

City of Jackson

Partial Plan Update

2010 to 2014



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Introduction

The City of Jackson is the county seat of Butts County and is approximately 4.73 square miles. The community was named after President Andrew Jackson. Founded in 1826, the City of Jackson began as a 3.03 acre plot purchased for the purpose of starting the town. The plot was divided into squares and each square into lots. The first buyer of a lot in the new town was John D. Swift of Newton County, Georgia. During the Civil War, much of the City of Jackson was razed by the army of General William T. Sherman in his infamous March to the Sea. After the Civil War, the City of Jackson struggled economically. The City of Jackson remained little more than a small village until the arrival of the railroads in the latter half of the 19th Century. On May 5, 1882, the first train arrived in the City of Jackson, heralding a new era in transportation of people and goods.

During the 20th Century, the City of Jackson grew, and the industrial textile mills became the largest employer of local citizens. Interstate I -75 arrived just a few miles to the southwest of the City of Jackson. This gave citizens quick access to Atlanta and Macon. The numerous schools throughout the County consolidated into one central school system. In the 1970's, the City of Jackson slowly became a bedroom community for commuters to Atlanta.

The City of Jackson is governed by an elected City Council of five members, each representing a district of the City. The Council is presided over by the Mayor, who is elected at-large. All officials serve four-year terms. The current Mayor of the City of Jackson is Charles Brown; he has been in office since 1994. The City government was established by means of the City Charter. (Wikipedia)

The Butts County Courthouse, located in the City of Jackson, was built in 1898. The Courthouse is a structure that should be given praise for its Victorian-style stairs, marble floors, and the courtroom that is still intact. The building is listed on the National Register of Historic Places. The City of Jackson hosts several festivals annually including the Scottish Festival (April), the Native American Festival (September) and Civil War Days (November). (Georgia.gov)

Section I - Scope of Work and Demographics

Partial Plan Update

The Department of Community Affairs (DCA) requires communities to complete a full Comprehensive Plan Update every ten (10) years. The document looks at the community's growth patterns, infrastructure, cultural and natural resources, economic development and housing to explore strengths and address deficiencies. In addition, DCA requires a Partial Plan Update that analyzes certain aspects of the comprehensive with a lesser level of detail every five years.

In May 2005, the Department of Community Affairs changed the requirements for the contents of a Comprehensive Plan into three parts, the Community Assessment, the Community Participation Plan, and the Community Agenda. Since the City of Jackson updated their Comprehensive Plan before the May 2005 regulations went into effect, this changed the requirements of the sections of this Partial Plan Update. In order for the City of Jackson to keep their Qualified Local Government Status (QLG), they are required by DCA to adopt a Partial Plan Update by February 28, 2010. Under the new May 2005 requirements, the following sections are required in this document:

- Quality Community Objectives
- Analysis of Areas Requiring Special Attention
- Implementation Strategies
- Identification of Issues and Opportunities
- Identification of Policies
- An Updated Implementation Program
 - Updated Short Term Work Plan
 - Report of Accomplishments

Demographics

Demography can be used as a window into a community's strengths, weaknesses, and perhaps give insights into solutions to those strengths and weaknesses. The next several sections will look at demographics in population, income, housing, and population by age, per capita income educational attainment, and employment by industry. All data and charts and any projections are from the Georgia Planning website data tool. All other current data is from the U.S. Census.

Population

Looking from the two decades from 2010 to 2030, the population of the City of Jackson is decreasing. In the year 2010, the population is projected to be 3,835. In the year 2030, the population is projected to be 3,636 persons that will claim residence in the City of Jackson. That is a loss of 199 persons from 2010 to 2030 or 5.4%. The City should look at different campaigns to attract new residents to the City of Jackson. The campaign should highlight the City's strengths, such as quiet, historic buildings and homes, lots of open and green space and a safe place to raise a family. The City should then connect that campaign with neighboring cities and/or companies that are located in close proximity to the City of Jackson, creating strength in numbers. With a reduction in population, comes a reduction in tax base, jobs, employment and spending power for its residents.

City of Jackson: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	4,133	4,105	4,076	4,005	3,934	3,884	3,835	3,785	3,735	3,685	3,636

Population by Age

The population of the City of Jackson is aging. The largest age group projected in 2010 is 65 years and over, with 723 persons. The second largest age group is 5 to 13 years of age, with 597 persons. The third largest group is 35 to 44 years of age, with 566 persons. The implications for an aging population are to evaluate nursing homes and assisted living facilities. Does the City of Jackson have the adequate facilities to house its aging population? For the families having children, does the City of Jackson have adequate schools, day care, and after school programs?

City of Jackson: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	346	326	306	284	262	252	241	236	231	228	225
5 – 13 Years Old	622	596	570	586	602	600	597	596	595	594	593
14 – 17 Years Old	352	264	176	176	175	153	131	120	109	103	98
18 – 20 Years Old	218	202	186	177	168	162	156	152	149	148	146
21 – 24 Years Old	295	270	245	211	177	162	148	140	133	129	125
25 – 34 Years Old	567	581	594	535	475	464	452	446	441	438	435
35 – 44 Years Old	422	462	502	520	537	551	566	573	580	584	587
45 – 54 Years Old	396	390	383	430	477	487	497	502	507	510	512
55 – 64 Years Old	397	365	332	356	379	377	375	373	372	372	371
65 and over	518	650	782	732	682	703	723	733	744	749	754

Number of Households

In a review of the data for the City of Jackson, it is worthy to note that households appear to be increasing, though the population is decreasing. The Census defines a household “as all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements”. Increasing households and decreasing population could be a product of low wages in relation to the cost of housing, thus people are living with relatives and are not able to purchase their own homes. It may also indicate a lack of different types housing choices. Another factor could be there are not enough well paying employment opportunities available within the City of Jackson. The data for households shows that the trend of household numbers increasing continues to the year 2030.

City of Jackson: Number of Households											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total households	1,416	1,411	1,406	1,458	1,510	1,534	1,557	1,581	1,604	1,628	1,651

Racial Composition

The City of Jackson’s racial composition data indicates that for the year 2000, the population consists of 54% Whites, 44% African Americans, and 2% Other Races. Projections for the year 2015 show a total population of 3,872, which is a 1.6% decrease from its 2000 population. For this period, it is projected that the racial composition of the City will be 53% White, 45% African Americans, and 2% Other Races.

City of Jackson: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	2,324	2,292	2,259	2,186	2,113	2,087	2,060	2,047	2,034	2,027	2,021
Black or African American alone	1,798	1,787	1,775	1,758	1,741	1,734	1,727	1,723	1,720	1,718	1,716
American Indian and Alaska Native alone	0	2	3	6	8	9	10	11	11	11	12
Asian or Pacific Islander	8	16	23	21	18	19	21	21	22	22	22
Other race	3	10	16	35	54	60	67	70	73	75	76

Per Capita Income

Income can be a direct indicator of the financial health of a community, the educational level, skills of its workforce, and the available residents to fill positions. According to the data, the per capita income for the City of Jackson shows a steady increase to the year 2030. However, compared to the State, the City of Jackson is lagging behind in their wages paid to individuals. The data from the State shows a per capita income of \$21,154 in the year 2000. The City of Jackson does not meet that income limit until the year 2015.

