2017	Replace Ranges at Mounts Homes	Macon Housing Authority	Federal	\$34,400	Completed
2017	Replace Refrigerators at Mounts Homes	Macon Housing Authority	Federal	\$47,300	Completed
2017	Clothes Dryer Connections and Vents at Bloomfield Way	Macon Housing Authority	Federal	\$54,640	Completed
2017	Heating/AC Replacement at Bloomfield Way	Macon Housing Authority	Federal	\$300,000	Completed
2017	Heating/AC Replacement at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$546,000	Completed
2017	Heating/AC Replacement at Martin Place	Macon Housing Authority	Federal	\$168,000	Completed
2018	Replace Ranges at Bloomfield Way	Macon Housing Authority	Federal	\$25,000	Completed
2018	Interior Renovations at Murphey Homes	Macon Housing Authority	Federal	\$604,040	Completed
2018	Interior Renovations at Mounts Homes	Macon Housing Authority	Federal	\$430,000	Completed
2018	Interior Renovations at Willingham Court	Macon Housing Authority	Federal	\$100,000	Completed
2018	Repair Metal Handrails-PHA Wide	Macon Housing Authority	Federal	\$82,000	Completed
2018	Landscape Improvements-PHA Wide	Macon Housing Authority	Federal	\$50,000	Completed
2018	Replace Ranges at Markwalter/Roff	Macon Housing Authority	Federal	\$12,000	Completed
2019	Replace Refrigerators at Davis Homes	Macon Housing Authority	Federal	\$101,200	Completed

2019	Replace Refrigerators at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$50,050	Completed
2019	Clothes Dryer Connections and Vents at Murphey Homes	Macon Housing Authority	Federal	\$637,000	Completed
2019	Interior Renovations at Bloomfield Way	Macon Housing Authority	Federal	\$414,790	Completed
2019	Construct Dumpster Pad/Enclosure at Murphey Homes	Macon Housing Authority	Federal	\$20,000	Completed
2019	Construct Dumpster Pad/Enclosure at Davis Homes	Macon Housing Authority	Federal	\$20,000	Completed
2019	Construct Dumpster Pad/Enclosure at Mounts Homes	Macon Housing Authority	Federal	\$20,000	Completed
2019	Construct Dumpster Pad/Enclosure at Bloomfield Way	Macon Housing Authority	Federal	\$20,000	Completed
2019	Construct Dumpster Pad/Enclosure at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$20,000	Completed
2020	Construct Maintenance Addition to Management Office at Shakespeare/Bobby Jones	Macon Housing Authority	Federal	\$50,000	Completed
2020	Heating/AC Replacement at FIC Building at Davis Homes	Macon Housing Authority	Federal	\$250,000	Completed
2020	Heating/AC Replacement at Markwalter/Roff	Macon Housing Authority	Federal	\$150,000	Completed
2020	Interior Renovations at Davis Homes (7-9)	Macon Housing Authority	Federal	\$569,240	Completed
2020	Replace Refrigerators at Scattered Sites	Macon Housing Authority	Federal	\$44,400	Completed
2020	Replace Refrigerators at Willingham Court	Macon Housing Authority	Federal	\$14,400	Completed
2020	Construct Single Family Home on Plant Street	Macon Housing Authority	Federal	\$175,000	Completed

2020	Remove Clothesline Posts- PHA Wide	Macon Housing Authority	Federal	\$50,000	Completed
2021	Clothes Dryer Connections and Vents in Units at Willingham Ct.	Macon Housing Authority	Federal	\$60,000	Completed
2021	Clothes Dryer Connections and Vents in Units at Mounts Homes	Macon Housing Authority	Federal	\$400,000	Completed
2021	Clothes Dryer Connections and Vents in Units at Scattered Sites	Macon Housing Authority	Federal	\$385,000	Completed
2021	Interior Renovations at Davis Homes(7-8)	Macon Housing Authority	Federal	\$202,000	Completed
2021	Clothes Dryer Connections and Vents at Roff/Markwalter	Macon Housing Authority	Federal	\$84,040	Completed
2021	Heating/AC Replacement at Single Family Homes	Macon Housing Authority	Federal	\$72,000	Completed
2021	Re-Roof Maintenance Building-MHA	Macon Housing Authority	Federal	\$50,000	Completed
2021	Reconfigure Offices in Maintenance Building-MHA	Macon Housing Authority	Federal	\$50,000	Completed
2021	Security Improvements at Various Sites	Macon Housing Authority	Federal	\$25,000	Completed

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.

Year	Project Description	Assigned	Funding	Costs	Status
2017	Washington Memorial Library Upgrade	Library	Local	\$98,000	Completed
2017	Citizen Outreach & Education	Planning & Zoning	Federal, Local	\$15,027	Completed
2017	Training/Professional Development	Planning & Zoning	Federal, Local	\$9,137	Completed

2017	Enhance Partnerships with Bibb Co. Board of Education/Outreach Service to offer additional programming & community resources	Recreation	Local	Pending	Underway
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6. Natural and Cultural Resource Goals: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

Year	Project Description	Assigned	Funding	Costs	Status
2017	Macon-Bibb Solid Waste Management Plan Update	Middle GA Regional Comm	Local, State	\$5,000	Completed
2017-2019	Water Treatment Plant Improvements	Water Authority	Local	\$1,500,000	Completed
2017-2019	Wastewater Treatment Plant Improvements	Water Authority	Local	\$650,000	Completed

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

Year	Project Description	Assigned	Funding	Costs	Status
2017	Finalize Upgrades to Recreation Centers	Recreation	Local	Pending	Completed
2017	Improve Maintenance at all Parks	Recreation	Local	Pending	Completed
2017	Develop Comprehensive Park Signage Program	Recreation	Local	Pending	Completed
2017	Expand recreation opportunities through program development, special & sporting events	Recreation	Local	Pending	Completed
2017	Expand recreational opportunities for all residents including special segments of the population	Recreation	Local	Pending	Completed
2017	Provide additional recreational opportunities	Recreation	Local	Pending	Completed

	through community partnerships				
2017	Complete Cobblestone Turnaround at Bond Monument in Rose Hill	Recreation	Local	Pending	Completed
2017	Improve Safety & Security for park users	Recreation	Local	Pending	Completed
2017	Complete Parking Lot at Camellia Gardens	Recreation	Local	Pending	Completed
2017	Work with Intown Macon to complete Phase I of Washington Park renovations	Recreation	Local	Pending	Completed
2017	Install stage area at Coleman Hill for concerts	Recreation	Local	Pending	Completed
2017	Continue SPLOST Project Development	Recreation	Local	Pending	Completed
2017	Renovate sitting area & fire pit at Jackson Springs Park	Recreation	Local	Pending	Completed
2017	Macon-Bibb Urban Redevelopment Plan Update	Middle GA Regional Comm	Local, State	\$10,000	Completed
2018	Macon-Bibb Service Delivery Strategy Update	Middle GA Regional Comm	Local, State	\$2,000	Completed
2018	Macon-Bibb Urban Redevelopment Plan Update	Middle GA Regional Comm	Local, State	Staff Time	Completed
2018	Local Update of Census Addresses	Middle GA Regional Comm	Local	TBD	Completed
2017	Street Maintenance	Public Works	Local	\$165,000	Completed
2018	Street Maintenance	Public Works	Local	\$165,000	Completed
2019	Street Maintenance	Public Works	Local	\$180,000	Completed
2020	Street Maintenance	Public Works	Local	\$185,000	Completed

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

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

2019	Water System Improvements	Water Authority	Local	\$170,000	Completed
2019	Valve Replacement Program	Water Authority	Local	\$100,000	Completed
2019	Water Main Cleaning & Relining	Water Authority	Local	\$200,000	Completed
2019	Water Storage Improvements	Water Authority	Local	\$275,000	Completed
2019	Lift Station Improvements	Water Authority	Local	\$175,000	Completed
2019	Water Treatment Plant Improvements	Water Authority	Local	\$855,000	Completed
2019	Wastewater Treatment Plant Improvements	Water Authority	Local	\$1,000,000	Completed
2019	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,600,000	Completed
2019	Informational System Upgrades	Water Authority	Local	\$180,000	Completed
2019	Miscellaneous Expenditures	Water Authority	Local	\$300,000	Completed
2020	Annual Tank Maintenance	Water Authority	Local	\$310,000	Completed
2020	Water Meter Replacement	Water Authority	Local	\$180,000	Completed
2020	Sewer Rehabilitation Work & Evaluation	Water Authority	Local	\$1,600,000	Completed
2020	Informational System Upgrades	Water Authority	Local	\$407,000	Completed
2020	Miscellaneous Expenditures	Water Authority	Local	\$32,000	Completed
2017	Fire Hydrants (Bibb Co.)	Fire Department	Local	\$21,400	Completed
2018	Roof Repair	Fire Department	Local	\$25,000	Completed
2018	Building Upgrades - Training Facility	Sheriff's Office	Local	\$25,000	Completed

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.

Year	Project Description	Assigned	Funding	Costs	Status
2017	Expand recreation opportunities through program development, special & sporting events	Recreation	Local	TBD	Underway
2017	Expand recreational opportunities for all residents including special segments of the population	Recreation	Local	TBD	Underway
2018	Macon-Bibb Service Delivery Strategy Update	Middle GA Regional Comm.	Local, State	\$2,000	Completed
2018	Local Update of Census Addresses	Middle GA Regional Comm	Local	TBD	Completed

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

Year	Project Description	Assigned	Funding	Costs	Status
2017	Continue SPLOST Project Development	Recreation	Local	TBD	Underway
2018	Macon-Bibb Service Delivery Strategy Update	Middle GA Regional Comm.	Local, State	\$2,000	Completed

Chapter 8 | Transportation

This chapter discusses the transportation logistics and planned project activities for the Macon-Bibb County area through the 2050 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 County’s intention to adopt the MATS 2050 Metropolitan Transportation Plan (MATS 2050 MTP), updated May 3, 2022, in its entirety (with one exception, noted below) as the transportation plan for the Macon-Bibb area, to the extent that it is not inconsistent with the Vision Zero Action Plan. The MATS 2050 MTP can be found in its entirety at the following link:

<https://www.maconmpo.com/lrtp/>

Specific transportation topics and plans can be found in the following sections:

- Road Network: See MATS 2050 MTP – Ch. 6: Roads and Bridges Projects
- Alternative Modes
 - Public Transportation: See MATS 2050 MTP – Ch. 7
 - Pedestrians and Bicyclists: See MATS 2050 MTP – Ch. 10
- Railroads, Trucking, and Airports: See MATS 2050 MTP – Ch. 11: Freight Transportation Network: Trucks, Rail, Aviation, Ports
- Transportation and Land Use Connection: See MATS 2050 MTP – Ch. 3: Demographics and Forecasting

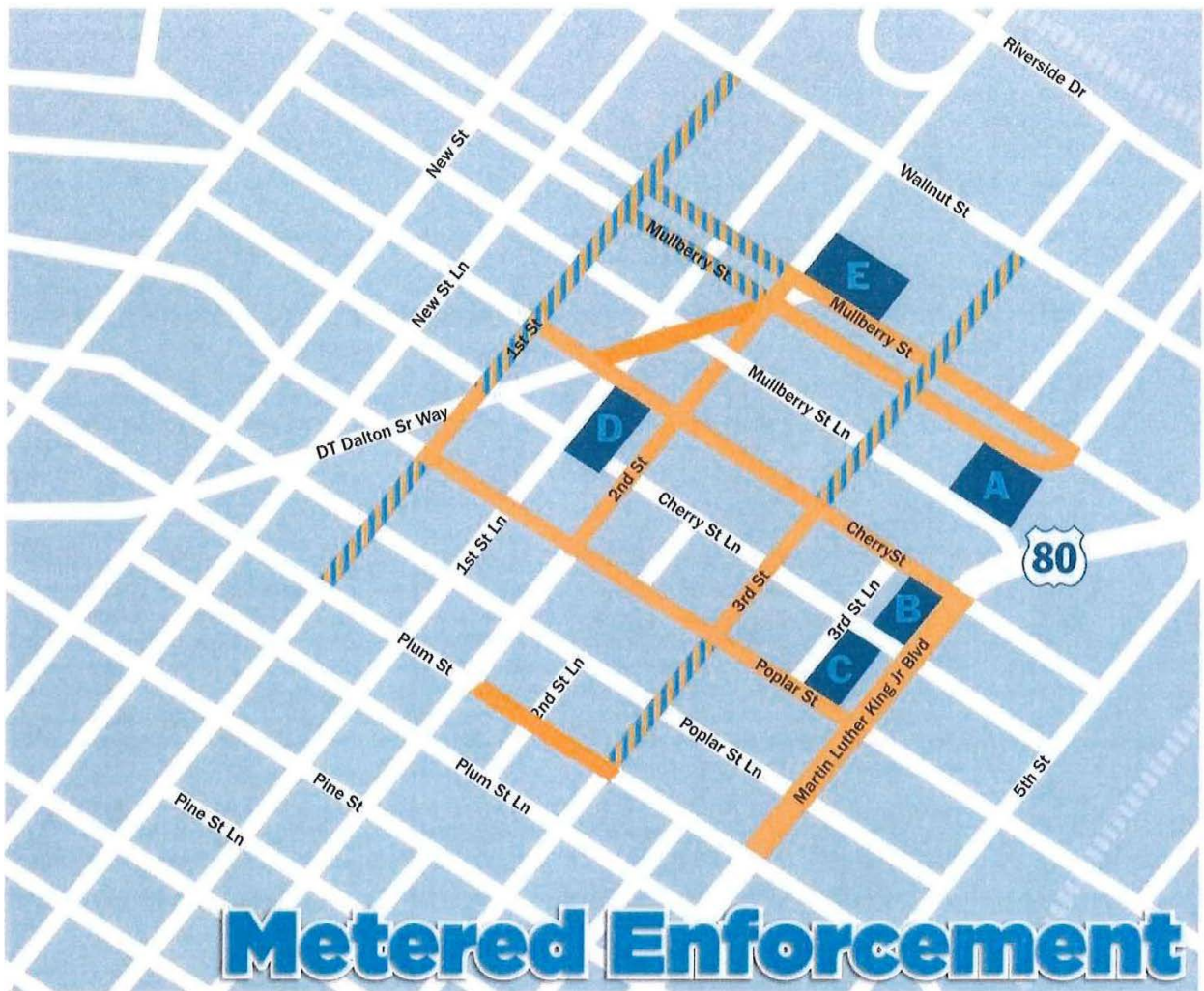
Parking

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 as part of the Macon Action Plan (MAP). Originally 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 MAP parking study served as the basis for hiring a private parking management firm. In May 2018 Macon-Bibb Urban Development Authority (UDA) contracted with Lanier Parking to manage all County owned parking facilities in the Macon-Bibb Downtown area. As of this writing, the contract is still in effect. Parking rates in the area managed by Lanier Parking are as follows:

- Street Parking
 - Monday – Saturday: 8:00 a.m. to 8:00 p.m.
 - Cost: \$1.25/hr (Max. 3 hrs.)
 - Residential Parking Program - \$150.00 annually, with \$12.50/month program for residents of Dempsey Apartment complex
- Parking Structures – See Figure 1 for parking structures managed by Lanier Parking, on behalf of UDA (additional parking structures not managed by Lanier are noted separately)
 - A.) 440 Mulberry Street - 750 Spaces
 - \$5.00 Daily, between 7:00 a.m. and 7:00 p.m.
 - Monthly permits - \$40.00 Regular, \$25.00 month under Residential Parking Program
 - B) 402 Cherry Street Garage – 82 Spaces (not managed by Lanier Parking)
 - C) 427 Poplar Street Garage – 196 Spaces
 - \$1.00 per hour, up to \$6.00 per day
 - Monthly Permits - \$45.00 per month
 - D) 606 Cherry St. – Approximately 200 Spaces (owned & managed by Truist Bank)
 - E) 577 Mulberry Street Garage – 479 Spaces
 - \$1.00 per hours, up to \$5.00 per day
 - Monthly permits – \$60.00 regular; \$75.00 reserved (must work in nearby Fickling Building)

Map 8-1: Overview of Macon Bibb Downtown Parking Managed by Lanier Parking Group



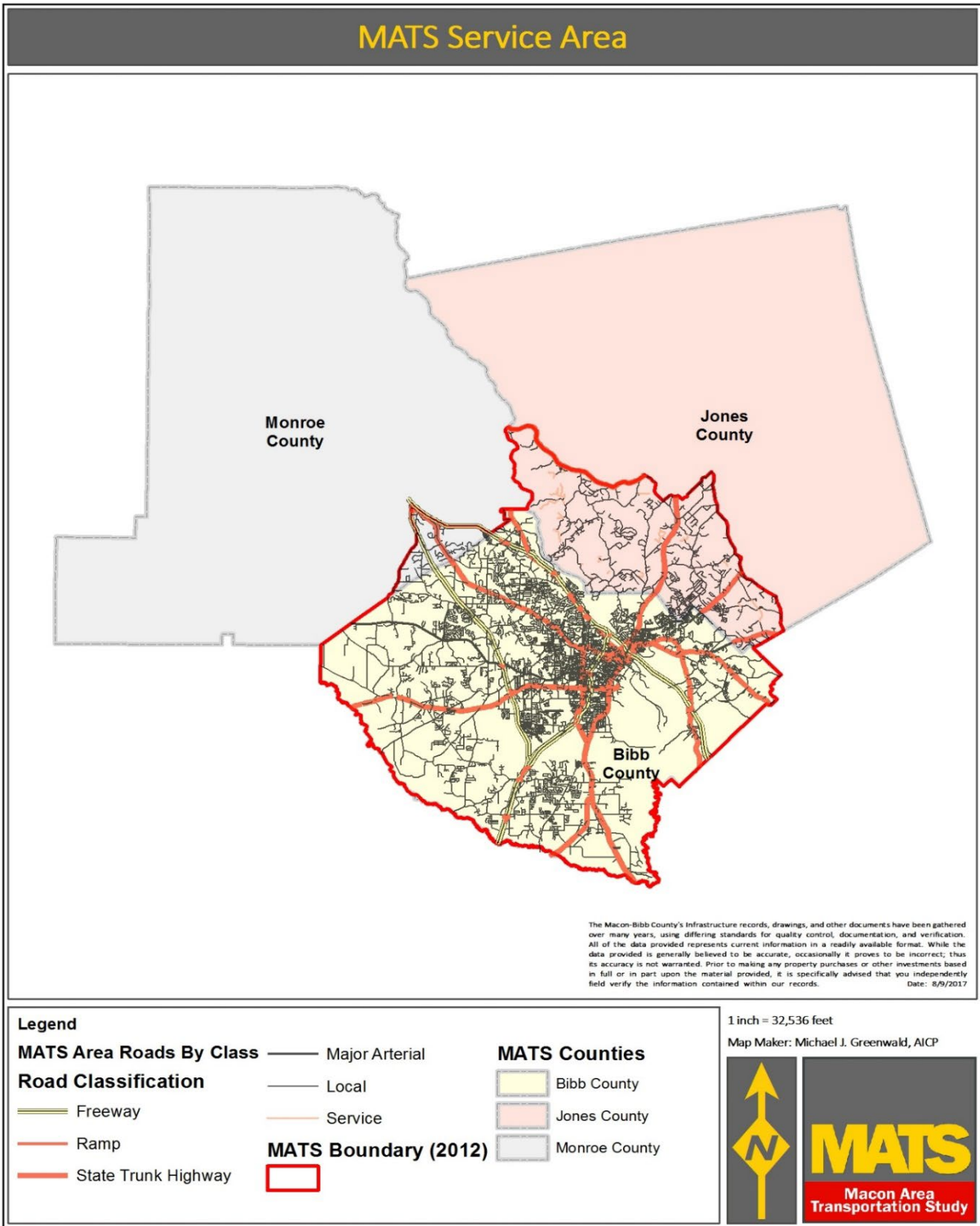
- On-Street Metered Parking
- Parking Garages
- On-Street Metered Parking with Residential Pass Locations

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 <https://www.maconmpo.com/mats-policies-procedures/>.

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 Map 8-2 on the following page.

Map 8-2: MATS MPO Service Area



Transportation Planning Documents Produced by MATS

MATS produces two major transportation planning documents. The first is the Metropolitan 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 2050, the planning horizon is 28 years. The plan is developed under federal guidelines, most recently set forth in the Infrastructure Investment & Jobs Act of 2021. 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 MTP, 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 MTP document. The most recent TIP was approved on November 4, 2020 (with the latest amendments being adopted June 13, 2022), and covers the planning period Fiscal Years 2021 through 2024. The TIP document can also be found on the MATS website at <https://www.maconmpo.com/tip/>.

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 assess 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's (MWA) Frank C. Amerson, Jr. Water Treatment Plant draws surface water from its intake located near the confluence of the river. The MWA is permitted by the State of Georgia to withdraw between 35 and 110 million gallons of water per day (MGD), depending on water levels and river flow. The river water is drawn to the MWA's Javors Lucas Lake Reservoir, where sediment settles before being pulled into the treatment process and dispersed throughout the water distribution system. The Javors Lucas Lake Reservoir sits on 581 acres of protected land and has a raw water storage capacity of 5.8 billion gallons at full pool. The MWA's regulated water production capacity is 60 MGD of finished drinking water, with a design capacity that allows for expansion to 90 MGD for future water demands. This design capacity enables the MWA to provide safe, high-quality, and affordable water to Macon-Bibb County, Georgia, even during the most severe drought conditions for four months.

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.¹⁰

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 drain fields within 150 feet of both sides of a stream. Though the

¹⁰ Source: [Georgia Water Planning: Middle Ocmulgee RWP Final 2017](#)

vast majority of the Large Water Supply Watershed upstream of the Frank C. Amerson, Jr. Water Treatment Plant 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:

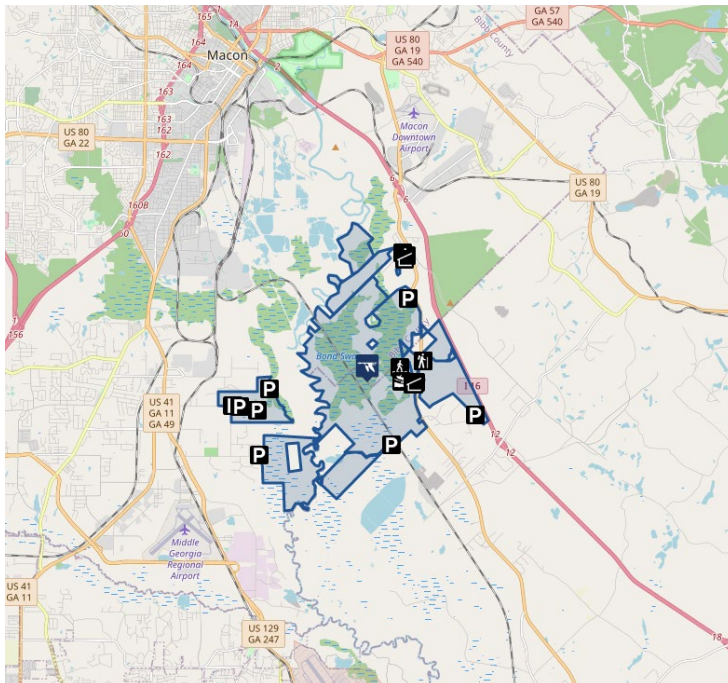
- **Crystalline-Rock Aquifers** – located north of the Fall Line in the northern portion of the county. This aquifer generally provides amounts of groundwater adequate for rural single-family residential use.
- **Cretaceous Aquifer** – south of the Fall Line in the southern portion of the county. This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

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](#) was established in 1989 to conserve, maintain and enhance the ecosystem of the Ocmulgee River floodplain. Its mixed hardwood/pine ridges, bottomland hardwoods, swamp forests and oxbow lakes provide a vital link in the Ocmulgee Heritage Greenway, which is working to protect the Ocmulgee River and its rich resources.¹¹ The areas surrounding Bond Swamp 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.

¹¹ Source: <https://www.fws.gov/refuge/bond-swamp>



Recognizing the need for wetland conservation, the MBPZ Commission maintains a Wetlands Protection District that guides the Commission on approving 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 makes a river suitable as a habitat for wildlife, 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. However, once the flood water recede the trail is cleaned and returned to public use.

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



Source: Donn Rodenroth, Macon Telegraph

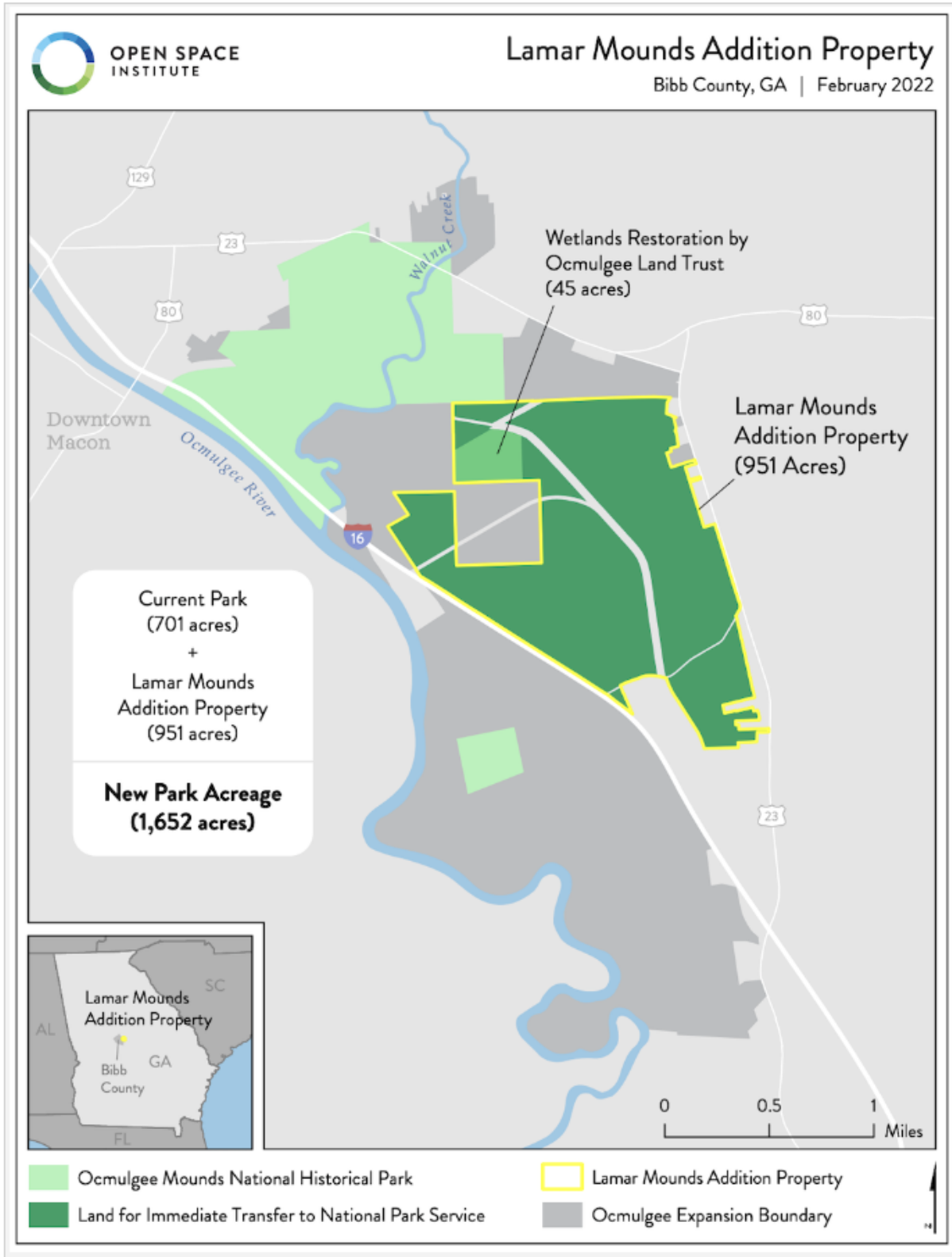
The county restricts land uses in floodplains. Actively preserving floodplains as greenspace can provide a number of benefits including: improved floodplain connectivity, flood storage that can lessen future flood impacts, reduced flood insurance rates for eligible properties, reduced nonpoint source 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.

Proposed Expansion of Ocmulgee Mounds National Historical Park

Located in Macon-Bibb County, the Ocmulgee Mounds National Historical Park (OMNHP) is a prehistoric American Indian site, where many different American Indian cultures occupied this land for thousands of years. American Indians first arrived during the Paleo-Indian Period hunting Ice Age mammals. Around 900 CE, the Mississippian Period began, and people constructed mounds for their elite, which remains at the park today. The [future expansion of OMNHP](#) doubles the size of the park and provides additional protection for some of the most significant prehistoric Indigenous mounds in North America. In February 2022, the Muscogee (Creek) Nation, National Park Service, Ocmulgee National Park and Preserve Initiative, National Park Foundation, and the Open Space Institute (OSI) acquired 951-acres, located adjacent to the park and inside the city limits of Macon. The property was under threat of incompatible industrial development before OSI negotiated a deal to purchase the land in 2021. The project is the result of a major expansion of the park in 2019, quadrupling the authorized boundary from 701 acres to more than 3,000 acres, setting the stage to expand a unique urban park that tells the story of 17,000 years of continuous human habitation of the Ocmulgee basin.¹² See following map 9-1 of proposed expansion of OMNHP.

¹² <https://www.nps.gov/ocmu/learn/news/acquisition-more-than-doubles-the-size-of-ocmulgee-mounds-national-historical-park.htm>

Map 9-1: Lamar Mounds Addition Property (Future expansion of OMNHP)



Ocmulgee Heritage Trail

Envisioned by NewTown Macon's founders in 1996, the [Ocmulgee Heritage Trail](#) has become one of Macon's most loved public spaces. The trail system is currently over thirteen miles long and encompasses some of Macon's best recreational and cultural assets. The trail runs along the east side of the Ocmulgee River through Jackson Springs Park, Spring Street Landing, the Otis Redding Bridge, and continues into the [Ocmulgee Mounds National Historical Park](#) via the Walnut Creek connection, known as the Mike Ford Trail. The trail also runs along the west side of the Ocmulgee River through Carolyn Crayton Park, Gateway Park, Rotary Park, and into [Riverside Cemetery](#). In the next few years, [Amerson River Park](#), the northernmost portion of the Ocmulgee Heritage Trail, will be connected to the downtown trail through Riverside Cemetery.

The Ocmulgee Heritage Trail makes the Ocmulgee River accessible to the community for recreational opportunities and improves the quality of life for all Maconites.¹³

Agriculture and Forest Lands

The [2017 Census of Agriculture](#) provides an overview of the county's agricultural profile. 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. 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.

¹³ <https://newtownmacon.com/oht/>

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 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.

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 2018.¹⁴

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>.

¹⁴ Source: U.S. Environmental Protection Agency - <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>

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

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.¹⁵

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

¹⁵ Source: National Aeronautics and Space Administration - <https://climate.nasa.gov/effects/>

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.¹⁶

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.

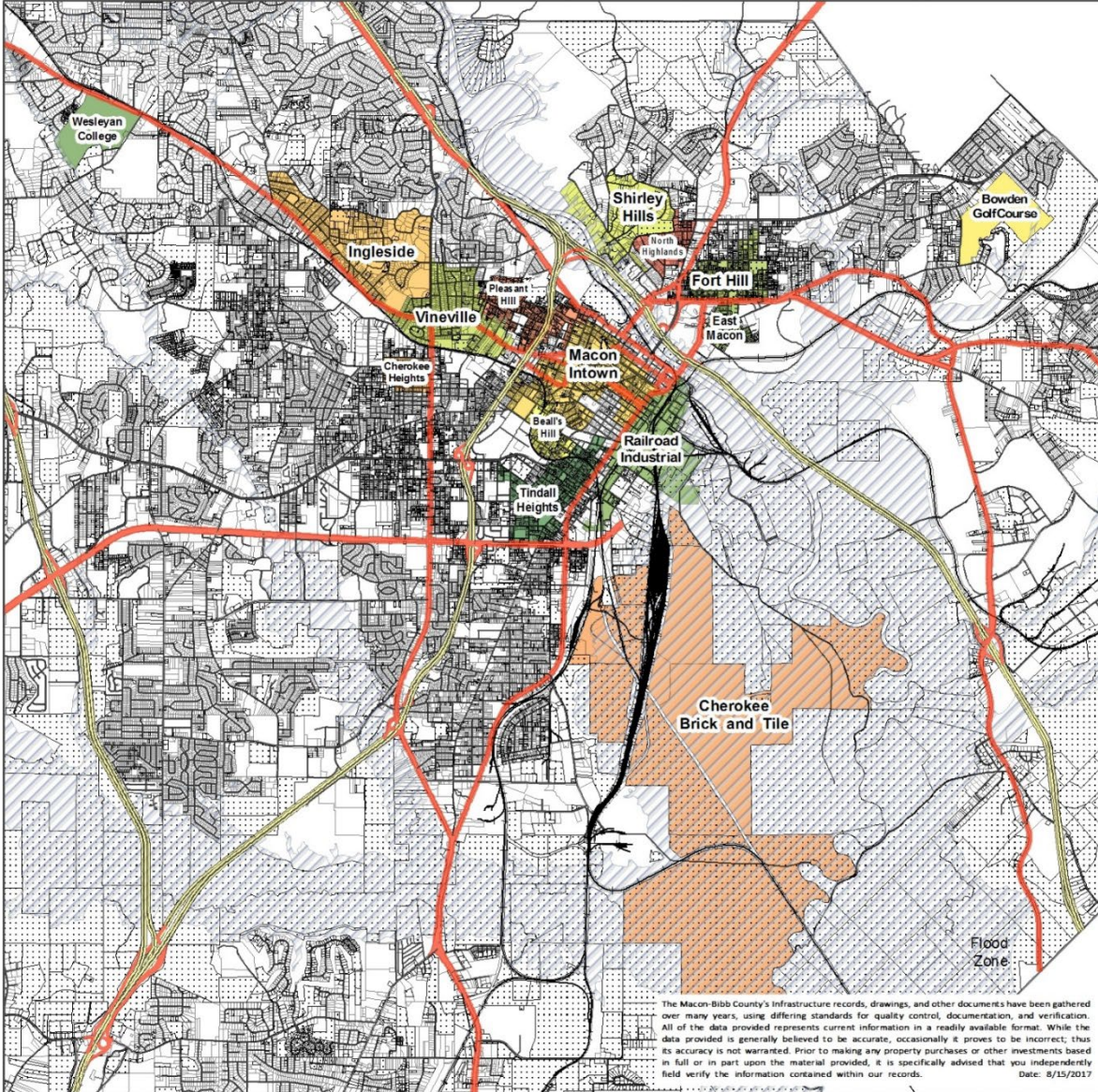
The county’s tourism industry celebrates the county’s historic and cultural amenities. In 2015, traveler expenditures contributed \$347.68 million to Macon's economy. These expenditures supported 3,400 jobs, \$432.40 in tax relief for each county household, generated \$9.71 million in local tax revenue and \$14.79 million in state tax revenue.¹⁷

¹⁶ Source: U.S. Environmental Protection Agency <https://www.epa.gov/sites/production/files/2016-09/documents/climate-change-ga.pdf>

¹⁷ Source: Travel Industry Association commissioned by the Georgia Department of Economic Development - <https://www.maconga.org/media/tourism-stats/>

Map 9-2: Macon-Bibb Historic District Locations

Macon-Bibb Historic District Locations



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

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

Significant Cultural and Historic Resources

Macon-Bibb County has 14 designated historic districts and over 6,000 historic buildings listed in the [National Register of Historic Places](#). 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 local historic districts require approval by the Design Review Board and the Macon-Bibb County Planning and Zoning Commission. Additionally, the National Register of Historic Places does not regulate paint colors; protect a property from neglect or demolition; dictate how a property or building can be restored, rehabbed, or altered in any way; provide grants for the restoration, rehabilitation, or improvement of a historic building.

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.¹⁸

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. The course consists of approximately 250 acres with an eighteen hole 6492-yard, par 72 golf course.

Cherokee Brick and Tile Company Historic District (National)

Cherokee Brick and Tile Company Historic District, approximately 4,000 acres, 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.

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 from 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. The district is bounded by Pio Nono Avenue, Napier Avenue, Inverness Avenue, and Suwanee Avenue.

East Macon Historic District (National)

Located one mile east of the Central Business District, 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)

Approximately one mile east of Macon's Central Business District, 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. The district is bounded by Vineville Avenue, Forest Hill Road, Overlook Road, and Pierce Avenue.

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 Atrium Health Navient The Medical Center 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 University 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 1898-1936. Building styles in the district include Queen Anne, Colonial Revival, Neoclassical Revival, English Vernacular Revival, Greek Revival and Craftsman. Located one mile northeast of central business district, the area is bounded by Nottingham Drive, Boulevard and Clinton Road.

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. The district is bounded by Madison Street, north of Vineville Avenue, east of Rogers Avenue, south of Neal Avenue that is bisected by I-75.

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)

At approximately 300 acres, 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 as 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.

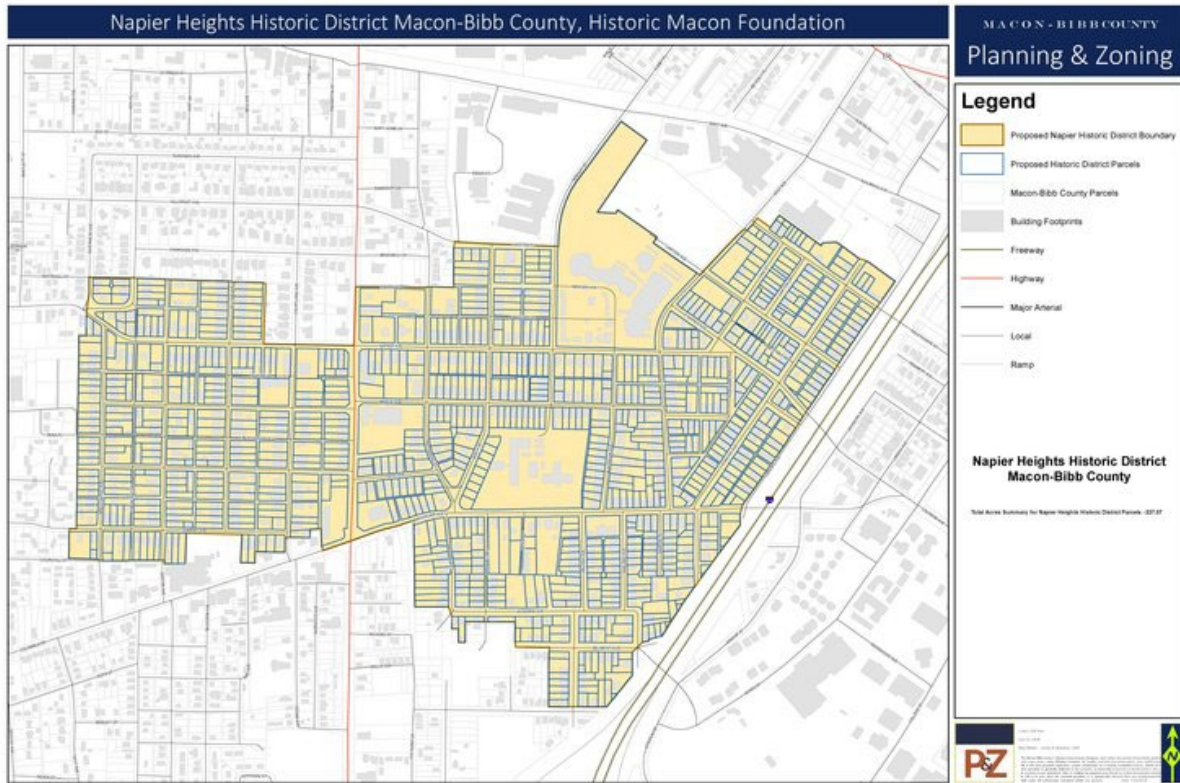
Wesleyan College Historic District (National)

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.

Napier Heights Historic District

Napier Heights has been approved by the Georgia National Register Review Board, resulting in the district being listed on the Georgia Register of Historic Places and is in the process of being sent to the National Park Service for review to be listed on the National Register of Historic Places. See Napier Heights Proposed Historic District map 9-3.