One way to increase income is to increase education levels. Companies want to locate where there is an educated workforce. The City of Jackson should look at educational strategies, workforce training and methods to increase the education of their workers. In addition, the City of Jackson should work closely with their Chamber of Commerce and Development Authority to recruit new jobs to the City of Jackson. In addition, the City should work with the schools, talking to students about their future employment opportunities in the City of Jackson.

City of Jackson: Per Capita Income (in dollars)											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	5,533	8,034	10,535	13,119	15,702	18,244	20,787	23,329	25,871	28,413	30,950

Educational Attainment

The largest group of educational attainment is high school graduates, followed by some college. It is projected that there will be 165 college graduates in 2010, which is 4.3% of the total population projected for that same year. The data shows that there are more graduate and professional degrees projected for the year 2010, than persons with a bachelor's degree. That brings a higher level of skills and hopefully higher wage earning jobs to the area. The City of Jackson should work with the Butts County Board of Education to look at programs to encourage educational attainment beyond high school for its students. Examples may be trade schools, training programs, information about enrollment into the military, help with college placement and assisting the student or family obtaining financial means to pay for that education.

City of Jackson: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	776	686	595	505	414	324	233	143	52	0	0
9th to 12th Grade (No Diploma)	459	523	587	498	408	395	383	370	357	344	332
High School Graduate (Includes Equivalency)	683	792	901	934	966	1,037	1,108	1,178	1,249	1,320	1,391
Some College (No Degree)	181	244	307	386	465	536	607	678	749	820	891
Associate Degree	NA	NA	14	43	72	NA	NA	NA	NA	NA	NA
Bachelor's Degree	139	139	139	148	156	160	165	169	173	177	182
Graduate or Professional	62	77	92	124	155	178	202	225	248	271	295

In the 21st Century education has become the “great equalizer”. No matter what socio economic class that someone is born into, upward mobility and earning power is more achievable with an education. The Bureau of Labor Statistics 2008 data clearly shows a correlation between increases in weekly wages with the higher degree achievement.

Unemployment Rate in 2008 (Percent)	Education Attained	Median Weekly Earnings in 2008 (Dollars)
2.0%	Doctoral degree	\$1,561
1.7%	Professional degree	\$1,531
2.4%	Master's degree	\$1,233
2.8%	Bachelor's degree	\$1,012
3.7%	Associate degree	\$757
5.1%	Some college, no degree	\$699
5.7%	High-school graduate	\$618
9.0%	Less than a high school diploma	\$453
<i>Source: Current Population Survey 2008</i>		

Employment by Industry

The total employed civilian population for the City of Jackson for the year 2010 is 1,461 persons. The employed civilian population shows a slight decrease that continues to the year 2030. In the year 2010, the employed civilian population goes from 1461 persons to 1334 persons in the year 2030. The largest sectors of industries are Construction, Manufacturing, Education and Health. The second largest industries are Retail Trade, Professional Scientific, Public Administration and Arts and Entertainment. The sector that has zero growth is Agriculture and Forestry, Fishing, Hunting and Mining.

The industries of Manufacturing and Construction have been severely affected by the most current recession. The City of Jackson needs to look at innovative industries to help create additional employment opportunities for its residents. Due to its close proximity to both Atlanta and Macon, opportunities exist for Jackson to attract prospects concerned with commercial and transportation uses.

City of Jackson: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	1,651	1,649	1,647	1,586	1,524	1,492	1,461	1,429	1,397	1,365	1,334
Agriculture, Forestry, Fishing, hunting & mining	13	25	37	20	3	1	0	0	0	0	0
Construction	95	107	119	143	166	184	202	219	237	255	273
Manufacturing	564	552	539	431	323	263	203	142	82	22	0
Wholesale Trade	12	50	88	64	39	46	53	59	66	73	80
Retail Trade	239	204	169	165	160	140	121	101	81	61	42
Transportation, warehousing, and utilities	192	157	121	104	87	61	35	8	0	0	0
Information	NA	NA	NA	NA	38	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	43	76	109	90	70	77	84	90	97	104	111
Professional, scientific, management, administrative, and waste management services	52	42	31	61	91	101	111	120	130	140	150
Educational, health and social services	227	246	264	259	254	261	268	274	281	288	295
Arts, entertainment, recreation, accommodation and food services	72	36	0	49	97	103	110	116	122	128	135
Other Services	51	62	73	79	85	94	102	111	119	128	136
Public Administration	91	94	97	104	111	116	121	126	131	136	141

Section II - Quality Community Objectives (QCO) Assessment

Development Patterns			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	There are some of our zoning districts that do separate these uses.
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	X		
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		We have Code Enforcement. In addition, a group called CUBA that helps keep our community clean.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		Citizens can do errands on foot around the town square.
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.	X		

Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		Butts County Industrial Development Authority.
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote Greenfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		Some of our zoning districts do not have minimum lot sizes.

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	

6. If applicable, our community has a plan to protect designated farmland.		X	
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Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Yes	No	Comments
1. We have public transportation in our community.		X	
2. We require that new development connect with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.		X	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	

5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.		X	
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	
Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a green space plan.		X	
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		

Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance, which is actively enforced.	X		
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using storm water best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		
Social and Economic Development			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		

4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.		X	

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

	Yes	No	Comments
1. Our economic development organization has considered our community’s strengths, assets and weaknesses, and has created a business development strategy based on them	X		Butts County Industrial Development Authority and Butts County Chamber of Commerce
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

1. Our economic development program has an entrepreneur support program.	X		Chamber of Commerce
2. Our community has jobs for skilled labor.	X		

3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design, and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multifamily housing	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens	X		Griffin Technical Workforce Training Facility
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		

3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
Governmental Relations			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		Georgia Rural Water Associates and Butts County Water & Sewer Authority
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Section III - An Analysis of Areas Requiring Special Attention

Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention, including:

- Areas of significant natural or cultural resources.
- Areas where rapid development or change of land uses is likely to occur.
- Areas where the pace of development has and/or may outpace the availability of community facilities and services.
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.
- Large abandoned structures or sites, including those that may be environmentally contaminated.
- Areas with significant infill development opportunities (scattered vacant sites).
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

The following photos are numbered one (1) thru seven (7) and show examples of Areas Requiring Special Attention, the corresponding map is on page 25.

- Area 1 - Denotes areas of significant natural or cultural resources.
- Area 2 – Denotes areas where rapid development or change of land uses is likely to occur.
- Area 3 - Denotes areas where the pace of development has and or may outpace the availability of community facilities and services.
- Area 4 - Denotes areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.
- Area 5 - Denotes areas of large abandoned structures or sites, including those that may be environmentally contaminated.
- Area 6 – Denotes areas with significant infill development opportunities (scattered vacant sites).
- Area 7 – Denotes areas of significant disinvestment, levels of poverty, and or unemployment substantially higher than average levels for the community as a whole.

Area1 – The City of Jackson considers the Butts County Recreational Park as an area of significant natural or cultural resources.

Implementation Strategy: The City of Jackson would like to leave these areas as passive use and utilize for recreational activities.

Butts County Recreational Park



Area 2 – The City of Jackson considers the areas of Hwy 16 West and April’s Lane and Hwy 16 West and Briscoe Property areas where rapid development or change of land uses is likely to occur.

Area 3 - The City of Jackson considers Hwy 16 West and April’s Lane and Hwy 16 West and Briscoe Property areas where the pace of development has and or may outpace the availability of community facilities and services.

Implementation Strategy: The City of Jackson will work with developers and Butts County Industrial Development Authority to try to attract future commercial, industrial, and residential growth for this area.

Hwy 16 West – April’s Lane



Hwy 16 West - April's Lane



Hwy 16 West - Briscoe Property



Hwy 16 West – Briscoe Property



Area 2 – The City of Jackson considers Hwy 16 West and the Briscoe Property areas where rapid development or change of land uses is likely to occur.

Area 3 - The City of Jackson considers Hwy 16 West and the April's Lane areas where the pace of development has and or may outpace the availability of community facilities and services.

Implementation Strategy: The City of Jackson will work with developers and Butts County Industrial Development Authority to try to attract more future commercial, industrial, and residential growth for these areas.

Hwy 16 West - Briscoe Property



Hwy 16 West – April's Lane



Area 4 – Pepperton is a neighborhood in the City of Jackson that the City considers this area in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

Implementation Strategy: The City of Jackson is planning to form a Neighborhood Committee to redevelop this neighborhood. There are some plans for putting a public park in the neighborhood.

Pepperton Neighborhood



Area 5 – The City of Jackson considers the Bartles Building and the Isabella House areas that are large abandoned structures or sites, including those that may be environmentally contaminated.

Implementation Strategy: The City of Jackson is presently working with owners to repair or remove the Bartles building from the property.

Bill Bartles Building – 3rd Street



Implementation Strategy: The City of Jackson is presently working with owners to redevelop or demolish the Isabella House, depending on the structural condition of the house.

Isabella House



Area 6 – The City of Jackson considers the Pepperton Neighborhood areas with significant infill development opportunities (scattered vacant sites).

Implementation Strategy: The City of Jackson is working to form a Neighborhood Committee to redevelop this neighborhood. There are plans for a possible park in the neighborhood.

Pepperton Neighborhood



Area 7- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Implementation Strategy: The City of Jackson is working with the Housing Authority to improve living conditions in the Elder and Buchanan Street area in the Pepperton Neighborhood.

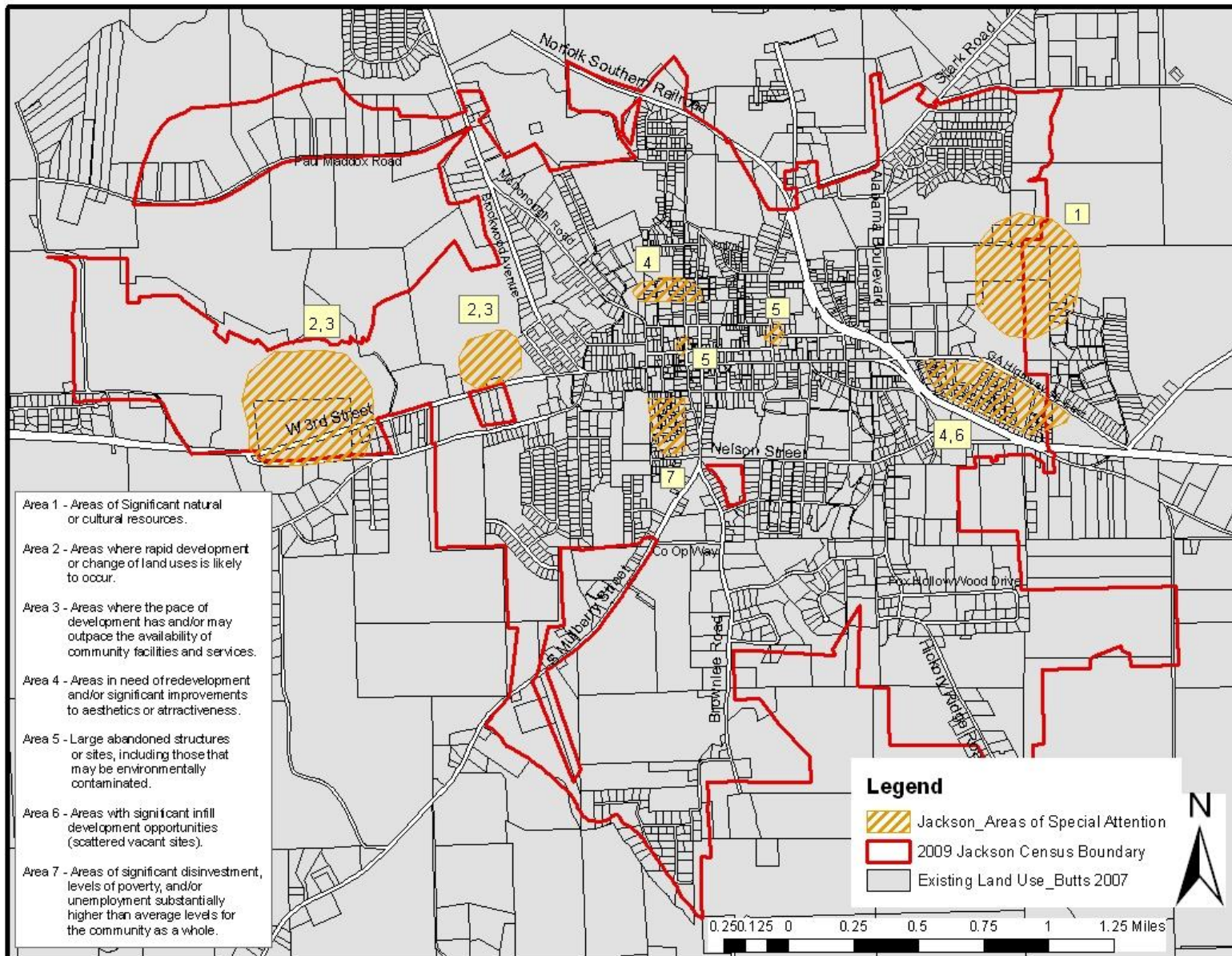
Elder Street



Buchanan Street



Map of Areas Requiring Special Attention



Section IV - Identification of Issues and Opportunities

These sections are the areas of the Quality Community Objective Assessment from Section II for which the City of Jackson responded negatively. If the question was answered “no”, they were considered Issues, underneath the Issue shows the corresponding Opportunity.

1. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process. The City of Jackson answered “no” to this question.

Opportunity: It may be beneficial to have ordinances in place to expedite the permitting process for projects that would add jobs or value to the City.

2. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer. The City of Jackson answered “no” to this question.

Opportunity: The City of Jackson has a tree ordinance; however, it does not have a tree planting campaign in operation.

3. Some of our children can and do walk to school safely. The City of Jackson answered “no” to this question.

Opportunity: Unfortunately this is not an issue specific just in the City of Jackson, but nationwide. Perhaps if children do want to walk to school, the parents can form walking groups that can be escorted by a parent.

4. Some of our children can and do bike to school safely. The City of Jackson answered “no” to this question.

Opportunity: Unfortunately this is not an issue specific just in the City of Jackson, but nationwide. Perhaps if children do want to ride their bikes to school, the parents can form bike teams that can be escorted by a parent.

5. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). The City of Jackson answered “no” to this question.

Opportunity: The advantage to “nodal development” is it can preserve greenbelts around commercial and residential areas. In addition, mixed uses allow people to work and live in a small area, thus cutting down vehicle motor travel and encouraging pedestrian or bicycle travel.

6. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics. The City of Jackson answered “no” to this question.

Opportunity: Because of the courthouse and other features, the City of Jackson could be recognized for its distinct characteristics. The City of Jackson should expand upon those features as one avenue for economic development.

7. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas. The City of Jackson answered “no” to this question.

Opportunity: It is not only beneficial to civic pride, but also preserving areas and structures that have historic or cultural significance have been observed to generate economic development and escalate property values. Production agencies are constantly looking for areas that are unchanged or depict a certain time in history. Encouraging movies to film in the City of Jackson can generate economic development.

8. We have ordinances to regulate the aesthetics of development in our highly visible areas. The City of Jackson answered “no” to this question.

Opportunity: The City of Jackson may want to look at some very simple design standards plan, especially for the square and commercial areas that are connected to the town square. These can achieve continuity for a community and further add to the aesthetic beauty.

9. We offer a development guidebook that illustrates the type of new development we want in our community. The City of Jackson answered “no” to this question.

Opportunity: The City of Jackson should explore coming up with a guidebook for developers, so that the design standards could be available when the developers have a question. It could also be placed on the City of Jackson’s website for companies interested in relocating to the City of Jackson.

10. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. The City of Jackson answered “no” to this question.

Opportunity: Sidewalks create safety, encourage exercise, and can safely offer another mode of transportation to residents. The City of Jackson should require builders to put sidewalks in all new developments and redevelopments and connect sidewalks to nearest existing sidewalk.

11. We have a plan for bicycle routes through our community. The City of Jackson answered “no” to this question.

Opportunity: Bicycling can be used as another form of transportation and should be separated from sidewalks and pedestrian uses to avoid injuries. The City of Jackson could offer bike lanes or a bike route through the City.

12. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. The City of Jackson answered “no” to this question.

Opportunity: The City of Jackson and all of the other cities and counties within the Three Rivers Region should work closer with their Regional Commission Council Members and Industrial Development Authorities to identify programs to expand on their agriculture products.

13. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.). The City of Jackson answered “no” to this question.

Opportunity: Drawing off your regional heritage, such as home grown foods, condiments, starting or expanding festivals, fishing tournaments, or perhaps a barbecue cook off could be innovative ways to give the City of Jackson a “signature” and create economic development.

14. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership. The City of Jackson answered “no” to this question.

Opportunity: For the City of Jackson, this is a wonderful opportunity to advertise and implement the suggestions made in number Opportunity 13.

15. Our community promotes tourism opportunities based on the unique characteristics of our region. The City of Jackson answered “no” to this question.

Opportunity: Tourism could be promoted as part of the opportunities of 16 and 17.

16. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education. The City of Jackson answered “no” to this question.

Opportunity: The City of Jackson should use more of its regional organizations as tools for culture, commerce, entertainment, and education.

17. We have designated historic districts in our community. The City of Jackson answered “no” to this question.

Opportunity: Historic preservation creates economic development, a vision for the City and preserves the past of a community. The City of Jackson should work with the Regional Commission and their historical resources to designate areas that the City would like to focus on as historic districts.

18. We have an active historic preservation commission. The City of Jackson answered “no” to this question.

Opportunity: A Historic Preservation committee could help write and implement the tools necessary to save or preserve historic structures in the City of Jackson. This Board could be appointed on a volunteer basis.

19. We want new development to complement our historic development, and we have ordinances in place to ensure this. The City of Jackson answered “no” to this question.

Opportunity: If historic ordinances were in place, it would insure that new developments or redevelopments would be aesthetically enhancing to the existing structures in the City.

20. Our community has a green space plan. The City of Jackson answered “no” to this question.

Opportunity: The City has greenspace and/or open space requirements in some of its zoning districts. An analysis of these requirements should be performed annually.

This section identified the issues, needs, and assessments from the previous Comprehensive Plan Update 2005. They are separated by the following seven (7) topics and were reviewed to prepare an updated list of Issues and Opportunities. The issues will be further explored more thoroughly with the Full Comprehensive Plan Update in the year 2015.

The topics explored are as follows:

- Economic Development
- Housing
- Natural and Historical Resources
- Transportation
- Community Facilities and Services
- Intergovernmental Coordination
- Land Use

Economic Development

Issue: Foster other types of employment outside of the Retail sector.

Opportunity: Identify ways to foster new and innovative businesses to the City.

Issue: Perform a detailed study to determine why the Retail sector is producing such low earnings compared to the State earnings.

Issue: Secure more and various types of local employment opportunities for residents.

Opportunity: Identify ways to help businesses find qualified labor within the City and encourage education after high school.

Issue: Conduct a local survey to determine the percentages of local households that require some type of government assistance.

Issue: Identify concentrations of impoverished households and explore options for community revitalization.

Opportunity: Identify areas, programs, and options for the impoverished areas of the City and consider which areas would benefit from a community revitalization plan.

Issue: Explore the potential for cross promotion of historic, recreation and cultural resources as tools for economic development.

Issue: Improve the variations in labor skill sets available within the City, with particular focus on professional labor skill sets.

Issue: Write and develop a long-term plan for developing and maintaining technology infrastructure.

Issue: Conduct a survey and determine why certain residents are no longer in the workforce.

Opportunity: Work with our local Industrial Development Authority and Chamber to encourage innovative employment opportunities for the City.