Map 9-3: Napier Heights Proposed Historic District

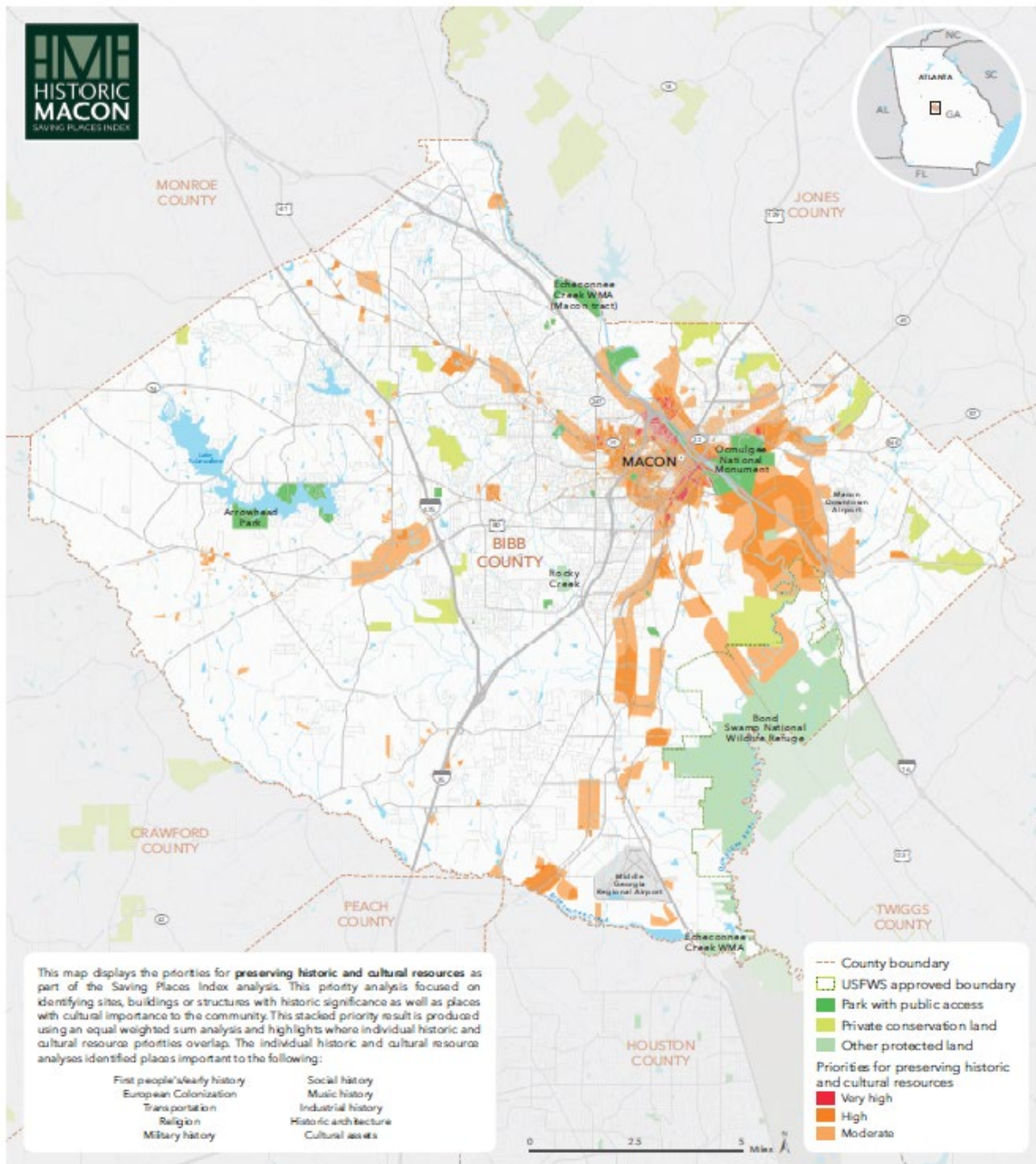


Conclusion

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 to encourage sustainable, asset based economic development in our community. Historic Macon teamed up with the 1772 Foundation, and the Trust for Public Land to develop a [Saving Places Index](#). The SPI will identify and highlight priority places for preservation, conservation, and recreation in Macon-Bibb County. The following maps 9-4 through 9-7 displays priority areas for (1) preserving historic and cultural resources, (2) conserving key scenic and land conservation areas, and (3) increasing recreational opportunities stack up, offering multiple benefits if preservation or conservation occurred in that area.

Map 9-4: Preserving Historic and Cultural Resources



Preserving historic and cultural resources

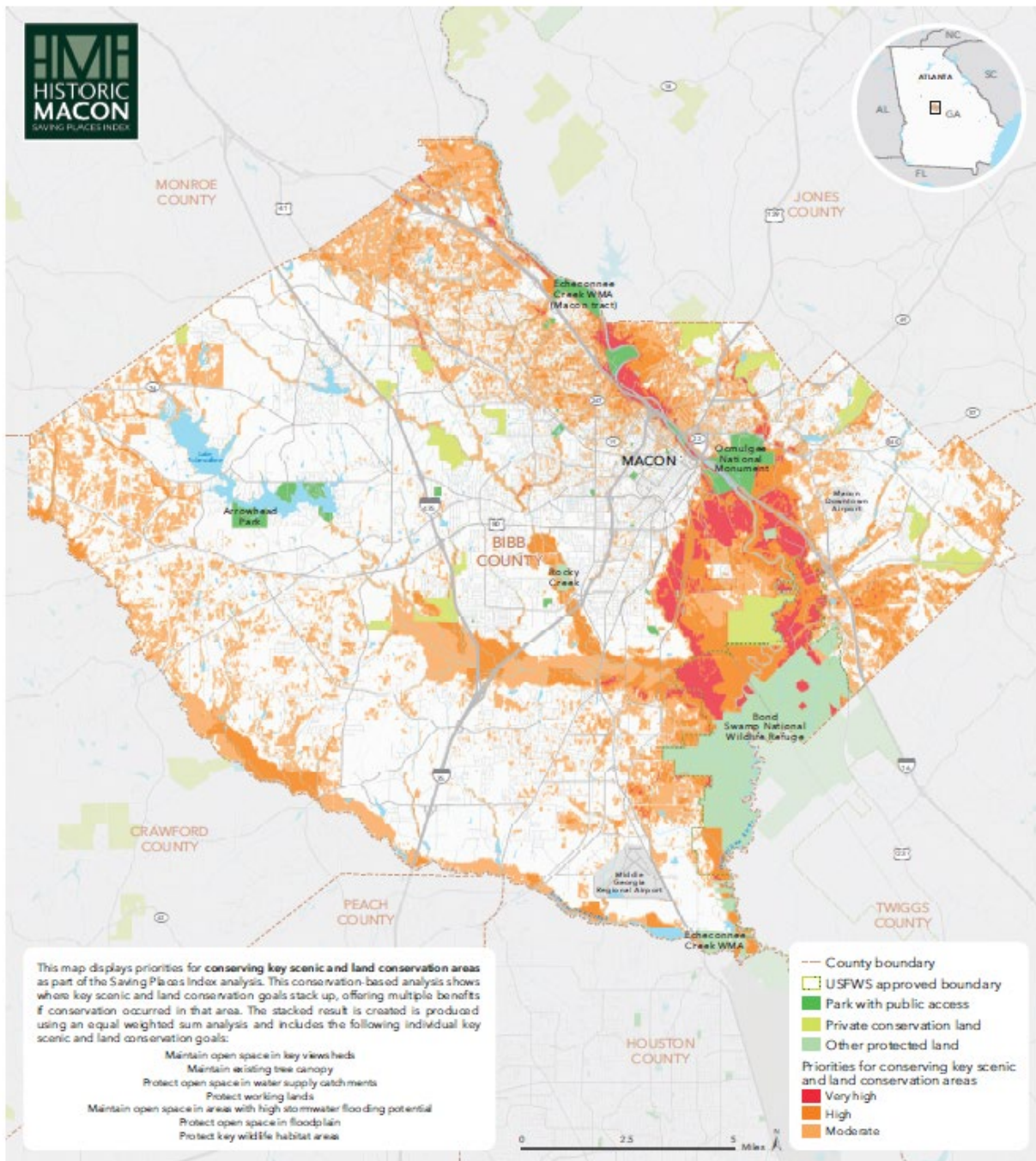
HISTORIC MACON'S SAVING PLACES INDEX, MACON-BIBB COUNTY, GEORGIA

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Source: Historic Macon's Savings Places Index

Map 9-5: Conserving Key Scenic and Land Conservation areas



Conserving key scenic and land conservation areas

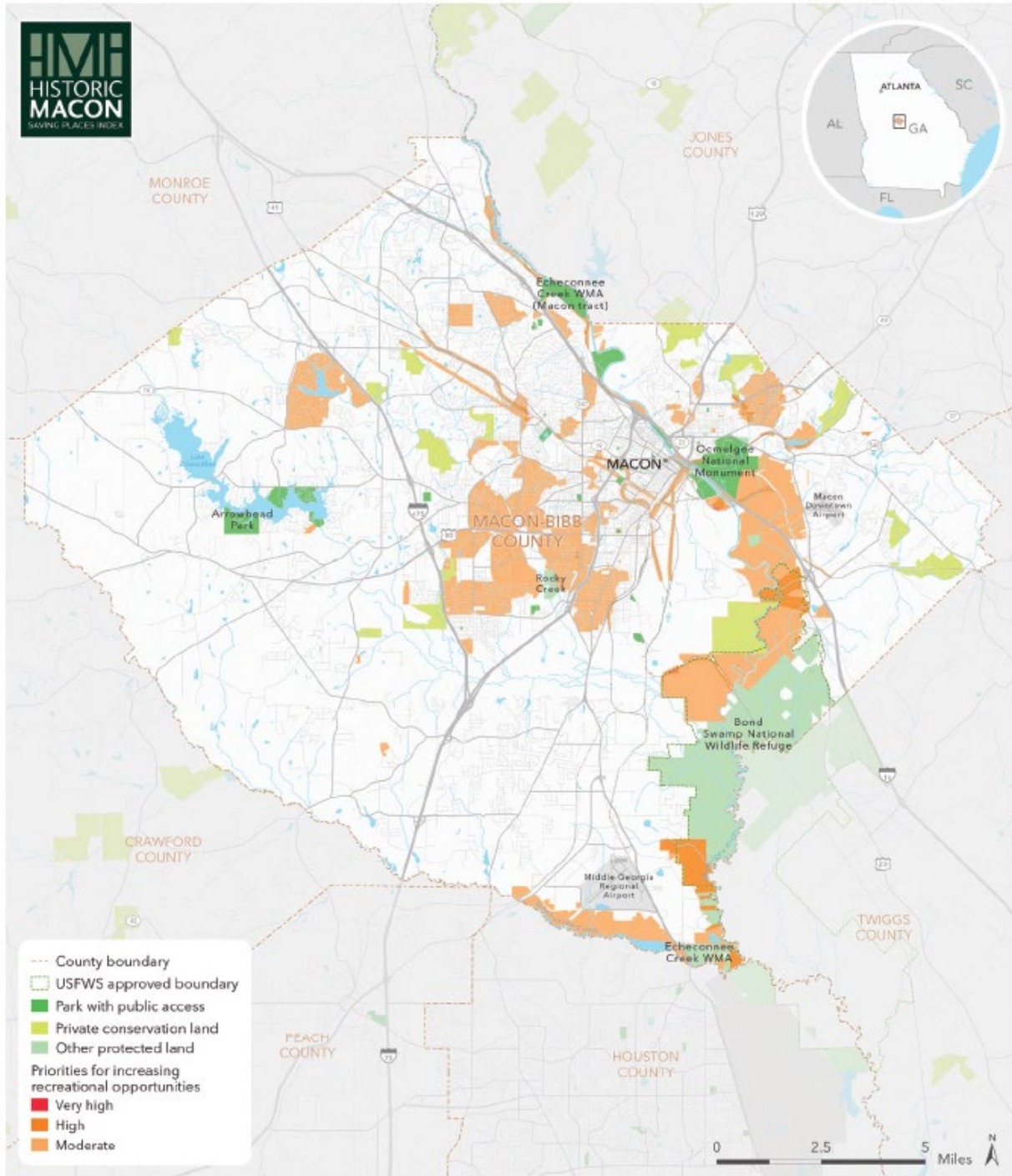
HISTORIC MACON'S SAVING PLACES INDEX, MACON-BIBB COUNTY, GEORGIA

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Source: Historic Macon's Savings Places Index

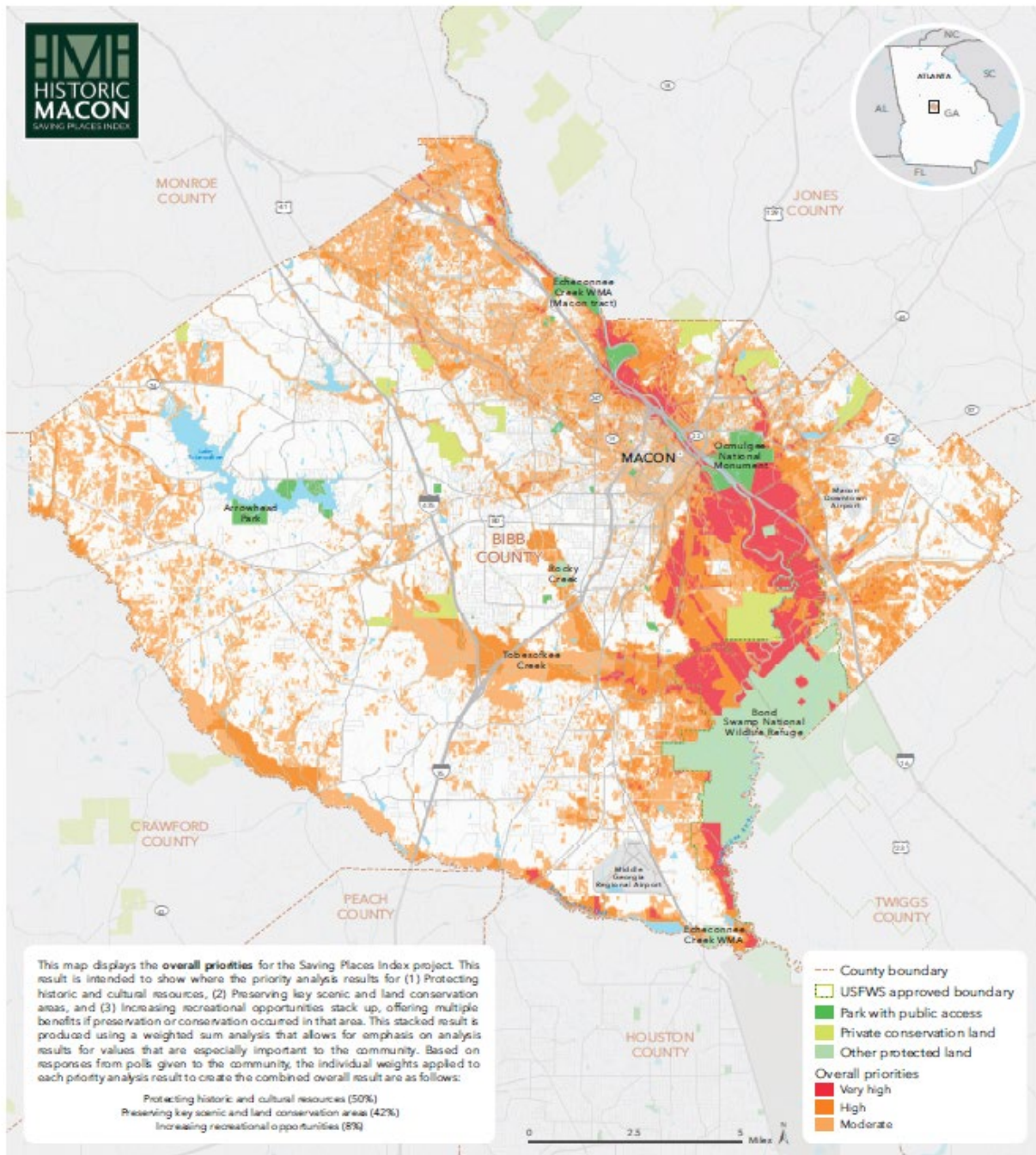
Map 9-6: Increasing Recreational Opportunities



Increasing Recreational Opportunities HISTORIC MACON'S SAVING PLACES INDEX, MACON-BIBB COUNTY, GEORGIA.

Source: Historic Macon's Savings Places Index

Map 9-7: Overall Priorities



Overall priorities

HISTORIC MACON'S SAVING PLACES INDEX, MACON-BIBB COUNTY, GEORGIA

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Source: Historic Macon's Savings Places Index

Chapter 10 | Broadband

This chapter addresses the state of the existing broadband infrastructure Macon-Bibb County. This element has been added to the Macon-Bibb Comprehensive Plan as a result of the Georgia Achieving Connectivity Everywhere (ACE) Act of 2018, and in accordance with the requirements set forth in Georgia Department of Community Affairs (Georgia DCA) Rules, as specified in OCGA Ch. 110-12-1-.03(4)

The following software packages were used in this analysis:

- ArcGIS 10.7.1 – Geographic information system/geospatial analysis software
- Microsoft Access for Office 365 (Version 2206 Build 16.0.15330.20144) – Relational database software, in support of ArcGIS 10.7.1
- Microsoft Excel for Office 365 – Spreadsheet software

Comprehensive Plan Goals and Objectives for Broadband Services

Goal: Macon-Bibb County will see all its citizens have access to high quality, affordable Internet services for both personal and business uses. Macon-Bibb County will also be proactive in monitoring Internet service availability in traditionally marginalized areas and for traditionally marginalized communities, to prevent the development of a “digital divide,” and identify remedies to ones that either are emerging or already exist.

Objectives:

- Explore need for a Macon-Bibb County broadband policy, consistent with State laws
- Maintain reference maps that speak to Internet service availability throughout Macon-Bibb County
 - Monitor availability of public datasets to ensure reference maps are as current and contemporaneous as possible
- Identify external partners, programs and grant opportunities to improve broadband capabilities across Macon-Bibb County. Where applicable, provide assistance to individual groups and/or persons filing for grants or establishing programs related to improvement in broadband services

Overview of State and Federal and Broadband Accessibility Policies

At the time of this writing, there are two controlling policies regarding the development of broadband services in Macon-Bibb County: The Georgia Achieving Connectivity Everywhere (ACE) Act of 2018, and the federal Infrastructure Investment & Jobs Act of 2021 – Division F. Georgia ACE Act.

This legislation focuses primarily on broadband deployment in suburban and rural areas, through the Georgia Broadband Deployment Initiative (GBDI). The GBDI program is run through the OneGeorgia Authority. The ACE Act established the following State policies:

- Formal methods and definitions for determining what constitutes Served vs. Unserved areas for broadband services;
- Charged the Georgia Technology Authority “to coordinate efforts...to promote and facilitate deployment of broadband services and other merging communications technologies throughout the State” including:
 - Write a statewide broadband services deployment plan (current version completed in April, 2019)
 - Provide technical support to Georgia DCA in developing grant programs and area designation programs to promote deployment of broadband services;
 - Conduct periodic analysis of any State assets, including real property, which might be leased or otherwise deployed to support broadband deployment;
 - Coordinate with other State agencies, Local Governments, and/or industries regarding the utilization of rights of way that may be used for future broadband and emerging communication technology deployment
 - Establish annual reporting requirements to the Governor, Lieutenant Governor, and Speaker of the House of Representatives covering the status of attainment of Statewide broadband
- Develop and publish maps identifying areas that are underserved for broadband infrastructure

GBDI is tasked “[expanding] broadband services to unserved areas of the state. The goal . . . shall be to provide broadband services coverage throughout the entire state.” The GBDI awards grants and loans on a competitive basis to political subdivisions of the State, for the purposes of:

- Capital expenses (i.e., equipment and transmission lines);
- Purchase or lease of property;
- Purchase or lease of communication services or facilities;
- Backhaul and transportation costs related to any of the previously mentioned eligible activities

Additional Opportunities

Georgia DCA maintains two other programs related to promotion of broadband deployment. The first is the certification of Georgia Broadband Ready Community; the second is the Georgia Broadband Ready Communities Site program. The requirements of the Georgia Broadband Community Program for a “political subdivision” (i.e., local community or county) to be certified include:

- Adoption of a local ordinance establishing the process for reviewing broadband applications, which must include (OCGA 50-40-41),;
 - Identification of a single point of contact for all matters related to a broadband network project;
 - Requirements for determining whether an application is complete, and notification of the applicant in writing. If such notification is not provided in a timely manner, the political subdivision covered by the ordinance must consider the application complete as presented;
 - For applications that are incomplete, specification in writing to the Applicant where the deficiencies are in the application;
 - A specified time period for review of complete applications;
 - That any fees related to review of a broadband network project be “reasonable, cost based, and nondiscriminatory to all applicants;
 - Any other information or specifications required by DCA rules and regulations related to ensuring ready access to the public rights of way and infrastructure.
- Applications to the political subdivision by ISPs under said ordinance must have a public comment period of not less than 30 days prior to approval.
Georgia DCA has provided template language for this ordinance.
- Inclusion of a Broadband Services element in the comprehensive plan for the political subdivision. Pursuant to OCGA 110-12-1-.03(4), this plan must include:
 - An action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction (including steps for the promotion of reasonable and cost-effective access to broadband to parts of the jurisdiction identified as “Unserved”);
 - Reference to any assessments, studies, ordinances and/or goals to achieve certification as a Broadband Ready Community or designation of Facilities as a Georgia Broadband Ready Community Site

Georgia Broadband Ready Community Site Designation Program

This program is specifically geared towards facilities and developments that offer broadband services of at least 1 Gigabit per second download speed, for “business, education, health care, government and other public purposes” (OCGA 50-40-61). Where a site is designated a Broadband Ready Community Site, Georgia DCA is directed to notify the Georgia Department of Economic Development (DED), so that Georgia DED may provide standardized graphics and materials to the owners of such facilities and sites to promote the status of the site.

Broadband Equity Access and Deployment Program

At the Federal level, the Infrastructure Investment & Jobs Act (IIJA) Division F (PL 117-58, Sec. 60101 – 60604) created the Broadband Equity Access and Deployment (BEAD) Program, for the purpose of establishing a basic level of internet service across the entire United States. The

BEAD Program allocates \$42.45 Billion (with at least \$100 million initial allocation to each State) for the purpose of closing the “digital divide,” which Congress deems as disproportionately affecting “communities of color, lower-income areas, and rural areas... (PL 117-58 Sec. 60101(3)).” As part of implementing the BEAD Program, the IJJA Division F also provides additional related definitions:

- **Unserviced Location** – Any serviceable location which either has no access to broadband service, or lacks access to reliable broadband service with:
 - 25 megabits/second (25 Mbps) download and 3 megabits/second (3 Mbps) upload
(for simplicity in later discussions, download and upload transfer rates will be summarized as a fractional. So these download/upload values would be written as “25/3 Mbps”);
 - latency sufficient to support real-time, interactive applications (i.e., streaming capable; PL 117-58, Sec. 60102(a)(1)(A)).
- **Unserviced Service Project** – A project in which not less than 80% of the broadband serviceable locations to be served by the project are “Unserviced Locations” (PL 117-58, Sec. 60102(a)(1)(B)).
- **Underserved Location** – Any serviceable location that is not already designated an Unserviced Location, and whose internet service does not meet the threshold of:
 - 100/20 Mbps;
 - latency sufficient to support real-time, interactive applications (i.e., streaming capable; PL 117-58, Sec. 60102(a)(1)(C))
- **Community Anchor Institution** – A school, library, health clinic, health center, hospital or other medical provider, public safety entity, institution of higher education, public housing organization, or community support organization that facilitates greater use of broadband service by vulnerable populations, including low income individuals, unemployed individuals, and aged individuals (PL 117-58, Sec. 60102(a)(2)(E))
- **High Cost Area** – Any Unserviced Area (i.e., area in which at least 80% of the broadband-serviceable locations are Unserviced Locations) where the cost of building out broadband service is higher than the average cost of building out broadband service in the United States. Factors in the cost determination include:
 - The remote location of the area;
 - Lack of population density;
 - Unique topography;
 - High rate of poverty; or
 - Any other factor identified by the Assistant Secretary of Commerce for Communication and Information (“Assistant Secretary”), in conjunction with the FCC, that contributes to higher cost of deployment for broadband services in the area (PL 117-58, Sec. 60102(a)(2)(F))

Funding for the BEAD Program Eligible State (and sub-recipient) activities covered under the BEAD Program include:

- Planning & Pre-Deployment Activities (Limited to 5% of the minimum allocation, with no more than 2% allocation for administrative purposes)
 - Research & Data Collection;
 - Development of preliminary budget for pre-planning activities;
 - Publication, Outreach & Communication support;
 - Provision of Technical Assistance;
 - Employee Training for State and/or Political Subdivision staff (see definition below);
 - Establishing, operating or increasing capacity in State office(s) responsible for BEAD Program activities
- Grant/Deployment funds
 - Internet service projects for Unserved and Underserved areas (see definition below);
 - Connecting eligible Community Anchor Institutions (see definition below);
 - Data collection, broadband mapping & planning;
 - Broadband adoption (including affordable device provision);
 - Installing internet and wireless broadband infrastructure (or providing reduced cost broadband service) in multi-family residential buildings;
 - Any use determined by the Assistant Secretary as necessary to achieve BEAD Program goals

The BEAD Program requires States engaging in broadband deployment planning to coordinate with “political subdivisions” (i.e., local municipalities, counties and Community Anchor Institutions) in the preparation and submission of their plans. Georgia has filed a Letter of Intent with the to participate the BEAD Program with the National Telecommunications and Information Administration (NTIA).

Per NTIA policies, BEAD Program funds will be allocated after maps have been generated using data collected from ISPs, under the Broadband Data Collection Program (BDC Program), as authorized under the Broadband Deployment Accuracy and Technological Availability Act (Broadband DATA Act) of 2020 (PL 116-130. The inaugural BDC Program reporting window closes on September 1, 2022.

Data Overview

The data used for analyzing broadband availability in Macon-Bibb County come from two independent, but related sources.

Georgia Broadband Program (2022 Data Release)– As a result of the Georgia ACE Act, Georgia DCA provides mapping resources that identify which census blocks are Served and Unserved by

adequate broadband service. For the purposes of determining adequacy of broadband service, DCA uses the following definitions:

- “Broadband Service” is defined by OCGA 50-40-1(2) as:
“...wired or wireless terrestrial service...[transmitting] at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:
A.) Access to the Internet; or
B.) Computer processing, information storage, or protocol conversion
- “Unserved Area” is any census block in which broadband services are not available to 20% or more of the locations, as determined by Georgia DCA (OCGA 50-40-1(11)).
- “Served Area” is any census block not otherwise designated as an Unserved Area (OCGA 50-40-1(10)).

The source data for broadband service provision are collected by Georgia DCA from private Internet Service Providers (ISPs), then aggregated to the Census Block level. Data are published in such a way that individual provider information cannot be determined or extracted from the data release. The original source data provided to Georgia DCA from the ISPs are exempt from public disclosure requirements as a trade secret, as defined under OCGA Sec. 10-1-761.

The version of the dataset used in this analysis is June 2022 (i.e., the latest version of this data).

Federal Communications Commission Fixed Broadband Deployment Data (Form 477) – The Federal Communications Commission (FCC) maintains its own database of ISP service availability, compiled from mandatory reporting requirements collected from the individual service providers. The data is generated from ISP reports using FCC Form 477. Unlike the Georgia DCA data, the FCC data contains information on individual ISPs, the types of transmission technology they deploy, and the distinction between Consumer/Residential and Business grade service delivery. Also like the Georgia DCA data, the Form 477 data is released at the Census Block level of geography.

However, the two data sets are not immediately compatible or comparable, for the following reasons:

- The Georgia DCA data uses the 2020 Census Block geography, whereas the FCC Form 477 data currently uses the 2010 Census Block geography. While similar, they cannot be guaranteed to be identical.
- The most current version of the FCC Form 477 dataset is dated December 2020. Hence the versions of the data release do not line up.
- The current FCC Form 477 data uses a definition of Served and Unserved areas that does not line up with the Georgia DCA definition. The FCC determines that an area is “served” if even one location in the Census Block is served. So, for example, if a census block had a single family home and an apartment building in the same boundary, and

the single family home had broadband service while the apartment complex did not, the Form FCC 477 data would identify the area as “Served” while the Georgia DCA data would likely show it as “Unserved”, due to not meeting the minimum number of households that need to be covered.

The FCC first released the Form 477 dataset in late December 2020 and have been issuing updates and clarifications as the data has been further reviewed and cleaned. The latest version was released in October 2021, which is the version used in the development of this chapter.

Future Data Opportunities

The discrepancies between the FCC Form 477 and Georgia DCA may be reconciled in the near future. Although for the time being ISPs that currently report under the Form 477 program will be required to continue doing so, it appears that the FCC anticipates BDC Program reporting requirement for ISPs will replace the Form 477 reporting program. The BDC Program encourages the submission of service areas in geographic information system formats. While the BDC Program service areas may or may not correspond to any pre-existing boundaries, the data development rules required by the FCC indicate that the BDC Program data should be compatible with the Georgia DCA data.

Broadband Availability in Macon-Bibb County

Distribution of Internet Service Provision in Macon-Bibb County

According to the Georgia Broadband Program 2022 data release, there are 91,407 out of 93,001 households (98.29%) in Macon-Bibb County that are classified as Served by broadband internet service. This designation doesn’t necessarily mean that the households actually have an internet subscription, only that the location is capable of being served by subscription that meets the minimum 25 megabits download/3 megabits upload per second requirement.

Map 10-1 shows the distribution of Served vs. Unserved areas in Macon-Bibb County, as of June 2022. The highlighted blue areas indicate where greenfield residential growth (as opposed to infill development and building rehabilitation/repurposing) is anticipated between now and the 2050 planning horizon year. Table 10-1 breaks down the service area map into totals by individual Macon-Bibb County Commission District. One important point to keep in mind is that the definition of whether or not Georgia DCA considers a Census Block served by broadband involves both transmission speed *and* percentage of households that can receive service. Thus, it is possible for areas designated as Served to have individual households that can’t receive broadband service, and for a few households in Unserved areas to actually have service that meets the minimum broadband transmission speed thresholds described above.

Internet service provision generally falls into one of two categories: Consumer/Residential service, and Business Class service. In general, Business Class service tends to be faster, but

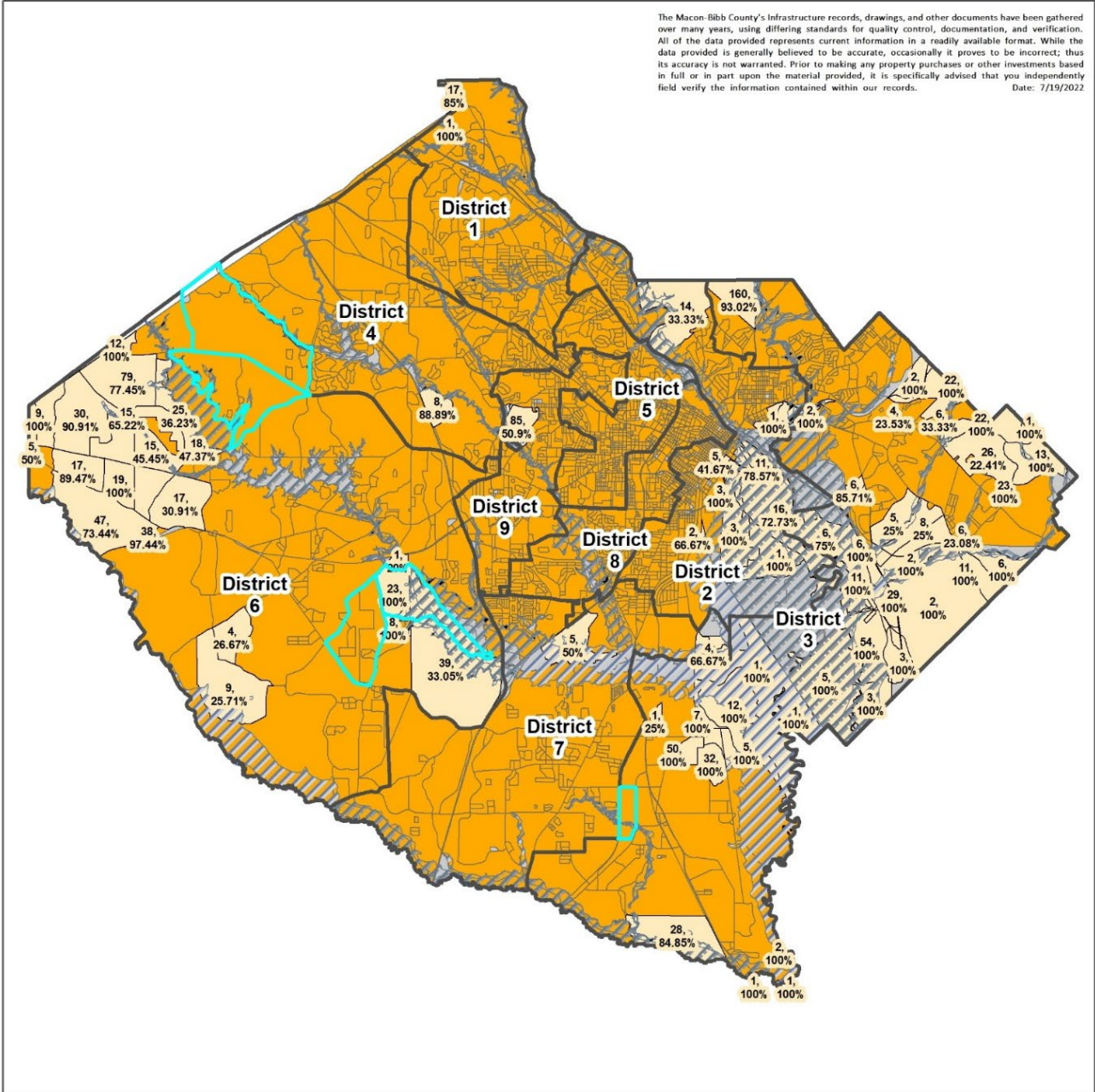
more costly. There is nothing that prevents a residential customer from purchasing Business Class service if they so desired, assuming that both services are available in a service area. Tables 10-2 through 10-5 demonstrate show the availability of internet service provision in the Macon-Bibb Area, by provider and technology type.

The two main providers of Consumer/ Residential service in Macon-Bibb County are AT&T and Cox Communications. The values in each cell represent how many Census Blocks (using 2010 geography definitions) are covered by each technology and service type for each provider.

Map 10-1: Distribution of Bibb County Households Without Broadband Service

Distribution of Bibb County Households Without Broadband Service (Per DCA)

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: 7/19/2022



Legend	FEMA Flood Zones (2017 Vintage)	Bibb County Unserved Broadband Areas, by Number of Unserved Housing Units	Bibb County Broadband Served/Unserved Areas (June 2022)	Water Features
County Commissioners	Flood Zone	31 - 40	Served	Water Features
2050 MTP Future Growth Areas (Highlighted in Blue)	A - 100 Yr. Floodplain	41 - 50	Unserved	
	AE - 30 Yr. Cumulative Risk Floodplain	51 - 60	No Locations	
	0.2P - 500 Yr. Floodplain	61 or Over		
		1 - 10		
		11 - 20		
		21 - 30		

1 inch = 16,103 feet
 Map Maker: Michael J. Greenwald, Ph.D., AICP

Table 10-1: Residential Broadband Availability by Macon-Bibb County Commission District

District	Broadband Service Status for Census Block (per Georgia DCA Minimum Service Definition) ^a	Census Blocks	Households in Service Status Category	Number of Households Meeting Minimum Broadband Service Threshold	Number of Households NOT Meeting Minimum Broadband Service Threshold
Macon-Bibb County District 1	Served	204	11,062	11,058	4
	Unserved	4	23	3	20
	Total	208	11,085	11,061	24
Macon-Bibb County District 2	Served	640	12,261	12,249	12
	Unserved	19	141	51	90
	Total	659	12,402	12,300	102
Macon-Bibb County District 3	Served	284	8,929	8,856	73
	Unserved	59	904	210	694
	Total	343	9,833	9,066	767
Macon-Bibb County District 4	Served	205	9,258	9,250	8
	Unserved	1	9	1	8
	Total	206	9,267	9,251	16
Macon-Bibb County District 5	Served	452	11,311	11,311	-
	Unserved	-	-	-	-
	Total	452	11,311	11,311	-
Macon-Bibb County District 6	Served	175	8,924	8,788	136
	Unserved	21	732	300	432
	Total	196	9,656	9,088	568
Macon-Bibb County District 7	Served	220	9,008	8,987	21
	Unserved	3	17	7	10
	Total	223	9,025	8,994	31
Macon-Bibb County District 8	Served	442	10,580	10,580	-
	Unserved	-	-	-	-
	Total	442	10,580	10,580	-
Macon-Bibb County District 9	Served	274	9,674	9,674	-
	Unserved	2	168	82	86
	Total	276	9,842	9,756	86
Macon-Bibb County Grand Total	Served	2,896	91,007	90,753	254
	Unserved	109	1,994	654	1,340
Grand Total	Total	3,005	93,001	91,407	1,594

a - Census Block geography is based on U.S. 2020 Census

Table 10-2: Coverage of Internet Service Providers in Macon-Bibb County Providing CONSUMER/RESIDENTIAL Service, by Technology Type

Internet Service Provider (ISP)	Number of Census Blocks ^a Covered	Digital Subscriber Link				Data Over Cable Service Interface Specification (Cable Modems)						Wireless Technologies		
		Symetric xDSL	Asymetric xDSL	ADSL2, ADSL2+	VDSL	DOCSIS 2.0 or lower	DOCSIS 3.0	DOCSIS 3.1	DOCSIS Unknown	Optical Fiber to End User	Other Copper Wire	Terrestrial Fixed Wireless/ Line of Sight	Satellite	
AT&T Georgia	3413	0	588	1978	4	0	0	0	0	841	0	2	0	
Comcast	1	0	0	0	0	0	0	1	0	0	0	0	0	
Cox Communications	3090	0	0	0	0	0	5	3071	0	14	0	0	0	
Flint Cable	2	0	0	0	0	0	2	0	0	0	0	0	0	
Georgia Windstream LLC.	2	0	0	1	1	0	0	0	0	0	0	0	0	
Hargray of Georgia, Inc.	65	0	0	0	0	0	5	2	1	57	0	0	0	
HughesNet	4133	0	0	0	0	0	0	0	0	0	0	0	4133	
MCC Georgia LLC	1	0	0	0	0	0	0	1	0	0	0	0	0	
Plant TiftNet	1	0	0	0	0	1	0	0	0	0	0	0	0	
Public Service Telephone	55	2	51	0	0	0	0	0	0	2	0	0	0	
T-Mobile	1220	0	0	0	0	0	0	0	0	0	0	1220	0	
Viasat Inc	4280	0	0	0	0	0	0	0	0	0	0	0	4280	
VSAT Systems, LLC.	4133	0	0	0	0	0	0	0	0	0	0	0	4133	
Zito Media	17	0	0	0	0	0	0	17	0	0	0	0	0	

a - Census Block geography is based on U.S. 2010 Census

Table 10-3: Coverage of Internet Service Providers in Macon-Bibb County Providing BUSINESS CLASS Service, by Technology Type

Company	Number of Census Blocks ^a Covered	Digital Subscriber Link				Data Over Cable Service Interface Specification (Cable Modems)					Other Copper Wire	Wireless Technologies	
		Symetric xDSL	Asymeric xDSL	ADSL2, ADSL2+	VDSL	DOCSIS 2.0 or lower	DOCSIS 3.0	DOCSIS 3.1	DOCSIS Unknown	Optical Fiber to End User		Terrestrial Fixed Wireless/ Line of Sight	Satellite
CenturyLink	18	0	0	0	0	0	0	0	0	6	12	0	0
Comcast	1	0	0	0	0	0	0	1	0	0	0	0	0
Cox Communications	1097	0	0	0	0	0	1	1091	0	5	0	0	0
EarthLink Business, LLC	22	0	14	0	0	0	0	0	0	8	0	0	0
Flint Cable	2	0	0	0	0	0	2	0	0	0	0	0	0
Fusion Cloud Services, Inc.	13	0	8	0	0	0	0	0	0	0	5	0	0
GCI Communication Corp.	4133	0	0	0	0	0	0	0	0	0	0	0	4133
Georgia Public Web	9	0	0	0	0	0	0	0	0	2	7	0	0
Georgia Windstream LLC.	2	0	0	0	1	0	0	0	0	1	0	0	0
Hargray of Georgia, Inc.	65	0	0	0	0	0	5	2	1	57	0	0	0
HughesNet	4133	0	0	0	0	0	0	0	0	0	0	0	4133
MCC Georgia LLC	1	0	0	0	0	0	0	1	0	0	0	0	0
MCI	25	0	0	0	0	0	0	0	0	1	24	0	0
NetFortris Acquisition Co., Inc.	1	0	0	0	0	0	0	0	0	1	0	0	0
PAETEC Business Services	2	0	0	2	0	0	0	0	0	0	0	0	0
PAETEC Communications, LLC	32	0	0	17	0	0	0	0	0	15	0	0	0
Plant TiftNet	1	0	0	0	0	1	0	0	0	0	0	0	0
Public Service Telephone South Carolina	55	2	51	0	0	0	0	0	0	2	0	0	0
Telecommunications Group Holdings, LLC.	1	0	0	0	0	0	0	0	0	1	0	0	0
Southern Light, LLC	16	0	0	0	0	0	0	0	0	16	0	0	0
Tailwind Voiceand Data	1	0	0	0	0	0	0	0	1	0	0	0	0
Telesystem	2	0	0	0	0	0	0	0	0	2	0	0	0
T-Mobile	1220	0	0	0	0	0	0	0	0	0	0	1220	0
UPN	13	0	0	0	0	0	0	0	0	13	0	0	0
US LEC of Georgia, LLC	2	0	0	2	0	0	0	0	0	0	0	0	0
Viasat Inc	4280	0	0	0	0	0	0	0	0	0	0	0	4280
VSAT Systems, LLC.	4133	0	0	0	0	0	0	0	0	0	0	0	4133
Windstream Georgia LLC	1	0	1	0	0	0	0	0	0	0	0	0	0
Windstream NuVox, Inc.	41	0	0	0	0	0	0	0	0	5	36	0	0
XO Communications	6	0	0	0	0	0	0	0	0	1	5	0	0
Zayo Group LLC	1	0	0	0	0	0	0	0	0	1	0	0	0

a - Census Block geography is based on U.S. 2010 Census

Table 10-4: Coverage of Internet Service Providers in Macon-Bibb County Providing BOTH RESIDENTIAL/CONSUMER And BUSINESS CLASS Service, by Technology Type

Table 4: Coverage of Internet Service Providers in Macon-Bibb County Providing BOTH RESIDENTIAL/CONSUMER And BUSINESS CLASS Service, by Technology Type

Company	Number of Census Blocks ^a Covered	Digital Subscriber Link				Data Over Cable Service Interface Specification (Cable Modems)					Other Copper Wire	Wireless Technologies	
		Symetric xDSL	Asymetric xDSL	ADSL2, ADSL2+	VDSL	DOCSIS 2.0 or lower	DOCSIS 3.0	DOCSIS 3.1	DOCSIS Unknown	Optical Fiber to End User		Terrestrial Fixed Wireless/ Line of Sight	Satellite
Comcast	1	0	0	0	0	0	0	1	0	0	0	0	0
Cox Communications	1097	0	0	0	0	0	1	1091	0	5	0	0	0
Flint Cable	2	0	0	0	0	0	2	0	0	0	0	0	0
Hargray of Georgia, Inc.	65	0	0	0	0	0	5	2	1	57	0	0	0
HughesNet	4133	0	0	0	0	0	0	0	0	0	0	0	4133
MCC Georgia LLC	1	0	0	0	0	0	0	1	0	0	0	0	0
Plant TiftNet	1	0	0	0	0	1	0	0	0	0	0	0	0
Public Service Telephone	55	2	51	0	0	0	0	0	0	2	0	0	0
T-Mobile	1220	0	0	0	0	0	0	0	0	0	0	1220	0
Viasat Inc	4280	0	0	0	0	0	0	0	0	0	0	0	4280
VSAT Systems, LLC.	4133	0	0	0	0	0	0	0	0	0	0	0	4133

a - Census Block geography is based on U.S. 2010 Census

Table 10-5 provides a quick overview of the types of common communication technologies used, and their respective speeds. The groupings used correspond to the technologies described in the FCC Form 477 dataset.