Opportunity: Encourage businesses to hire residents within the City.

Issue: Explore with local schools, future post secondary education, and trade schools for ways to place students into positions within the City as possible interns in a field in which they would be interested in.

Housing

Issue: Maintain a variety of housing types to accommodate a diverse market.

Issue: Perform a study to review development issues for multifamily housing within small town settings.

Issue: Write design standards to ensure new housing, particularly infill opportunities that are compatible with existing neighborhoods.

Issue: Develop and maintain a housing inventory that identifies concentrations of substandard housing units.

Opportunity: Develop a plan for revitalizing areas and neighborhoods that are considered substandard.

Issue: Analyze conditions that contribute to high percentage of renters instead of ownership in the housing market for the City of Jackson.

Issue: Encourage development in areas where adequate infrastructure is already in place.

Issue: Look at property tax breaks and a special language that allows affordable housing to be more readily constructed.

Issue: Try to attract high-end housing and ownership opportunities to assist with the balancing of tax revenues.

Issue: Perform a market study of special housing needs within the City, particularly senior housing and low income residents.

Opportunity: Use senior housing needs as an economic tool to encourage developers to the City of Jackson to build specialized senior active living communities.

Natural and Historical Resources

Opportunity: Work with the Butts County Water and Sewer Authority (BCWSA) to maintain information concerning the health and viability of all public water sources supplying the City of Jackson water system.

Opportunity: In coordination with the County and the BCWSA, develop an agreement whereby the City of Jackson has access to all the water needed to sustain the City for the next 50 years.

Issue: Maintain inventory of existing wetlands.

Issue: Gather data for wetlands locations and include enhanced land use mapping, depiction

of structures and impervious surfaces that may be located in or near a wetland.

Issues: Identify and rectify information of potential pollution sources.

Opportunity: Update inventory of development information within the floodplains, including enhanced land use mapping, depiction of structures and impervious surfaces.

Issue: Identify and map all properties not using the public water system that are still on wells.

Issue: Study the feasibility of a formal storm water management plan.

Issue: Acquire the updated soil mapping from the Natural Resource and Conservation Service. Based upon new information, review and amend development policies as needed.

Issue: Identify and map commercial and agricultural properties within the City.

Issue: Address potential threats to local agricultural industries and take measures for supporting these industries as needed and feasible.

Issue: Plan for adding new parks space in the City.

Issue: Review conservation easement conditions, including an inventory of properties with conservation easements and summarize the potential environmental benefits they currently provide.

Issue: Review land use policies and develop programs that support the goals of the Green Space Program; consider City specific priorities.

Issue: Establish a Historic Resources Plan in conjunction with Butts County and other cities located within the County.

Issue: The City should conduct a formal historic resource survey throughout the City to identify buildings or structures that are historic and develop measures to preserve them.

Issue: Identify opportunities for a gift of a fee-simple title or conservation easement, and approach the landowners to determine if they would be willing to deed such gifts.

Issue: Market a green space program through local media, brochures, and civic presentations.

Issue: Establishing educational green space programs designed for landowners, developers and school aged children.

Issue: Amend the existing comprehensive plan to make them consistent with the community green space program.

Opportunity: Establish a Parks Foundation.

Transportation

Issue: Continued monitoring of traffic counts and annual update of levels of service on roads within the City.

Issue: Improve communication and planning between the City, the County, and the Georgia Department of Transportation.

Issue: Monitor the deviances of the existing public transportation program.

Issue: Gather information from other communities that have been recently added to the Atlanta Metropolitan Planning Areas. Report lessons learned from those communities and what Jackson can do to prepare for such a designation.

Issue: Study the possibility of carpooling stops, including park-and-ride lots.

Issue: Assess the railroad needs from local businesses; confirm projected railroad service available through the planning period.

Issue: Development strategies for passenger rail service within the region.

Issue: Expansion of sidewalk system throughout the City.

Issue: Create a transportation and accessibility plan for the City of Jackson, analyzing the existing and potential routes for connecting key origins and destinations within the County.

Community Facilities and Services

Opportunity: Work with the BCWSA to identify new water sources for the City of Jackson.

Issue: Develop additional sewerage capacity for future development.

Issue: Develop a sewer expansion plan and policy to ensure the most cost efficient provision of service is being met.

Opportunity: Continue to monitor and implement the Solid Waste Management Plan.

Issue: The Fire Department can assist with the expansion of locations of new fire hydrants throughout the City of Jackson.

Issue: Evaluate and update the Fire Department facilities and equipment needs after the year 2009.

Issue: Maintain level of police presence and service within the City of Jackson.

Issue: Evaluate the City of Jackson’s ability to accommodate more intensive and specialty care at the existing hospital.

Issue: Explore if expansion of the hospital facilities is necessary to accommodate future growth.

Issue: Maintain and improve level of E-911 service.

Issue: Evaluate new school facilities to maintain acceptable levels of service; schools, buses and athletic fields.

Issue: Evaluate whether a possible auditorium or fine arts center should be constructed in the City of Jackson.

Intergovernmental Coordination

Issue: Consider development of a regular land use planning forum with the City of Jackson and Butts County.

Issue: Consider a regular forum for Board of Education members and the City Officials to review and assess changes in land use and development.

Issue: Produce annual reports that contain new development for the reporting year and the net result of impacts on the local school system.

Issue: The Chamber should produce an annual profile of economic conditions within the City for review with the City Council.

Issue: In that annual profile, include an assessment and any recommendations on actions that could be required by the City of Jackson to support the Chamber and the local businesses.

Issue: Continue to upgrade the GIS database and work with the County Planning and Zoning Office to review methodology for updating City records.

Issue: Regularly review, discuss and maintain the Service Delivery Strategy Agreement.

Issue: Write or amend an ordinance to provide for possible environmental overlay zones within the City of Jackson.

Issue: Write or amend an ordinance that would allow conservation subdivisions as an alternative development of the neo-traditional zoning.

Issue: Place a Special Purpose Local Option Sales Tax (SPLOST) referendum before the voters to raise additional local funds for acquisition and pathway improvements.

Issue: Identify Federal and private sources of grant funds for land acquisition and access improvements.

Land Use

Opportunity: Plan land use policies that encourage the desire to maintain the small-town atmosphere of the City of Jackson.

Issue: Plan land use policies that maintain the viability of businesses within the downtown area.

Issue: Plan land use policies that preserve and improve existing neighborhoods.

Issue: Plan land use policies to ensure the viability of industrial land within the City to support modern businesses.

Issue: Plan land use policies to ensure that new development or redevelopment compliments the character of the City of Jackson.

Opportunity: Plan land use policies to maintain safe and attractive environments around the schools.

Opportunity: Plan land use policies to consider the possibility of a new civic center or public meeting space.

Section V- Goals and Policies

This section identifies polices from the previous full Comprehensive Plan Update in 2005. These polices will be revisited, when the City of Jackson does a full Comprehensive Plan Update in the year 2015.

ECONOMIC DEVELOPMENT

Goal: To achieve a growing and balanced economy, consistent with the prudent management of local resources, that equitably benefits all segments of the population.

Policy- The City should participate in the Readiness for Education at Distance Indicator (READI) Certification process. The City should support the Development Authority in maintaining the State sponsored (READI) certification for economic development professionals. This should also include additional measures for training, networking, and promoting the City.

Policy- The City should maintain a formal Economic Development Plan beyond the elements included in this Comprehensive Plan. The City of Jackson should work with Butts County in maintaining a formal plan and policy for the attraction and expansion of business opportunities. This should include a clear and manageable action plan for recruiting new industry as well as improving the skills and conditions for the labor force. This plan should be developed in coordination with regional partners in education, public services and economic development.

Goal: The City would like to develop a post-secondary education network, to assist with the development and quality of the education and skills of the local labor pool.

Policy-The City should work with the School Board, the Industrial Development Authority (IDA), Griffin Technical College and other organizations to provide increased access to skills, training and education for the City residents. There should also be measures to coordinate training directly with current and projected job skills demanded by area businesses.

Goal: Maintain modern technological infrastructure.

Policy- The City should work with the Chamber and the Industrial Development Authority to review the need for technological improvements (such as telecommunications equipment) to use as a tool to attract and secure business within the City.

HOUSING

Goal: To ensure that the residents of the City of Jackson have access to adequate and affordable housing.

Policy: The City should develop a Neighborhood and Community Assessment of housing conditions. As the City of Jackson continues to attract residential growth, there will be a pressing need for monitoring the types of housing that enter the market and ultimately shape the demands for public services. A neighborhood level assessment can provide a profile of those housing types and conditions and where the City should direct infill and redevelopment. In addition, what steps, if any, should be implemented to alter existing housing development patterns.

Policy: The City should coordinate housing growth plans with infrastructure policies.

Policy: The City should ensure that land use management and regulations concur with established improvement plans. This can include regular meetings for review of plans, coordination of plan updates and/or adoption of official plans as part of the Comprehensive Plan.

Policy: The City should consider a market study for local housing trends in the future. New construction techniques, utility and service demands, and changes in household conditions are reshaping the housing market. The City should review projections for housing demands to ensure that housing quality, quantity and affordability stay within intended levels. This study is intended to provide the planning staff with an understanding of future development conditions and how they may introduce new issues and demands on the City of Jackson.

Policy: The City should consider design policies for new development. The City should ensure that new development is designed to enhance the character and viability of existing structures and neighborhoods. Measures to achieve this can include architectural guidelines, recommendations for lot size, building placement, road design, streetscapes, and designation of open space. These various policies should be clearly defined and incorporated into the regulations and new housing development should be designed in accordance with these policies.

NATURAL AND HISTORICAL RESOURCES

Goal: To conserve and protect the environmental, natural, and historic resources of the City of Jackson.

Policy: The City should support the County Green Space Plan. The City should work with the County in coordinating growth strategies and development opportunities that protect environmental resources within the City, and assist in the management and preservation of open space.

Policy: The City must identify additional water supply sources in conjunction with the BCWSA.

Policy: The City must identify additional sources for public water supply and make them available to the City system to secure the long-term quality of that resource.

Policy: The City should develop a Water Resource Conservation Policy to ensure the supply of safe, clean drinking water, healthy streams, and rivers for recreation. The City should work with the County and the BCWSA in developing and maintaining a conservation plan with respect to local water resources. This would identify all monitoring, discharge and withdrawal activities, plus an assessment of long-term issues concerning both water quality and quantity.

Policy: The City should update the Historic Resources survey to assist with the proper management and care of the City's historic resources. The City of Jackson should inventory and identify existing and potential resources that contribute to the local character and history of the City. The City should then develop potential actions and policies for the overall retention, restoration, redevelopment, and management of these resources.

TRANSPORTATION

Goal: The City of Jackson should try to provide the transportation infrastructure and facilities needed to support and attract new growth and development, while maintaining and enhancing the quality of life for its residents.

Policy: The City of Jackson should create a formal transportation plan for guiding improvements, coordinating requests of new development and communication with the Georgia Department of Transportation.

Policy: Development of more sidewalks and multi-use trails. The City of Jackson should develop a program for regular sidewalk maintenance, connectivity and expansion to ensure as many residences as possible have reasonable access to sidewalks. The City should also make it a requirement of new developments to provide sidewalks and pedestrian access to all key destinations that can be coordinated with the existing pedestrian network.

Policy: The City of Jackson should have annual transportation planning forums to improve communication with the Georgia Department of Transportation and local departments. The City should regularly hold a planning forum to review transportation needs and outline actions needed to support planned improvements.

COMMUNITY FACILITIES AND SERVICES

Goal: To ensure that public facilities in City of Jackson have the capacity to support and attract growth and development, maintain and enhance the quality of life of its residents.

Policy: The City should develop Long Range Capital Improvements Schedule upon implementation of the GASBE 34 assets management system. The City should develop a long-range (25-year) capital improvements plan and a study evaluating the cost-effectiveness of various annexation scenarios.

Policy: The City should consider the development of a cultural or civic center. The City of Jackson should coordinate with the County to study the feasibility of developing a cultural events center to host civic functions, artistic events and other public gatherings.

Policy: The City and the County should develop a plan for community health services. This Department could properly gauge the need for improved and or expanded health services. The City and County should work with local health officials and Sylvan Grove Hospital to develop a plan for ensuring residents have access to proper health services.

INTERGOVERNMENTAL COORDINATION

Goal: The City of Jackson should maintain in good standing relationships with other entities and organizations that contribute to the provision of public services, facilities, and overall community development within the City.

Policy: The City of Jackson should keep updated on economic development issues. The City should regularly receive and review presentations from the Chamber of Commerce and Industrial Development Authority regarding trends, concerns, and needs of the economy, and local businesses.

Policy: The City of Jackson should develop an annual report assessing impacts of new development on the school system. The City Council and the Butts County Community Services Department should receive and review reports identifying the net impacts recent development has had on the demand for various school facilities and programs. The City should then provide to the local Board of Education an updated outline of projected population growth and development trends for the Board to use in planning to meet future student demands.

Policy: The City of Jackson should develop and maintain a parcel-level-accurate GIS database. The City should work with the Butts County Community Services Department and the Tax Assessors Office in developing a methodology to quickly and accurately update parcel records in the GIS database. The City should consider the needs of other Departments in devising a database structure for City land use information.

Policy: The City of Jackson should review and update development policies and regulations for measures to protect green space. The City and the County Planning and Zoning Department should review all aspects of the City's development regulations and policies to maximize the opportunities for protecting green space, including consideration of overlay districts and conservation design.