Table 10-5: Commercially Available Transmission Rate Maximums, by Technology Type (in Megabits per Second), With Macon-Bibb Observed Comparison Values for Consumer/Residential Accounts

Technology	Maximum Supported Speeds		Macon-Bibb County Statistics						
	Downstream (Downloading)	Upstream (Transmitting)	Census Blocks Covered	Downstream (Downloading) Speeds			Upstream (Transmitting) Speeds		
				Min	Max	Avg.	Min	Max	Avg.
Symmetric xDSL	1.5	1.5		This technology is not widely deployed			This technology is not widely deployed		
Asymmetric xDSL	8 - 24 (varies)	0.5 - 3.5 (varies)	610	0.5	30	5.937	0.128	10	1.176
ADSL	12	1.8							
ADSL2	12	3.5	610	0	25	4.895	0	2	0.473
ADSL2+	24	3.3							
VDSL	52	16	5	25	50	30.000	4	5	4.800
Cable	40 - 10,000 (varies)	10 - 2,000 (varies)	3075	500	1000	998.792	15	50	34.933
DOCSIS 2.0 or lower	40	30	1	0	12	0.004	0	1.5	0.0005
DOCSIS 3.0	1,000	200	12	0	1000	2.133	0	50	0.137
DOCSIS 3.1	10,000	2,000	3074	0	1000	999.675	0	50	34.934
DOCSIS 4.0	10,000	6,000		This technology is not deployed in Bibb County			This technology is not deployed in Bibb County		
Optical Fiber to End User(a)	Varies	Varies	901	30	1000	943.074	10	1000	932.162
Terrestrial Fixed Wireless/Line of Sight	Varies	Varies	1221	10	25	24.982	1	3	2.998
Satellite	Varies	Varies	4280	15.5	35	16.170	1.825	3	1.865

(a) Optical Fiber has reached up to 100 PetaBits (i.e., 100 **billion** MegaBits) per second, but only in experimental settings.

Sources:

https://en.wikipedia.org/wiki/Asymmetric_digital_subscriber_line

https://en.wikipedia.org/wiki/Symmetric_digital_subscriber_line

<https://en.wikipedia.org/wiki/DOCSIS#Comparison>

https://en.wikipedia.org/wiki/Optical_fiber

https://en.wikipedia.org/wiki/Wireless_network

https://en.wikipedia.org/wiki/Fiber-optic_communication

- **Digital Subscriber Lines (DSL)** - The slowest of the transmission technologies still in use, this technology is capable of being shared over existing telephone lines. The line used may be used simultaneously with telephone signal, since phone signal operates at a lower frequency. DSL technologies have been in place since the 1990s, and continue in service because they are cheaper to deploy than fiberoptic cable
 - **Symmetric xDSL** – As the name implies, this group of transmission technologies has the same download and upload speed. The “x” designation indicates this is a family grouping for all specific technologies that fall under this grouping
 - **Asymmetric xDSL** – The successor to the Symmetric xDSL technologies, this grouping allows for different download and upload speeds. This technology comes in two

variants: Fast Channel and Interleaved. Fast Channel is used for streaming and multimedia, where lags are less acceptable than the occasional lost bit of data (e.g., virtual meetings). Interleaved transmission is preferred for file transfers where lost data is not acceptable, and transmission delay (due to application of error checking and re-transmission of missing or scrambled data) is an acceptable tradeoff.

- **Cable Technologies** – The current standard in most areas, this technology uses the cable television network infrastructure to transmit data over hybrid fiberoptic-coaxial cable. This technology requires the use of a specialized cable modem (often rented from the cable service provider as part of the service package, but also available for purchase at electronics retailers), designed to work with an international transmission standard known as Data Over Cable Service Interface Specification (DOCSIS). DOCSIS has undergone several updates and upgrades over the years:
 - **DOCSIS 1.0** – Released in 1997
 - **DOCSIS 1.1** – Released in 2001
 - **DOCSIS 2.0** – Released in 2002
 - **DOCSIS 3.0** – Released in 2006
 - **DOCSIS 3.1** – Released in 2013
 - **DOCSIS 4.0** – Released in 2017

The major upgrade in DOCSIS came with version 3.0, which significantly improved transmission speeds, and provided support for Internet Protocol version 6 website addressing.

- **Optical Fiber** – This technology relies on drawn glass or high grade plastic with a diameter of a few microns (1 micron = .001 millimeters). This technology transmits data as pulses of light. In comparison to the Cable Technologies described above, which only use a few strands of fiberoptic cable in the same strand as the coaxial cable, an optical fiber transmission system is comprised only of this high speed transmission cable.

Optical fiber is extremely difficult to work with, as they are difficult to splice together, and do not react well to being bent. They are good for long distance use, usually over several kilometers. Fiberoptic to an individual end user is expensive, and may not be warranted unless the user can directly access a trunk transmission line.

- **Terrestrial Fixed Wireless** – This technology relies on transmission of data via radio signal between transmitting/receiving devices and the network nodes. It relies on various network protocols governing different types of devices (e.g., one protocol for wireless transmission; another for Voice Over Internet; etc.). Wireless can be deployed cost effectively where it may be difficult or cost prohibitive to place hard infrastructure, or where multiple users may need to access the same network simultaneously.

While viable over short distances, wireless suffers from a variety of environmental constraints, including environmental electromagnetic

interference, signal absorption/obstruction, and bandwidth allocation limitations (i.e., too many individual devices trying to access the same network point). Wireless is not generally a substitute for dedicated internet service.

- **Satellite** – This technology is effectively the same as Terrestrial Fixed Wireless, with the exception that it operates at much higher power over a much longer range. As the name implies, this technology relies on transmission to and from low earth orbiting satellites. Although the transmission equipment may radiate at high power, the risk to human health is low because power drops off as the square of the distance from the origin source (e.g., a person is standing 100 ft. away from a radiating energy source receives only 1/10th the exposure of someone who is 10 ft. away). Between the power drop off and the similar environmental constraints faced by Terrestrial Wireless, satellite signals do not manage to penetrate buildings. This is why satellite technology is generally safe in residential and commercial settings. However, at close range, either repeated exposure to low doses or a single exposure to high power can both be dangerous to human health.

Steps for Covering Unserved Areas

Macon-Bibb County anticipates addressing unserved areas in Figure 1 and Table 1 by coordinating opportunities and activities with the Georgia Broadband program. Based on the 2021 Georgia Broadband report and data provided on the 2022 Georgia Broadband Availability Map¹⁹, it appears that Macon-Bibb County is eligible for federal funding under the American Recovery Plan Act (ARPA) of 2021. As of December 2, 2021, there are two grant applications on file with the Georgia Governor’s Office of Planning & Budget for ARPA funding support for broadband in Macon-Bibb County:

- An application filed in cooperation with AT&T to “ensure high-speed broadband is available to as many residents and businesses in Macon-Bibb County as possible.”
Total Project Cost: \$18,241,616.00
- An application filed by Methodist Home of South Georgia Conference, Inc., involving internet service speed upgrades to 100 Mbps symmetrical download/upload service to residential foster care facilities (including school facilities), to “...assist with client and family communications, mental health therapy, education, training, and a variety of other services for approximately 2,000+ people annually.”
Although the entire project covers other sites Harris, Lowndes, Camden and Sumter Counties, the grant incorporates two sites in Macon-Bibb County.
Total Project Cost: \$562,238.00

Both of these grants are currently pending full evaluation by the Georgia Governor’s Office of Planning & Budget. Macon-Bibb County will continue to look for additional opportunities to expand broadband service to underserved areas and marginalized populations.

¹⁹ Source: <https://broadband.georgia.gov/2022-georgia-broadband-availability-map>

Digital Equity in Macon-Bibb

IJJA Division F contains specific provisions for the equitable provision of broadband availability. The goals and methods for that provision are fully described in the Digital Equity Act of 2021 (P.L. 117-58, Sec. 60301 – 60307). In Section 60303, Congress states as a finding that:

- Achieving digital equity for all people of the United States requires additional and sustained investment and research efforts; and
- The Federal Government, as well as the States, have made social legal and economic obligations that necessarily extend to how the citizens and residents of those governments access and use the internet

As a starting point towards addressing these equity concerns, the Macon-Bibb Comprehensive Plan explores the pattern of Internet technology deployments in historically redlined neighborhoods.

The term “redlining” refers to the practice of systematic denial of financial and other services to areas that were deemed “hazardous” or “undesirable” by private institutions, based on the proportion of residents who were either non-white racial or ethnic groups and/or low income. The most well-known of the redlining behaviors is the denial of financial resources (mortgages, credit and/or insurance), practices that were formally banned under the Federal Fair Housing Act of 1968, the Equal Credit Opportunity Act of 1974, and the Community Reinvestment Act of 1977. Even so, the historic practice of redlining has had secondary effects that still persist today, such as lack of accessibility to retail outlets (with particular impact on access to healthy and inexpensive food), disparate public health outcomes, higher risk of environmental hazards such as air pollution and heat islands effects, and reduced access to digital resources.²⁰

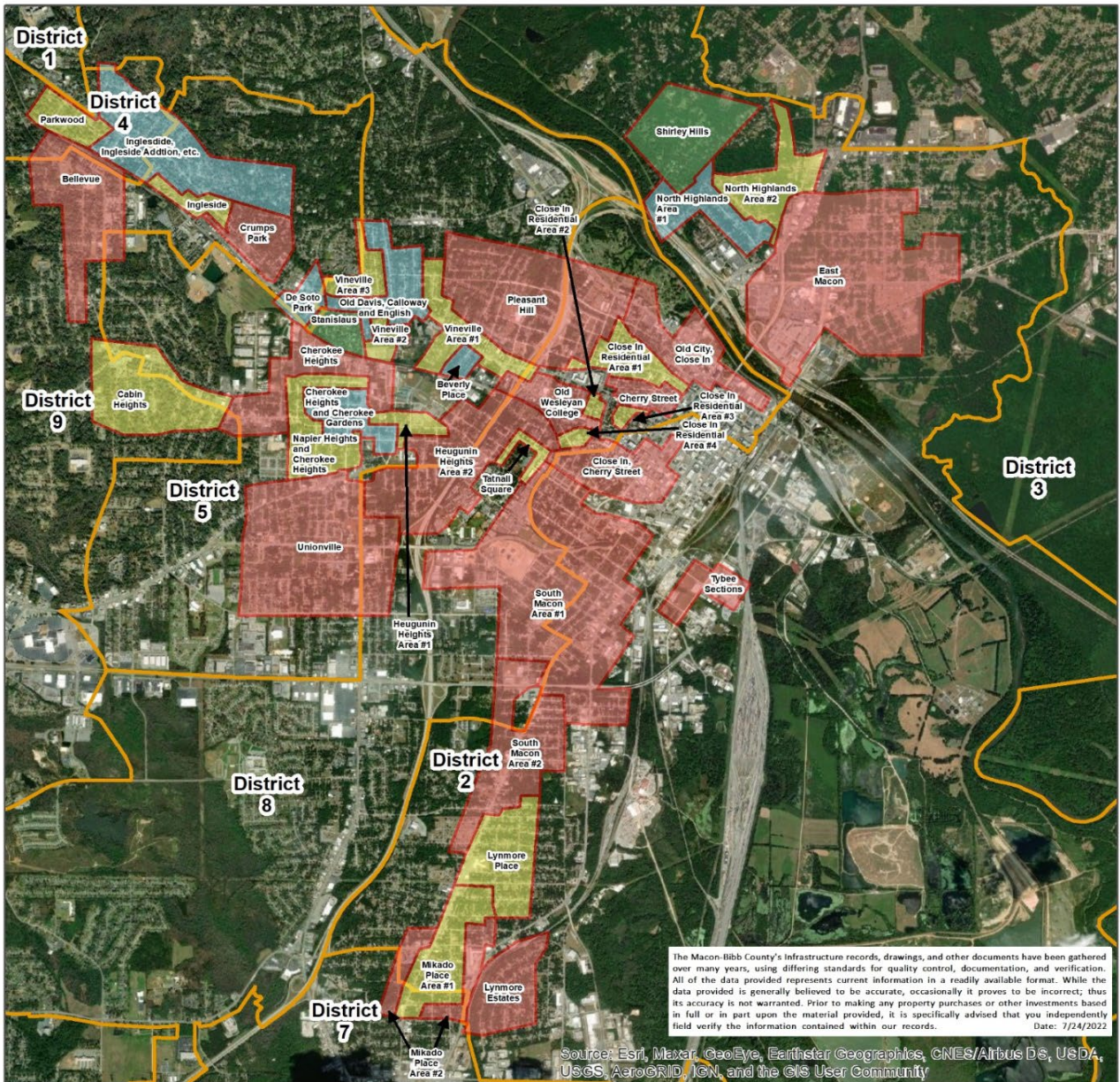
Map 10-2 describes the historically redlined areas of the former City of Macon. The definition of the neighborhoods comes from the historic Homeowner’s Loan Corporation (HOLC) files, which were digitized and made available by the Digital Scholarship Lab at University of Richmond. HOLC was a New Deal program established in 1933, and charged refinancing home mortgages to prevent foreclosures on borrowers in default “through no fault of their own.”²¹ In 1935, HOLC was tasked with creating “residential security maps” that were used to guide real estate investments in cities across the United States. Neighborhood areas for Macon are an extraction from a national file, based on evaluations completed in 1937. The system used an “A” through “D” grading scale, with “D” being deemed the riskiest for mortgage support. Neighborhoods with rank “D” tended to be older neighborhoods populated by African Americans and other ethnic minorities.

²⁰ Source: “Redlining” <https://en.wikipedia.org/wiki/Redlining>

²¹ Source: “Home Owners’ Loan Corporation” https://en.wikipedia.org/wiki/Home_Owners%27_Loan_Corporation

Map 10-2: Historic Redlining of Macon Neighborhoods

Historic Redlining of Macon Neighborhoods



Legend
Home Owners' Loan Corporation (HOLC) neighborhood classifications, ca. 1937
 A - "Best"
 B - "Still Desirable"

C - "Definitely Declining"
 D - "Hazardous"
County Commissioners

1 inch = 4,213 feet
 Map Maker: Michael J. Greenwald, Ph.D., AICP



Table 10-6 summarizes the FCC Form 477 data for each of the neighborhoods in the HOLC dataset, using the U.S. Census 2010 block geography. The table describes how many Census blocks make up the neighborhood, how many private sector Internet Service Providers (ISPs) offer Residential/Consumer service in the area, and what proportion of those Census blocks are covered by the different types of communications technology. Because a census block may be serviced by more than one ISP, the percentages cannot be meaningfully summed up across different technology categories. Table 10-7 analyzes the minimum, maximum and average highest transmission speeds available in each of the HOLC neighborhoods, to examine if there is any noticeable discrepancy in transmission speeds compared to Bibb County overall.

Starting with the Table 10-3 data as baseline, approximately 3,083 census blocks out of a total of 4,300 total census blocks (i.e., approximately 71.70%) are covered by DOCSIS technology level of service (i.e., the category with the highest transmission speeds commercially available).²² The data in Table 10-6 show that all but two of the neighborhoods classified by the HOLC boundaries are either at or above the availability for the corresponding technology type in Macon-Bibb County overall. Only two neighborhoods do not meet the parity with Bibb County in general; Vineville Area #1, and Tybee Section. In the case of Vineville Area #1, the difference appears to be a mathematical anomaly (71.43% vs. 71.70%). With regard to the Tybee Section results, the area is now commercial and heavy industrial use (i.e., no residences).

Comparing Table 10-7 to the results in Table 10-5, the results in Table 10-7 indicate the HOLC areas are served with speeds similar to Bibb County overall. While there is substantial variation speed in the Asymmetric DSL transmission category, the Cable transmission category is remarkably consistent, with the only variations in download and upload speeds observed in the in the Cherry Street, Huguenin Heights Area #2, and Pleasant Hill neighborhoods (this is due to a single Census Block in each neighborhood being served with DOCSIS 3.0 vs. DOCSIS 3.1 technologies). The Terrestrial Fixed Wireless technology group, where available, functions with the same reported speeds as Bibb County. Curiously, the speeds associated with Satellite technologies for the HOLC neighborhoods appear to outperform the County overall for both download and upload speeds. Still, these reported speeds for Satellite technologies do not meet the minimum ISP service requirements set forth in either the Georgia ACE Act and/or the BEAD Program, implying that Satellite technology alone may not be able to provide sufficient broadband service to meet the full needs of Macon-Bibb County residents.

²² This number controls for minor potential for double counting. Without this control, it is possible that a census block could be counted multiple times if it had either variants of the same transmission technology (e.g., DOCSIS 2.0 vs. 3.0 vs. 3.1) or multiple providers of the same technology (e.g., Cox, HughesNet, and Zito Media all covering the same census block). See Table 3 for additional details.

Table 10-6: Summary of ISP Technologies Available in HOLC Neighborhoods

HOLC neighborhood classification	Name	Number of Census Blocks in Neighborhood	Count of Internet Service Providers				Proportion of Block Groups Covered by Particular Transmission Technology (Excluding Satellite)			
			Total	Land Based	Terrestrial Fixed	Satellite	DSL Available (All Types)	Cable Available (All DOCSIS Categories)	Optical Fiber to End User	Terrestrial Fixed Wireless/ Line of Sight
				ISPs	Wireless ISPs	ISPs				
A	Shirley Hills	3	6	2	1	3	100.00%	100.00%	0.00%	100.00%
A	Stanislaus	5	6	2	1	3	60.00%	100.00%	60.00%	40.00%
B	Beverly Place	1	5	2	0	3	100.00%	100.00%	0.00%	0.00%
B	Cherokee Heights and Cherokee Gardens	13	5	2	0	3	100.00%	100.00%	100.00%	0.00%
B	De Soto Park	3	6	2	1	3	100.00%	100.00%	66.67%	100.00%
B	Ingleside, Ingleside Addtion, etc.	30	7	3	1	3	90.00%	96.67%	50.00%	46.67%
B	North Highlands #1	4	7	3	1	3	100.00%	100.00%	75.00%	50.00%
B	Old Davis, Calloway, and English	12	6	2	1	3	100.00%	100.00%	33.33%	33.33%
C	Cabin Heights	21	6	2	1	3	61.90%	100.00%	42.86%	38.10%
C	Close In Residential Area #1	18	7	3	1	3	72.22%	72.22%	11.11%	33.33%
C	Close In Residential Area #2	2	6	2	1	3	100.00%	100.00%	0.00%	100.00%
C	Close In Residential Area #3	5	7	3	1	3	80.00%	100.00%	40.00%	60.00%
C	Close In Residential Area #4	2	6	2	1	3	100.00%	100.00%	0.00%	100.00%
C	Heugunin Heights Area #1	10	5	2	0	3	100.00%	100.00%	30.00%	0.00%
C	Ingleside	4	6	2	1	3	100.00%	100.00%	25.00%	25.00%
C	Lynmore Place	14	5	2	0	3	14.29%	100.00%	35.71%	0.00%
C	Mikado Place Area #1	15	6	2	1	3	40.00%	100.00%	13.33%	6.67%
C	Napier Heights and Cherokee Heights	35	6	2	1	3	97.14%	100.00%	94.29%	2.86%
C	North Highlands #2	12	6	2	1	3	83.33%	100.00%	66.67%	75.00%
C	Parkwood	4	6	2	1	3	100.00%	100.00%	0.00%	100.00%
C	Vineville #1	14	6	2	1	3	71.43%	71.43%	64.29%	7.14%
C	Vineville #2	5	5	2	0	3	100.00%	80.00%	60.00%	0.00%
C	Vineville #3	8	7	3	1	3	100.00%	100.00%	25.00%	12.50%
D	Bellevue	29	7	3	1	3	96.55%	100.00%	41.38%	44.83%
D	Cherokee Heights	32	6	2	1	3	56.25%	93.75%	62.50%	3.13%
D	Cherry Street	12	7	3	1	3	91.67%	91.67%	25.00%	83.33%
D	Cherry Street, Close In	50	6	3	0	3	88.00%	88.00%	36.00%	0.00%
D	Close In Old City	42	7	3	1	3	95.24%	92.86%	2.38%	4.76%
D	Crumps Park	12	6	2	1	3	58.33%	100.00%	50.00%	66.67%
D	East Macon	148	6	2	1	3	82.43%	81.76%	29.05%	60.81%
D	Heugunin Heights Area #2	73	6	3	0	3	82.19%	78.08%	52.05%	0.00%
D	Lynmore Estates	10	5	2	0	3	80.00%	80.00%	70.00%	0.00%
D	Mikado Place Area #2	8	6	2	1	3	62.50%	100.00%	0.00%	12.50%
D	Old Wesleyan College	23	7	3	1	3	91.30%	86.96%	4.35%	60.87%
D	Pleasant Hill	85	8	4	1	3	95.29%	95.29%	49.41%	24.71%
D	South Macon Area #1	212	7	3	1	3	73.58%	84.43%	16.04%	30.19%
D	South Macon Area #2	33	6	2	1	3	45.45%	90.91%	60.61%	30.30%
D	Tybee Sections	9	7	3	1	3	77.78%	11.11%	11.11%	33.33%
D	Unionville	107	6	2	1	3	52.34%	98.13%	57.94%	40.19%

However, encouraging these results may be, the limitations of the FCC Form 477 mean that definitive conclusions cannot be reached with this dataset. First, given the way the FCC Form 477 data is collected (see discussion in previous section), it is only possible to describe where particular types of broadband connectivity are possible. That does not speak to the proportion of households in any area that are served (i.e., have an active connection to a Consumer/Residential account). Second, the vintage of the data (service year 2020) means that these results are difficult to contrast with the information in the Georgia DCA database. Third, the data are self-reported from the ISP providers themselves, are often top coded (i.e., truncated at the top end of a spectrum) or ordinally reported (i.e., did/did not meet a minimum transmission speed threshold), and have not been independently verified. While these are significant limitations, these data are the best resource currently available to address the specific types of broadband speed and technology availability questions that would point to a “digital divide” in Bibb County.

With those disclaimers recognized, the results in Table 10-6 and 10-7 suggest that the HOLC neighborhoods do not currently suffer from a technological disadvantage compared to the rest of the County. This would imply that any existence of a “digital divide” in Bibb County would be based on financial constraints of individual households.

Low Income Assistance for Broadband

Both Cox Communications and AT&T Georgia have programs to provide discounted residential internet service for low and moderate income families.

- AT&T Georgia – AT&T offers discounted service through the Federal Affordable Connectivity Program (ACP). In order to qualify, the household must make equal or less than 200% of the Federal Poverty Guideline, or participate in at least one of the following Federal assistance programs:
 - Supplemental Nutrition Assistance Program (SNAP);
 - Medicaid;
 - Supplemental Nutrition for Women;
 - Infants and Children (WIC);
 - Supplemental Security Income (SSI);
 - Federal Public Housing assistance (FHPA);
 - Free and Reduced Price Lunch Program/School Breakfast Program;
 - Pell Grants

Under the ACP program, AT&T applies a \$30 credit to a single service (i.e., phone line, wireless, or broadband service). Only one ACP benefit can be applied for each household. Having separate accounts under different names at the same address would not allow for any additional ACP benefits.²³

- Cox Communications – Cox offers the same Federal ACP as AT&T. In addition, participates in two other Federal programs:

²³ Source: <https://www.att.com/help/affordable-connectivity-program/internet/>

- Emergency Connectivity Fund (ECF) – This program provides broadband connectivity to students and library patrons at their individual residences. The Cox ECF program offers 50/3 Mbps speeds at the residence of eligible participants. Pricing includes \$30 per month, with a \$20 one time purchase of a cable modem, and a \$100 professional installation fee (optional).²⁴
Eligible households must be identified by participating schools or libraries, and certified as not being currently connected without the subsidy.
 - Coronavirus Aid, Relief, and Economic Security (CARES) Act – Originally passed in 2020, the CARES Act was extended in 2022. Under this program, schools, businesses or other organizations can pay up to 100% for residential services of households identified as eligible. The school/business/organization is reimbursed for payments they make on behalf of the participating households. Each sponsoring school/organization must have at least 25 participating households, and the sponsor sets the benefit amount paid for each participating household.²⁵
- Separate from the Federal programs, Cox sponsors its own broadband accessibility programs:
- Connect2Compete – This program is specifically designed for families with children in grades K – 12 who receive some form of government assistance. The program offers up to 100 Mbps download speeds, and supports up to 5 total devices (hard line and wireless connected).²⁶ Program participants are also eligible for a free wireless modem (which must be returned if participant leaves the program). Price to the participant is \$9.95 per month, with no long term service contract. Schools or other eligible participating organizations can pay Cox directly on behalf of students, and the program can be combined with the Federal ACP²⁷
 - ConnectAssist – This program is identical in scope of service and eligibility to the Connect2Compete program, with the exception that ConnectAssist does not require K – 12 students to be part of the participating household. Price to participant is \$30.00 per month.

Future Directions

While the results in this section indicate that Macon-Bibb County is widely served by broadband access, there is still room and opportunities for significant improvement. In the first place, while the Georgia DCA map identifies the majority of Macon-Bibb as “Served,” it does not speak to whether or not the County is “Under-served” as defined under the Federal BEAD Program (i.e., receiving broadband service of 100/20 Mbps). Where such opportunities exist, Macon-Bibb County should

²⁴ Source: <https://www.cox.com/residential/internet/ecf.html>

²⁵ Source: <https://www.cox.com/residential/internet/caresact.html>

²⁶ No information on upload speeds is provided in the program description

²⁷ Source: <https://www.cox.com/residential/internet/low-cost-internet-plans.html>

actively pursue opportunities to update their broadband capabilities and provide support such efforts undertaken by private ISPs.

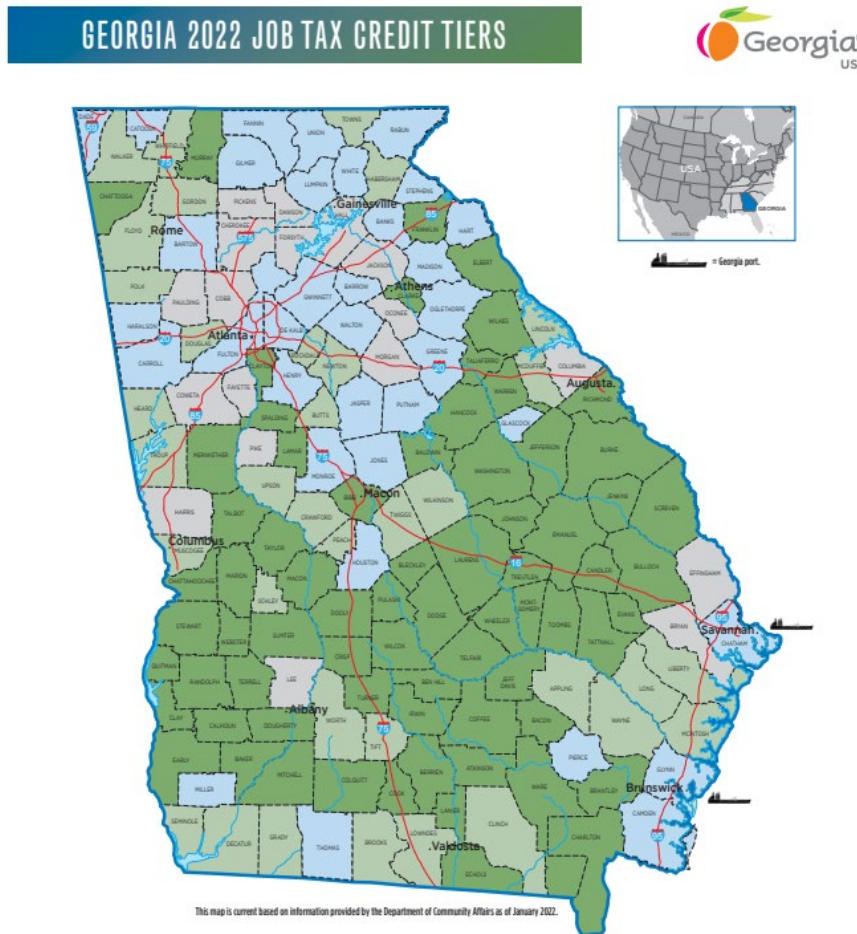
With the forthcoming replacement of the FCC Form 477 reporting program with Federal Broadband Data Collection (BDC) Program, it appears there may soon be expanded capabilities to do local assessments of technology distribution and ISP speeds at the local level. Macon-Bibb County should review the BDC Program data as soon as possible to determine if there are any new insights to be gathered from this updated data source.

Finally, Macon-Bibb County should continue to evaluate the need for adopting an ordinance establishing a local process for evaluating broadband applications. While such an ordinance is a prerequisite for certification as a Georgia Broadband Ready Community, the emphasis in Georgia appears to be focused on extending service to those areas and communities identified as “Unserved” by Georgia DCA. Between the lack of discernable mandate in State law for such an ordinance to be adopted (OGCA 50-40 Article 3), no immediate tangible benefit to establishing such an ordinance (and related local procedures), and since the vast majority of Bibb County does not meet the Georgia DCA definition of “Unserved,” the adoption of such an ordinance is not a pressing issue at this moment. However, it still may prove beneficial to adopt such an ordinance in the near term. If designation as a Georgia Broadband Ready Community becomes a precondition of eligibility for State or Federal broadband programs (either existing, or yet to be developed), being already designated would expedite any application process.

Chapter 11 | Economic Development

Macon-Bibb County is one of many counties throughout the state of Georgia classified as a Tier 1 community for the 2022 Job Tax Credit Rankings. Counties with the highest levels of economic distress are classified as Tier 1 counties and earn the highest credits: \$4,000 per new job, per year, for 5 years. New jobs in counties with less economic distress earn lower credits: \$1,250 per new job per year. (Tiers are defined each year.) During the previous 2017 comprehensive plan update, Macon-Bibb County was designated as a Tier 2 community. The new classification as a Tier 1 community requires Macon-Bibb County to address economic development during this Comprehensive Plan update. See map 11-1.

Map 11-1: Georgia 2022 Job Tax Credit Tiers



TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500 per job	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years

SPECIAL ZONE	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
MZ/DZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

*Includes \$500 bonus for Joint Development Authority (JDA). Georgia counties can form partnerships that benefit companies with this \$500 Job Tax Credit bonus. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4840.

Economic development is the main driver for the economy in all communities. Many economic development components include business retention, recruitment, job creation, increased income, and workforce development. It is important for local governments to adopt new approaches towards the creation of a sustainable economy and ensuring equitable reach to include all segments of the population. Building community requires greater access to wealth-generating resources to solve social and economic problems.

Support for economic development that brings new jobs and opportunity is a priority for Macon-Bibb County. By completing the Middle Georgia Regional Airport Runway extension and reforming the governance of the airports, Macon-Bibb County will grow high-tech industries and companies. Aviation companies, such as Delta, will use the airport for all maintenance and repair work. The county will attract a growing workforce and population, contributing to a clean, beautiful, and safe community with a restored sense of pride that attracts economic development prospects. Together, Macon-Bibb County will ensure to be a proven leader and reliable partner for all of Central Georgia, filling the gap between Atlanta and the coast and helping the entire state.²⁸

According to data from the [Macon-Bibb County Industrial Authority](#), since 2017 MBCIA has generated more than \$1.3 billion in private investment, created over 2,500 new jobs, and retained over 750 jobs in Macon-Bibb County.

Industries

Since 2017, MBCIA has generated more than \$1.3 billion in private investment, created over 2,500 new jobs and retained over 750 jobs. Learn more about the industries investing in Macon-Bibb County.

76.4%

Prime Age Workforce Participation
(25-54 yrs)

56.9%

Participate in Workforce over 16
yrs old

63.5k

Macon-Bibb County Workforce

2.1%

Employment Growth Rate

Under the minimum standards and procedures for local comprehensive planning, (Rules of the Georgia Department of Community Affairs), Chapter 110-12-1-.03, Section (6), as a Job Tax Credit Tier 1 local government, the economic development element is required for the Macon-Bibb County comprehensive plan. As permitted under the planning regulations, the [2021 Comprehensive Economic Development Strategy \(CEDS\)](#) is incorporated by reference as a substitute for the required economic development element.

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, local news media (print/tv), 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 website 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 public engagement opportunities 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

An official letter was formed in March 2022 to invite local elected officials, community residents, business owners, other key community stakeholders to serve as steering committee members for the comprehensive plan update.

This process was to identify individuals who possess a genuine commitment to the community, has a thorough knowledge of 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. A steering committee guidebook was produced in 2017 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, 51 invitations were extended to form the steering committee. As a result, the following individuals below made up the comprehensive plan update steering committee:

Last Name	First Name	Title	Organization
Adams	Stephen	Executive Dir.	Macon-Bibb County Industrial Authority
Arnold	Jaime	Executive Director	Eisenhower Business Improvement District
Austin	Michael T.	Chief Executive Officer	Macon Housing Authority
Beasley	Carla	Superintendent	Ocmulgee Mounds National Historic Park
Boike	Greg	Director of Public Administration	Middle Georgia Regional Commission
Bronson	Paul	Commissioner	Macon-Bibb County Commission: District 2
Burks	Deborah J.	Vice-President for Institutional Effectiveness	Central Georgia Technical College
Claiborne	Brenda	Managing Associate Broker & REALTOR	Century 21 Crowe Realty
Clark	Seth	Commissioner, Pro-Tem	Macon-Bibb County Commission: District 5
Colvin	Verda M.	Supreme Court of Georgia	One-Macon, Co-Chair
Easom	Jeane	Commission Chair	Macon-Bibb County P & Z Commission
Ellington	Thomas C.	Professor of Political Science	Wesleyan College
Garlington	Ethiel	Executive Director	Historic Macon Foundation
Gaudet	Jami	Public Information Officer	Macon-Bibb County Transit Authority
Golphin	Lisa	Senior Executive of Strategic Planning	Macon Water Authority
Gordon	Judy A.	Coordinator	Bibb County Sheriff's Office Neighborhood Watch
Habersham	Myrtle S.	State President	AARP Georgia
Hall	Ivey	Executive Director	Macon Area Habitat for Humanity
Hatcher	Cass	Chief Facilities Development Officer	River Edge Behavioral Health Center
Howell	Bill	Commissioner	Macon-Bibb County Commission: District 7

Jackson	Wanzina N.	Manager	Macon-Bibb County Economic & Community Development Department
Jones, III	Mallory	Commissioner	Macon-Bibb County Commission: District 4
Kitchens	Sam	Exec. Director of Capital Programs	Bibb County School District
Lambert	Karen	President/CEO	Peyton Anderson Foundation
Leverette	Joey S.	Executive Director/President	Macon Water Authority
Lucas	Elaine	Commissioner	Macon-Bibb County Commission: District 3
Mee	Caitlin	Resident	Vineville Neighborhood Association
Miller	Lester	Mayor	Macon-Bibb County
Morrison	Alex	Executive Director	Urban Development Authority
Rogers	Josh	President/Chief Executive Officer	NewTown Macon
Shipman	Ron	Interim President/Chief Executive Officer	Greater Macon Chamber of Commerce
Sims	David S.	Assistant Vice-President for Facilities	Middle Georgia State University
Stafford	WyKesia	President	Stafford Builders & Consultants, Inc.
Thompson	David D.	Piedmont Construction Group, LLC.	One-Macon, Co-Chair
Tillman	Al	Commissioner	Macon-Bibb County Commission: District 9
Tompkins	Louis F.	Volunteer Coordinator	Macon-Bibb County Age-Friendly Council
Verner	Everett	Executive Director	Macon-Bibb County Land Bank Authority
Walker	Robert	Director	Macon-Bibb County Parks and Recreation Department
Watkins, Jr.	Virgil	Commissioner	Macon-Bibb County Commission: District 8
Wilder	Raymond	Commissioner	Macon-Bibb County Commission: District 6
Wilkerson	Julie	Executive Director	Macon Arts Alliance
Wynn	Valerie	Commissioner	Macon-Bibb County Commission: District 1

The committee was engaged in three (3) steering committee meetings for the Comprehensive Plan update as outlined in the following table and meetings were open to the public.

<i>“The Year of the Plan”</i> Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule (Subject to Change)		
	Date / Time	Location
Steering Committee Meeting	Thursday, May 19, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31211
Steering Committee Meeting	Wednesday, June 15, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Steering Committee Meeting	Wednesday, July 20, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201



**Macon-Bibb County Comprehensive Plan Update
Steering Committee Meeting #1
Meeting Agenda**

Thursday, May 19, 2022, 2:00PM – 3:30PM
Macon – Bibb County Planning & Zoning Commission
200 Cherry Street, Suite 300, Macon, Georgia 31201



Macon & Bibb County Planning & Zoning Commission
200 Cherry Street, Suite 300
Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
Steering Committee Meeting #1 – Sign In Sheet
Thursday, May 19, 2022, 2:00PM – 3:30PM
Macon – Bibb County Planning and Zoning Commission (Macon Terminal Station)
200 Cherry Street, Suite 300, Macon, Georgia 31201

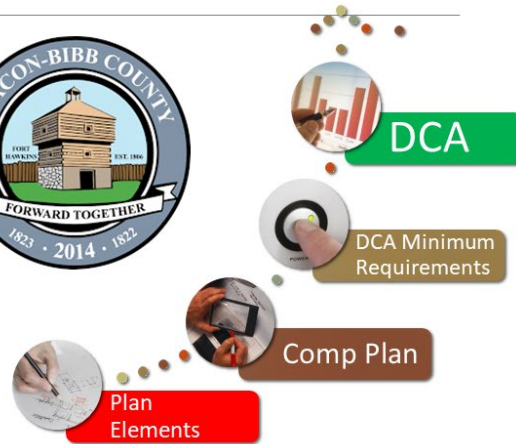
Name	Email Address	Organization/Representing
Gregory L. Brown	gbrown@mbpz.org	MBPZ
David S. Sims	david.sims@mga.edu	Middle GA State University
Jeanne Fason	jeane@argmacon.com	MBPZ
Wey Hall	whall@maconhabitat.org	Habitat
Jeff Ruggieri	JRuggieri@mbpz.org	MBPZ
Michael Greenwald	mgreenwald@mbpz.org	MBPZ
Chaitlin Mee	cmee76@gmail.com	VNA
Sam Kitchens	Sam.kitchens@bcisd.net	BCSD
Greg Boyce	gboyce@mg-rc.org	MGRC
Ernest Vane	evaner@maconlandbank.org	Land Bank
Deborah Burks	dburks@centralgastate.edu	CGTC
Chellie Wilkerson	director@macanarts.org	Arts Alliance
Kesia Stafford	Kesia@staffordbcii.com	Stafford Bldrs
Tom Ellington	ellington@wesleyancollege@gmail.com	Wesleyan College
Cass Hatcher	chatcher@river-edge.org	River Edge Beh
Wendy Jackson	wjackson@macombibb.us	Macon-Bibb Econ
Ron Shipman	rshipman@macombibb.us	CHAMBER
Ethiel Gurlington	egurlington@historicmacon.org	Historic Macon
Jamie Eaudet	Jamie@mta-mac.com	Macon-Bibb County Transit Authority
for Craig Ross	craigross@mta-mac.com	
Ken North	knorth@mbpz.org	MBPZ



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Steering Committee Meeting
Thursday, May 19, 2022



Macon-Bibb County Comprehensive Plan Work Session

Today's Agenda

Welcome, Introductions, and Opening Remarks

Vision Statement Review

Community Goals Review

Community Survey Review

Existing Land Use Review

Questions / Answers

Closing Remarks

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.

MACON-BIBB COUNTY VISION STATEMENT?

Macon – Bibb County is a diverse welcoming community growing sustainably “with or through” ~~by building pride, prosperity, and a high quality of life for everyone. 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 building an equitable community filled with~~

POPULATION GOALS

Population Goals: Sustain a rate of growth that will support continued economic growth

COMMUNITY
FACILITIES AND
SERVICES GOALS

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

ECONOMIC DEVELOPMENT GOALS

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.

HOUSING GOALS

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

LAND USE GOALS

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.

TRANSPORTATION GOALS

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.~~

EDUCATION GOALS

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.

INTERGOVERNMENTAL COORDINATION GOALS

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

Public Involvement Schedule

<i>"The Year of the Plan"</i> Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule (Subject to Change)		
	Date / Time	Location
<i>First Required Public Hearing (Kick-off)</i>	Wednesday, May 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia
Steering Committee Meeting	Thursday, May 19, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Workshop #1 <i>(Community Facilities and Historic Preservation)</i>	Tuesday, May 24, 2022 5:30PM – 7:00PM	Porter-Ellis Center, 5987 Houston Road, Macon, Georgia 31216

Public Involvement Schedule

Public Involvement Workshop #2 <i>(Housing and Transportation)</i>	Thursday, June 2, 2022 5:30PM – 7:00PM	Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia 31210
Steering Committee Meeting	Wednesday, June 15, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Workshop #3 <i>(Broadband and Economic Development)</i>	Thursday, June 23, 2022 5:30PM – 7:00PM	Kingdom Life, 2138 Shurling Drive, Macon, Georgia 31211
Public Involvement Workshop #4 <i>(Natural and Cultural Resources and Land Use)</i>	Thursday, July 7, 2022 5:30PM – 7:00PM	Macon Mall, 3661 Eisenhower Parkway, Macon, Georgia 31206

Public Involvement Schedule

Steering Committee Meeting	Wednesday, July 20, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Open House	Tuesday, July 26, 2022 11:00AM – 7:00PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
<i>Second Required Public Hearing</i>	Thursday, August 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia 31201
Middle Georgia Regional Commission / Department of Community Affairs Review and Final Adoption	August – October 2022	

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Please remember to sign in with contact information to receive emails

Visit www.MaconBibbCompPlan.com to stay abreast of the plan update and public involvement opportunities

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Need a planner to attend a community meeting, contact
Gregory L. Brown at gbrown@mbpz.org

Questions



**Macon-Bibb County Comprehensive Plan Update
Steering Committee Meeting #2
Meeting Agenda**

Wednesday, June 15, 2022, 2:00PM – 3:30PM
Macon – Bibb County Planning & Zoning Commission
200 Cherry Street, Suite 300, Macon, Georgia 31201



Macon & Bibb County Planning & Zoning Commission
200 Cherry Street, Suite 300
Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
Steering Committee Meeting #2 – Sign In Sheet
Wednesday, June 15, 2022, 2:00PM – 3:30PM
Macon – Bibb County Planning and Zoning Commission (Macon Terminal Station)
200 Cherry Street, Suite 300, Macon, Georgia 31201

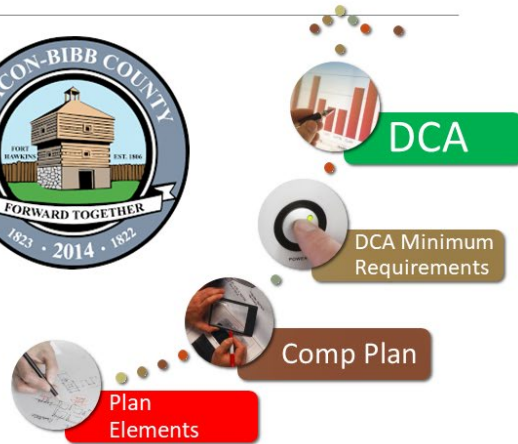
Name	Email Address	Organization/Representing
David S. Sims	david.sims@uga.edu	Middle GA State Univ
Myrtle Habersham	mhabersham@supremecourt.ga.gov	GA Supreme Court
Verda M Colvin	colvinv@supremecourt.ga.gov	GA Supreme Court
Brenda Claborn	brenda.claborn@crowprealty.com	Crow Realty
Ivey Hall	ihall@maconhabitat.org	Habitat
Danzina Jackson	wjackson@maconbibb.us	Macon-Bibb Econ
Louise Tompkins	louisetompkins@cox.net	ARRP Macon
Sam Kitchen	Sam.kitchen@bcsd.k12.ga.us	BCSD
Carla Beasley	carla.beasley@nps.gov	Nat'l Park Service
Cass Hatcher	chatcher@river-edge.org	RIVER EDGE
Jeanne Eason	jeane@aagmacon.com	MBPZ
Kesra Stafford	Kesra@staffordbc.com	Stafford Bldrs
Julie Wilkerson	director@maconarts.org	Macon Arts
Jaimie Arnold	jarnold@ebidmacon.com	Eisenhower BID
Ron Shupman	rshupman@maconchamber.com	Chamber
David Thompson	dthompson@Piedmontconstructiongroup.com	PCh
Michael Greenwald	mgreenwald@mbpz.org	MBPZ
Gregory L. Brown	gbrown@mbpz.org	MBPZ



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Steering Committee Meeting
Wednesday, June 15, 2022



Macon-Bibb County Comprehensive Plan Work Session

Today's Agenda

- Welcome, Introductions, and Opening Remarks
- Community Goals Review
- Existing Land Use Review/Future Land Use Growth Pattern
- Community Survey Review
- Questions / Answers
- Closing Remarks

MACON-BIBB COUNTY VISION STATEMENT?

Current 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.

Proposed Revised Statement

Macon–Bibb County is a diverse welcoming community growing sustainably “with or through” pride, prosperity, and a high quality of life for everyone.

LAND USE GOALS

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.

Revised Goal: Maximize the use of existing infrastructure ensuring the most desirable and efficient use of land.

TRANSPORTATION GOALS

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.

Revised Goal: Prioritize safe mobility and address transportation needs for all community residents.

EDUCATION GOAL

Education Goal: 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.

Revised Goal: To make affordable educational and training opportunities readily available for citizens in support of innovation and workforce readiness.

NATURAL
AND
CULTURAL
RESOURCES
GOAL

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

Revised Goal: Promote sustainable growth while protecting the environment and preserving our cultural resources.

HOUSING GOALS

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

ECONOMIC DEVELOPMENT GOALS

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.

COMMUNITY FACILITIES AND SERVICES GOALS

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

POPULATION GOALS

Population Goals: Sustain a rate of growth that will support continued economic growth

INTERGOVERNMENTAL
COORDINATION GOALS

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

Public Involvement Schedule

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Public Involvement Schedule

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Middle Georgia Regional Commission / Department of Community Affairs Review and Final Adoption	August – October 2022	

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

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PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Need a planner to attend a community meeting, contact
Gregory L. Brown at gbrown@mbpz.org

Questions



**Macon-Bibb County Comprehensive Plan Update
Steering Committee Meeting #3
Meeting Agenda**

Wednesday, July 20, 2022, 2:00PM – 3:30PM
Macon – Bibb County Planning & Zoning Commission
200 Cherry Street, Suite 300, Macon, Georgia 31201



Macon & Bibb County Planning & Zoning Commission
200 Cherry Street, Suite 300
Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
Steering Committee Meeting #3 – Sign In Sheet
Wednesday, July 20, 2022, 2:00PM – 3:30PM
Macon – Bibb County Planning and Zoning Commission (Macon Terminal Station)
200 Cherry Street, Suite 300, Macon, Georgia 31201

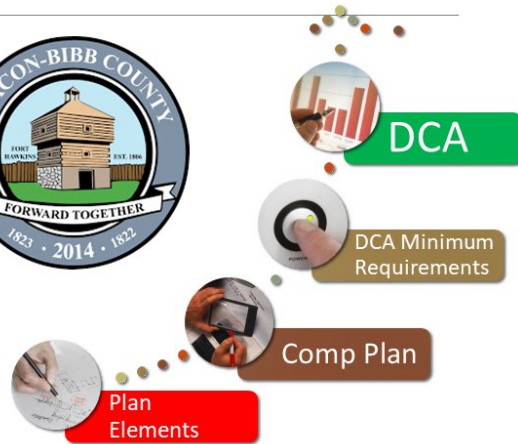
Name	Email Address	Organization/Representing
Julie Willkerson	direct@maconarts.org	Macon Arts Alliance
David S. Sims	david.sims@mga.edu	Middle GA State Univ.
Klyhesia Stafford	kesia@staffordbc.com	Stafford Bldg
Marilyn W. Henderson	mhenderson@maconbibb.com	Macon-Bibb Ecob
Wanzine Jackson	wjackson@maconbibb.us	Macon-Bibb Ecob
Brenda Claborn	brenda.claborn@riversidega.com	C21
Alex Morrison	Amorrison@maconbibb.us	MRC/LDA
MIKE AUSTIN	maustin@maconhabitat.org	MHA
Wey Hall	ihall@maconhabitat.org	Habitat
Chath Hatcher	chath@river-edge.org	River Edge
Mike Greenwald	mgreenwald@mbpz.org	MBP&Z
Ken North	knorth@mbpz.org	MBP&Z
Gregory L. Brown	gbrown@mbpz.org	mbpz
Jeff Ruggieri		mbpz



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Steering Committee Meeting
Wednesday, July 20, 2022



Macon-Bibb County Comprehensive Plan Work Session

Today's Agenda

Welcome, Introductions, and Opening Remarks

Preliminary Survey Results

Overview of Community Work Program

Land Use Mapping

Questions / Answers

Closing Remarks

Macon-Bibb County Comprehensive Plan Community Survey

131
Responses

24:43
Average time to complete

Active
Status

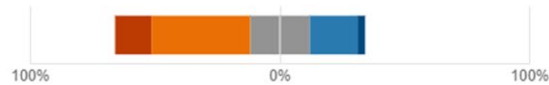
[View results](#)

Open in Excel ...

1. **Vision Statement:** Macon-Bibb County is a diverse welcoming community growing sustainably "with or through" pride, prosperity, and a high quality of life for everyone.

[More Details](#)

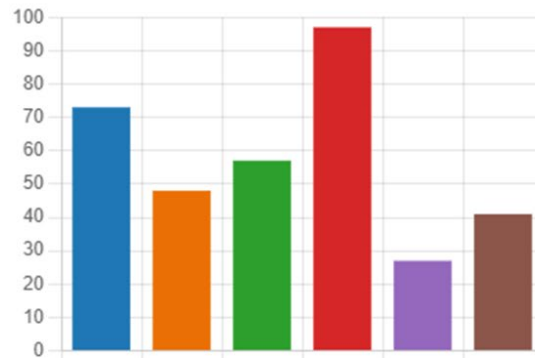
■ Strongly Agree
 ■ Agree
 ■ Neutral
 ■ Disagree
 ■ Strongly Disagree



16. **What should Macon-Bibb County prioritize over the next five (5) years? (Select only three). If a priority is not listed below, please place your response in the "other" option.**

[More Details](#)

● Affordable Housing	73
● Parks and Recreation	48
● Alternative modes of Transporta...	57
● Community Facilities & Services...	97
● Broadband/Internet Access	27
● Other	41



2. In your opinion, what are three (3) main **Strengths** about Macon-Bibb County?

Strength "Something that makes a community stand out when compared to other communities. Something that makes you proud to call the community home. A strength can be in the form of a physical asset, a program, an impression or feeling, or something about the character of the community."

[More Details](#)

[Insights](#)

122
Responses

Latest Responses

"musical riches historic buildings Energy and excitement re downtown devel...
"Low cost of living, great variety of restaurants, and employment opportuniti...
" "

41 respondents (34%) answered **Downtown** for this question.



3. In your opinion, what are three (3) main **Weaknesses** about Macon-Bibb County?

Weakness "Something that needs to be addressed; opposite of a need."

[More Details](#)

[Insights](#)

124
Responses

Latest Responses

"poverty education system violence"
"Crime. Roads. Lack of programs for at risk youth."
" "

54 respondents (45%) answered **crime** for this question.



18. In your opinion, what are three (3) main **Opportunities** about Macon-Bibb County?

Opportunity "Something that could be done to improve and move the community forward."

[More Details](#)

[Insights](#)

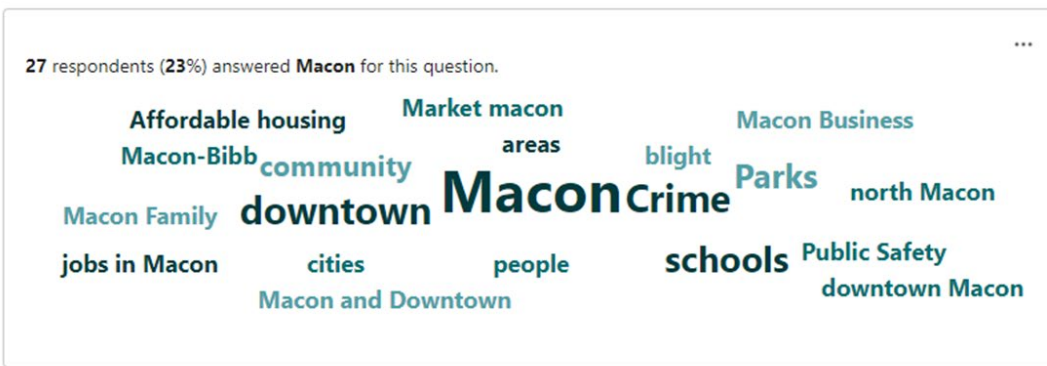
125
Responses

Latest Responses

"park development (including Ocmulgee) litter reduction school investment"

"I feel like addressing the crime we experience here in our county needs to st..."

..



19. In your opinion, what are three (3) main **Threats** about Macon-Bibb County?

Threat "Something that can threaten the future success of a community, internally or externally."

[More Details](#)

[Insights](#)

125
Responses

Latest Responses

"violence blight poverty"

"I sound like a broken record but Crime. When we are trying to convince frie..."

..



24. In the next 20 Years, how do you envision Macon – Bibb County?

[More Details](#)

[Insights](#)

124
Responses

Latest Responses

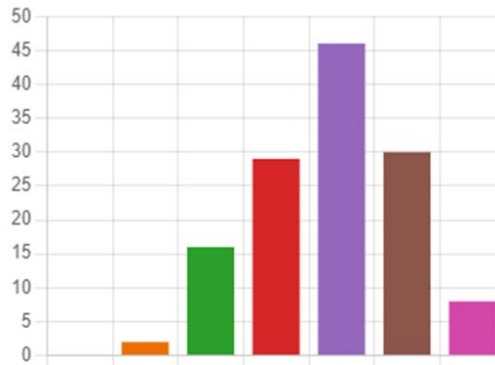
"Vibrant small city that is livable and maintains an affordable cost-of-living"
 "Continued affordability and low cost of living. Safe place for my grandchildr..."
 ..



25. What is your age?

[More Details](#)

Under 18	0
18-24	2
25-34	16
35-44	29
45-64	46
65 and over	30
Prefer not to answer	8



26. What is your race?

[More Details](#)

[Insights](#)

● African-American (Black)	21
● Asian or Pacific Islander	1
● Caucasian (White)	91
● Other	7
● Prefer not to answer	11



27. What is your ethnicity?

[More Details](#)

● Hispanic or Latino	4
● Not Hispanic or Latino	106
● Prefer not to answer	21



28. What is your gender?

[More Details](#)

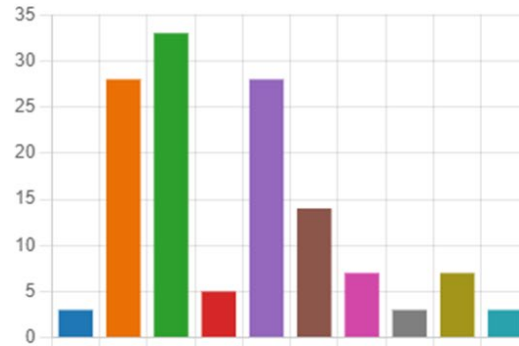
● Female	78
● Male	44
● Non-binary	1
● Prefer not to answer	8



29. Which Zip Code in Macon – Bibb do you live?

[More Details](#)

● 31052	3
● 31201	28
● 31204	33
● 31206	5
● 31210	28
● 31211	14
● 31216	7
● 31217	3
● 31220	7
● Other	3



COMMUNITY WORK PROGRAM

Current and Future

As part of our ongoing planning effort to complete the Macon-Bibb County Comprehensive Plan, our office is preparing the Community Work Program.

- The Community Work Program is a listing of different short-term plans or projects that each local governmental or quasi-governmental agency hopes to implement over the next five years for Macon-Bibb County.
- The Community Work Program presents specific measurable action items with the broad goal of improving the quality of life in the community.

This report is done each year and presented to the Georgia Department of Community Affairs in order to qualify for various grant programs. The report this year will be part of the Comprehensive Plan for Macon-Bibb County. The Comprehensive Plan needs to be completed and adopted by

October 31, 2022.

COMMUNITY WORK PROGRAM

Transportation Goal: Prioritize safe mobility and address transportation needs for all community residents.

Year	Project Description	Assigned	Funding	Costs	Status
2023	Runway 10/28 Reconstruction - Construct at Downton Airport	Aviation	Local, State, Federal	\$5,228,135	Completion FY-2023
2023	Runway 5/23 Extension - Construct	Aviation	Local, State, Federal	\$11,000,000	Completion FY-2023
2024	Taxiway E, E1, and E2 - Construction	Aviation	Local, State, Federal	\$6,000,000	Completion FY-2024
2022	Transportation Improvement Program	Planning & Zoning	Federal, Local	\$15,524	Complete
2023	Jeffersonville Rd. - Emery Hwy to Walnut Creek	Road Improvement Program	Federal, State, 1% Sales Tax	\$4,372,000	Completed
2023	Jeffersonville Rd. - Walnut Creek to Recreation Rd. Bridge @ Walnut Creek	Road Improvement Program	Federal, State, 1% Sales Tax	\$6,016,000	Project is under Construction
2023	Purchase 3 Buses for ADA Service	Transit Authority	Local, State, Federal	\$840,000	Completion FY-2023
2024	Purchase 35 ft. Transit Buses (2)	Transit Authority	Local, State, Federal	\$1,600,000	Completion FY-2024

COMMUNITY WORK PROGRAM

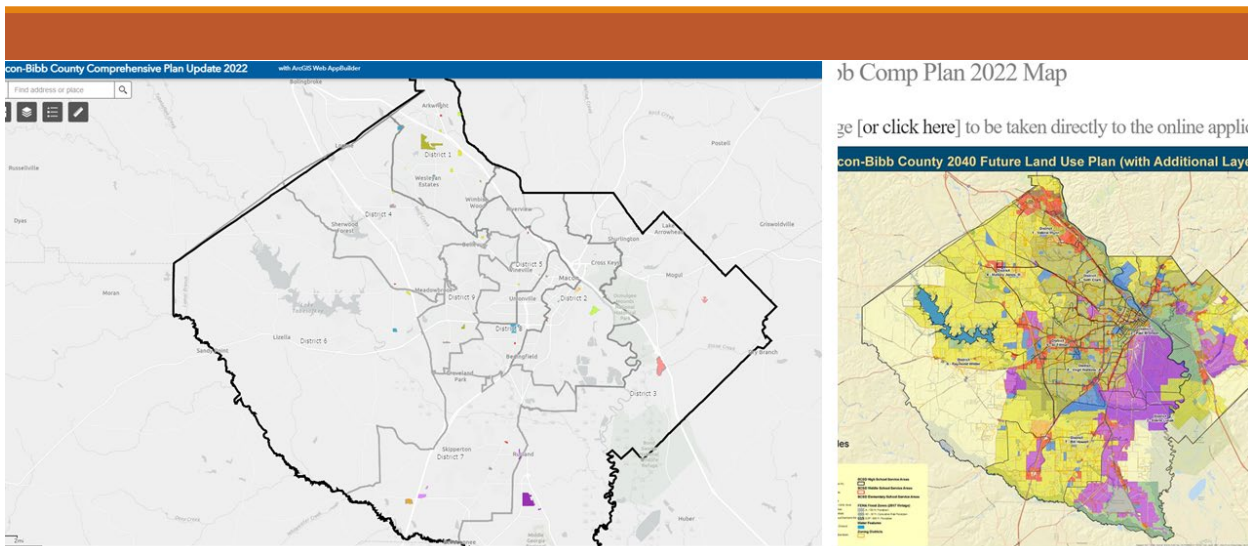
Land Use Goal: Maximize the use of existing infrastructure ensuring the most desirable and efficient use of land.

Year	Project Description	Assigned	Funding	Costs	Status
2022	Census Redistricting Data Program	Middle GA Regional Comm	Local	Staff Time	Complete
2023	Develop Pleasant Hill Action Plan	Middle GA Regional Comm	Local	Staff Time	Completion in FY23
2022-26	Street Maintenance	Public Works	Local	\$200,000	Completion in FY22-26
2022	Improve Maintenance at all Parks	Recreation	Local	Pending	Ongoing
2022	Improve Safety & Security for park users	Recreation	Local	Pending	Ongoing
2022	Continue SPLOST Project Development	Recreation	Local	Pending	Ongoing
2022	Annual Tank Maintenance	Water Authority	Local	\$294,162	Future
2024	Valve Replacement Program	Water Authority	Local	\$50,000	Future

COMMUNITY WORK PROGRAM

Economic Development Goal: Attract & support growth of sustainable businesses and industry.

Year	Project Description	Assigned	Funding	Costs	Status
2023	Quality of Life	County Administration	Local	\$3,800,000	Ongoing
2023	Safe Community Projects	County Administration	Local	\$3,000,000	Ongoing
2023	Obtain approval of economic development projects. Implement plans on an incremental basis	County Administration	Local	\$9,300,000	Ongoing
2023	Economic Development Projects	County Administration	Local	\$44,000,000	Ongoing
2023	Effective Government Projects	County Administration	Local	\$5,000,000	Ongoing
2022-24	Continue development of Film Macon w recruitment of new productions and production facility	Visit Macon	Bed Tax	\$50,000	Ongoing
2022-25	Continue partnerships to pass legislation on designating Ocmulgee Mounds as Georgia's first National Park	Visit Macon	Bed Tax	\$30,000	Ongoing
2022	Joe Tamplin Blvd. - Modifications of roadway at 90 degree bend to create larger radius & improve traffic flow	Industrial Authority	GDOT	\$550,000	Ongoing



[Macon-Bibb County Comprehensive Plan Update ArcGIS Map](https://mbpz.maps.arcgis.com/apps/webappviewer/index.html?id=5d30fc1798704d06b88c92eaff10b10b)

<https://mbpz.maps.arcgis.com/apps/webappviewer/index.html?id=5d30fc1798704d06b88c92eaff10b10b>



LAND USE MAPPING EXERCISE

Public Involvement Schedule

<i>"The Year of the Plan"</i> Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule (Subject to Change)		
	Date / Time	Location
<i>First Required Public Hearing (Kick-off)</i>	Wednesday, May 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia
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Public Involvement Schedule

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Public Involvement Workshop #4 <i>(Natural and Cultural Resources and Land Use)</i>	Thursday, July 7, 2022 5:30PM – 7:00PM	Macon Mall, 3661 Eisenhower Parkway, Macon, Georgia 31206

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Middle Georgia Regional Commission / Department of Community Affairs Review and Final Adoption	August – October 2022	

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Please remember to sign in with contact information to receive emails

Visit www.MaconBibbCompPlan.com to stay abreast of the plan update and public involvement opportunities

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Need a planner to attend a community meeting, contact Gregory L. Brown at gbrown@mbpz.org

Questions

Public Involvement Community Visioning Workshops

Obtaining input from the 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. The public involvement process for the Macon-Bibb County *Year of the Plan* Comprehensive Plan update spanned a multi-month process. A kick-off meeting (*first required public hearing*) was held on May 11, 2022, to introduce the community to the Comprehensive Plan process timeline and the scheduled public involvement workshops. Presentations were given at each workshop on various subject matters to acquaint the community with the requirements of the comprehensive plan, and 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; how would they prioritize funding for community facilities; and 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 involvement workshops, planning staff were able to engage the public at the Mulberry Market at Tattnall Square Park, Macon Transit Authority’s Transfer Station, and Bibb County Sheriff’s Office Neighborhood Watch quarterly meeting. The following contains sign-in sheets, and content presented at each meeting.

<i>“The Year of the Plan”</i> Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule		
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<i>Second Required Public Hearing</i>	Thursday, August 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall <i>(Commission Chambers)</i> , 700 Poplar Street, Macon, Georgia 31201
Middle Georgia Regional Commission / Department of Community Affairs Review	August 18 – September 26, 2022	
Final Presentation <i>(Macon-Bibb County Commission Committee as a Whole)</i>	Tuesday, October 11, 2022 9:00AM	Macon – Bibb County City Hall <i>(Commission Chambers)</i> , 700 Poplar Street, Macon, Georgia 31201
Final Adoption <i>(Macon-Bibb County Board of Commission)</i>	Tuesday, October 18, 2022 6:00PM	Macon – Bibb County City Hall <i>(Commission Chambers)</i> , 700 Poplar Street, Macon, Georgia 31201

Macon-Bibb County Comprehensive Plan Update – 2022 Year of the Plan
First Public Hearing Kickoff Meeting Agenda
 Wednesday, May 11, 2022, 5:30PM – 7:00PM
 Macon–Bibb County City Hall (Commission Chambers)
 700 Poplar Street, Macon, Georgia 31201



Macon & Bibb County Planning & Zoning Commission
 200 Cherry Street, Suite 300
 Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
First Public Hearing Kickoff Meeting – Sign In Sheet
 Wednesday, May 11, 2022, 5:30PM – 7:00PM
 Macon – Bibb County City Hall (Commission Chambers)
 700 Poplar Street, Macon, Georgia 31201

Name	Email Address	Organization/Representing
Jeanne Eason	jeane@aegmacon.com	MBPZ
Jim Beall	jim@beallfp.com	
Ron Shipman	rshipman@macombibb.com	CHAMBER
Cass Hatcher	chatcher@river-edge.org	River Edge.
Ken North	knorth@mbpz.org	MRPZ
Julie Grimm	jmeredithg@comcast.net	Superior Ct
Valerie Wynn	Wynn8301@bellsouth.net	Macon Bibb Co,
Caitlin Mee	cmee76@gmail.com	Vmeville NA
Wanzina Jackson	wjackson@maconbibb.us	Macon-Bibb ECPD
Ric Geyer	Ric@travlearts.com	TRAVLE ARTS MACON
Shekita Maxwell	shekita@msn.com	West Macon-Royal Science
Judy A. Gordon	ygordon@maconbibb.us	BSD
Carla Beasley	carla_beasley@nps.gov	Nat'l Park Service
Josh Rogg	jrogh@newtownmacon.com	
Brenda Claburne	brenda.claburne@crowerealtyga.com	C&I Crowe Realty
Michael Greenwald	mgreenwald@mbpz.org	MBP&Z
Jeffrey C. Ruggieri	Jruggieri@mbpz.org	mbpz
Gregory L. Brown	gbrown@mbpz.org	mbpz

Handwritten signature and date: 5/11/22



2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
First Public Hearing Kickoff Meeting – Sign In Sheet
Wednesday, May 11, 2022, 5:30PM – 7:00PM
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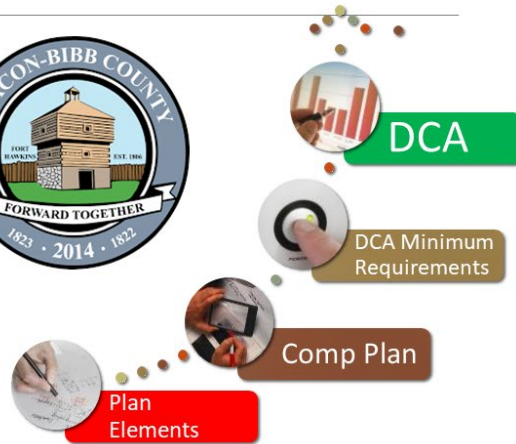
Name	Email Address	Organization/Representing
Charlie Stephens	cstephen2@maco.h.bibb	OSBA
Kesia Stafford	Kesia@staffordbc.com	Stafford Bldrs
Trey Crisp	trey.crisp@mcg.edu	MGSU
Everett Verner	everett@maconlandbank.org	Land Bank
Greg Boike	gboike@mg-rc.org	MBRL
Ethiel Burlington	eburlington@historicmacon.org	Historic Macon
Julie Wilkerson	julie.y.wilkerson@gmail.com	Macon Arts
Liz Fabian	fabian-lj@mercer.edu	CCJ The ^{Macon} Newsroom
Jimmie Smith	Jimmie.Smith1@dph.ga.gov	MBCHD
Alex Morrison	Amorrison@maconbibb.us	MBC/UDA
Stephen Adams	Sademi@mbca.com	MBCIA
Robert Walker	rwalker2@maconbibb.us	
Karen Lambert	klambert@pafda.org	Peyton Anderson Bld
Jaime Arnold	jarnold@ebidmacon.com	Eisenhower BID
Linda Hurd	lindahurd77@gmail.com	
Desmond D. Brown	desmond.d.money@yatra.com	BLUE ARMOUR
Tom Ellington	ellington_wesleyancollege@gmail.com	Wesleyan College
James L. Tompkins	louisjtompkins@cox.net	MATS



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Wednesday, May 11, 2022



Macon-Bibb County Comprehensive Plan Update

Today's Agenda

Welcome and Opening Remarks

Comprehensive Plan Overview

Plan Development (Required Elements & Public Involvement Schedule)

Questions / Answers

Closing Remarks

Purpose

PLAN Macon-Bibb
Comprehensive Plan
Update
Macon-Bibb County,
Georgia



BACKGROUND



Macon - Bibb County
Big Picture Comprehensive Plan Update
2040

Approved and
Adopted October
17, 2017

31 Oct. 2022

17 Oct. 2017

Updated plan is due
October 31, 2022

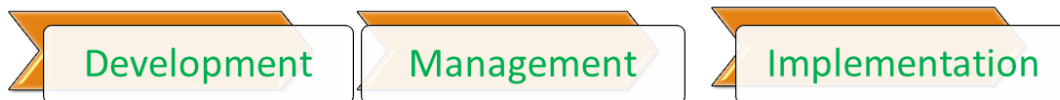
ABOUT DCA?
(GEORGIA
DEPARTMENT OF
COMMUNITY
AFFAIRS)

- DCA is the leading governmental agency of the State of Georgia created in 1977 to serve as an advocate for local governments by:
 - Promoting and implementing economic and community development Initiatives;
 - Offering local assistance to governmental agencies; and
 - Advocating for safe and affordable housing

Department of Community Affairs Minimum Standards

On October 1, 2018, DCA adopted a new set of rules regarding the minimum standards and procedures for local comprehensive planning!

The purpose of the minimum Standards and Procedures is to provide a framework for the:



of local comprehensive plans at the local, regional and state government level.

WHY DO WE HAVE TO PREPARE A COMPREHENSIVE PLAN?

- Because it is a State requirement from DCA;
- To maintain qualified local government certification; and
- To remain eligible for selected state funding and programs
- Informs zoning and re-zoning decisions
- Helps shape future growth and development by identifying a long-term vision and goals to help the community attain that vision

What Is A Comprehensive Plan?

A Comprehensive Plan is a guide 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 (public parks, trails, community & recreation centers.)



(DCA) Required Plan Elements

Based on the new minimum standards and procedures [Chapter 110-12-1-.03], the elements of a comprehensive plan should include at a minimum:

- **Community Goals (Vision Statement, community goals & policies, character areas & narrative) Updated @ local discretion**
- **Needs and Opportunities (SWOT analysis could be used to identify high priorities (community specific and county wide) that must be addressed in the community work program. Update required every 5 years)**

(DCA) Required Plan Elements

Based on the new minimum standards and procedures [Chapter 110-12-1-.03], the elements of a comprehensive plan should include at a minimum:

- **Community Work Program (Projects, programs, ordinances to be undertaken over next 5 years)...Site plan review, design review). Specific, measurable action items with the broad goal of improving the quality of life in the community**
- **Land Use Element Required for local governments with zoning, updates required every five years. (Character area map or future land use map). Identifying opportunities for targeted investment of different types of developments (housing, commercial, conservation, etc.); defining “character areas”**

(DCA) Required Plan Elements

Based on the new minimum standards and procedures [Chapter 110-12-1-.03], the elements of a comprehensive plan should include at a minimum:

- **Transportation Element** Required for the portions of a local government’s jurisdiction that are included in a Metropolitan Planning Organization (Road network, alternative modes (biking, walking, transit), road safety, transportation & land use connectivity)
- **Housing Element** Required for Community Development Block Grant Entitlement Communities. The consolidated plan may be substituted for this element. (Availability, affordability, diversity of housing types and condition)

(DCA) Required Plan Elements

Based on the new minimum standards and procedures [Chapter 110-12-1-.03], the elements of a comprehensive plan should include at a minimum:

- **Broadband Services Element** (Action plan for the promotion of the deployment of broadband services by broadband service providers into underserved areas; Reasonable and cost-effective access to broadband. Planning for investment in or enhancement of broadband infrastructure and availability in your community)

(DCA) Optional Plan Elements

Based on the new minimum standards and procedures [Chapter 110-12-1-.03], the elements of a comprehensive plan should include at a minimum:

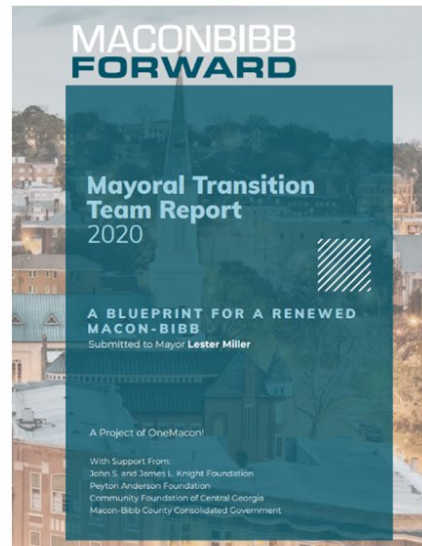
- **Economic Development**
Required for communities included in Georgia Job Tax Credit Tier 1
- **Capital Improvements**
Required for governments that charge impact fees

(DCA) Plan Elements Community Involvement Element

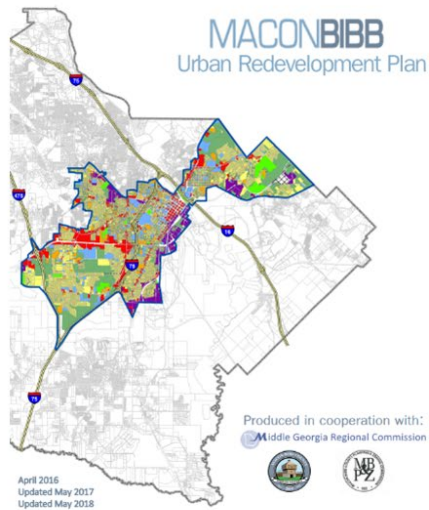
However, the most important element in preparing a comprehensive plan is Community Involvement.



Other Community Reports to Reference



Other Community Reports to Reference



Other Community Reports to Reference

2016-2036 Plan for... A THRIVING MIDDLE GEORGIA

Presentation of Regional Assessment & Stakeholder Involvement Program

September 3, 2015

Middle Georgia Regional Commission

On the Table 2019

Introduction	Methodology	Using This Dashboard	About the Participants: Demographics	About the Participants: Community and Politics	About the Participants: Local Involvement
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On the Table 2019



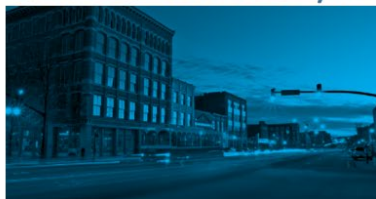
Other Community Reports to Reference



ONEMAICON! 2.0

Community and Economic Development Strategic Plan (2020-2025)
Executive Summary and Full Report

Other Community Reports to Reference



Saving Places Index
REPORT



PHOTO COURTESY, TRUST FOR PUBLIC LAND. PHOTO COURTESY, TRUST FOR PUBLIC LAND. PHOTO COURTESY, TRUST FOR PUBLIC LAND. PHOTO COURTESY, TRUST FOR PUBLIC LAND. PHOTO COURTESY, TRUST FOR PUBLIC LAND.



MACON GEORGIA'S SAVING PLACES INDEX

Identifying significant places for preservation, conservation, and recreation in Macon-Bibb County

A community mapping resource created by Trust for Public Land
March 14, 2022

Preparing the Plan

First Required Public Hearing:

- Opportunities for public participation

Developing the Plan – Community Involvement:

- Citizens and leaders who are involved are likely to become committed to seeing it through

Second Public Hearing:

- Brief the community on the contents of the plan
- Once public comments have been addressed, the plan can be submitted to the regional commission with a signed letter by the Mayor

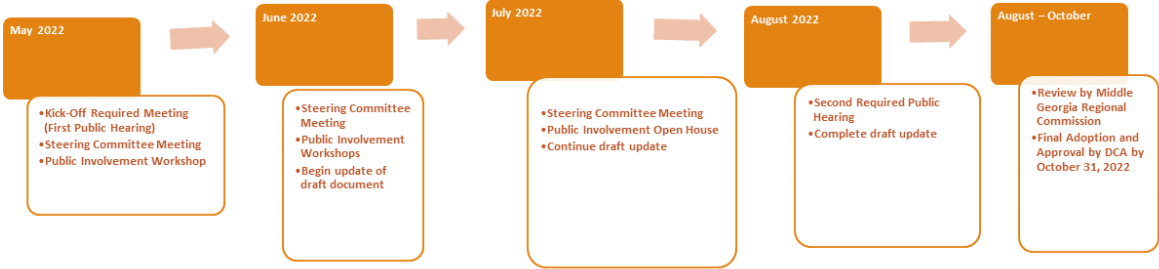
Plan Review Process

- Local Government submit the plan to regional commission
- Regional commission will review and submit to DCA
 - If the plan is not in compliance with DCA's minimum standards and procedures, the local government must address recommended changes and resubmit to the Regional Commission.
 - Once the plan has been found by DCA to be in compliance, the local governing body may adopt the approved plan.
- If the local governing body fails to adopt the plan within one year after the plan is found to be in compliance, it will be necessary to resubmit the plan as previously outlined.

Plan Review Process:

- **Within seven days of local adoption of the approved plan,**
 - **The local government must provide a copy of the adopted resolution to the Regional Commission.**
- **Within seven days of receipt of this written notice,**
 - **The Regional Commission must forward this resolution to DCA.**
- **Once DCA has been notified by the Regional Commission that a local government has adopted the approved plan, DCA will notify the local government that Qualified Local Government certification has been extended.**
- **Finally, the plan must be publicized (local newspaper, website, social media)**

The Timeline & Planning Process



The Timeline & Planning Process

May 2022

- **Kick-Off Required Meeting (First Public Hearing)**
- **Steering Committee Meeting**
- **Public Involvement Workshop**

June 2022

- **Steering Committee Meeting**
 - **Public Involvement Workshops**
 - **Begin update of draft document**
-

The Timeline & Planning Process

July 2022

- **Steering Committee Meeting**
- **Public Involvement Open House**
- **Continue draft update**

August 2022

- **Second Required Public Hearing**
- **Complete draft update**

The Timeline & Planning Process

August – October 2022

- **Review by Middle Georgia Regional Commission**
 - **Final Adoption and Approval by DCA by October 31, 2022**
-

Public Involvement Schedule

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Middle Georgia Regional Commission / Department of Community Affairs Review and Final Adoption	August – October 2022	

Steering Committee

- Stephen Adams, Exec. Dir., Macon-Bibb Industrial Auth.
- Jaime Arnold, Exec. Dir., Eisenhower BID
- Michael T. Austin, CEO, Macon Housing Authority
- Greg Boike, Dir. of Public Administration, MGRC
- Paul Bronson, Macon-Bibb County Commissioner, Dist. 1
- Deborah Burks, VP for Institutional Effectiveness, Central GA Technical College
- Seth Clark, Mayor Pro Tem/Macon-Bibb County Commissioner, District 5
- Justice Verda Colvin, One Macon, Co-Chair, Supreme Court of Georgia
- Kathryn H. Dennis, President, Community Foundation of Central Ga. Inc.
- Jeane Easom, Chairman, Macon-Bibb County P & Z Comm.
- Doug Faour, Deputy General Manager, Middle GA Regional Airport
- Thomas Ellington, Professor of Political Science, Wesleyan College
- Ethiel Garlington, Exec. Dir., Historic Macon Foundation
- Judy A. Gordon, Coordinator, BCSO Neighborhood Watch
- Myrtle Habersham, President, AARP Georgia
- Ivey Hall, Exec. Dir., Macon Area Habitat for Humanity
- Cass Hatcher, Chief Facilities Dev. Officer, River Edge Behavioral Health Center
- Bill Howell, Macon-Bibb County Commissioner, Dist. 7
- Wanzina N. Jackson, Manager, Macon-Bibb ECDD
- Mallory Jones, III., Macon-Bibb County Commissioner Dist. 4
- Sam Kitchens, Exec. Dir. of Capital Pgms, Bibb County School District
- Karen J. Lambert, President/CEO, Peyton Anderson Foundation
- Joey S. Leverette, Exec. Dir./Pres., Macon Water Authority
- Elaine Lucas, Macon-Bibb County Commissioner, Dist. 3
- Caitlin Mee, Vineville Neighborhood Association
- Lester Miller, Macon-Bibb County, Mayor
- Alex Morrison, Exec. Director, Urban Development Auth.
- Josh Rogers, President/CEO, NewTown Macon

Steering Committee

- Craig Ross, General Manager/CEO, Macon Transit Authority
- Ron Shipman, Interim President/CEO, Greater Macon Chamber of Commerce
- David Sims, Assistant VP for Facilities, Middle Georgia State University
- WyKesia Stafford, President, Stafford Builders & Consultants, Inc.
- David Thompson, One Macon, Co-Chair, Piedmont Construction Group
- Al Tillman, Macon-Bibb County Commissioner, Dist. 9
- Frank Tompkins, Volunteer Coordinator, Macon-Bibb Age-Friendly Council
- William D. Underwood, President, Mercer University
- Everett Verner, Exec. Director, Macon-Bibb County Land Bank Authority
- Robert Walker, Director, Macon-Bibb Parks and Recreation
- Virgil Watkins, Jr., Macon-Bibb County Commissioner, Dist. 8
- Gary Wheat, President/CEO, Visit Macon
- Raymond Wilder, Macon-Bibb County Commissioner, Dist. 6
- Julie Wilkerson, Exec. Director, Macon Arts Alliance
- Valerie Wynn, Macon-Bibb County Commissioner, Dist. 1

Macon Bibb County Planning and Zoning Staff Support

Jeffrey C. Ruggieri, AICP, Executive Director

Michael J. Greenwald, Ph.D., AICP, Planning Director

Gregory L. Brown, Assistant Planning Director

Ken North, Senior Planner

Mark Strozier, Communications Manager

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Please remember to sign in with contact information to receive emails

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PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Need a planner to attend a community meeting, contact Gregory L. Brown at gbrown@mbpz.org

Questions

**Macon-Bibb County Comprehensive Plan Update – 2022 Year of the Plan
Public Involvement Workshop #1 Meeting Agenda**

Tuesday, May 24, 2022, 5:30PM – 7:00PM

Porter-Ellis Center, 5987 Houston Road, Macon, Georgia 31216



Macon & Bibb County Planning & Zoning Commission
200 Cherry Street, Suite 300
Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
Public Involvement Workshop #1 – Sign In Sheet
Community Facilities and Services / Historic Preservation
Tuesday, May 24, 2022, 5:30PM – 7:00PM
Porter-Ellis Center, 5987 Houston Road, Macon, Georgia 31216

Name	Email Address	Organization/Representing
Caitlin Mee	cimee76@gmail.com	
Ken North	knorth@mbpz.org	MBPZ
Lewis & Tyra Young	young+tyra.la@gmail.com Lewis.g.young72@gmail.com	Community
Jeanne Eason	jeane@aagmacon.com	MBPZ
Verda Colvin	colvinregasprinc	Cur-
Brenda Claborn	brenda.claborn@crowerealtyga.com	crowe
Greg Boike	gboike@my-ic.org	MBL
Jay & Karen Palmer	jay@chantkleerwhaler.com	
Tanya Khabir	tanya.khabir@gmail.com	
Gregory L. Brown	gbrown@mbpz.org	mbpz
Michael Greenwald	mgreenwald@mbpz.org	"



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Tuesday, May 24, 2022



Macon-Bibb County Comprehensive Plan Update

Today's Agenda

Welcome, Introductions, and Opening Remarks

Community Facilities and Services / Public Safety: Goals / Needs and Opportunities

(Group exercise to review and draft additional Needs and Opportunities)

Dot Exercise: Prioritize funding for Community Facilities and Services

(How would you prioritize \$50,000 for Community Facilities and Services?)

SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis

Questions / Answers

Closing Remarks

COMMUNITY
FACILITIES AND
SERVICES

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

GOALS

COMMUNITY
FACILITIES AND
SERVICES

Coordinate and enhance park and recreation services.

Improve communications with citizens about local government services available.

Enhance intergovernmental coordination for a greater quality of services.

Ensure high-quality public infrastructure is available to support growth and development.

COMMUNITY
FACILITIES AND
SERVICES

NEEDS &
OPPORTUNITIES
FROM 2017 UPDATE

- 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.

COMMUNITY
FACILITIES AND
SERVICES

NEEDS &
OPPORTUNITIES
FROM 2017 UPDATE

- 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.

COMMUNITY
FACILITIES AND
SERVICES

- There is an opportunity to consult the Macon Water and Sewer Authority’s plan as the provision of water and sewer can help guide the county’s growth.

NEEDS &
OPPORTUNITIES
FROM 2017 UPDATE

Public Involvement Schedule

<i>“The Year of the Plan”</i> Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule (Subject to Change)		
	Date / Time	Location
<i>First Required Public Hearing (Kick-off)</i>	Wednesday, May 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia
Steering Committee Meeting	Thursday, May 19, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Workshop #1 <i>(Community Facilities and Services / Public Safety)</i>	Tuesday, May 24, 2022 5:30PM – 7:00PM	Porter-Ellis Center, 5987 Houston Road, Macon, Georgia 31216

Public Involvement Schedule

Public Involvement Workshop #2 <i>(Housing and Transportation)</i>	Thursday, June 2, 2022 5:30PM – 7:00PM	Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia 31210
Steering Committee Meeting	Wednesday, June 15, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Workshop #3 <i>(Broadband and Economic Development)</i>	Thursday, June 23, 2022 5:30PM – 7:00PM	Kingdom Life, 2138 Shurling Drive, Macon, Georgia 31211
Public Involvement Workshop #4 <i>(Natural and Cultural Resources/Historic Preservation and Land Use)</i>	Thursday, July 7, 2022 5:30PM – 7:00PM	Macon Mall, 3661 Eisenhower Parkway, Macon, Georgia 31206

Public Involvement Schedule

Steering Committee Meeting	Wednesday, July 20, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Open House	Tuesday, July 26, 2022 11:00AM – 7:00PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
<i>Second Required Public Hearing</i>	Thursday, August 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia 31201
Middle Georgia Regional Commission / Department of Community Affairs Review and Final Adoption	August – October 2022	

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Please remember to sign in with contact information to receive emails

Visit www.MaconBibbCompPlan.com to stay abreast of the plan update and public involvement opportunities

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Need a planner to attend a community meeting, contact Gregory L. Brown at gbrown@mbpz.org

Questions

**Macon-Bibb County Comprehensive Plan Update – 2022 Year of the Plan
Public Involvement Workshop #2 Meeting Agenda**

Thursday, June 2, 2022, 5:30PM – 7:00PM

Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia 31210



Macon & Bibb County Planning & Zoning Commission
200 Cherry Street, Suite 300
Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
Public Involvement Workshop #2 – Sign In Sheet
Transportation/Housing
Thursday, June 2, 2022, 5:30PM – 7:00PM
Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia 31210

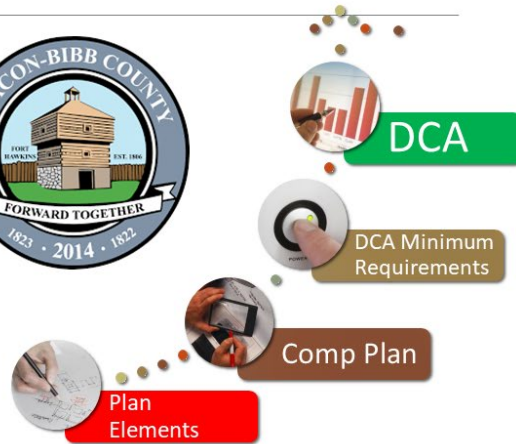
Name	Email Address	Organization/Representing
Brenda Claiborne	brenda.claiborne@crowerealtyga.com	Century 21
Jeanne Lasom	jeane@aagmacon.com	M&PZ
Ron Stupman	rstupman@maconchamber.com	CHAMBER
Tom Ellington	ellington.wesleycollege@gmail.com	Wesleyan College
Jeff Ruggieri		M&PZ
Carlin McE	cmce76@gmail.com	Resident
Susan Cable	susanwcable@gmail.com	'
Nay Hall	ihall@maconhabitat.org	Habitat
Ken North	knorth@mbpz.org	M&PZ
Michael Greenwald	mgreenwald@mbpz.org	Macon-Bibb Planning & Zoning
Gregory L. Brown	gbrown@mbpz.org	M&PZ



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Thursday, June 2, 2022



Macon-Bibb County Comprehensive Plan Update

Today's Agenda

Welcome, Introductions, and Opening Remarks

Transportation and Housing Element: Goals / Needs and Opportunities

(Group exercise to review and draft additional Needs and Opportunities)

SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis

Questions / Answers

Closing Remarks

Before We Begin...

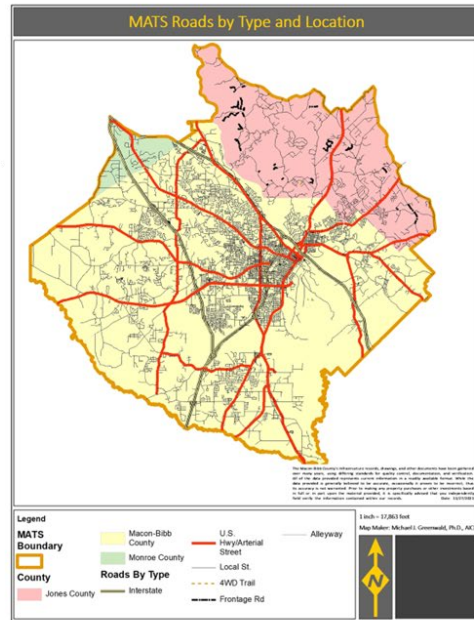
- **DO NOT...Try and write down everything** – We're here to help
- **DO NOT...Get lost in the acronyms** – We've got glossaries
- **DO NOT...Remain silent** – ASK QUESTIONS when you have them!!

Comprehensive Plan – Transportation Element

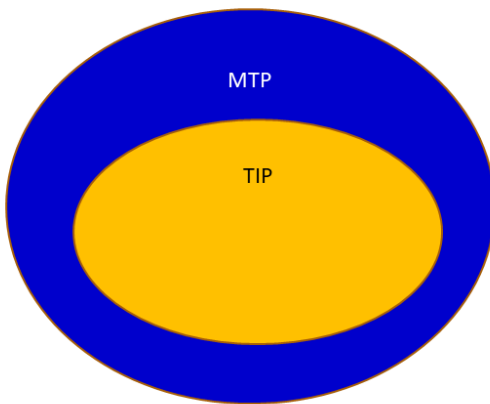
- Required under Department of Community Affairs (DCA) rules ([Sec. 110-12-1-.03\(8\)](#))
 - Evaluation of Required Elements including:
 - Road Network
 - Alternative Modes (i.e., Bike & Ped)
 - Parking
 - Railroads, Trucking, Port Facilities and Airports
 - Transportation & Land Use Connection
 - Development of a strategy for addressing needs and opportunities identified related to Required Elements, and integrating those strategies into Community Goals, Needs and Opportunities (as defined in other parts of the DCA rule).

The Comprehensive Plan and The MPO

- Analysis performed for the Metropolitan Planning Organization (MPO) transportation strategy for the region may be substituted for the analytic portions of The Comprehensive Plan
- [Macon Area Transportation Study \(MATS\)](#) is the MPO covering the Macon-Bibb County Area.
- [2050 Metropolitan Transportation Plan \(MTP\)](#)
- [2021 – 2024 Transportation Improvement Program \(TIP\)](#)



The “Nutshell” of the MPO Planning Process



MTP

- Forecasts demand for transportation services *at least 20 years* into the future
- Addresses land use, development, housing and employment goals
- Update period: required every 4-5 years

TIP

- Selects *a subset of MTP projects* to be carried out over 4 year period
- *All projects receiving federal funding must be in TIP*
- Must conform with SIP air quality strategies (GDOT)
- Update period: required every 4 years

Summary of New IIJA Grant Programs

Program Examples	State	MPO	Local	Tribe	PA*	Territory	FLMA*
Apportioned programs (formula)	✓						
Bridge Program (formula)	✓			✓			
National Electric Vehicle Formula Program	✓		✓				
Safe Streets and Roads for All program		✓	✓	✓			
PROTECT Grants (discretionary)	✓	✓	✓	✓	✓		✓
Charging and Fueling Infrastructure Program	✓	✓	✓	✓	✓	✓	
Congestion Relief Program	✓	✓	✓				
Bridge Investment Program (discretionary)	✓	✓	✓	✓	✓		✓
Reconnecting Communities Pilot Program	✓	✓	✓	✓			
Rural Surface Transportation Grants	✓		✓	✓			
INFRA	✓	✓	✓	✓	✓		✓
Nat'l Infra. Project Assistance	✓	✓	✓	✓	✓		
Local and Regional Project Assistance	✓	✓	✓	✓	✓	✓	

Federal Funding – Highlights

- “The 80/20 rule”
 - Federal government only funds projects 80%; State, local governments or private partners need to contribute remaining 20% as “Local Match”
 - “What Counts as Local Match?”
 - Cash
 - Obligations (e.g., Resolutions from County; Letter of Support from State DOT; private donation, etc.)
 - Previously expended engineering and environmental costs (makes project “shovel ready”)
 - Real Estate
 - Generally, CANNOT match Federal \$\$\$ with other Federal \$\$\$
 - SPLOST is going to be the main source of Local Match for Federal \$\$\$ on local projects

“What Do You Want To Do Today?”

I WANT TO . . .

- Get transportation improvements in my neighborhood

- Explore a Federal or State grant opportunity

SO I NEED TO START WITH . . .

- County Commissioner
- County Engineer
 - “Is your street local, or a major thoroughfare?”
 - Local – stays with County Engineer
 - Major Thoroughfare – Both County Engineer & GDOT
- MATS/Planning & Zoning staff
- My local community group



“What (Else) Do You Want To Do Today?”

I WANT TO . . .

- Propose a road project on a State or Federal Route

- Get a change to a transit route

SO I NEED TO START WITH . . .

- MATS Policy Committee members
- MATS/Planning & Zoning staff
- Macon-Bibb County Transit Authority & MATS/Planning & Zoning staff

Comprehensive Plan – Housing Element

- Required under Department of Community Affairs (DCA) rules ([Sec. 110-12-1-.03\(9\)](#))
- Required for Community Development Block Grant Entitlement Communities
- Factors to consider when evaluating the adequacy and suitability of existing housing stock to serve current and future community needs:
 - Housing types and mix,
 - Condition and occupancy,
 - Local cost of housing,
 - Cost-burdened households in the community,
 - Jobs-housing balance,
 - Housing needs of special populations, and
 - Availability of housing options across the life cycle

Comprehensive Plan – Housing Element

- Required under Department of Community Affairs (DCA) rules ([Sec. 110-12-1-.03\(9\)](#))
- The analysis provided in the Consolidated Plan or similar local housing plan may be substituted for this element's analytical requirements (and should be provided appropriate reference/citation).
- However, applicable community goals, needs and opportunities, and work program items, must be clearly integrated into the Local Comprehensive Plan.

Comprehensive Plan – Housing Element

- Group exercise
 - Review and make new recommendations for “needs and opportunities” for transportation and housing
 - Participate in SWOT analysis

Public Involvement Schedule

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Middle Georgia Regional Commission / Department of Community Affairs Review and Final Adoption	August – October 2022	

Questions??

Macon-Bibb County Comprehensive Plan Update – 2022 Year of the Plan
Public Involvement Workshop #3 Meeting Agenda
 Thursday, June 23, 2022, 5:30PM – 7:00PM
 Kingdom Life, 2138 Shurling Drive, Macon, Georgia 31211



Macon & Bibb County Planning & Zoning Commission
 200 Cherry Street, Suite 300
 Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
Public Involvement Workshop #3 – Sign In Sheet
Broadband/Economic Development
 Thursday, June 23, 2022, 5:30PM – 7:00PM
 Kingdom Life, 2138 Shurling Drive, Macon, Georgia 31211

Name	Email Address	Organization/Representing
Tom Ellington	ellington.wesleyancolleges@gmail.com	Wesleyan College
Khaia Gibson	KLaroux90@hotmail.com	macon Land Bank Auth
Dominique Johnson	djohnson@kingdomlife.org	Kingdom Life / The UCCB
Ken North		MBPZ
Frank Dixon	fdixon@oneworldlink.com	Project Hero
L.J. Malone	Lmalone@oneworldlink.org	Project Hero
Betty Wilkins	betty.wilkins@bellsouth.net	Kingdom Life
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Derek Sams	gifted@ministry11c@gmail.com	Gifted Ministry (a.k.a)
Marshall Talley	Marshall Talley@fabartender.com	Registered & Ready
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Michael Greenwald	mgreenwald@mbpz.org	MBPZ
Gregory L. Brown	gbrown@mbpz.org	MBPZ



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Thursday, June 23, 2022



Macon-Bibb County Comprehensive Plan Update

Today's Agenda

Welcome, Introductions, and Opening Remarks

Broadband and Economic Development: Goals / Needs and Opportunities

(Group exercise to review and draft additional Needs and Opportunities)

SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis

Questions / Answers

Closing Remarks

Economic Development

Required for local governments included in Georgia Job Tax Credit Tier 1. For other Tiers, it's optional but encouraged for all other local governments.

In developing this element, we must identify community goals, needs, and opportunities related to economic development and vitality of the community, and we must consult the Community Work Program activities for addressing the needs and opportunities.

Consider such factors as diversity of the economic base, quality of the local labor force, effectiveness of local economic development agencies, programs and tools.

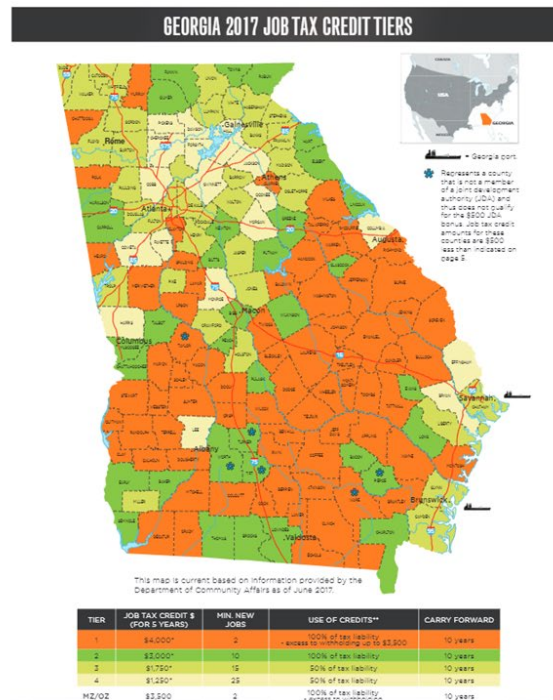


Economic Development

Georgia's Job Tax Credit gives a business, a credit ranging from \$1,250 to \$4,000 per year for 5 years for every new job created.

In 2017, Macon-Bibb County was designated as a Tier 2 community.

Tier 2 communities received tax credits in the amount of \$3,000 per new job, per year for a minimum of 10 new jobs over a period of 5 years.



Economic Development

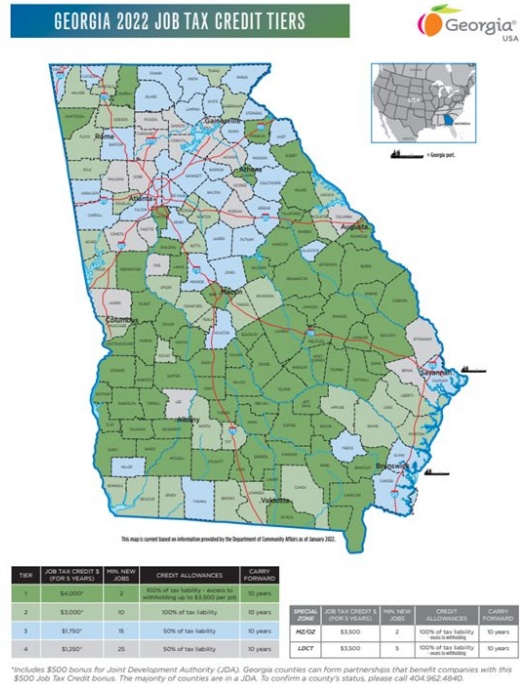
What is a Tier 1 county Georgia?

Counties with the highest levels of economic distress are classified as Tier 1 counties and earn the highest credits: \$4,000 per new job, per year, for 5 years. New jobs in counties with less economic distress earn lower credits: \$1,250 per new job per year. (Tiers are defined each year.)

Economic Development

The analysis produced for the Comprehensive Economic Development Strategy (CEDS) for the region or a similar local economic development plan may be substituted for this element's analytic requirements (and should be provided appropriate reference/citation.)

<https://www.middlegeorgiarc.org/economic-development/ceds/>



2021 CEDS ANNUAL UPDATE

Progress Toward Prosperity in a Thriving Middle Georgia



Prepared for: U.S. Economic Development Administration



Middle Georgia Economic Development District

Economic Development Element

Goals: (2021 CEDS Annual Update)

- ❑ Improve utility infrastructure quality and capacity.
- ❑ Enhance telecommunications access throughout the region.
- ❑ Improve transportation connectivity within and through the Middle Georgia region.
- ❑ Diversify economy at regional and sub-regional levels.
- ❑ Reduce skills gap between job seekers and job openings.
- ❑ Increase private sector jobs and investment in Middle Georgia.
- ❑ Revitalize downtowns, commercial corridors, and blighted neighborhoods.
- ❑ Enhance regional collaboration among all partners to address goals and objectives.
- ❑ Respond to the COVID-19 pandemic and build regional resilience to achieve a stronger relative economic standing than Middle Georgia had prior to the pandemic.

Broadband Services Element 2021 Georgia Broadband Availability Map

<https://broadband.georgia.gov/2021-georgia-broadband-availability-map>

Broadband Services Element: The purpose of a community amending their comprehensive plan to include a broadband element is to ensure that a community adopts a strategy that demonstrates the promotion of broadband within the community.

Each local government must include in its Local Comprehensive Plan an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction.

Public Involvement Schedule

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PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

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Questions

Macon-Bibb County Comprehensive Plan Update – 2022 Year of the Plan
Public Involvement Workshop #4 Meeting Agenda
 Thursday, July 7, 2022, 5:30PM – 7:00PM
 Macon Mall, 3661 Eisenhower Parkway, Macon, Georgia 31206



Macon & Bibb County Planning & Zoning Commission
 200 Cherry Street, Suite 300
 Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
 Public Involvement Workshop #4 – Sign In Sheet
 Natural and Cultural Resources / Land Use
 Thursday, July 7, 2022, 5:30PM – 7:00PM
 Macon Mall, 3661 Eisenhower Parkway, Macon, Georgia 31206

Name	Email Address	Organization/Representing
Sarah Jones	ms.jones468@yahoo.com	
J.D. Miller	JdMiller668@yahoo.com	
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Vivian Pullen	vsfy09@gmail.com	
Anthony Simmons	asimmons@maconbibb.us	ECDA
Verda Colvin		On Macon
Cass Hatcher	chatcher@river-edge.org	River Edge
Deborah J. Burks	dburks@centralgatech.edu	CGTC
Jeanne Eason	jeane@aasmacomb.com	MBPZ
Claitlin Mee		Resident
Elliot James		Resident
Jeff Ruggieri		MBPZ
Tanya Khabiv	tanjakhabiv@gmail.com	Resident
Alisha Sneed	asneed219@gmail.com	Resident
Brenda Clubb		Steering Committee
Mike Greenwald	mgreenwald@mbpz.org	MBPE staff
Will Stanford	wstanford@btbbibb.com	RESIDENT
Greenwald & Raman		Resident





Macon & Bibb County Planning & Zoning Commission
 200 Cherry Street, Suite 300
 Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
 Public Involvement Workshop #4 – Sign In Sheet
 Natural and Cultural Resources / Land Use
 Thursday, July 7, 2022, 5:30PM – 7:00PM
 Macon Mall, 3661 Eisenhower Parkway, Macon, Georgia 31206

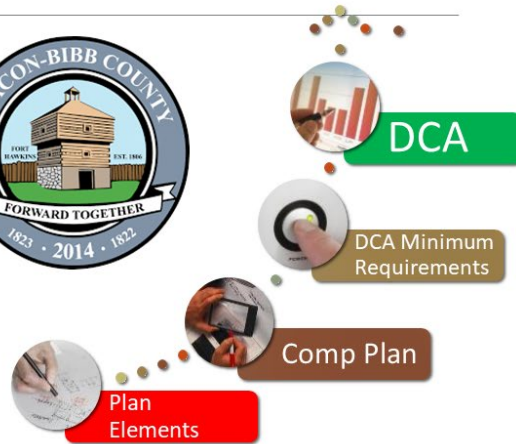
Name	Email Address	Organization/Representing
Sherman Kind	carmenkind3@gmail.com	Assembly Brothers
Frank Dixon	fdixon@oneworldlink.org	CVG
Sean Swad	Sean.Swad@crowdercollegega.com	
Laura Tompkins	lctompkins@cop.net	MTA, GAEP, MATS
Ron Shipman	rshipman@maconchamber.com	CHAMBER
Ken North	knorth@mbpz.org	MBPZ
Gregory L. Brown	gbrown@mbpz.org	MBPZ



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Thursday, July 7, 2022



Macon-Bibb County Comprehensive Plan Update

Today's Agenda

Welcome, Introductions, and Opening Remarks

Natural and Cultural Resources and Land Use: Goals / Needs and Opportunities

(Group exercise to review and draft additional Needs and Opportunities)

SWOT (*Strengths, Weaknesses, Opportunities, Threats*) Analysis

Questions / Answers

Closing Remarks

Natural and Cultural Resources

1. Will include an assessment of notable natural and cultural resources in Macon-Bibb County;
2. Inventory the county's historic and cultural resources



Natural and Cultural Resources

1. **Green Infrastructure** (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.
2. **Water Resources (Ocmulgee River)**
3. **Groundwater Recharge Areas**
4. **Wetlands**
5. **Protected Rivers and Corridors**
6. **Floodplains**
7. **Agricultural and Forest Lands**
8. **Brownsfield Sites**



Natural and Cultural Resources

Natural and Cultural Resource 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



Natural and Cultural Resources

As part of the 2017 Comprehensive Plan update, over 6,000 historic and cultural resources were identified in Macon-Bibb County.

Historic and cultural resources contributes to the county's tourism industry.

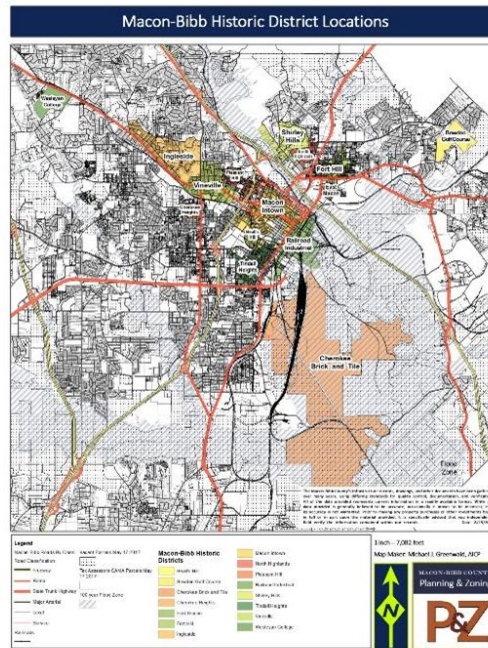


Photo: Courtesy of Visit Macon Website

Cultural and Historic Resources

Macon-Bibb County has approximately 62 properties individually listed on the National Register, and 12 designated historic districts on the National Register.

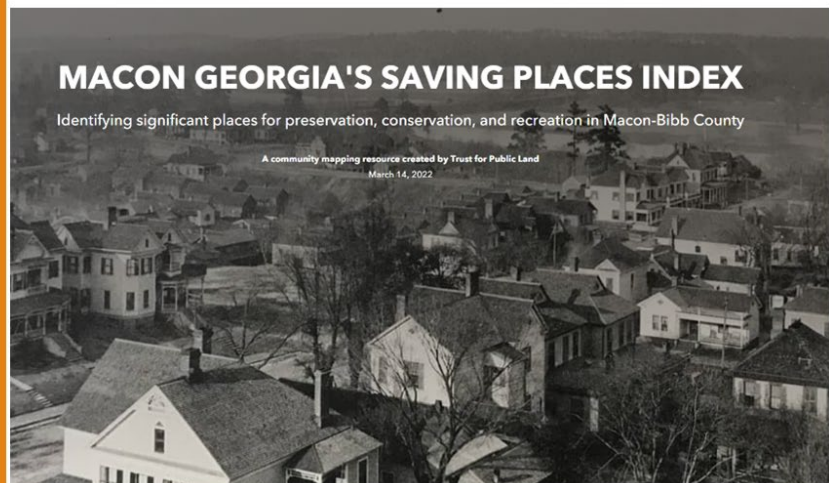
Shirley Hills, Fort Hill, Cherokee Heights, Ingleside, Pleasant Hill, and the list goes on



Macon's Saving Places Index, serves as a Greenprint to map historic, natural, cultural, or iconic places in Macon.

The index also provides Historic Macon the ability to revitalize communities by preserving architecture and sharing history.

This document can serve as a great resource to update the comprehensive plan's Natural and Cultural Resources. Report adopted in 2021



Vision

“We believe that Macon’s ethnic, cultural, and creative diversity is the key to ensuring equity and economic prosperity for all.”

Assessing Macon’s Cultural Assets



Natural and Cultural Resources

Needs:

- Regulations to limit development in the water supply watershed areas
- Floodplain and Ocmulgee River Corridor Protection
- Wetland protection
- Scenic view protection
- Tree protection
- To protect and promote open space in new developments
- Development and coordination of nature based recreational resources
- To protect groundwater recharge areas threaten by development
- To improve air quality
- Programs to preserve agricultural and forest land
- To create historic preservation and design requirements to protect the county’s historic resources
- Cooperation to address water quality needs

Natural and Cultural Resources

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

Land Use Element

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.

Revised Goal: Maximize the use of existing infrastructure ensuring the most desirable and efficient use of land.

Take the Survey!

2022 | THE YEAR OF THE PLAN
 You're helping make Macon-Bibb's future *completely. Awesome.*

Macon-Bibb's 20 Year Vision

Scan the Code; Take the Survey & Help make Macon-Bibb's future...



Join us!
 Share your thoughts about Macon-Bibb County's Future by attending public involvement workshops and/or completing an online community visioning survey.

Your input will help outline the vision of the community by establishing goals, identifying needs and opportunities, developing a community work program, and planning for future land use, transportation, housing, and economic development opportunities.

Find out more at: MaconBibbCompPlan.com

Public Involvement Schedule

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PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

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Macon & Bibb County Planning & Zoning Commission
 200 Cherry Street, Suite 300
 Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
 Public Involvement Open House – Sign In Sheet

Tuesday, July 26, 2022, 11:00AM - 7:00PM

Macon-Bibb County Planning & Zoning Commission, Macon Terminal Station, 200 Cherry Street,
 Suite 300, Macon, Georgia 31201

Name	Email Address	Organization/Representing
Stephani Harris	Schdelta@att.net	community
Lacey Cause	laceyharrille55@gmail	(?)
Paul Zachman	paula@sunrisefortress.com	investors / community
Lauri Zachman	Lauria@sunrisefortress.com	"
Way Hall	ihall@maconhabitat.org	Habitat
Luisa Rodriguez	luisa@sevenhillspartners.net	investor
Ken North	knorth@mbpz.org	P2Z
George Eichler	george@ramsbottomco.com	The Ramsbottom Co.
Sandra Dow	sdow@mscar.org	Ms. D.R. Galt ACP
Tom Ellington	ellington_wesleyancollege@gmail.com	Wesleyan College
Juice Rainey-Whitby	juicerain@outlook.com	
Sheryl Jordan	shjordan@mbpz.org	
Mike Rainey-Whitby	amqmrw@outlook.com / mightygestures@gmail.com	Investor / Macon Rainco!
Ron Shipman	rshipman@maconchamber.com	Chamber
Mike Greenwald	mgreenwald@mbpz.org	MBPZ
John Langstaff	jlangstaff@mbpz.org	MBPZ
Gregory L Brown	gbrown@mbpz.org	MBPZ



2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
Second Required Public Hearing – Sign In Sheet
Thursday, August 11, 2022, 5:30PM – 7:00PM
Macon – Bibb County City Hall (Commission Chambers)
700 Poplar Street, Macon, Georgia 31201

Name	Email Address	Organization/Representing
Tom Ellington	ellington.wesleyan.college@gmail.com	Wesleyan College
Debra Aleman		
Wanzine Jackson	wjackson@maconbibb.us	Macon - Bibb ECHO
Henderson Caswell	hecascwella@maconbibb.us	BCSO
Antonio Summers	asummers@maconbibb.us	ECHO
Jim Thornton	tdthornton@bell.south.net	Thornton Realty
Shekita Maxwell	shekita@msn.com	Royal Science
Jamiet Arnold	jarnold@bidmacon.com	Eisenhower BID
Verda Colon	colvive@gsupreme	- Ctr
Robert Walker	rwalker2@maconbibb.us	MBC Recreation
Robert Stephens	RL STEPHENS@maconbibb.us	UDA
Laurence Kennally	larkney_f@hotmail.com	Township Macon Neighbors
Jimmie Smith	Jimmie.Smith1@dph.ga.gov	Macon Bibb Co Health Dept
Gregory L. Brown	gbrown@mbpz.org	MBPZ





Macon & Bibb County Planning & Zoning Commission
 200 Cherry Street, Suite 300
 Macon, Georgia 31201

2022 Macon-Bibb County Comprehensive Plan Update – PLAN Macon-Bibb
 Second Required Public Hearing – Sign In Sheet
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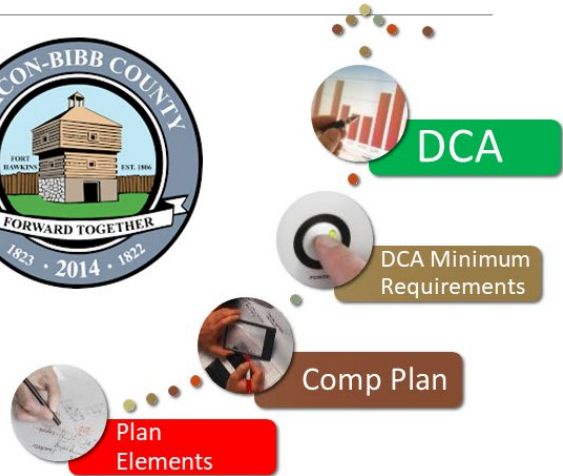
Name	Email Address	Organization/Representing
Jim Rouws	jrouws@thesummitgroup.com	Summit Group
Ken North	knorth@mbpz.org	MRP2-2
Arlene Hubbard	A.Hubbard@snv.com	Tech Co. 3rd
Sandy Far	sclawie@mgan.org	MGR
Brenda Carbarn		C21 Crowe Realty
Michael Greenwald	mgreenwald@mbpz.org	MBP&Z
Jeff Ruggieri		mbpz



2022 Macon-Bibb County Comprehensive Plan Update PLAN Macon-Bibb



Thursday, August 11, 2022
(Second Public Hearing)



Macon-Bibb County Comprehensive Plan Update

Today's Agenda

- Welcome and Opening Remarks
- Review of the Process to Date
- Highlights of the Plan
- Next Steps
- Questions/Comments
- Closing Remarks

HOW WE GOT HERE: THE PLANNING PROCESS

- **Steering Committee Composition:** March – April 2022
- **Kick off (First Required Public Hearing)** May 11, 2022, 5:30pm-7:00pm (Macon-Bibb County City Hall)
- **Public Workshops (5:30pm-7:00pm)**
 - May 24 Community Facilities and Public Safety (**South Bibb/Porter-Ellis Center**)
 - June 2 Housing and Transportation (**North Macon/Lundy Chapel Baptist Church**)
 - June 23 Broadband and Economic Development (**East Macon/Kingdom Life Church**)
 - July 7 Natural and Cultural Resources and Land Use (**West Macon/Macon Mall**)
 - July 26 Open House: **11:00am-7:00pm (Downtown/Macon-Bibb Planning and Zoning)**
- **Steering Committee Meetings (MBPZ Office): 2:00pm-3:30pm**
 - May 19 June 15 July 20
- **Plan Implementation: Macon-Bibb County Board of Commission: Committee As a Whole: July 12, 9:00am**

“The Year of the Plan” Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule

	Date / Time	Location
First Required Public Hearing (Kick-off)	Wednesday, May 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia
Steering Committee Meeting	Thursday, May 19, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Workshop #1 (Community Facilities and Public Safety)	Tuesday, May 24, 2022 5:30PM – 7:00PM	Porter-Ellis Center, 5987 Houston Road, Macon, Georgia 31216
Public Involvement Workshop #2 (Housing and Transportation)	Thursday, June 2, 2022 5:30PM – 7:00PM	Lundy Chapel Baptist Church, 2081 Forest Hill Road, Macon, Georgia 31210
Steering Committee Meeting	Wednesday, June 15, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Workshop #3 (Broadband and Economic Development)	Thursday, June 23, 2022 5:30PM – 7:00PM	Kingdom Life, 2138 Shurling Drive, Macon, Georgia 31211

"The Year of the Plan" Comprehensive Plan Update Public Involvement / Steering Committee Meeting Schedule

	Date / Time	Location
Public Involvement Workshop #4 (Natural and Cultural Resources/Historic Resources and Land Use)	Thursday, July 7, 2022 5:30PM – 7:00PM	Macon Mall, 3661 Eisenhower Parkway, Macon, Georgia 31206 (Lower Level Inside: Old Macy's Department Store entrance)
Macon-Bibb County Board of Commission: Committee As A Whole	Tuesday, July 12, 2022 9:00AM	Macon-Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia 31201
Steering Committee Meeting	Wednesday, July 20, 2022 2:00PM – 3:30PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Public Involvement Open House	Tuesday, July 26, 2022 11:00AM – 7:00PM	MBPZ Office, 200 Cherry Street, Suite 300, Macon, Georgia 31201
Second Required Public Hearing	Thursday, August 11, 2022 5:30PM – 7:00PM	Macon – Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia 31201

Media Promotion WEBSITE

www.maconbibbcompplan.com

Public Hearing Notice
Macon-Bibb County Board of Commissioners
Comprehensive Plan Update
The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, opportunities for public participation, and to obtain input on the planning process. All community members are invited to attend the Public Hearing.

Macon-Bibb County
The Macon-Bibb County Board of Commissioners
The Macon-Bibb County Board of Commissioners is the governing body of the county. It is responsible for the administration and management of the county's affairs, including the adoption and implementation of the Comprehensive Plan.

MACON NEWSROOM

Public Hearing Notice
Macon-Bibb County Comprehensive Plan Update
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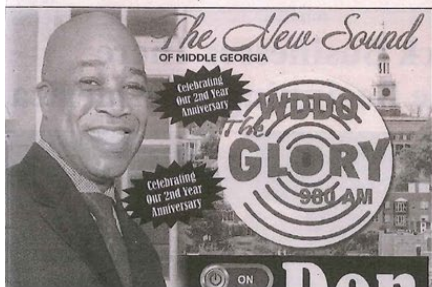
Planning and Zoning Commission to hold public hearing for Comprehensive Plan Update

Blasts in region of Moldova near Ukraine concern US
A series of explosions in the southern region of Moldova, near the border with Ukraine, has raised concerns in the United States. The blasts occurred in the town of Briceni, which is a strategic location for the Ukrainian military. US officials are monitoring the situation closely and have expressed concern that the explosions could be a sign of increased military activity in the region.

Future of Macon-Bibb County awaits public input
The future of Macon-Bibb County is in the hands of its citizens. A public hearing will be held on Wednesday, May 11, 2022 at 5:30 p.m. at the Macon-Bibb County City Hall (Commission Chambers) 700 Poplar Street, Macon, Georgia 31201. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, opportunities for public participation, and to obtain input on the planning process. All community members are invited to attend the Public Hearing.

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Media Promotion

MEDIA

- April 26 (Macon-Bibb County Planning and Zoning) – [Public Hearing Notice](#)
- May 9 (Macon-Bibb County Consolidated Government: Community News) – [Planning and Zoning Commission to hold public hearing for Comprehensive Plan Update](#)
- May 10 (The Macon Newsroom) – [Future of Macon-Bibb County awaits public input](#)
- May 11 (WGXA) – [Macon-Bibb leaders seeking input on 20-year Comprehensive Plan for the county](#)
- May 11 (41WMGT) – [Macon-Bibb Planning and Zoning seeking community input in formulating comprehensive plan](#)
- May 12 (Middle Georgia Times) – [Macon-Bibb County Comprehensive Pan to Act as Blueprint for Next 20 Years](#)
- June 1 (Middle Georgia CEO) – [Seeking Citizen Input for Macon-Bibb County’s Comprehensive Plan Update](#)
- June 17 (The Macon Newsroom) – [Want better internet, communities, quality of life? Time to speak up](#)
- June 17 (13WMAZ) – [Want better internet, communities, quality of life? Time to speak up](#)
- July 25 (The Macon Newsroom) – [Time is running out to give input on Macon-Bibb County’s future](#)

MACON-BIBB COUNTY VISION STATEMENT?

Current 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.

Proposed Revised Statement

Macon–Bibb County endeavors to be a diverse welcoming community growing sustainably with pride, prosperity, and a high quality of life for everyone.

Strongly Agree 15.5%;
 Agree 42%;
 Neutral 21%;
 Disagree 17%;
 Strongly Disagree 4.5%

SURVEY RESULTS (200 SURVEYS COMPLETED ONLINE; 2 COMPLETED HARD COPY)

SURVEY PROFILE

Age Group:
73 (45-64);
53 (65 and over);
39 (35-44);
21 (25-34);
11 (preferred not to answer
3 (18-24); **0** (under 18)

Race:
133 (Caucasian/White);
39 (African-American/Black);
18 (Preferred not to answer);
7 (Other);
3 (Asian)

Gender:
118 (Female);
70 (Male);
10 (Preferred not to answer);
2 (Non-binary)

Zip Code:
49 (31204); **42** (31210);
41 (31201); **26** (31211);
11 (31220); **10** (31216);
7 (31206); **6** (31052);
5 (31217); **3** (Other)

2. In your opinion, what are three (3) main **Strengths** about Macon-Bibb County?
Strength "Something that makes a community stand out when compared to other communities. Something that makes you proud to call the community home. A strength can be in the form of a physical asset, a program, an impression or feeling, or something about the character of the community."

More Details Insights

190 Responses

Latest Responses
 "Location, Historic Preservation, Affordability"
 "Easily accessible downtown full of small businesses, not chains Local profess..."
 "Its unique character (and integrity) of it's historic areas, it's cultural history, i..."

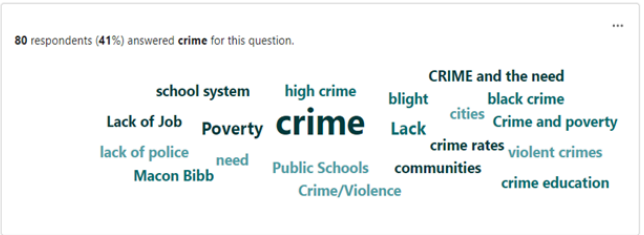


3. In your opinion, what are three (3) main **Weaknesses** about Macon-Bibb County?
Weakness "Something that needs to be addressed; opposite of a need."

More Details Insights

192 Responses

Latest Responses
 "Perception, Division, Crime"
 "Homelessness Urban sprawl, new development favored despite history of w..."
 "poor quality of development outside of city core, disinvestment of communi..."



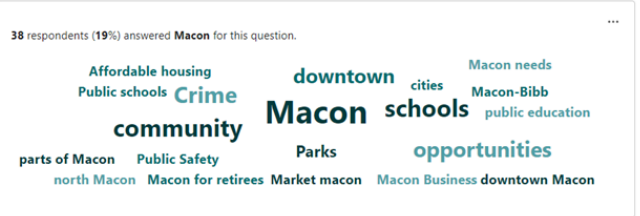
SURVEY RESULTS

18. In your opinion, what are three (3) main **Opportunities** about Macon-Bibb County?
Opportunity "Something that could be done to improve and move the community forward."

More Details Insights

191 Responses

Latest Responses
 "Federal grants, adaptive reuse of vacant commercial uses, aviation expansio..."
 "Rich History Cultural Diversity Large Healthcare presence"
 "promoting and celebrating its history, furthering partnerships with local hig..."



19. In your opinion, what are three (3) main **Threats** about Macon-Bibb County?
Threat "Something that can threaten the future success of a community, internally or externally."

More Details Insights

192 Responses

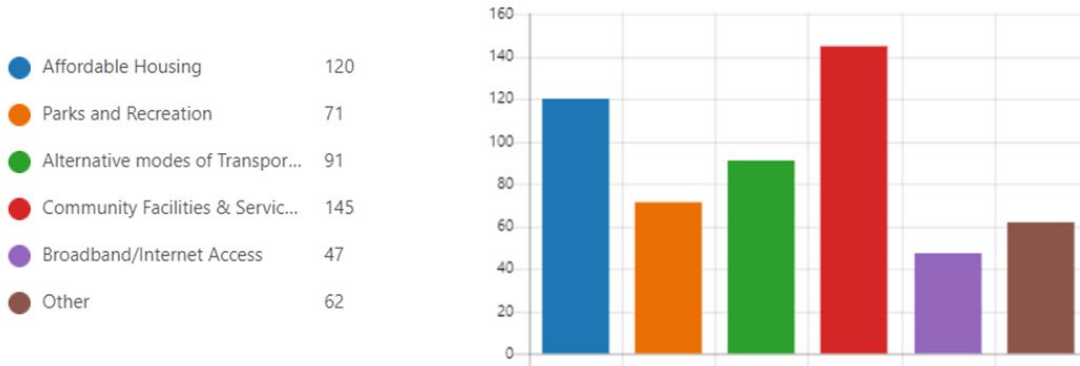
Latest Responses
 "Leadership, Crime, Schools"
 "Crime and the appearance of lawlessness Sprawl Destruction of historically ..."
 "Repetitive new development that creates blight elsewhere in town, better re..."



SURVEY RESULTS

SURVEY RESULTS

16. What should Macon-Bibb County prioritize over the next five (5) years? (Select only three). If a priority is not listed below, please place your response in the "other" option.



REVISED GOALS

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.

Revised Goal: Maximize the use of existing infrastructure ensuring the most desirable and efficient use of land.

REVISED GOALS

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.

Revised Goal: Prioritize safe mobility and address transportation needs for all community residents.

REVISED GOALS

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

Revised Goal: Promote sustainable growth while protecting the environment and preserving our cultural resources.

NEEDS AND OPPORTUNITIES

- **There is a need to create a committee to address redlining and gentrification in each commission district;**
- **There is a need to develop small neighborhood plans to help eliminate blight;**
- **There are opportunities for future development to convert property along water ways for mixed use developments (Eat, Sleep, Shop)**

ADDITIONAL ELEMENTS

- **Housing** As permitted under the planning regulations, the [Macon-Bibb County Consolidated Plan PY20-PY24](#) is substituted for the housing element because of Macon-Bibb being an entitlement community that receives funding for housing from Community Development Block Grant (CDBG) and HOME Investment Partnerships Program.)
- **Natural and Cultural Resources** (Updates include the proposed expansion of the Ocmulgee Mounds National Historic Park, Expansion of trails along the Ocmulgee River, and Proposed Napier Heights Historic District)

ADDITIONAL ELEMENTS

- **Economic Development** (Macon-Bibb County is one of many counties throughout the state of Georgia classified as a Tier 1 community for the 2022 Job Tax Credit Rankings. *(Counties with the highest level of economic distress are classified as Tier 1 counties and earn the highest credits: \$4,000 per new job, per year, for 5 years.)*)
- During the previous 2017 comprehensive plan update, Macon-Bibb County was designated as a Tier 2 community. The new classification as a Tier 1 community requires Macon-Bibb County to address economic development during this Comprehensive Plan update. As permitted under the planning regulations, the [2021 Comprehensive Economic Development Strategy \(CEDS\)](#) is incorporated by reference as a substitute for the required economic development element.)

Community Work Program

As part of our ongoing planning effort to complete the Macon-Bibb County Comprehensive Plan, our office is preparing the Community Work Program.

- The Community Work Program is a listing of different short-term plans or projects that each local governmental or quasi-governmental agency hopes to implement over the next five years for Macon-Bibb County.
- The Community Work Program presents specific measurable action items with the broad goal of improving the quality of life in the community over a five-year period.
- The following information describes the projects, funding sources, costs and status for each assigned department according to the Community Goals.

This report is done each year and presented to the Georgia Department of Community Affairs in order to qualify for various grant programs. The report this year will be part of the Comprehensive Plan for Macon-Bibb County. The Comprehensive Plan needs to be completed and adopted by **October 31, 2022.**

Community Work Program

Transportation Goal: Prioritize safe mobility and address transportation needs for all community residents.

Year	Project Description	Assigned	Funding	Costs	Status
2022	GDOT/Wall Structure - Phase 1 of Runway Extension	Aviation	State	\$2,000,000	Completion FY-2022
2022	Taxiway C Rehabilitation - Design/Construct	Aviation	Local, State, Federal	\$1,222,222	Completion FY-2022
2023	Runway 10/28 Reconstruction - Construct at Downton Airport	Aviation	Local, State, Federal	\$5,228,135	Completion FY-2023
2023	Terminal Update/ Facility Upgrades for Downtown Airport (75%/25%)	Aviation	Local, State	\$1,812,500	Completion FY-2023
2023	Runway 5/23 Extension - Wetland Mitigation	Aviation	Local, State, Federal	\$120,000	Completion FY-2023
2023	Runway 5/23 Extension - Construct	Aviation	Local, State, Federal	\$11,000,000	Completion FY-2023
2023	Runway 5/23 Extension - Wetland Mitigation	Aviation	Local, State, Federal	\$120,000	Completion FY-2022

Comprehensive Plan – Sociodemographics and Forecasting

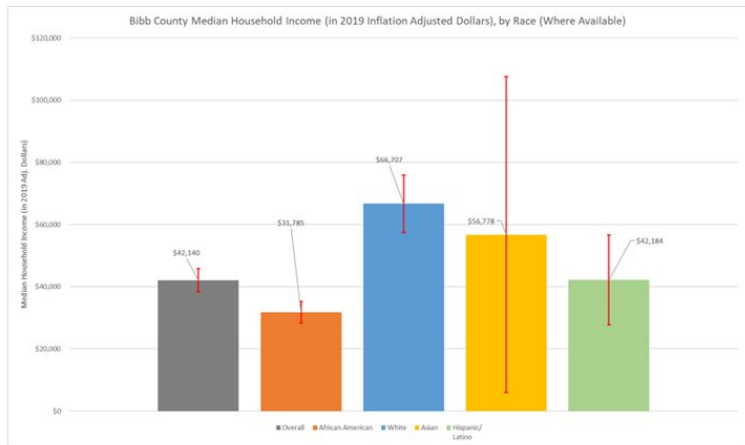
Macon-Bibb County Grows Moderately Between 2020 and 2050



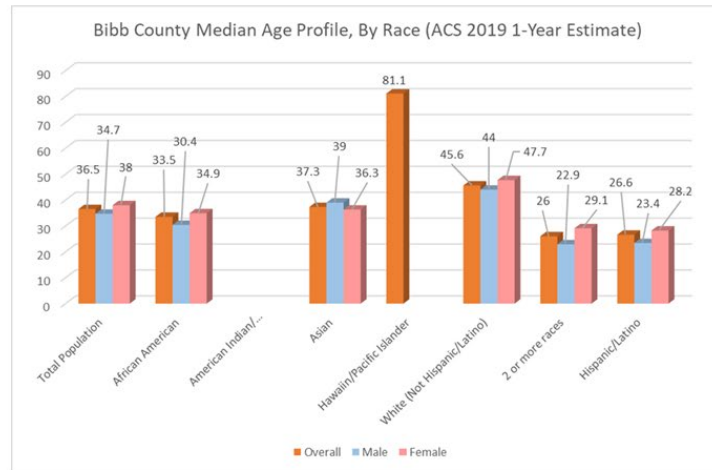
Macon-Bibb County Is Becoming More Diverse

Area	Bibb County		
	2010	2015 (Est)	2020
Total Population	155,547	153,945	157,346
Percentage	100.00%	100.00%	100.00%
African American	80,744	83,756	85,234
Marginal%	51.91%	54.41%	54.17%
American Indian/ Alaskan Native	287	364	281
Marginal%	0.18%	0.24%	0.18%
Asian	2,492	2,909	3,209
Marginal%	1.60%	1.89%	2.04%
Native Hawaiian/ Pacific Islander	74	122	42
Marginal%	0.05%	0.08%	0.03%
White (non- Hispanic)*	65,494	62,383	56,787
Marginal%	42.11%	40.52%	36.09%
Other	215	1,958	602
Marginal%	0.14%	1.27%	0.38%
2 or more races	1,852	2,595	4,454
Marginal%	1.19%	1.69%	2.83%
Hispanic/ Latino*	4,389	4,737	6,757
Marginal%	2.82%	3.08%	4.28%

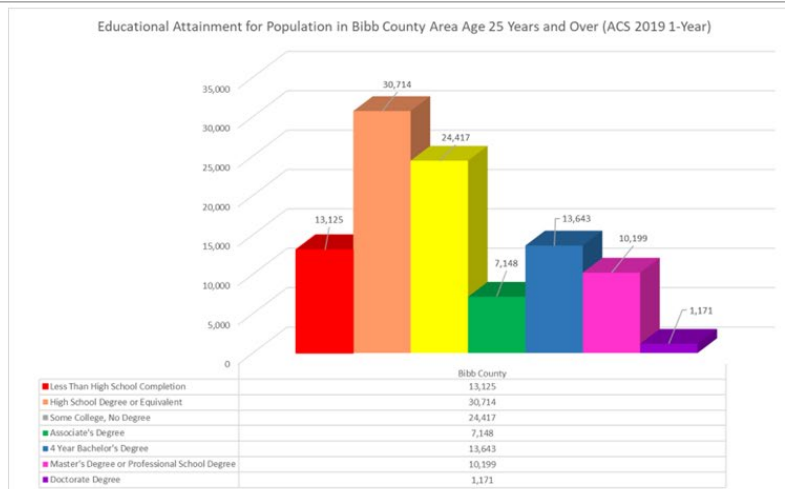
Source: U.S. Census 2010 SF 1 Dataset, Table P9: Population-Hispanic or Latino, And Not Hispanic or Latino, By Race
 * 2015 marginal populations values will not sum to exact population totals, due to double counting of Hispanic/Latino



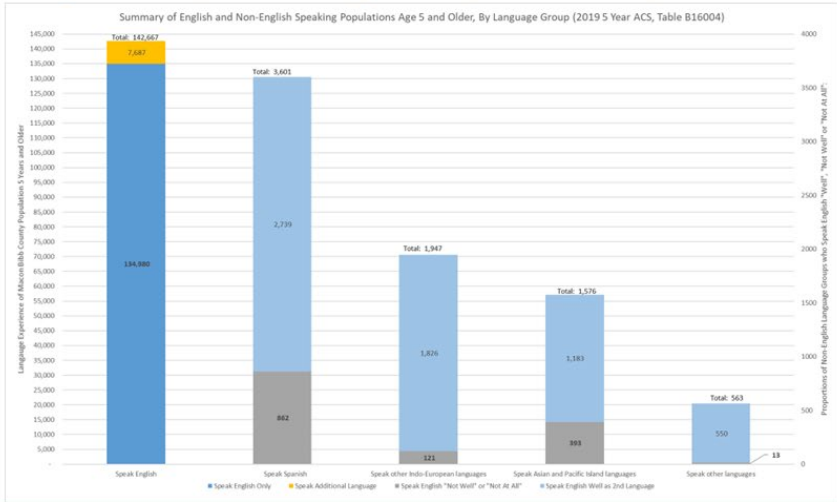
Macon- Bibb Population Is Primed for Family Formulation



Macon-Bibb Population Is Well Educated



Macon-Bibb Should Consider Reaching Out to Non-English Speaking Hispanic Population



Comprehensive Plan – Land Use Element

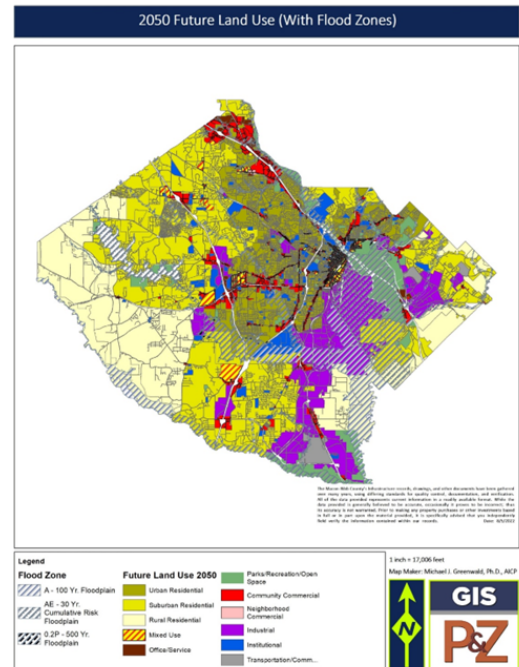
- Required plan elements under Department of Community Affairs (DCA) rules ([Sec. 110-12-1-.03\(7\)](#))
 - Future Land Use Map and Narrative, using the following classifications
 - Residential
 - Commercial
 - Industrial
 - Public/Institutional
 - Transportation/Communication/Utilities
 - Parks/Recreation/Conservation
 - Agriculture/Forestry
 - Undeveloped/Vacant
 - Mixed Use

Goals and Objectives

- **Goal**
 - Maximize the use of existing infrastructure ensuring the most desirable and efficient use of land
- **Objectives**
 - Manage Land use and infrastructure efficiently and sensitively
 - Regulate land use densities at “an ideal level” to prevent overloading of public facilities
 - Encourage redevelopment of sites close to traditional core of the community
 - Incentivize redevelopment over new greenfield development
 - Designate more areas for mixed use to include Central Business District (downtown) and adjoining neighborhoods
 - Design new development to minimize the amount of land consumed
 - **Incorporate Inclusionary Zoning into regulations**
 - **Maintain natural green buffers on both sides of Ocmulgee River to protect Ocmulgee Mounts National Historic Park**
 - **Increase commercial activity surrounding the Ocmulgee Mounts National Historic Park**

Macon-Bibb County 2050 Future Land Use Overview

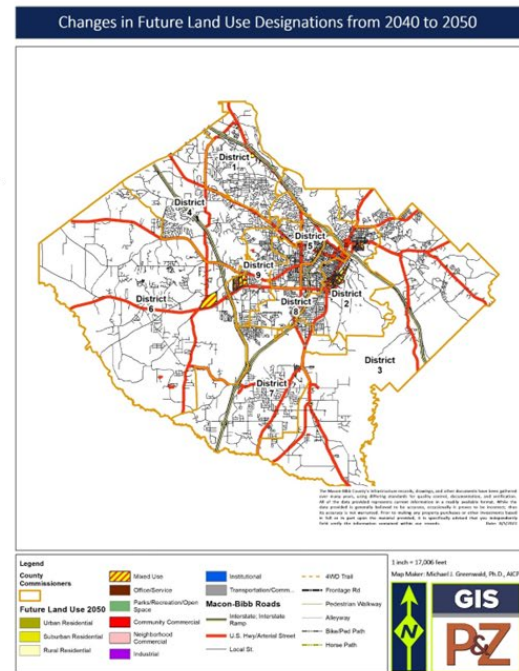
Future Land Use Category	Total Acres	Flood plane Analysis				
		Outside Flood plane	Completely In 100 Yr. Flood plane	Partially within 100 Yr. Flood plane		
				Zone A	Zone AE	Zone 0.2P
Rural Residential	34161.84	28003.91	0.00	4627.69	1462.61	67.63
Suburban Residential	48581.28	41036.13	459.59	250.60	6476.03	358.92
Urban Residential	20389.84	18072.02	0.00	80.37	1952.68	284.77
Office/Service	739.86	670.93	0.00	0.00	52.12	16.81
Community Commercial	6178.17	5591.49	3.26	98.97	415.38	69.07
Neighborhood Commercial	124.18	123.73	0.00	0.45	0.00	0.00
Mixed Use	2568.22	2538.38	0.00	0.00	27.55	2.29
Industrial	18745.00	10885.51	230.18	2918.41	4612.30	98.60
Institutional	5471.51	4282.55	0.00	583.93	559.97	45.06
Parks/Recreation/Open Space	8904.17	3649.33	0.00	663.63	4465.93	125.28
Transportation/Communication/Utilities	1624.43	1530.64	0.00	0.00	84.73	9.06
Grand Total:	147488.5	116384.62	693.03	9224.05	20109.3	1077.49



Changes From 2040 to 2050 Future Land Use

Areas of Change to Mixed Use

- Commission District 2
 - Reimagining of the East Macon and Fort Hill Neighborhoods
 - Expansion of the CBD area South of Broadway, down to Eisenhower Parkway
- Commission District 5
 - North side of Vineville Ave., from Pio Nono Ave to Forsyth Ave/Hardeman Ave. Split
- Commission District 6
 - Fulton Mill Rd/Ivey Dr./U.S. Highway 80
- Commission District 9
 - Revitalization of the Eisenhower Presidential Mall



Comprehensive Plan – Broadband Element

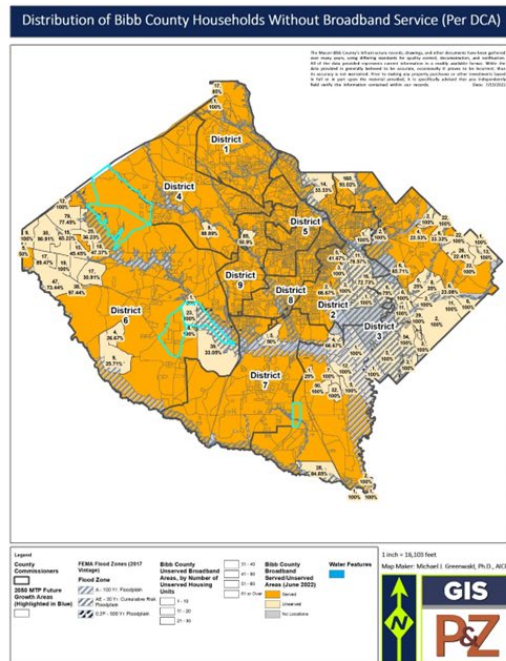
- Required plan elements under Department of Community Affairs (DCA) rules ([Sec. 110-12-1-.03\(4\)](#))
 - Identification of community areas designated as “Unservd” by Broadband, as per DCA definition
 - 25/3 service available to 80% or more households in an area
 - “Available” is not the same as “Subscribed”
 - Steps for promoting “reasonable and cost-effective” broadband access to Unserved areas of Macon-Bibb
 - Identification of need/opportunity for Macon-Bibb to be designated as a Broadband Ready Community and/or identification of Georgia Broadband Ready Community Sites (GBRCS)
 - Requires identification of industrial areas which have 1 Gb downstream/upstream capabilities (i.e., 1000/1000, vs. 25/3)
 - Data available from DCA does not support this analysis at this time

Goals and Objectives

- **Goal**
 - See that all citizens of Macon-Bibb have access to high quality, affordable Internet services for both personal and business uses
 - Be proactive in monitoring Internet service availability in traditionally marginalized areas and for traditionally marginalized communities to prevent/remedy development of a “digital divide”
- **Objectives**
 - Explore need for a Macon-Bibb County Broadband Policy, consistent with State laws
 - Maintain reference maps that speak to Internet service availability throughout Macon-Bibb County
 - Identify external partners, programs and grant opportunities to improve broadband capabilities across Macon-Bibb County
 - Where applicable, provide assistance to individual groups and/or persons filing for grants or establishing programs related to improvement in Broadband service

Macon-Bibb County Broadband Overview

- Almost all of Macon-Bibb County qualifies as “Served” under DCA definition (25/3, 80% households available)
- Two main providers of Broadband service in Macon-Bibb County
 - AT&T – Uses DSL technology, over existing phone lines
 - Cox Communications – Uses DOCSIS 3.0 or higher
- Opportunities for covering Unserved area, under ARPA 2021 (under review by Governor’s Office of Planning & Budget)
 - Application by Macon-Bibb County filed with AT&T - \$18,241,616
 - Application by Methodist Home of South Georgia Conference Inc. for 100/100 speeds to Methodist Children’s Home (and other sites) - \$562,238



Types of Broadband Service Available In Macon-Bibb County (FCC Form 477)

DSL – Digital Subscriber Line

- Deployed in 1990s
- Slowest technology still in use.
- Uses same transmission infrastructure as phone lines, but still can be used simultaneously with phone system.
- Transmission speeds average below minimum threshold required for areas to be considered “Served.”

DOCSIS – Data Over Cable Service Interface Specifications

- Started in 1997; v 3.1 deployed in 2013
- Average Maximum Download/Upload speeds meet threshold for defining “Served” Areas

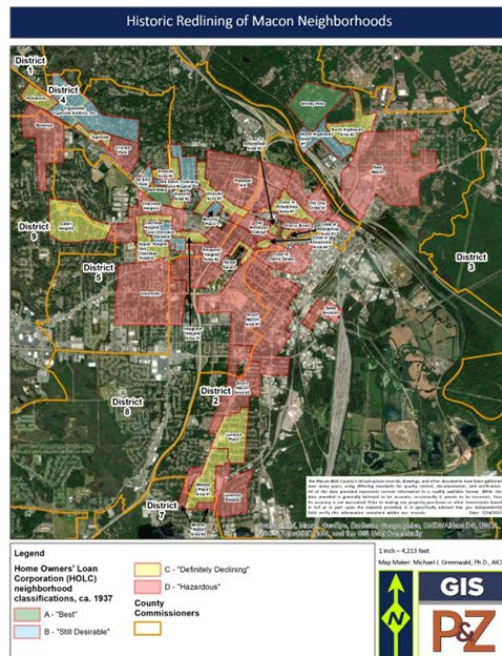
Technology	Maximum Supported Speeds		Macon-Bibb County Statistics						
	Downstream (Downloading)	Upstream (Transmitting)	Census Blocks Covered	Downstream (Downloading) Speeds			Upstream (Transmitting) Speeds		
				Min	Max	Avg.	Min	Max	Avg.
Symmetric xDSL	1.5	1.5	This technology group is not widely deployed in Bibb County						
Asymmetric xDSL	8 - 24 (varies)	0.5 - 3.5 (varies)	610	0.5	30	5.936885	0.128	10	1.176157
ADSL	12	1.8							
ADSL2	12	3.5	610	0	25	4.895082	0	2	0.473187
ADSL2+	24	3.5							
VDSL	52	16	5	25	50	30	4	5	4.8
Cable	40 - 10,000 (varies)	10 - 2,000 (varies)	3075	500	1000	998.7922	15	50	34.93317
DOCSIS 2.0 or lower	40	30	1	0	12	0.003902	0	1.5	0.000488
DOCSIS 3.0	1,000	200	12	0	1000	2.133333	0	50	0.136585
DOCSIS 3.1	10,000	2,000	3074	0	1000	999.6748	0	50	34.93415
DOCSIS 4.0	10,000	6,000	This technology is not deployed in Bibb County						
Optical Fiber to End User(s)	Varies	Varies	901	30	1000	943.0744	10	1000	932.1624
Terrestrial Fixed Wireless/ Line of Sight	Varies	Varies	1221	10	25	24.98157	1	3	2.997543
Satellite	Varies	Varies	4280	15.5	35	16.16974	1.825	3	1.865356

Digital Equity in Macon-Bibb County

Analysis conducted using Home Owner’s Loan Corporation (HOLC) definition of Macon neighborhoods (n=40), based on 1937 survey

Comparison of HOLC neighborhoods vs. Macon-Bibb County generally, using December 2020 release of FCC Form 477 data, found no major discrepancies between Broadband availability or speeds

- Data emphasizes technical availability, not financial barriers
- Data may not be sensitive enough to pick up on discrepancies which may in fact exist



Low Income Assistance for Broadband

AT&T

- Discounted service through Federal Affordable Connectivity Program (Federal ACP)
 - \$30 service credit to a single service (phone line, wireless service, or broadband)
 - Only one ACP benefit per household.
 - Separate accounts at same location under different names would not be eligible

COX COMMUNICATIONS

Federal ACP Program

Emergency Connectivity Fund – 50/3 service to students & library patrons. \$30/month (plus one time \$20 purchase of cable modem)

CARES Act – School, business or other type of organization pays up to 100% of residential broadband service for participating household. Feds reimburse organization

- Minimum of 25 households
- Sponsor sets benefit amount paid to each participant

Cox Connect2Compete – Program for families with children in K-12 on qualifying public assistance. 100/100 transmission speeds

- Supports up to 5 devices
- \$9.95 per month, and School or other eligible organization can pay Cox directly on behalf of student
- Can be combined with Federal ACP

Cox ConnectAssist – Similar characteristics to Cox Connect2Compete, but does not require school age children in household. Price is \$30.00/month

Comprehensive Plan – Transportation Element

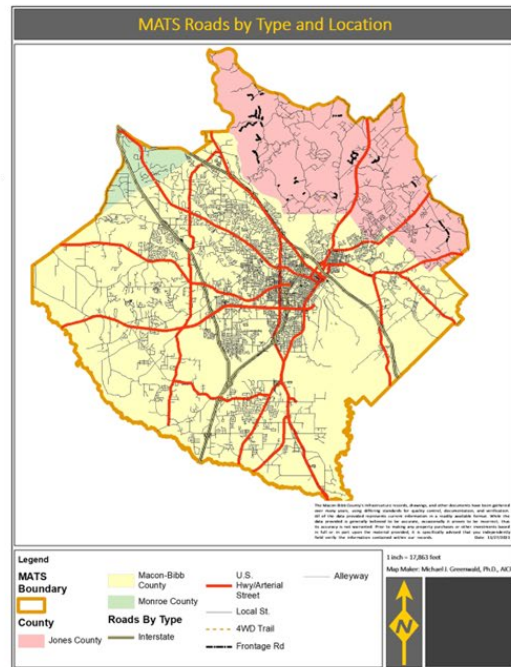
- Required under Department of Community Affairs (DCA) rules ([Sec. 110-12-1-.03\(8\)](#))
 - Evaluation of Required Elements including:
 - Road Network – MATS 2050 MTP, Chapter 6
 - Alternative Modes (i.e., Bike & Ped) – MATS 2050 MTP, Chapter 7 & Chapter 10
 - Railroads, Trucking, Port Facilities and Airports – MATS 2050 MTP, Chapter 11
 - Transportation & Land Use Connection – MATS 2050 MTP, Chapter 3
 - Parking
 - Development of a strategy for addressing needs and opportunities identified related to Required Elements, and integrating those strategies into Community Goals, Needs and Opportunities (as defined in other parts of the DCA rule).

Goals and Objectives

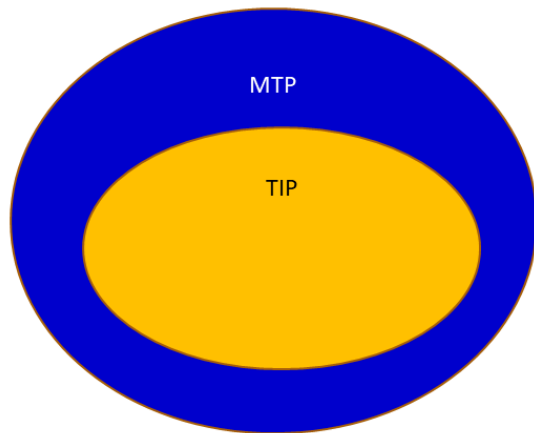
- **Goal** – Prioritize safe mobility and address transportation needs for all community residents
- **Objectives**
- Coordinate transportation and land use
 - Promote multi-use development along identified corridors (e.g., rivers, major roads)
- Foster alternatives to automobiles
 - Develop walkable commercial districts
 - Ensure sidewalks are included as part of public improvements associated with new development ✔
- Employ traffic calming
 - Roundabouts
 - Re-route truck traffic off Martin Luther King Jr./Broadway/US Hwy 129
- **Implement Vision Zero**
- **Capitalize on regional air, rail and cargo opportunities**
- **Coordinate GDOT actions around local objectives**
 - **Engage/Incorporate Macon-Bibb Planning & Zoning Commission into the Metropolitan Planning Organization Process**

The Comprehensive Plan and The MPO

- Analysis performed for the Metropolitan Planning Organization (MPO) transportation strategy for the region may be substituted for the analytic portions of The Comprehensive Plan
- [Macon Area Transportation Study \(MATS\)](#) is the MPO covering the Macon-Bibb County Area.
 - [2050 Metropolitan Transportation Plan \(MTP\)](#)
 - [2021 – 2024 Transportation Improvement Program \(TIP\)](#)



The “Nutshell” of the MPO Planning Process



MTP

- Forecasts demand for transportation services *at least* 20 years into the future
- Addresses land use, development, housing and employment goals
- Update period: required every 4-5 years

TIP

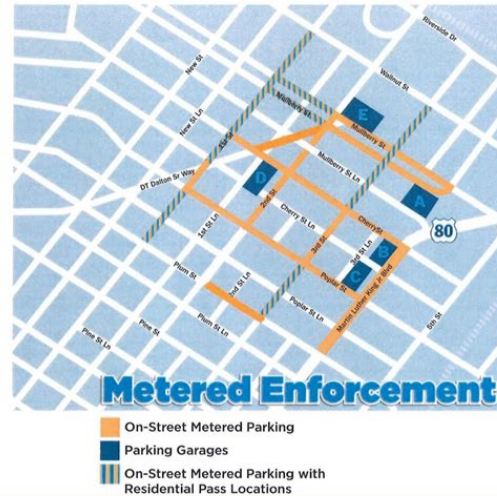
- Selects *a subset of MTP projects* to be carried out over 4 year period
- *All projects receiving federal funding **must** be in TIP*
- Must conform with SIP air quality strategies (GDOT)
- Update period: required every 4 years

Parking Analysis

- Parking analysis comes from Macon Action Plan (MAP; 2015) and update (MAP 2.0; October 2020)
- Parking inventory:
 - 1,472 parking spaces under UDA control
 - 3,000 (approx.) parking spaces in privately controlled lots and decks
- Surface Parking Program
 - Operated by Lanier Parking, under contract with Macon-Bibb County Urban Development Authority
 - Hours of Operation: Monday– Saturday, 8:00 a.m. to 8:00 p.m.
 - \$1.25/hr., Maximum 3 hours at a time
 - Residential Parking Program: \$150 per year, with special program of \$12.50/month for residents of Dempsey Apartments

Parking Analysis (Cont.)

- Parking Complexes (including those not operated by Lanier)
 - Complex A (440 Mulberry St.)
 - 750 spaces, \$5.00 daily, \$45.00 monthly permit
 - Complex B (402 Cherry St.; not managed by Lanier Parking)
 - 82 spaces
 - Complex C (427 Poplar St.)
 - 196 spaces; \$1.00/hr up to \$6.00/day; \$45.00 monthly permit
 - Complex D (606 Cherry St.; owned & managed by Truist Bank)
 - 200 spaces (approximate)
 - Complex E (577 Mulberry St.)
 - 479 spaces; \$1.00/hr, up to \$5.00 per day; \$60.00 monthly permit, with \$75.00 reserved parking available for employees in Fickling building



Next Steps

- **Draft Plan**
 - August 5 Available for review / comments
 - August 15 Deadline for Comments

www.maconbibbcompplan.com

 - August 17 Final Draft Plan to MGRC
- **MGRC and State Review**
 - August 18-September 26
- **Final Plan**
 - October 11 Committee of the Whole
 - October 18 Board of Commissioners Adoption

PLAN MACON-BIBB Comprehensive Plan Update Macon-Bibb County, Georgia

Questions

Visit www.maconbibbcompplan.com to stay abreast of the plan update.

Gregory L. Brown, gbrown@mbpz.org
Macon-Bibb County Planning and Zoning Commission

Land Use Map Analysis

Public involvement 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 conducted an “in-house” review of those recommendations which were shared at the second required public meeting.



Appendix B | Media Outreach

Media Outlets/Ads/Articles

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. Websites and media outlets included, The Macon Newsroom, Middle Georgia Informer, The Telegraph, Middle Georgia CEO eNewsletter, Macon-Bibb County, Macon-Bibb Planning and Zoning, Middle Georgia State University, WGXA (Fox24/ABC16), 13WMAZ, and 41WMGT. Several organizations promoted the comprehensive through their social media platforms, to include: Bike Walk Macon, Historic Macon Foundation, Kingdom Life Church, Macon Area Habitat for Humanity, Macon-Bibb County, and the Middle Georgia Association of Realtors. From these postings to social media, followers of the organizations promoted the comprehensive plan process update to their followers.

- April 26 (Macon-Bibb County Planning and Zoning) – [Public Hearing Notice](#)
- May 9 (Macon-Bibb County Consolidated Government: Community News) – [Planning and Zoning Commission to hold public hearing for Comprehensive Plan Update](#)
- May 10 (The Macon Newsroom) – [Future of Macon-Bibb County awaits public input](#)
- May 11 (WGXA) – [Macon-Bibb leaders seeking input on 20-year Comprehensive Plan for the county](#)
- May 11 (41WMGT) – [Macon-Bibb Planning and Zoning seeking community input in formulating comprehensive plan](#)
- May 12 (Middle Georgia Times) – [Macon-Bibb County Comprehensive Pan to Act as Blueprint for Next 20 Years](#)
- June 1 (Middle Georgia CEO) – [Seeking Citizen Input for Macon-Bibb County's Comprehensive Plan Update](#)
- June 17 (The Macon Newsroom) – [Want better internet, communities, quality of life? Time to speak up](#)
- June 17 (13WMAZ) – [Want better internet, communities, quality of life? Time to speak up](#)
- July 25 (The Macon Newsroom) – [Time is running out to give input on Macon-Bibb County's future](#)



Planning and Zoning Commission to hold public hearing for Comprehensive Plan Update

by Edna Ruiz | May 9, 2022 | Community News, News

On Wednesday, May 11, the Macon-Bibb County Planning and Zoning Commission will hold a public hearing at 5:30 p.m inside Commission Chambers at City Hall (700 Poplar Street).

The purpose of the hearing is to brief the community on the process to be used to develop the Comprehensive Plan, opportunities for public participation, and to get input on the planning process. All community members are invited to the hearing.

For additional information, please contact Gregory L. Brown, Assistant Planning Director with the Planning and Zoning Commission at gbrown@mbpz.org.

Recent News



PACE Center expanding support for young women with MVP grant

Jul 8, 2022



Ocmulgee Heritage Trail Expands in Amerson River Park

Jul 8, 2022



Habitat for Humanity receives \$1 million from Macon-Bibb, Peyton Anderson Foundation to help stabilize neighborhoods

Jul 8, 2022



Application open for MVP's Early Childhood Entrepreneur Fellowship

Jul 8, 2022



Macon-Bibb to demolish 200th structure of #BlightFight

Jul 8, 2022



Food Bank breaks ground on facility expansion thanks to local, state ARP funds



Public Hearing Notice | Macon-Bibb County Comprehensive Plan Update



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UPCOMING CALENDAR

7 REZONING FILING DEADLINE
FOR 8/22/2022

11 P&Z COMMISSION HEARING

13 CU FILING
DEADLINE/AGENDA CLOSE
FOR 8/8/2022

18 OFFICES OPEN 10:30AM
[EVERY THIRD MONDAY.]

18 DRB MEETING

PAST AGENDAS & RESULTS

[Design Review Board \(DRB\) \(94\)](#)

[Hearing Agendas \(121\)](#)

[Hearing Results \(95\)](#)

Public Hearing Notice

Macon-Bibb County Comprehensive Plan Update

A public hearing will be held on Wednesday, May 11, 2022 at 5:30 p.m. at the:

**Macon-Bibb County City Hall (Commission Chambers)
700 Poplar Street, Macon, Georgia 31201**

The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, opportunities for public participation, and to obtain input on the planning process. All community members are invited to attend the Public Hearing.

For additional information, please contact Gregory L. Brown, Assistant Planning Director with the Macon-Bibb County Planning and Zoning Commission at (478) 751-7460 or gbrown@mbpz.org.



MACON-BIBB COUNTY
Planning & Zoning
COMMISSION

200 Cherry Street, Macon, Georgia 31201 | 478-751-7460

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**Macon-Bibb County City Hall (Commission Chambers)
700 Poplar Street, Macon, Georgia 31201** [\[map\]](#)

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Blasts in region of Moldova near Ukraine concern US

BY ELLEN FRANCIS AND MARY ILYUSHINA
The Washington Post

The United States is monitoring events in the Eastern European country of Moldova, the Pentagon said Tuesday, after the breakaway region of Trans-Dniester bordering Ukraine said explosions over the past two days hit a radio center and a security headquarters.

The reports of explosions could stoke fears about the scope of Russia's war in neighboring Ukraine, and prompted Moldova's president to convene a meeting of the country's security council as she vowed to prevent an escalation.

Defense Secretary Lloyd Austin, speaking in Germany, said the United States is examining the cause of the explosions and is "not

really sure of what's that all about."

"Certainly," he said, "we don't want to see any spill-over. It's important to make sure that we do everything that we can to ensure that Ukraine is successful. And that's the best way to address that."

Pentagon spokesman John Kirby told CNN in an interview earlier Tuesday that it was too soon "to know exactly what happened here, who's responsible."

"We're watching this as best we can," he told the news network.

A Russian military commander said last week that one goal was to establish a corridor through southern Ukraine to Trans-Dniester, also referred to as Transnistria—a strip of land with a population of nearly 500,000 that is backed by

Moscow and hosts Russian troops. The region, which broke away after the collapse of the Soviet Union triggered a conflict in the early 1990s, is not recognized as independent by any country, but operates separately from Moldova.

It was unclear whether the commander's comments on Trans-Dniester reflected official policy, although Ukraine depicted them as proof of the Kremlin's ambitions beyond its borders and Moldova summoned the Russian ambassador to express "deep concern."

No one immediately claimed responsibility for the blasts.

A Moldovan government body warned Monday of possible attempts to "create pretexts for straining the security situation in the Transnistrian region," and



An explosion Monday damaged a building of the Ministry of State Security in Tiraspol, the capital of the breakaway region of Trans-Dniester, a disputed territory that borders western Ukraine. Police said several explosions in the territory were believed to be caused by rocket-propelled grenades.

the Ukrainian Defense Ministry called the blasts a "planned provocation by the Russian special services."

The Russian Foreign Ministry said Tuesday that the country wanted to avoid a scenario in which it

"will have to intervene in the conflict in Transnistria," in a statement published by Russia news agency RIA that describes the news of explosions as "alarming." The head of pro-Moscow separatist

forces fighting to expand their grip in eastern Ukraine, Denis Pushilin, said the latest incidents in Transnistria "would require the continuation" of Russia's military operations.

FROM PAGE 1A

ASYLUM RULE

given the executive branch broad authority to enforce the immigration laws, including reversing the policies of prior administrations.

But it is not clear the Biden administration will prevail in its plan to repeal Trump's strict immigration policies.

Revealing the complexity of opinion on the court, Justices Amy Coney Barrett and Brett Kavanaugh, at least one of whom the administration needs to win the case, suggested that the administration had a better argument

than the states, according to Associated Press reports.

"You lose if the government is right about what significant public interest is," Barrett said in an exchange with Texas Solicitor General Judd Stone II.

Justice Samuel Alito appeared to be the strongest voice on the states' side, questioning the administration's assertion that it assesses migrants on a case-by-case before releasing them.

Immigrant rights advocates had argued that Trump's policy was cruel

and inhumane. They said it forced tens of thousands of people from Central America to live in squalid conditions subject to violence and abuse. Upon taking office, President Joe Biden said he planned to repeal Trump's policy.

But state lawyers for Texas and Missouri sued and last year won nationwide orders from judges that required the new administration to maintain the prior Trump policy.

In August of last year, the justices by a 6-3 vote refused an emergency appeal seeking to overturn the judge's order. And there was no clear sign during Tuesday's argument the majority will do so now.

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MACON-BIBB COUNTY

Planning & Zoning
c o m m i s s i o n

200 Cherry Street, Macon, Georgia 31201 | 478-751-7460

DUE TO THE COVID-19 EPIDEMIC, EVENT DETAILS ARE CONSTANTLY CHANGING AND THE LIST PROVIDED HERE MAY NOT BE ACCURATE. IT IS BEST TO CHECK DIRECTLY WITH THE EVENT HOST REGARDING THE LATEST STATUS.

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Macon-Bibb County Comprehensive Plan Update - Public Involvement

Jul 18 at 5:00PM - Aug 1 at 5:00PM

Virtual
Macon
Macon
31213



[MORE DETAILS](#)

Seeking input for the 2022 Macon-Bibb County Comprehensive Plan update

The Macon-Bibb County Planning and Zoning Commission is seeking input for the 2022 Macon-Bibb County Comprehensive Plan update. By completing the online survey, your input will help outline the vision of the community by establishing goals, identifying needs and opportunities, and planning for future land use, transportation, housing, and economic development opportunities. www.maconbibbcompplan.com.

Promoted by Gregory L. Brown

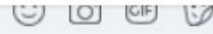
Website
gbrown@mbpz.org
478-241-2560



Bike Walk Macon Community



write an answer...



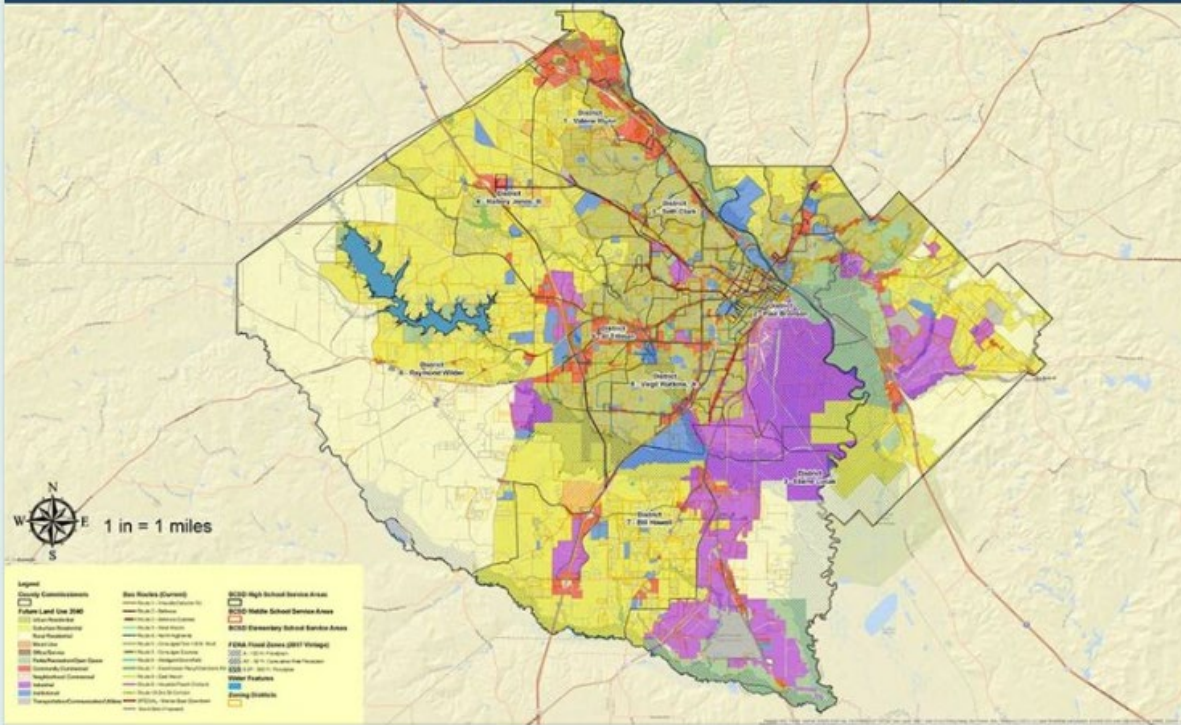
Bike Walk Macon shared a post. ▶ Bike Walk Macon Community



Admin · June 14 at 4:02 PM · 🌐

The MBC Planning & Zoning Commission is seeking public input for Macon-Bibb County's comprehensive plan update. 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. To stay informed of the Comprehensive Plan development process, visit www.MaconBibbCompPlan.com.

Macon-Bibb County 2040 Future Land Use Plan (with Additional Layers)







Historic Macon Foundation

June 28 at 12:54 PM · 🌐

...

A community doesn't move forward on guesswork or drifting along on whims of the day. It takes thinking, planning, engagement — and more. It's not easy.

Right now, the Macon-Bibb County Planning & Zoning Commission is gathering thoughts and suggestions from residents as it builds a "20-year comprehensive plan" about our community's future. It will outline our vision by establishing community goals, identifying needs and opportunities, and planning for future housing, transportation, land use and economic development opportunities, among other priorities.

You can share your thoughts about Macon-Bibb County's future by attending public involvement workshops (the next one is July 7) and/or completing an online community "visioning survey." Go to www.MaconBibbCompPlan.com and click or photo the QR code to do so. It is empowering and will give you a good feeling.

2022 | **THE YEAR OF THE PLAN**
You're helping make Macon-Bibb's future *completely. Awesome.*

Macon-Bibb's 20 Year Vision

Join us!
Share your thoughts about Macon-Bibb County's Future by attending public involvement workshops and/or completing an online community visioning survey.

Your input will help outline the vision of the community by establishing goals, identifying needs and opportunities, developing a community work program, and planning for future land use, transportation, housing, and economic development opportunities.

Find out more at: MaconBibbCompPlan.com

Scan the Code! Take the Survey & Help make Macon-Bibb's future...

PLANNING & ZONING COMMISSION



	Date / Time	Location
Meeting (Kick-off)	Wednesday, May 11th, 5:30 pm until 7:00 pm	Macon - Bibb Cou
Meeting	Thursday, May 13th 2:00 pm until 3:30 pm	MBPZ Office, 2001
Workshop #1	Tuesday, May 24th 5:30 pm until 7:00 pm	Porter Ellis Center
Workshop #2	Thursday, June 2nd 5:30 pm until 7:00 pm	Lundy Chapel Bapt Hill Road
Meeting	Wednesday, June 15th 2:00 pm until 3:30 pm	MBPZ Office, 2001
Workshop #3	Thursday, June 23rd 5:30 pm until 7:00 pm	Kingdom Life, 213
Workshop #4	Thursday, July 7th 5:30 pm until 7:00 pm	Macon Mall, 3565
Meeting	Wednesday, July 20th 2:00 pm until 3:30 pm	MBPZ Office, 2001
Open House	Tuesday, July 26th 11:00 am until 7:00 pm	MBPZ Office, 2001
Public Hearing	Thursday, August 12th 5:30 pm until 7:00 pm	Macon - Bibb Cou

Share Your Vision...
+2
and help plan Macon-Bibb's future in the areas of transportation, and economic development at any of our public sessions!

👍❤️ Charise Stephens and 19 others

21 Shares







Kingdom Life

June 23 at 11:18 AM · 🌐



How can we help Macon-Bibb thrive? Join us today as we discuss broadband and economic development for our community. Take the survey at www.maconbibbcompplan.com

#YourVoiceMatters

#AKingdomLife

P&Z

**PUBLIC INVOLVEMENT
WORKSHOP
MACON-BIBB P&Z**

Share your thoughts on how to make
Macon Bibb better.

June 23, 2022 @ 5:30pm

Kingdom Life
2138 Shurling Dr, Macon GA 31211
www.maconbibbcompplan.com

👍 1

2 Comments 2 Shares

👍 Like

💬 Comment

➦ Share

STAY CONNECTED

Follow along with MAHFH events and opportunities through our online media platforms!

**Macon Area
Habitat
for Humanity**

GET INVOLVED!

2022 | THE YEAR OF THE PLAN
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**Macon-Bibb's
20 Year Vision!**

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Find out more at: MaconBibbCompPlan.com

The Telegraph

MACON.COM

SEE FILM TAX, 2A

Time running out to give input on county's future

BY LIZ FABIAN
Center for Collaborative Journalism

As Macon-Bibb County leaders plan priorities for the next 20 years, the public has about a week to have their voices heard in plotting the future.

The Comprehensive Plan currently under development is 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." This monthlong process is required for Macon-Bibb County to remain eligible for state funding and programs.

Tuesday at the Macon-Bibb County Planning & Zoning office from 11 a.m. to 7 p.m., P&Z staff will be available to answer questions and provide guidance on how to provide input. The hearing room is in Suite 300 in Terminal Station at 200 Cherry St.

An online survey is also available through 5 p.m. Aug. 1. The survey takes about 15 minutes to complete and information gathered will be compiled and the results published in the Comprehensive Plan.

A Steering Committee of local leaders has been meeting regularly to share ideas on drafting policies and shaping the plan for urban growth over the next two decades.

Property owners, residents and business owners are also a critical part of the plan development and have been providing input during several meetings across the community that have focused on the key components of the plan: preserving important natural resources; creating opportunities for the public to guide the future; identify issues, trends and accommodate change; ensure that growth makes the community better, not just bigger; foster sustainable economic development; discuss future ramifications of present decisions; protect property rights and enable public and private agencies to work together in harmony with the county's plans.

To learn more about the Comprehensive Plan, visit maconbibbcompplan.com.

The plan draft will be reviewed Aug. 11 in a public hearing at City Hall Commission Chambers from 5:30 - 7 p.m.

The final version must be reviewed and adopted by the end of October.

Civic Journalism Senior Fellow Liz Fabian covers Macon-Bibb County government entities and can be reached at fabian_lj@mercer.edu or 478-301-2976.

10A



6 46012 00003 6

Time is running out to give input on Macon-Bibb County's future

Comprehensive Plan open house is set for Tuesday and Aug. 1 is the deadline to complete the online survey

Liz Fabian, Civic Journalism Senior Fellow | July 25, 2022

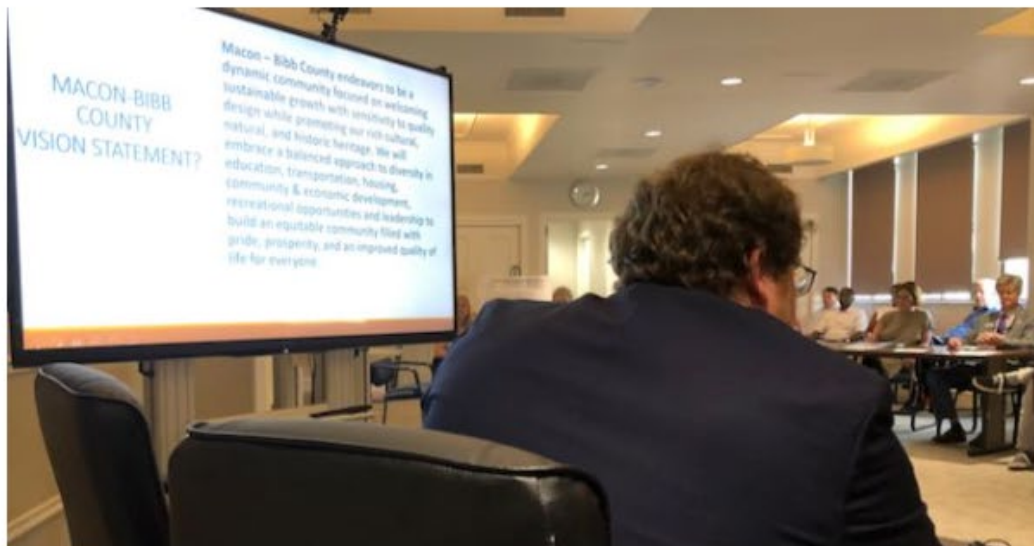


Photo Credit: Liz Fabian

The Macon-Bibb County Comprehensive Plan Steering Committee met three times since May to help shape the community's future.

As Macon-Bibb County leaders plan priorities for the next 20 years, the public has about a week to have their voices heard in plotting the future.

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Macon+Bibb County

Page · Interest

700 Poplar Street

(478) 751-7170

maconbibb.us

Photos See all photos

Macon+Bibb County
July 13 at 12:36 PM ·

2022 | THE YEAR OF THE PLAN
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Macon-Bibb's 20 Year Vision

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Join us!
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Your input will help outline the vision of the community by establishing goals, identifying needs and opportunities, developing a community work program, and planning for future land use, transportation, housing, and economic development opportunities.

Find out more at: MaconBibbCompPlan.com

Macon Area Habitat for Humanity
July 13 at 11:04 AM ·

Fill out this survey today to #bethechange in our community!

I Do Designs by Eva / Once Upon A Bride & Groom and 6 others 8 Shares

Like Comment Share

Write a comment...

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2022 | THE YEAR OF THE PLAN
You're helping make Macon-Bibb's future *completely. Awesome.*

Macon-Bibb's 20 Year Vision

Scan the Code: Take the Survey & Help make Macon-Bibb's future...

Join us!
Share your thoughts about Macon-Bibb County's Future by attending public involvement workshops and/or completing an online community visioning survey.

Your input will help outline the vision of the community by establishing goals, identifying needs and opportunities, developing a community work program, and planning for future land use.

26

TUESDAY, JULY 26, 2022 AT 11 AM – 7 PM

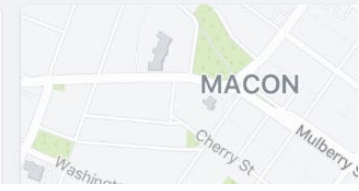
Macon-Bibb Co. Comprehensive Plan Public Involvement Open House

Macon-Bibb Planning & Zoning

About Discussion Going ▾

Details

- 7 people responded
- Event by Middle GA Association of Realtors®
- Macon-Bibb Planning & Zoning



CAMPUS UPDATES

Macon-Bibb's 20-Year Vision

27 JUNE 2022

Home / 2022 Archives / Macon-Bibb's 20-Year Vision

Help make Macon-Bibb's future even brighter! Share your thoughts about Macon-Bibb County by participating in their online community visioning survey. Your input will help outline the vision of the community by establishing goals, identifying needs, planning for future economic development opportunities, and more.

Scan the QR code below or visit maconbibbcompplan.com to take the survey and learn more about Macon-Bibb's 20-Year Vision. Deadline to complete the survey is August 1.



ARCHIVES

- 2022 ARCHIVES
- 2021 POSTS
- 2020 POSTS

CATEGORIES

- ADMINISTRATIVE ITEMS
- CAMPUS UPDATES
- COMMUNITY
- FACULTY & STAFF
- STUDENTS

Happy
July 4th!



M I D D L E G E O R G I A I N F O R M E R

VOL. 39, ISSUE 10 - JULY 2022

\$2.00 WWW.GAINFORMER.COM


2022 | THE YEAR OF THE PLAN

You're helping make Macon-Bibb's future *completely
Awesome.*

Macon-Bibb's 20 Year Vision

Scan the Code: Take the Survey &
Help make Macon-Bibb's future...



 MACON-BIBB COUNTY
Planning & Zoning Commission

Join us!

Share your thoughts about Macon-Bibb
County's Future by attending public involvement
workshops and/or completing an online community
visioning survey.

Your input will help outline the vision of the community by establishing goals, identifying
needs and opportunities, developing a community work program, and planning for future land use,
transportation, housing, and economic development opportunities.

Find out more at: MaconBibbCompPlan.com

The Telegraph

MACON.COM

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San Francisco 49ers quarterbacks Jimmy Garoppolo, left, and Trey Lance are shown at training camp in Santa Clara, Calif., July 29, 2021. The 49ers report to training camp this year with intrigue about what the team plans to do with Garoppolo with Lance set to take his place.

AP file photo

Wednesday. There was an amusing moment on Monday when the three-time

Pro Bowl quarterback was seen walking in full uniform across the street in

to a Super Bowl appearance following the 2019 season and nearly another one last season. The Niners have to trade or release Garoppolo before Week 1 to avoid having his \$24.2 million base salary become fully guaranteed. Garoppolo would've been moved already if it weren't for his offseason shoulder surgery.

Legals

Final Notice and Public Explanation of a Final Notice and Public Explanation of a Final

To: All interested Agencies, Groups and In

This is to give notice that the Department of Community Affairs, Georgia Department of Community Affairs, has conducted an evaluation as required by 30 CFR 55.20 Subpart C Procedures for Making Decisions on Wetlands. The act of the Department of Community Affairs and Urban Development under a HUD grant will be a newly constructed 60-unit housing development located off Peske Road in Macon, Bibb County, Georgia. The development is a three-story building with elevator access and is approximately 164 linear feet in size and is located within Parcel 1 of the property. The property is approximately 164 linear feet of ephemeral stream on the southern portion of the site plan, there is an impact anticipated to the stream from the construction of the parking area. The wetland process to be initiated and finalized.

DCA has considered the following alternatives to minimize adverse impacts and to restore values: The alternative conceptual plan for the subject property and was reviewed. The current proposed site plan minimizes the impact on the stream. The current proposed site plan minimizes the impact on the stream. The current proposed site plan minimizes the impact on the stream. The current proposed site plan minimizes the impact on the stream.

DCA has reevaluated the alternatives to minimize that it has no practicable alternative. The current proposed site plan minimizes the impact on the stream. The current proposed site plan minimizes the impact on the stream. The current proposed site plan minimizes the impact on the stream.

There are three primary purposes for this notice: to inform the public of activities in wetlands and those which may affect the natural environment; to provide a means by which the public can provide information about these activities; and to provide information about these activities. The current proposed site plan minimizes the impact on the stream. The current proposed site plan minimizes the impact on the stream. The current proposed site plan minimizes the impact on the stream.

Written comments must be received by the Department of Community Affairs at the following address on or before the day comment period will begin the day after the publication: Ms. Joanna Jin, Department of Community Affairs 60 Executive Center, Macon, Georgia 31201, or at (404) 276-4902. A full description of the project is available at Geotechnical & Environmental Consultants 514 Hillcrest Industrial Boulevard, Macon, Georgia 31201, Monday through Friday, (478) 757-1806.

Date: July 26, 2022
PL0083190
Jul 28 2022

Public Hearing Notice

Macon-Bibb County Comprehensive Plan Update

A public hearing will be held on Thursday, August 11, 2022 at 5:30 p.m. at the:

Macon-Bibb County City Hall (Commission Chambers)
700 Poplar Street, Macon, Georgia 31201

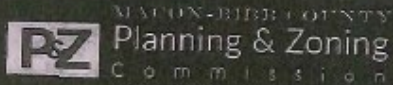
All community members are invited to attend.

The purpose of the hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community on when the plan will be submitted to the Georgia Department of Community Affairs.

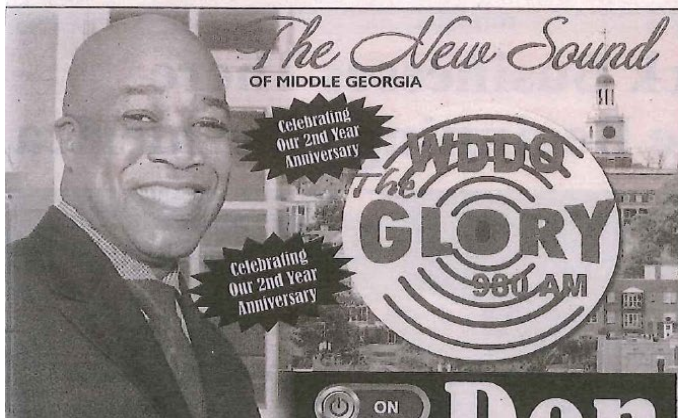
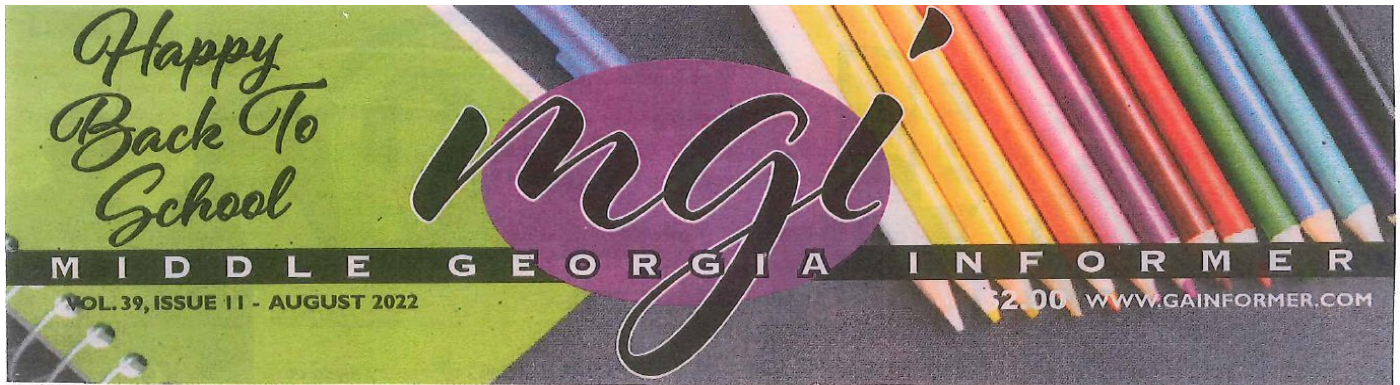
The draft plan will be available for review, online starting August 5 - 15, 2022 at www.maconbibbcompplan.com.

Deadline for comments is August 15, 2022.

Comments can be emailed or mailed to Macon-Bibb County Planning and Zoning Commission, 200 Cherry Street, Suite 300, Macon, Georgia 31201. For additional information, please contact Gregory L. Brown, Assistant Planning Director with the Macon-Bibb County Planning and Zoning Commission at (478) 241-2554 or gbrown@mbpz.org.



200 Cherry Street, Macon, Georgia 31201 | (478) 241-2554



Public Hearing Notice

Macon-Bibb County Comprehensive Plan Update

The draft plan will be available for review, online starting August 5-15, 2022 at www.maconbibb-compplan.com.

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 700 Poplar Street, Macon, Georgia 31201
 All community members are invited to attend.

The purpose of the hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community on when the plan will be submitted to the Georgia Department of Community Affairs.

Macon-Bibb County Planning & Zoning Commission
 200 Cherry Street, Macon, Georgia 31201
 478-751-7460



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[Rome](#)
[Savannah](#)

Home > News > Aug 2022

Second Public Hearing for Macon Bibb County’s Comprehensive Plan Update

Staff Report

Friday, August 12th, 2022

Macon-Bibb County Planning and Zoning Commission will hold a Second Public Hearing to brief the community on the contents of Macon-Bibb County Comprehensive Plan update, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community on when the plan will be submitted to the **(Region)** Middle Georgia Regional Commission and **(State)** the Georgia Department of Community Affairs for review. The meeting will be held on Thursday, August 11, 2022, from 5:30 p.m. – 7:00 p.m., at Macon-Bibb County City Hall (Commission Chambers), 700 Poplar Street, Macon, Georgia 31201. The draft plan is available online for public review and comment from August 5 – 15, 2022 at www.maconbibbcompplan.com.

The comprehensive plan is a 20 - Year plan, updated every 5 years, 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.

← Tweet



Liz Jarvis Fabian ✓

@liz_lines



Laura Mathis of @MidGaRC says the #ComprehensivePlan is necessary to be eligible for grants. @MaconBibb shapes the future 20 years ahead and where growth should occur. Update is underway to be completed by Oct. @maconnewsroom @mercerccj



9:03 AM · Jul 12, 2022 · Twitter Web App

← Tweet



Liz Jarvis Fabian ✓

@liz_lines



Gregory Brown of @MaconBibb @mcnbibbpz explains that public input is crucial to #ComprehensivePlan update. The next open house is July 26 11a to 7p at P&Z hearing room in #TerminalStation. Here's more info: macon-newsroom.com/13790/news/wan...
[@maconnewsroom](#) [@mercerccj](#)

2022 Comprehensive Plan Update

• Kicked off (First Required Public Hearing) May 11, 2022, 5:30pm-7:00pm (Macon-Bibb County City Hall)

• Public Workshops (5:30pm-7:00pm)

- May 24 Community Facilities and Public Safety (South Bibb/Porter-Ellis Center)
- June 2 Housing and Transportation (North Macon/Lundy Chapel Baptist Church)
- June 23 Broadband and Economic Development (East Macon/Kingdom Life Church)
- July 7 Natural and Cultural Resources and Land Use (West Macon/Macon Mall)
- July 26 Open House: 11:00am-7:00pm (Downtown/Macon-Bibb Planning and Zoning)

• Steering Committee Meetings (MBPZ Office): 2:00pm-3:30pm

- May 19
- June 15
- July 20

9:09 AM · Jul 12, 2022 · Twitter Web App

← Tweet



Liz Jarvis Fabian 
@liz_lines



An online survey accompanies the [@MaconBibb](#) [@mcnbibbpz](#) [#CompPlan](#) input. See QR code for easy access. Must be completed by Aug. 1 to be included in the draft. [@maconnewsroom](#) [@mercercj](#)



The graphic features a background image of a modern residential street. At the top, it reads "2022 | THE YEAR OF THE PLAN" with a handwritten note "You're helping make Macon-Bibb's future completely awesome." Below this is the main title "Macon-Bibb's 20 Year Vision". A QR code is positioned on the left side of the graphic. To the right of the QR code, it says "Join us! Share your thoughts about Macon-Bibb County's Future by attending public involvement workshops and/or completing an online community visioning survey." At the bottom, it states "Your input will help outline the vision of the community by establishing goals, identifying needs and opportunities, developing a community work program, and planning for future land use, transportation, housing, and economic development opportunities." and "Find out more at: MaconBibbCompPlan.com".

Online Community Engagement
www.maconbibbcompplan.com

Community Survey Available Until August 1
<https://tinyurl.com/3ass7pyw>

9:14 AM · Jul 12, 2022 · Twitter Web App

← Tweet



Liz Jarvis Fabian ✓
@liz_lines



Here's a sample of a [#CommunityWorkProgram](#) that was approved last year by the [@MaconBibb](#) Commission. [@mcnbibbpz](#) will present an update this year with the [#CompPlan](#). [@maconnewsroom](#)
[@mercerccj](#)

Macon-Bibb County Annual Work Program Fiscal Years 2022 to 2027

Year	Project Description	Assigned	Funding	Costs	Goal Area	Status
2021	REVAMP Road Data Verification	Middle GA Regional Comm	State	\$ 75,000	Facilities	Complete
2022	Census Redistricting Data Program	Middle GA Regional Comm	Local	Staff Time	Effective Governance	Complete
2022	REVAMP Road Data Verification	Middle GA Regional Comm	State	\$ 75,000	Facilities	To be complete by 6/30/22.
2022	Phase II Grant Application for Irving	Middle GA Regional Comm	Local	Staff Time	Economic Dev.	Complete
2023	Develop Pleasant Hill Action Plan	Middle GA Regional Comm	Local	Staff Time	Safe Communities	Completion in FY23
2023	Submit State Opportunity Zone Application	Middle GA Regional Comm	Local	Staff Time	Economic Dev.	Completion in FY23
2024	Prepare HAZUS-MH Report	Middle GA Regional Comm	State	\$ 8,000	Facilities	Scheduled for FY24

Community Work Program

9:17 AM · Jul 12, 2022 · Twitter Web App

← Tweet

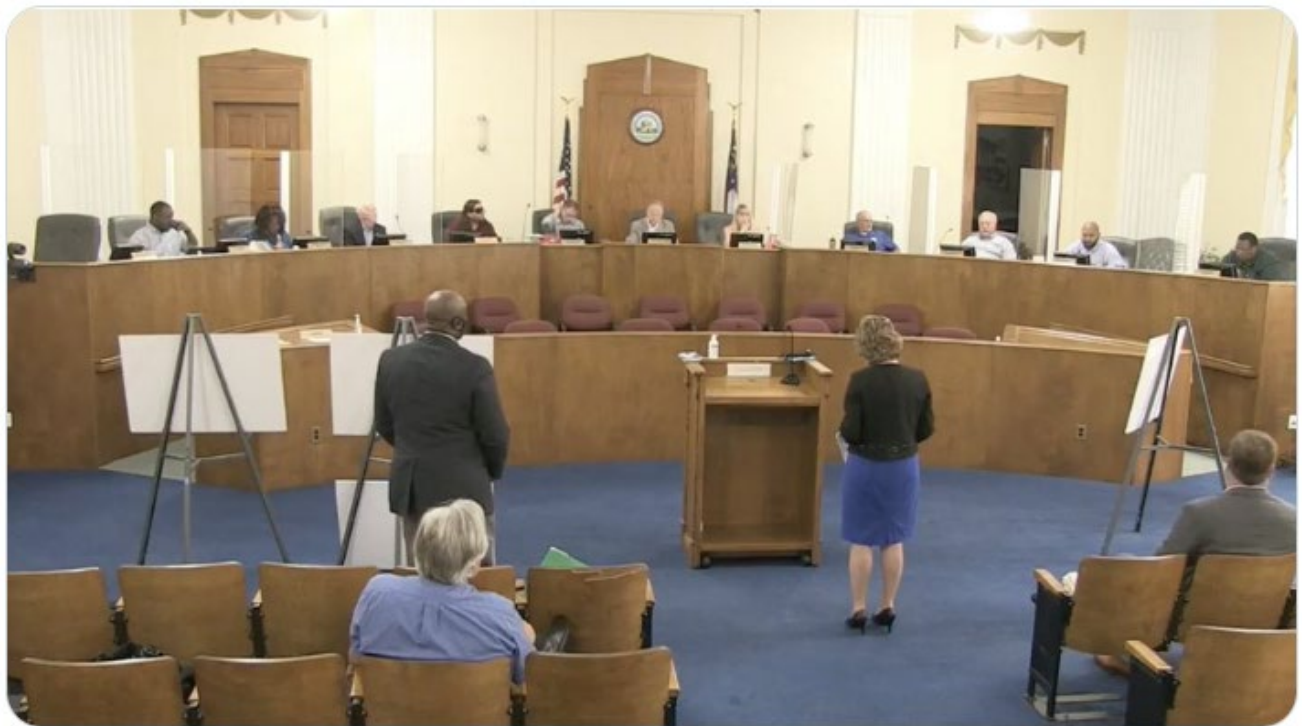


Liz Jarvis Fabian ✓
@liz_lines



Commissioner [@virgilwatkinsjr](#) asks how many "unique individuals" attended meetings and the survey target goal? [@mcnbibbpz](#)'s Gregory Brown says he'd like all 150K people but hopes at least 2K but less than 100 have responded and max of 30 at a session.

[@maconnewsroom](#) [@mercerccj](#)



9:23 AM · Jul 12, 2022 · Twitter Web App

← Tweet



Liz Jarvis Fabian 
@liz_lines



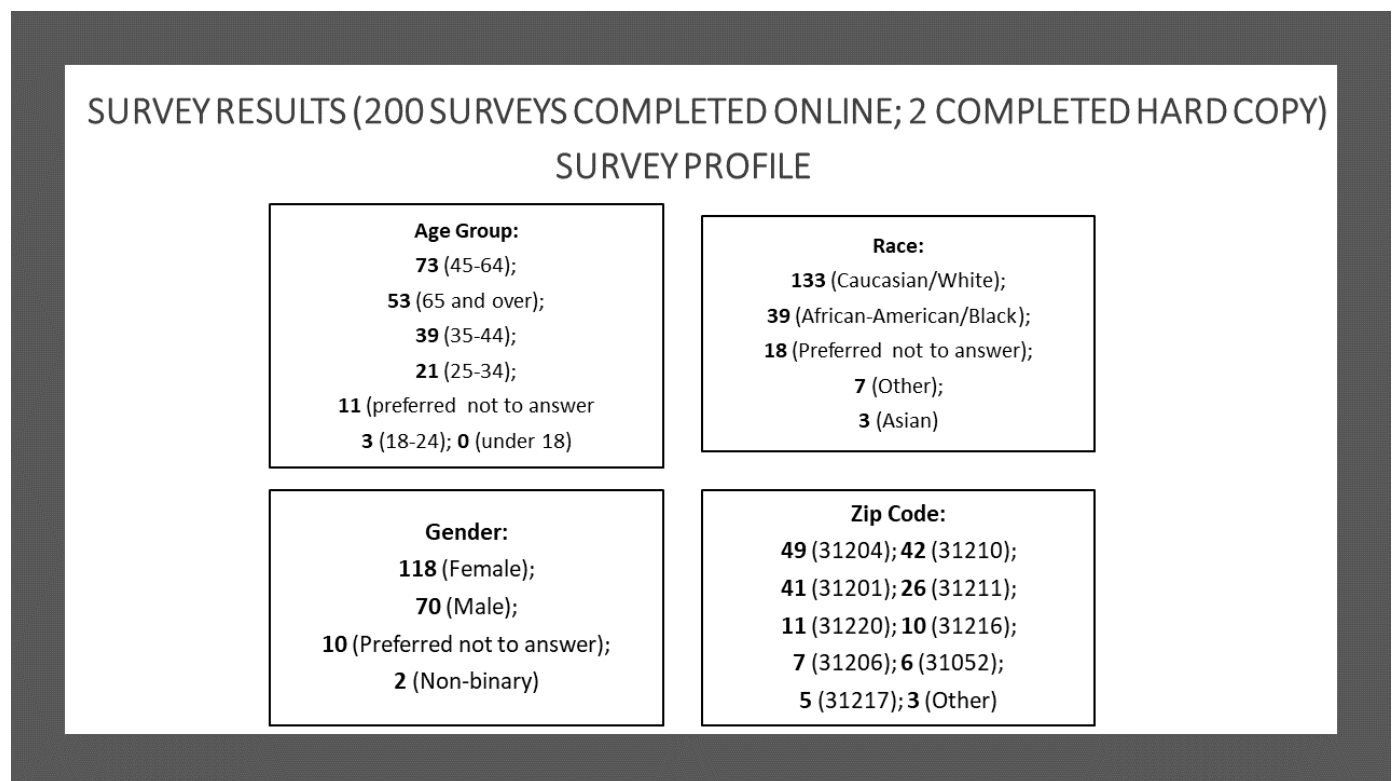
Commissioner [@virgilwatkinsjr](#) says it's a shame more voices are not heard and [@mcnbibbpz](#)'s Gregory Brown says they are striving for more community engagement. Mayor [@Thankslester1](#) thanks all for the hard work on [#CompPlan](#). [@maconnewsroom](#) [@mercerccj](#)



9:25 AM · Jul 12, 2022 · Twitter Web App

Appendix C | Community Survey Results

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 seven (7) month long planning process included the creation of a community survey. A community survey entitled “2022 Year of the Plan” was designed to gather input regarding the vision for Macon-Bibb County. 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 in English, with an Espanol translation option, from July 1, 2022 – August 1, 2022. During this timeframe, 200 surveys were completed online, and two (2) were submitted hardcopy. The survey was developed using Microsoft forms and promoted online at www.maconbibbcompplan.com. The following images shows general responses from survey participants.



Questions

Responses **200**

Macon-Bibb County Comprehensive Plan Community Survey

200
Responses

87:49
Average time to complete

Closed
Status

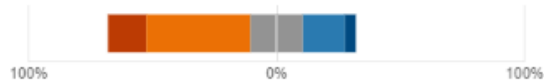
[View results](#)

Open in Excel

- Vision Statement:** Macon-Bibb County is a diverse welcoming community growing sustainably "with or through" pride, prosperity, and a high quality of life for everyone.

[More Details](#)

■ Strongly Agree
 ■ Agree
 ■ Neutral
 ■ Disagree
 ■ Strongly Disagree



- In your opinion, what are three (3) main **Strengths** about Macon-Bibb County?

Strength "Something that makes a community stand out when compared to other communities. Something that makes you proud to call the community home. A strength can be in the form of a physical asset, a program, an impression or feeling, or something about the character of the community."

[More Details](#)

[Insights](#)

190
Responses

Latest Responses

"Location, Historic Preservation, Affordability"

"Easily accessible downtown full of small businesses, not chains Local profess..."

"Its unique character (and integrity) of it's historic areas, it's cultural history, i..."

62 respondents (31%) answered **Downtown** for this question.



Questions

Responses **200**

3. In your opinion, what are three (3) main **Weaknesses** about Macon-Bibb County?

Weakness "Something that needs to be addressed; opposite of a need."

[More Details](#)

Insights

192
Responses

Latest Responses

"Perception, Division, Crime"

"Homelessness Urban sprawl, new development favored despite history of w..."

"poor quality of development outside of city core, disinvestment of communi..."

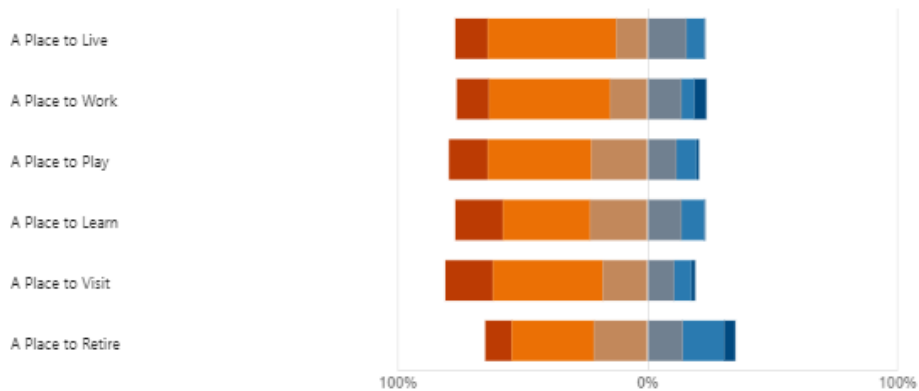
80 respondents (41%) answered **crime** for this question.



4. Share your views about Macon-Bibb County as(Choose one from each category)

[More Details](#)

■ Excellent
 ■ Good
 ■ Neutral
 ■ Fair
 ■ Poor
 ■ No Opinion



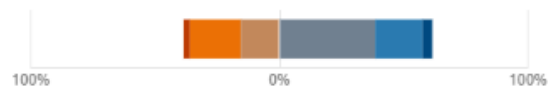
Questions

Responses **200**

5. Share your views on the overall level of satisfaction regarding the following:

[More Details](#)

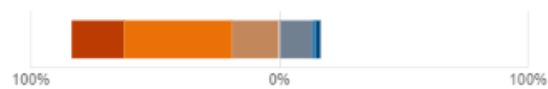
■ Outstanding
 ■ Good
 ■ Adequate
 ■ Needs Improvement
 ■ Poor
 ■ No Opinion



6. **Cultural arts, dining and nightlife opportunities:**

[More Details](#)

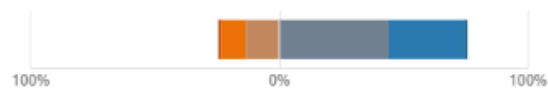
■ Outstanding
 ■ Good
 ■ Adequate
 ■ Needs Improvement
 ■ Poor
 ■ No Opinion



7. **Safety in Macon – Bibb County:**

[More Details](#)

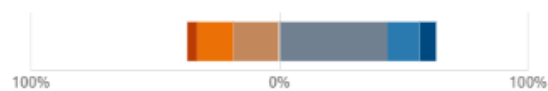
■ Outstanding
 ■ Good
 ■ Adequate
 ■ Needs Improvement
 ■ Poor
 ■ No Opinion



8. **Availability of affordable housing on all income levels (low, middle class, high) in Macon – Bibb County:**

[More Details](#)

■ Outstanding
 ■ Good
 ■ Adequate
 ■ Needs Improvement
 ■ Poor
 ■ No Opinion



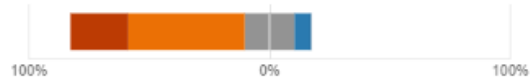
Questions

Responses **200**

9. Share your thoughts on your level of agreement regarding each statement:

[More Details](#)

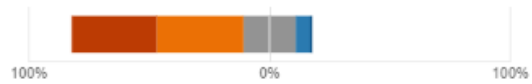
Strongly Agree Agree Neutral Disagree Strongly Disagree



10. Local decision-makers should improve and expand public transit

[More Details](#)

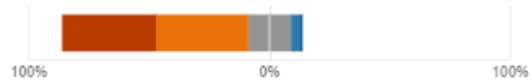
Strongly Agree Agree Neutral Disagree Strongly Disagree



11. Local decision-makers should improve alternative transportation options (biking, walking)

[More Details](#)

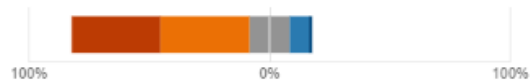
Strongly Agree Agree Neutral Disagree Strongly Disagree



12. Local decision-makers should make available a variety of housing options (including low income)

[More Details](#)

Strongly Agree Agree Neutral Disagree Strongly Disagree



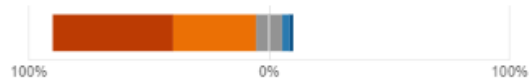
Questions

Responses **200**

13. **Local decision-makers should enact regulations to protect existing neighborhoods and resources**

[More Details](#)

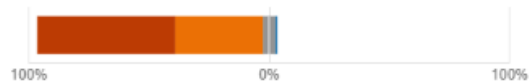
Strongly Agree Agree Neutral Disagree Strongly Disagree



14. **Local decision-makers should enact strategies that promote economic growth**

[More Details](#)

Strongly Agree Agree Neutral Disagree Strongly Disagree

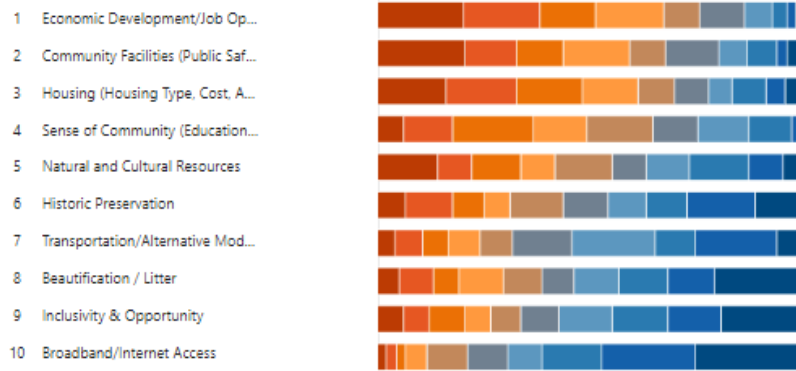


15. **What are the most important quality of life attributes in Macon-Bibb County? How would you rank in order of priority on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority?**

[More Details](#)

Rank Options

First choice Last choice



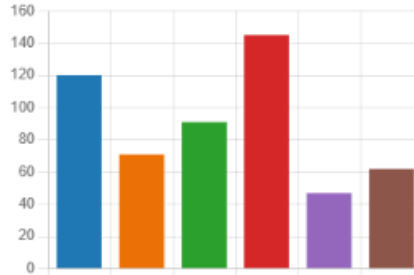
Questions

Responses **200**

16. What should Macon-Bibb County prioritize over the next five (5) years? (Select only three). If a priority is not listed below, please place your response in the "other" option.

[More Details](#)

● Affordable Housing	120
● Parks and Recreation	71
● Alternative modes of Transporta...	91
● Community Facilities & Services...	145
● Broadband/Internet Access	47
● Other	62



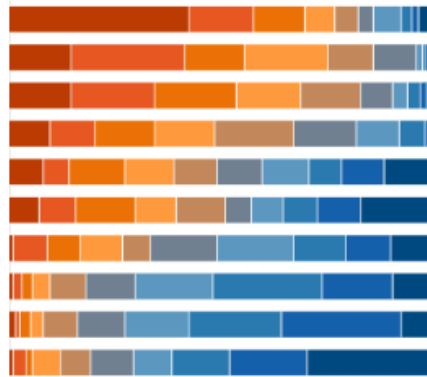
17. How would you rank the following services in order of priority that the local government should invest tax dollars on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority?

[More Details](#)

Rank Options

- 1 Police and Fire Services
- 2 Infrastructure Improvements (R...
- 3 Deteriorated Neighborhoods / ...
- 4 Parks and Recreational Facilities...
- 5 Service for the Homeless
- 6 Business / Industry
- 7 Public Transit Services
- 8 Historic Resources
- 9 Natural / Cultural Resources
- 10 Tourism

First choice ■ ■ ■ ■ ■ ■ Last choice



Questions

Responses **200**

18. In your opinion, what are three (3) main **Opportunities** about Macon-Bibb County?

Opportunity "Something that could be done to improve and move the community forward."

[More Details](#)

[Insights](#)

191
Responses

Latest Responses

"Federal grants, adaptive reuse of vacant commercial uses, aviation expansio..

"Rich History Cultural Diversity Large Healthcare presence"

"promoting and celebrating its history, furthering partnerships with local hig...

38 respondents (19%) answered **Macon** for this question.



19. In your opinion, what are three (3) main **Threats** about Macon-Bibb County?

Threat "Something that can threaten the future success of a community, internally or externally."

[More Details](#)

[Insights](#)

192
Responses

Latest Responses

"Leadership, Crime, Schools"

"Crime and the appearance of lawlessness Sprawl Destruction of historically ...

"Repetitive new development that creates blight elsewhere in town, better re...

87 respondents (44%) answered **Crime** for this question.



Questions

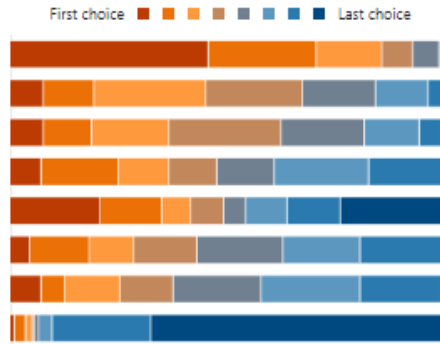
Responses **200**

20. Please rank the following list of priorities in order of importance (where 1 is the most important priority).

[More Details](#)

Rank Options

- 1 Redevelopment in strategic part...
- 2 Improving biking and walking in...
- 3 Improving parks and recreation ...
- 4 Transportation connectivity
- 5 Connecting all communities to c...
- 6 Addressing traffic congestion
- 7 More activities for the age-frien...
- 8 Maintaining the status quo

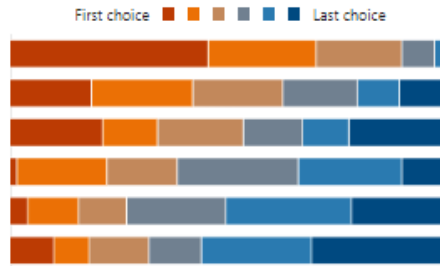


21. Which of the following environmental concerns should be considered regarding the long range future of Macon-Bibb County? (Rank in order of importance)

[More Details](#)

Rank Options

- 1 Protection of rivers and streams
- 2 Protection of the tree canopy/M...
- 3 Air quality
- 4 Improve stream water quality
- 5 Impervious Surface
- 6 Landscape standards for new de...



Questions

Responses **200**

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

[More Details](#)

[Insights](#)

190
Responses

Latest Responses

"Affordability"

"Walkable, easily accessible downtown"

"its unique identity"

28 respondents (14%) answered **people** for this question.



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

[More Details](#)

[Insights](#)

191
Responses

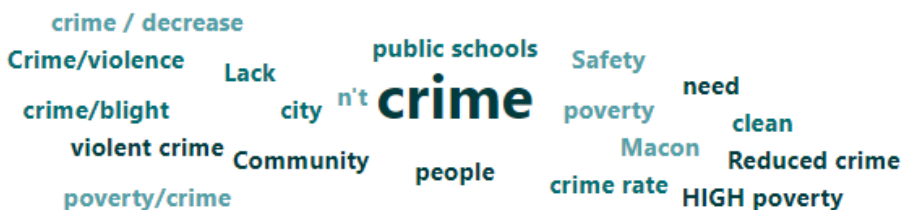
Latest Responses

"Mentality of our youth"

"Sprawl at the cost of blight"

"how new development/construction is favored over the re-use of existing inf..."

39 respondents (20%) answered **crime** for this question.



Questions

Responses **200**

24. In the next 20 Years, how do you envision Macon – Bibb County?

[More Details](#)

[Insights](#)

190
Responses

Latest Responses

"Equitable for All"

"Walkable, easily accessible safe downtown with multiuse space and smart b..."

"maintaining its diverse citizens, attracting new residents, and celebrating its..."

26 respondents (13%) answered **community** for this question.

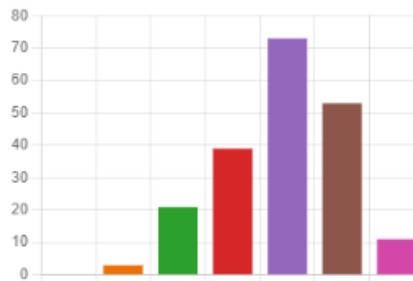


25. What is your age?

[More Details](#)

[Insights](#)

Under 18	0
18-24	3
25-34	21
35-44	39
45-64	73
65 and over	53
Prefer not to answer	11



26. What is your race?

[More Details](#)

[Insights](#)

African-American (Black)	39
Asian or Pacific Islander	3
Caucasian (White)	133
Other	7
Prefer not to answer	18



Questions

Responses **200**

27. What is your ethnicity?

[More Details](#)

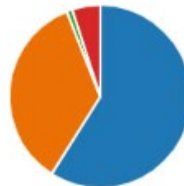
● Hispanic or Latino	7
● Not Hispanic or Latino	167
● Prefer not to answer	26



28. What is your gender?

[More Details](#)

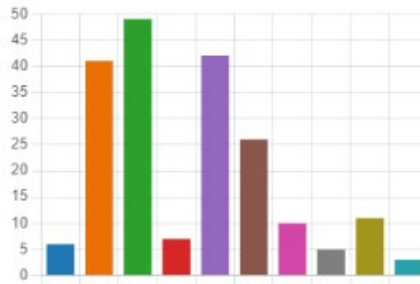
● Female	118
● Male	70
● Non-binary	2
● Prefer not to answer	10



29. Which Zip Code in Macon – Bibb do you live?

[More Details](#)

● 31052	6
● 31201	41
● 31204	49
● 31206	7
● 31210	42
● 31211	26
● 31216	10
● 31217	5
● 31220	11
● Other	3



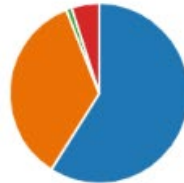
Questions

Responses **200**

28. What is your gender?

[More Details](#)

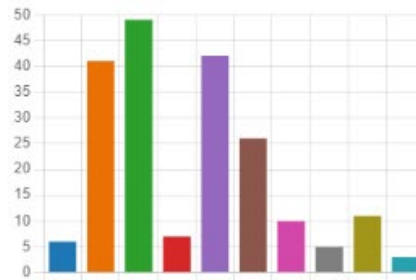
● Female	118
● Male	70
● Non-binary	2
● Prefer not to answer	10



29. Which Zip Code in Macon – Bibb do you live?

[More Details](#)

● 31052	6
● 31201	41
● 31204	49
● 31206	7
● 31210	42
● 31211	26
● 31216	10
● 31217	5
● 31220	11
● Other	3



30. Please provide additional feedback (if necessary).

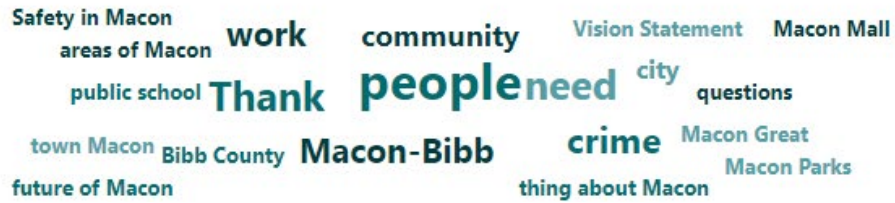
[More Details](#)

[Insights](#)

75
Responses

Latest Responses

15 respondents (18%) answered **people** for this question.



Macon-Bibb County Comprehensive Plan *Community Survey*

You can take this survey online at: <https://maconbibbcompplan.com> then click on QR Code. It is available in English and Spanish.

Or complete this form and return it to Fr Steven by July 31, 2022

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Macon-Bibb County Comprehensive Plan *Community Survey*

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1. **Vision Statement:** *Macon-Bibb County is a diverse welcoming community growing sustainably "with or through" pride, prosperity, and a high quality of life for everyone.*

Do you think this vision statement captures what Macon-Bibb County endeavors to be? If you disagree, how could this vision statement be improved? (Place your comments in the "additional feedback" box at the end of this survey)

Strongly Agree Agree Neutral Disagree Strongly Disagree

2. In your opinion, what are three (3) main **Strengths** about Macon-Bibb County?
Strength "Something that makes a community stand out when compared to other communities. Something that makes you proud to call the community home. A strength can be in the form of a physical asset, a program, an impression or feeling, or something about the character of the community."

ACE ACADEMY & the private schools
Mercer Univ.

3. In your opinion, what are three (3) main Weaknesses about Macon-Bibb County?
Weakness "Something that needs to be addressed; opposite of a need."

Lack of governmental leadership -
 Public Schools -
 Level of lawlessness due to lack of
 support of law enforcement.

4. Share your views about Macon-Bibb County as (Choose one from each category)

Excellent Good Neutral Fair Poor No Opinion

A Place to Live	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Play	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Learn	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Visit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Retire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

5. Bibb County Public Schools:

Outstanding Good Adequate Needs Improvement Poor No Opinion

6. Cultural arts, dining and nightlife opportunities:

Outstanding Good Adequate Needs Improvement Poor No Opinion

7. Safety in Macon – Bibb County:

Outstanding Good Adequate Needs Improvement Poor No Opinion

8. Availability of affordable housing on all income levels (low, middle class, high) in Macon – Bibb County:

Outstanding Good Adequate Needs Improvement Poor No Opinion

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

9. Local decision-makers should improve tourist attractions in the area

Strongly Agree Agree Neutral Disagree Strongly Disagree

10. Local decision-makers should improve and expand public transit

Strongly Agree Agree Neutral Disagree Strongly Disagree

11. Local decision-makers should improve alternative transportation options (biking, walking)

Strongly Agree Agree Neutral Disagree Strongly Disagree

12. Local decision-makers should make available a variety of housing options (including low income)

Strongly Agree Agree Neutral Disagree Strongly Disagree

13. Local decision-makers should enact regulations to protect existing neighborhoods and resources

Strongly Agree Agree Neutral Disagree Strongly Disagree

14. Local decision-makers should enact strategies that promote economic growth
___ Strongly Agree Agree ___ Neutral ___ Disagree ___ Strongly Disagree

15. What are the most important quality of life attributes in Macon-Bibb County? How would you rank in order of priority on a scale from 1 to 10, with 1 meaning highest priority to 10 meaning lowest priority?

- 5 Natural and Cultural Resources
- 4 Housing (Housing Type, Cost, Availability of Housing Options)
- 8 Historic Preservation
- 2 Community Facilities (Public Safety)
- 1 Economic Development/Job Opportunities
- 3 Sense of Community (Education / Recreation)
- 9 Transportation/Alternative Modes (Biking, Walking, Transit)
- 10 Inclusivity & Opportunity
- 7 Broadband/Internet Access
- 6 Beautification / Litter

16. What should Macon-Bibb County prioritize over the next five (5) years? (Select only three). If a priority is not listed below, please place your response in the "other" option.

- Affordable Housing
- Parks and Recreation
- Alternative modes of Transportation (Public transit, bicycle/pedestrian facilities)
- Community Facilities & Services/Public Safety
- Broadband/Internet Access
-

Improve public education
enlarge police presence
improve black-white relations

17. 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?

- 4 Parks and Recreational Facilities/Educational
- 1 Police and Fire Services
- 3 Infrastructure Improvements (Roads, Bridges, Sidewalks, Bike Lanes, Internet Access)
- 5 Deteriorated Neighborhoods / Blight Removal/Beautification/Litter Prevention
- 9 Service for the Homeless
- 8 Public Transit Services
- 7 Historic Resources
- 10 Natural / Cultural Resources
- 6 Tourism
- 2 Business / Industry

18. In your opinion, what are three (3) main Opportunities about Macon-Bibb County?
Opportunity "Something that could be done to improve and move the community forward."

more police
Improve public schools
more events that bring blacks and whites together in harmony

19. In your opinion, what are three (3) main Threats about Macon-Bibb County?
Threat "Something that can threaten the future success of a community, internally or externally."

Lack of Safety
Weak public education
Lack of vision concerning leadership

20. Please rank the following list of priorities in order of importance (where 1 is the most important priority).

- 3 Redevelopment in strategic parts of the county
- 2 Addressing traffic congestion
- 7 Improving biking and walking infrastructure
- 1 Improving parks and recreation areas
- 9 More activities for the age-friendly population
- 6 Transportation connectivity
- 8 Maintaining the status quo
- 5 Connecting all communities to create One Macon (i.e., Forward Macon Plan, Urban Redevelopment Plan, Macon Action Plan, Macon Cultural Plan, OneMacon! 2.0 Plan, Saving Places Index Report, Thriving Middle Georgia Plan)

21. Which of the following environmental concerns should be considered regarding the long range future of Macon-Bibb County? (Rank in order of importance)

- 3 Protection of rivers and streams
- 5 Impervious Surface
- 4 Protection of the tree canopy/Minimize Heat Island Effect
- 2 Improve stream water quality
- 6 Landscape standards for new development
- 1 Air quality

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

ACE ACADEMY

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

Make it much safer

24. In the next 20 Years, how do you envision Macon – Bibb County?

moderate growth if leadership improves

25. What is your age? Under 18; 18-24; 25-34; 35-44; 45-64;
 65 and over; Prefer not to answer

26. What is your race? African-American (Black); Asian or Pacific Islander;
 Caucasian (White); Other; Prefer not to answer

27. What is your ethnicity? Hispanic or Latino; Not Hispanic or Latino; Prefer not to answer

28. What is your gender? Female; Male; Non-binary; Prefer not to answer

29. Which Zip Code in Macon – Bibb do you live?
 31052; 31201; 31204; 31206; 31211; 31216; 31217;
 31220; other 31029

30. Please provide additional feedback (if necessary).

You may return this form (completed) to Fr. Steven by July 31, 2022

or

mail it so it is received before August 1, 2022 to:
P&Z Commission 200 Cherry Street, Macon, GA 31210

JUL 29 2022

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Do you think this vision statement captures what Macon-Bibb County endeavors to be? If you disagree, how could this vision statement be improved? (Place your comments in the "additional feedback" box at the end of this survey?)

Strongly Agree Agree Neutral Disagree Strongly Disagree

2. In your opinion, what are three (3) main **Strengths** about Macon-Bibb County? **Strength** "Something that makes a community stand out when compared to other communities. Something that makes you proud to call the community home. A strength can be in the form of a physical asset, a program, an impression or feeling, or something about the character of the community."

1. Architecture
2. Diverse population
3. Rich heritage

3. In your opinion, what are three (3) main Weaknesses about Macon-Bibb County?
Weakness "Something that needs to be addressed; opposite of a need."

1) White flight from public education
 2) Rise in crime
 3) blighted areas

4. Share your views about Macon-Bibb County as (Choose one from each category)

	Excellent	Good	Neutral	Fair	Poor	No Opinion
A Place to Live	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Work	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Play	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Learn	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Visit	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A Place to Retire	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

5. Bibb County Public Schools:

Outstanding Good Adequate Needs Improvement Poor No Opinion

6. Cultural arts, dining and nightlife opportunities:

Outstanding Good Adequate Needs Improvement Poor No Opinion

7. Safety in Macon – Bibb County:

Outstanding Good Adequate Needs Improvement Poor No Opinion

8. Availability of affordable housing on all income levels (low, middle class, high) in Macon – Bibb County:

Outstanding Good Adequate Needs Improvement Poor No Opinion

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

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10. Local decision-makers should improve and expand public transit

Strongly Agree Agree Neutral Disagree Strongly Disagree

11. Local decision-makers should improve alternative transportation options (biking, walking)

Strongly Agree Agree Neutral Disagree Strongly Disagree

12. Local decision-makers should make available a variety of housing options (including low income)

Strongly Agree Agree Neutral Disagree Strongly Disagree

13. Local decision-makers should enact regulations to protect existing neighborhoods and resources

Strongly Agree Agree Neutral Disagree Strongly Disagree

14. Local decision-makers should enact strategies that promote economic growth
 Strongly Agree Agree Neutral Disagree Strongly Disagree

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- 4 Historic Preservation
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- 2 Economic Development/Job Opportunities
- 7 Sense of Community (Education / Recreation)
- 10 Transportation/Alternative Modes (Biking, Walking, Transit)
- 3 Inclusivity & Opportunity
- 9 Broadband/Internet Access
- 8 Beautification / Litter

16. What should Macon-Bibb County prioritize over the next five (5) years? (Select only three). If a priority is not listed below, please place your response in the "other" option.

- Affordable Housing
- Parks and Recreation
- Alternative modes of Transportation (Public transit, bicycle/pedestrian facilities)
- Community Facilities & Services/Public Safety
- Broadband/Internet Access
-

17. 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?

- 5 Parks and Recreational Facilities/Educational
- 1 Police and Fire Services
- 7 Infrastructure Improvements (Roads, Bridges, Sidewalks, Bike Lanes, Internet Access)
- 2 Deteriorated Neighborhoods / Blight Removal/Beautification/Litter Prevention
- 6 Service for the Homeless
- 8 Public Transit Services
- 4 Historic Resources
- 3 Natural / Cultural Resources
- 10 Tourism
- 9 Business / Industry

18. In your opinion, what are three (3) main Opportunities about Macon-Bibb County?
Opportunity "Something that could be done to improve and move the community forward."

- 1) Greater support for public education —
- 2) Continue to eliminate blighted areas
- 3) Increase services downtown - grocery store, more activities - Increase protection and safety downtown —

19. In your opinion, what are three (3) main Threats about Macon-Bibb County?
Threat "Something that can threaten the future success of a community, internally or externally."

- 1) Vacant stores downtown —
- 2) Feeling of lack of safety and police protection —
- 3) No effort at fighting blighted areas

20. Please rank the following list of priorities in order of importance (where 1 is the most important priority).

- 2 Redevelopment in strategic parts of the county
- 6 Addressing traffic congestion
- 5 Improving biking and walking infrastructure
- 4 Improving parks and recreation areas
- 3 More activities for the age-friendly population
- 7 Transportation connectivity
- 8 Maintaining the status quo
- 1 Connecting all communities to create One Macon (i.e., Forward Macon Plan, Urban Redevelopment Plan, Macon Action Plan, Macon Cultural Plan, OneMacon! 2.0 Plan, Saving Places Index Report, Thriving Middle Georgia Plan)

21. Which of the following environmental concerns should be considered regarding the long range future of Macon-Bibb County? (Rank in order of importance)

- 1 Protection of rivers and streams
- 4 Impervious Surface
- 6 Protection of the tree canopy/Minimize Heat Island Effect
- 3 Improve stream water quality
- 5 Landscape standards for new development
- 2 Air quality

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

Its Commitment to historic preservation

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

A more rigorous effort at improving the overall appearance of Macon-Bibb by the continued removal of blighted areas.

24. In the next 20 Years, how do you envision Macon – Bibb County?

A vibrant, diverse, ^{and} progressive Macon-Bibb
with growth, crime free and blight free areas.

25. What is your age? Under 18; 18-24; 25-34; 35-44; 45-64;
 65 and over; Prefer not to answer

26. What is your race? African-American (Black); Asian or Pacific Islander;
 Caucasian (White); Other; Prefer not to answer

27. What is your ethnicity? Hispanic or Latino; Not Hispanic or Latino; Prefer not to answer

28. What is your gender? Female; Male; Non-binary; Prefer not to answer

29. Which Zip Code in Macon – Bibb do you live?
 31052; 31201; 31204; 31206; 31211; 31216; 31217;
 31220; other _____

30. Please provide additional feedback (if necessary).

[Empty box for additional feedback]

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P&Z Commission 200 Cherry Street. Macon, GA 31210

Appendix D | Comments Received during draft plan review period

During the draft plan review period from August 5-15, 2022, six (6) comments were received. Comments were centered around:

- Stormwater drainage issues in the Lake Wildwood area;
- Land Use Map Legend errors; Land Use Goals Category; Intergovernmental Coordination Category; and Transportation Goals;
- Disconnect between the Comprehensive Plan and the existing zoning code;
- Improved sidewalk infrastructure;
- High speed roads;
- Inclusion of the Vision Zero Action Plan

Comment #1

From: Baxter Evans

Date: Fri, Aug 5, 2022 at 7:27 PM

Subject: 2040 Long Range Plan for Macon Bibb

Brenda,

Understand from Sandy Davis that you are on the Board connected to this plan. Have not taken time to go to MBP&Z to view an enlarged wall map of this proposed plan.

Having been practicing commercial real estate and development primarily in Macon for over 50 years, I have been pleased to provide my input for such revised long range plans a number of times. I offer some concerns after a review and have made bulleted comments herein below.

My comments as follows:

- Close review from enlarging the plan and map reveals what appears to be errors as to current zoning, misplaced features/buildings, etc. I looked at the areas within 1.0 mile of both I-75 and Bass Rd. and I-475 and Zebulon Road, as examples, due to the changing use intensity. The legend was hard to read but appears that some areas were “down-zoned” and other areas scheduled for “up-zoning/higher use” but not clear. This was very surprising. The application of the Legend to the Map showed areas per the Legend not shown on the Legend or the map zones with “hatching/cross hatching” not shown on the Legend. These type maps need to be “deadly accurate and clear” as developers and their counsels make major decisions as does the Commission in using them.
- Land Use Goals Category: no mention of encouraging new suburban major public parks to be developed on undeveloped large parcels. Existing small parks are used minimally for special events but wide open lush pastoral master planned public parks with planted trees amongst 50-100 acre rolling to level fields are simply not available; MWA may possibly have such

property that can be converted. Tobesofkee and Amerson Park are not sufficient for such use. DELETE ...”minimize costly conversion of undeveloped land along the edge of the community” and SUBSTITUTE ...”encourage creation(development, gift or city) of large suburban acreage in accessible and safe locations for major parks up to 200 acres that include substantial open fields for unlimited enhancement of public health and welfare through unlimited recreational opportunities”.

- Intergovernmental Governmental Coordination Category: ADD.....”so as to maximize existing and future utilities infrastructure and capacity to enhance regional growth working with adjacent counties as to any type of economic development”.
- Transportation Goals: ADD...”enable the extension and widening of roads and bridges earlier planned and yet long delayed.(as with Bass Rd/Foster Road connection to extend to U.S. 80 and otherwise). Plan and engage in making comprehensive arrangements to provide a North Macon/South Monroe County major road and bridge crossing(for use by I-475/I-75 traffic and North Bibb and South Monroe County) to provide for direct access to Gray, Milledgeville and Eatonton without requiring the inconvenience and very heavy excessive traffic at Spring Street/Gray Highway in downtown Macon.”

Trust that my input may serve to be helpful. I am available to elaborate as necessary.

Comment #2

From: Bob Komlo

Sent: Tuesday, August 9, 2022 11:23 AM

To: Greg Brown

Subject: Re: Second Public Hearing for Macon – Bibb County’s comprehensive plan update

Greg, Thx! Only thing I found on LWW is this negative issue of the lakes problems..see below. Not sure what "impaired" means but these 2 streams & the storm drain coming under 475 from "Kroger" are filling up the lake with silt/etc. We will be more or less a swamp in 12-15 years I hear. The Plan does not address this but should.

Hope to be there on 11th.

Vive la routine!

Bobby

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

Climate Change Our climate is changing because the earth is warming. Increased carbon dioxide and other heattrapping 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.¹² 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.

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

Comment #3

From: Lee Martin

Sent: Tuesday, August 9, 2022 3:44 PM

To: Greg Brown

Subject: my comments to the Comprehensive Plan

Hello Greg,

Please include the comments below in the new Macon Comprehensive Plan when it is published. I might add a few more before the deadline, but I would appreciate it if you would include this one.

Thank you,

Lee Martin

My main concern for Macon's future is its high speed roads which have been the leading cause of our highest in the state people walking death rate. We've had the highest ped death rate for about 12 of the last 13 or so years. Georgia is 9th in the nation, and that can be attributed again to the high speed roads that have been, and continue, to be built in our city and state.

The problem is fixable with a redesign of our infrastructure. Numerous other of our nation's cities have done and we can do with a change in the culture of road building by our elected officials who continue to fund these the killing fields that we call our streets and roads. By example, Hoboken, NJ has for the last three years eliminated their pedestrian deaths. Cincinnati is working diligently to do the same, as are many other progressive cities too numerous to list here.

Talk is cheap. We need action from our elected leaders to learn about modern and safe road building and insist that our unsafe roads, city streets, county roads and, state highways, be reconfigured into Complete Streets, and Road Diet designs to strive toward a Vision Zero position. By my count since Macon passed the ill-fated Macon-Bibb County Road Improvement Program in 1995 and its grass roots backlash, our community has had seminars and consultations with at least 17 nationally recognized and awarded urban planners and, more importantly, authored, nationally and worldwide recognized, traffic engineers, and at least, 3-5 charrettes, and seminars on safe traffic design and/or good urban design and yet we still maintain the highest pedestrian death rate in the state. That's embarrassing,

even more so because that can be changed if the culture of our elected leaders and bureaucrats will change and prioritize street and road safety in our community. It makes good economic sense to do so.

I will list most of those consultants that I can remember and I invite anyone reading this comment to look up their bios and CVs. They are all exceptional in their fields and many have authored books, peer reviewed papers, and studies: Walter Kulash (who first used the word "traffic calming"), Chester "Rick" Chellman (world renowned traffic engineer), Andres Duany and his wife Elizabeth Plater-Zyberk (authors of "The Rise of Sprawl and the Decline of the American Dream") who chaired the important, Mercer and Knight Foundation sponsored Beall's Hill Charette- please see here:

<https://www.yumpu.com/en/document/view/28109968/post-charrette-newspaper-49-mb-pdf-file-knight-program-in->, Joe Passennea (designed part of I-40 Glenwood Canyon lauded as both a work of lyric beauty and a feat of civil engineering), Rick Hall (authored Florida traffic engineer), Victor Dover (city planner and traffic design), Dhru Thadani (world renowned architect and urbanist), Michael Wallwork (roundabout expert), Sottile & Sottile (one partner is Dean of Savannah College of Art and Design, architects and urban planners), Georgia Conservancy sponsored, Richard Dagenahart, David Green, and Doug Allen, Georgia Tech professors and architects in urban planning presented an all-day seminar at the Cox in 2011 on improving cities with good urban design, Smart Growth America sponsored John Robert Smith, chair of T4 American and policy advisor to Smart Growth America and former mayor of Meridian, MS which has one of the best multi-modal systems in the country, URS Corporation, a sub-contractor hired by GDOT to resign Georgia and Hardeman Avenues. Their unanimously stakeholder approved design was never completed still lacking a traffic light at Georgia and Monroe Street), 880 Cities whose director, Gil Penalosa, came to Macon sponsored by the Knight Foundation to discuss modern safe street walkability and connectivity, and last, but not least, Tony Nelesen, who created the Visual Preference Survey, a multiple choice semi-choice test on what a quality of life community would look like. Macon flunked...I'm sure I've missed one or two, but I think you get my point. Macon-Bibb has wasted a lot of talent (and money) that was brought here to help us see a new, better, and safer vision for our community.

We need to act now and not later. Too many of our walking citizens have been killed for walking out of necessity, or just for pleasure. And too many have been killed and injured in avoidable car crashes and for riding bicycles. Gray Highway is a particularly dangerous road, but the fix is a simple one. Since it's a state highway, GDOT needs to install a raised median (preferably a landscaped one for beauty) from its intersection with 2nd Street north to the Walmart entrance. It costs no more to landscape it than to pour solid concrete. This will provide a refuge area for people who have to cross the street and to slow the cars which will also improve the economy for the businesses along the road.

The ill-fated 1995 SPLOST funded Macon-Bibb Road Improvement Program, which was opposed by a large grass roots community, attempted to widen many of our existing streets and roads without concern for context sensitivity, and indeed, contrary to modern urban planning and traffic engineering which encourages narrower and safer streets and mobility for all users. It's time we moved into the 21st Century with modern, progressive, and safer traffic design which enhances our quality of life, decreases injuries and deaths and their associated costs to our community's taxpayers, and increases our economy.

Comment #4

From: Ethiel Garlington

Sent: Thursday, August 11, 2022 3:37 PM

To: Greg Brown

Subject: Re: Second Public Hearing for Macon – Bibb County’s comprehensive plan update

Greg-

I'm sorry to say I can't make it to the meeting tonight. Sorry I haven't been more engaged with this process.

The good news is that I scanned the report and many of the initial priorities I was hoping to see (housing options, density, transportation opportunities, etc.) are all included.

I know you're busy getting ready for the event tonight, but I'd be curious about how the plan guides the zoning code. I know at one of the meetings we talked about the disconnect between the Comp Plan and the existing zoning and how expensive it would be to update the zoning. All that to say, will the Comp Plan recommend that the zoning be updated to reflect the plan? I know that'll take money, but I think it's a critical step.

Thanks for your good work on this ambitious project,
Ethiel

Comment #5

From: Justice Colvin

Sent: Thursday, August 11, 2022 6:52 PM

To: Greg Brown

Subject: Sidewalks matter

I think sidewalks in neighborhoods as well as main thoroughfares are important to a vibrant growing city. Cities that are progressive recognize the importance of walkable communities.

Thanks Greg.

In service,

Verda M. Colvin

Comment #6

From: Thomas C. Ellington
Sent: Friday, August 12, 2022 9:19 AM
To: Greg Brown
Subject: Comprehensive plan edit

Greg,

As we discussed yesterday, if the Vision Zero Action Plan really is going to be implemented, it needs to be included prominently in Chapter 8. At a minimum, language in the introductory paragraph should be revised to say this: " 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 County's intention to adopt the MATS 2050 Metropolitan Transportation Plan (MATS 2050 MTP), updated May 3, 2022, in its entirety (with one exception, noted below) as the transportation plan for the Macon-Bibb area, *to the extent that it is not inconsistent with the Vision Zero Action Plan.*"

Ideally, more language about Vision Zero would be included, perhaps an executive summary.

Appendix E | Walnut Creek Village Master Redevelopment Plan

Walnut Creek Village Master Redevelopment Plan: Amendment to Urban Redevelopment Plan 10-31-2012

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 Highway Streetscape Enhancement: Gray Highway 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.