LAND USE

Goal: The City of Jackson should ensure that land resources are allocated in a way such that they accommodate and enhance the City of Jackson's economic development, natural and cultural resources, community facilities, and housing, while protecting and improving the quality of life for all City residents.

Policy: The City of Jackson should develop policies and regulations that encourage development patterns that maintain the City of Jackson's character and economic vitality. The City should review all zoning and development regulations to ensure their ability to foster development that abides by the goals of this plan, including, but not limited to, the following principles:

- Commercial activity should be directed into downtown City of Jackson where possible or along the main arterials.
- Industrial activity should be directed along the railroad corridor if possible, with restrictions on heavy industrial uses that may introduce nuisances to the existing residential and commercial areas.
- New residential use is encouraged adjacent to existing neighborhoods, around schools and other civic sites. Residences other than single-family should be closer to downtown.
- Recreation and Conservation should pursue the long-term development of more neighborhood parks and recreational trails to improve the quality of neighborhoods and connectivity throughout the City.
- Public and Institutional should coordinate with the County, pursue a civic center and should seek to cluster public uses and attractions.
- Established agricultural and forestry uses should be protected from adverse impacts of new development.

Policy: The City of Jackson should preserve the small town appearance, while expanding the downtown area. The City should foster design and economic development policies that preserve the character and form of the courthouse square and adjacent blocks. A coordinated business and urban design plan should be developed to identify needs and potential assets in promoting the City's urban core, recommending specific policies and actions needed to maintain the City's historic fabric and charm.

Policy: In conjunction with the Short-term Work Program Update, the City should work with the Butts County Community Services Department to study the latest development issues in and around the City and assess the need for amending the Future Land Use Map. The review should also analyze the ability of the regulations and land use policies to achieve the goals of the Comprehensive Plan and offer changes where necessary.

Section VI - Updated Implementation Program:

Short-Term Work Program 2010-2014

Project or Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source
Solicit proposals for Garbage Contract	X					City	0	City
Replace 10 Fire Hydrants	X					City	\$10,000	City
Replace 5 Fire Hydrants		X	X	X	X	City	\$5,000	City
Purchase 2 Police Cars	X	X	X	X	X	City	\$50,000	City
Submit Short Term Update – Comprehensive Plan	X					City/RDC	\$10,000	City
Prepare for full Comprehensive Plan Update 2015					X	City/RDC	\$10,000	City
Final design one way pair/overpass	X					City/DOT/FED/State	\$3,000,000	City/DOT/FED/State
Obtain Right-of-Way for one way pair/overpass		X				DOT/FED/State	\$12,000,000	DOT/FED/State
Relocate utilities for one way pair/overpass			X			City	\$500,000	City/FED/DOT
Begin construction one way pair/overpass				X		City/DOT	\$30,000,000	City/DOT/FED/State
Complete construction one way pair/overpass					X	City/DOT	\$30,000,000	City/DOT/FED/State
Legal Review of City Zoning Ordinance	X		X			City	\$3,000	City
Update Towaliga Water Plant	X					City	\$25,000	City

Short-Term Work Program 2010-2014

Project or Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source
Purchase Land for Parking Lot	X					City	\$150,000	City
Pave 3 City Streets	X			X	X	City	\$100,000	City
Pave 2 City Streets		X	X			City	\$50,000	City
Study closing N/E Sewer Plant		X				City	\$10,000	City
Construct Pump from N/E to Southside Sewer Plant			X			City	\$1,500,000	City/CDBG
Increase capacity Yellow Water Creek Sewer Plant				X		City	\$1,500,000	City/CDBG/ GEFA
Sewer Line Replacements – various locations				X	X	City	\$1,000,000	City/CDBG/ GEFA
Obtain Grant for City Park/East Jackson		X				City/DCA	\$250,000	City/CDBG
Purchase Bucket Truck		X				City	\$200,000	City
Redistrict City Voting districts/census		X				City	\$1,000	City
Purchase Land for Fire Department Expansion			X			City	\$250,000	City
Water Line Replacements – various locations			X			City	\$1,000,000	City/GEFA
Purchase land for Public Works Expansion				X		City	\$300,000	City
Electric Meter Replacement Program				X		City	\$250,000	City
Water Meter Replacement				X		City	\$50,000	City
Purchase New Fire Truck					X	City	\$250,000	City

Short-Term Work Program 2010-2014

Project or Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source
New Computer System for City Departments					X	City	\$200,000	City
Upgrade Sewer Plants	X	X				CDBG/GEFA	\$500,000	CDBG/GEFA
Remove and relocate traffic signals	X					City/DOT	\$100,000	City/DOT
Purchase land for Veterans Park		X				City	\$35,000	City

Report of Accomplishments – City of Jackson 2005-2009

Project or Activity	Department (Programmed Year)	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Contract for Garbage Collection	Sanitary (2005)	2005				
Replace 5 Fire Hydrants	Fire (2005)	2005				
Purchase 2 Police Cars	Police (2005)	2005				
Study SPLOST Projects	Administration (2005)	2005				
Replace Water Main	Water (2005)	2005				
Renovate City Buildings	Administration (2005)	2005				
Submit Comprehensive Plan	Administration (2005)	2005				
Update Zoning Ordinance and 5 Year STWP	Administration (2005)	2005				
Update parcel and zoning maps	Administration (2005)	2005				
Study Truck Bypass Economic Impact	Administration (2005)	2005				
Update Northeast Sewer Plan	Sewer (2005)	2005				
Study Cost Share with Water Authority	Administration (2005)	2005				
Update Towaliga Water Plant	Water (2005)	2005				
Purchase 2 Police Cars	Police (2006)	2006				

Report of Accomplishments – City of Jackson 2005-2009

Project or Activity	Department (Programmed Year)	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Purchase Facility for Arts	Administration (2006)	2006				
Purchase Limb Chipper	Street (2006)	2006				
Replace 5 Fire Hydrants	Fire (2006)	2006				
Study SPLOST with County	Administration (2006)	2006				
Repair Sewer Mains	Sewer (2006)	2006				
Annual review of transportation issues; Submit local demands to DOT for STIP	Administration (2006)	2006				
Update 5 Year Short Term Work Plan	Administration (2006)	2006				
Update Zoning Ordinance	Administration (2006)	2006				
Apply for CDBG for Sewer Line Replacement	Administration (2006)	2006				
Acquire Additional Land for Sludge	Sewer (2006)	2006				
Pursue Post-Secondary Education Facility (with County)	Administration (2006)	2006				
Purchase 2 Police Cars	Police (2006)	2007				
Complete SPLOST	Administration (2006)	2007				

Report of Accomplishments – City of Jackson 2005-2009

Project or Activity	Department (Programmed Year)	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Repair Sewer Mains	Sewer (2006)	2007				
Water Meter Replacement	Water (2007)	2007				
Replace 5 Fire Hydrants	Fire (2007)	2007				
Purchase Pick-up Trucks	Various (2007)	2007				
Annual review of transportation issues; Submit local demands to DOT for STIP	Administration (2007)	2007				
Develop inventory of sidewalks; plan for repair and expansion	Street (2007)	2007				
Update 5 Yr. Short Term Work Plan	Administration (2007)	2007				
Review Options for Development Design guidelines	Administration (2007)	2007				
Report of Technology Applications and Demands within the City	Administration (2007)	2009				
Annual review of education and economic development issue within the City and County	Administration (2007)	2007				
Purchase 2 Police Cars	Police (2008)	2008				

Report of Accomplishments – City of Jackson 2005-2009

Project or Activity	Department (Programmed Year)	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Pave 5 city Streets	Administration (2008)	2008				
Update Sewer Plants	Sewer (2008)	2008				
Water Meter Replacement	Water (2008)	2008				
Electric Meter Replacement	Electric (2008)	2008				
Purchase Bucket Truck	Electric (2008)	2008				
Annual review of transportation issues; Submit local demands to DOT for STIP	Administration (2008)	2008				
Develop long-range capital improvements schedule	Administration (2008)	2008				
Develop Water Conservation Plan	Administration & Water Authority (2009)	2009				
Annual review of transportation issues; Submit local demands to DOT for STIP	Administration (2009)	2009				
Update 5 Yr. STWP	Administration (2010)		X			
Annual review of education and economic development issues within the City and County	Administration (2009)	2009				

Department of Community Affairs Procedural Requirements

Required Public Hearings

The first required public hearing was held on February 16, 2009 at 7:00PM at the City Council Chambers, at 132 South Mulberry Street, Jackson, Georgia. This Public Hearing will be open for comments from the public on the Draft Jackson Partial Plan Update 2010 to 2014. In addition, the City Council will vote on the Transmittal Resolution to transmit the draft document to the Three Rivers Regional Commission and the Department of Community Affairs for review.

The advertisement that ran in the local paper is as follows:

Notice for Public Input for the Jackson Partial Plan Update 2010 to 2014

Notice is hereby given that the City of Jackson will hold a Public Hearing to discuss and receive citizen input and comments regarding the 2010 to 2014 Partial Plan Update February 16, 2010 @ 7:00 PM in the City Council's Chambers, located at 132 South Mulberry Street, Jackson Georgia. The partial update of the comprehensive plan is being prepared in accordance with the guidelines required by the Georgia Department of Community Affairs, as specified in the requirements for a partial plan update to the Local Government Comprehensive Plan. All interested parties are encouraged to attend. Persons with special needs relating to handicapped accessibility or foreign language should contact Lara Brewer, City Clerk at 770-775-5661, or the Georgia Relay Service at 1-800-255-0056 (TDD) or 1-800-255-0135 (Voice) prior to 4:00 pm on Friday, February 12, 2010.

Completeness Check

The Regional Commission shall determine whether the Partial Update is complete, within seven days of receipt. A Partial Update that does not meet the standard for completeness (as determined by the Department) shall be deemed incomplete and shall not be accepted for further review by the Regional Commission or be forwarded to the Department for review. The Regional Commission shall notify the local government of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The Regional Commission shall forward a complete submittal to the Department immediately upon making the completeness finding.

Notification of Interested Parties

Once the Regional Commission has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:

- Local governments inside or outside the Regional Commission’s region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the Partial Update.
- Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable).
- Regional Commissions that are contiguous to the local government or that are likely to be affected by the Partial Update.
- Affected State agencies (including the Department of Transportation, the Georgia Environmental Facilities Authority, etc.) and the Department of Community Affairs.

Regional Commission Review

The Regional Commission shall review the Partial Update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional and regional solutions to common issues, and consistency with the adopted Regional Agenda for the Regional Commission’s Region.

Department of Community Affairs Review

The Department shall review the Partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by the community in order for the Community Agenda to be found “in compliance” with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department’s findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the Regional Commission for inclusion in the final report within thirty- five (35) days after certification of the completeness of the Partial Update.

Final Report of Findings and Recommendations

Within forty (40) days after certification of the completeness of the Partial Update, the Regional Commission must transmit a final report of its findings and recommendations to the local government and to the Department.

The report must include:

- Comments submitted by interested parties that reviewed the Partial Update and (if applicable) a summary of the regional review hearing, detailing any significant issues raised at the hearing.
- The Regional Commission’s findings from its Intergovernmental and Consistency review of the Partial Update and its recommendations for addressing such findings.
- A copy of the Department’s findings and recommendations resulting from its review of the Partial Update.

Adoption of the Partial Update

Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until sixty (60) days after the Partial Update has been certified by the Regional Commission as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be ninety (90) days. In order to maintain Qualified Local Government certification, the local government must adopt the approved

Partial Update prior to its recertification dates, but in no case later than one year after completion of the mandatory reviews period for the Partial Update.

Notification to the Department of Community Affairs (DCA) of Local Adoption

Within seven (7) days of local adoption of a Partial Update that has been found by the Department to comply with planning requirements, the local government shall notify the Regional Commission in writing. Within seven (7) days of receipt of this written notice, the Regional Commission shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.

Publicizing the Partial Update

Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where a complete copy of the Partial Update may be reviewed

CITY OF JACKSON
RESOLUTION # 02(b1)-2010
RESOLUTION TO TRANSMIT
PARTIAL PLAN UPDATE 2010 to 2014

WHEREAS, the City of Jackson City Council has completed the Partial Plan Update 2010 to 2014 document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 16, 2010 @ 7:00PM at the Municipal Court Building.

BE IT THEREFORE RESOLVED, that the City of Jackson City Council does hereby transmit the Partial Plan update 2010 to 2014 of the 20-year Comprehensive Plan Update to the Three Rivers Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 16th day of February, 2010.

BY: Charlie Brown
Charlie Brown, Mayor

ATTEST: Lara Brewer
Lara Brewer, City Clerk



**CITY OF JACKSON
RESOLUTION OF ADOPTION**

WHEREAS, the City of Jackson has completed the 2010-2014 Partial Plan Update to its Comprehensive Plan; and

WHEREAS, this document was prepared in accordance to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and effectively revised May 1, 2005 and March 2007 (Partial Plan Guidelines); and

WHEREAS, the City of Jackson's 2010-2014 Partial Plan Update has been officially approved by the Georgia Department of Community Affairs;

BE IT THEREFORE RESOLVED, that the Mayor and Council for the City of Jackson do hereby adopt the 2010-2014 Partial Plan Update as an official document for the City of Jackson.

Adopted this 4th day of May, 2010

BY: Charles J. Brown
Charles Brown
Mayor of the City of Jackson

ATTEST: Lara Brewer
Lara Brewer
City Clerk

Seal:

