

**RESOLUTION - #2021.05.14**

**WHEREAS**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

**WHEREAS**, the 2018 Comprehensive Plan Amendment for Jasper County, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

**NOW THEREFORE, BE IT RESOLVED** by the Jasper County Board of Commissioners that the 2018 Comprehensive Plan Amendment for Jasper County, Georgia will be submitted to the Georgia Department Community Affairs and the Northeast Georgia Regional Commission.

Adopted this 14th day of May, 2021

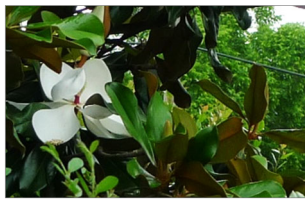
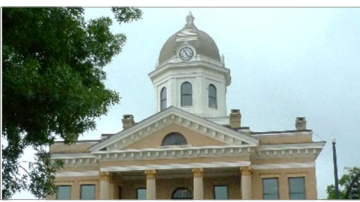
Jasper County Board of Commissioners

  
\_\_\_\_\_  
Bruce Henry, Chairman

  
\_\_\_\_\_  
Mike Benton, County Manager

# Jasper County – Monticello – Shady Dale Joint Comprehensive Plan

2018 Update [Amended May 14, 2021]



# Table of Contents

1. Introduction.....	3
Purpose.....	4
Background.....	4
Location Map.....	5
The Update Process.....	6
2. Needs & Opportunities.....	7
Economic Development.....	8
Housing and Neighborhoods.....	11
Community Facilities, Services, and Connectivity.....	13
3. Community Vision & Goals.....	17
Vision.....	17
Goals & Policies.....	18
4. Broadband Services.....	21
5. Land Use.....	22
Jasper County Future Land Use Map.....	23
Jasper County Future Land Use Categories.....	24
City of Monticello Future Land Use Map.....	27
City of Monticello Future Land Use Categories.....	28
City of Shady Dale Future Land Use Map.....	30
City of Shady Dale Future Land Use Categories.....	31
6. Community Work Programs.....	33
Jasper County Community Work Program.....	34
City of Monticello Community Work Program.....	42
City of Shady Dale Community Work Program.....	50
Appendices.....	51
Appendix A: Participation Records.....	52
Appendix B: Future Land Use Maps (24"x36").....	60

# Acknowledgements

## Steering Committee

- Larry Champion, Mayor, City of Shady Dale
- Bruce Henry, Jasper County Board of Commissioners
- Jenny Murphy, Monticello City Council
- David Wease, Monticello City Council
- Mike Benton, Jasper County Manager
- Andrew Boyd, Citizen
- George (Bud) Cowan, Citizen
- David Dyer, (Economic Development) Exec. Director, Development Authority of Jasper County
- Ross Hays, Citizen
- Erin Lynch, Jasper County Board of Education
- Pam Mayer, (Economic Development) President, Monticello-Jasper County COC
- Adam McGinnis, (Economic Development) DDA Board Member
- Lyn McLaurin, City Clerk, City of Shady Dale
- Ken McMichael, Jasper County Water & Sewer Authority
- Mike Newton, Jasper County School Superintendent
- Tracy Norton, Director, Jasper County Senior Center
- Mary Patrick, Citizen
- Susan Patterson, Citizen
- Shane Sealy, Planning & Zoning Director, Jasper County
- Gerald Stunkel, Local Business Owner

## Northeast Georgia Regional Commission

- James R. Dove, Executive Director
- Burke Walker, Planning & Government Services Director
- Eva Kennedy, GIS Planner (Project Lead)
- John Devine, AICP, Principal Planner
- Jordan Shoemaker, Project Specialist
- Monica Sagastizado, Project Specialist



## I. Introduction

The Jasper County – Monticello – Shady Dale Joint Comprehensive Plan is a decision-making guide for future development, land use decisions, economic and community initiatives, and in-depth plan documents.



## Purpose

The Jasper-Monticello-Shady Dale community developed this document through public input; a steering committee provided additional insight and assisted in fine-tuning the goals, land use practices, and initiatives included herein.

The Comprehensive Plan is a living document; Jasper County, Monticello, and Shady Dale must perform periodic updates, as required by the Georgia Department of Community Affairs (DCA), to maintain Qualified Local Government status and eligibility for State and Federal funding opportunities.

## Background

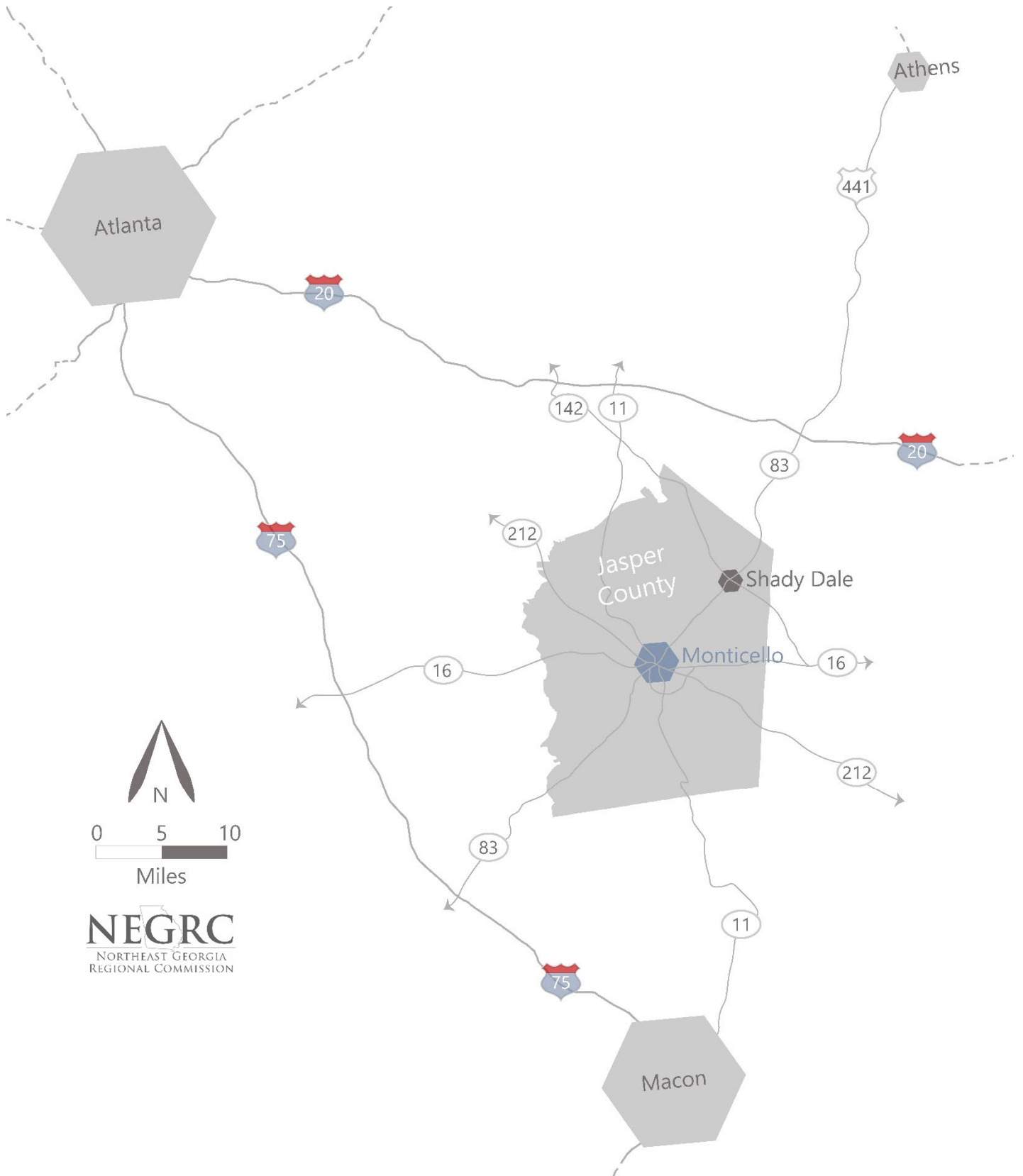
Jasper County (established initially in 1807 as "Randolph County") makes up the southwestern corner of the Northeast Georgia Region. The county is centrally located, between Interstates 20 and 75, within a one-hour drive of the City of Macon (to the south), Metro Atlanta (northwest), and downtown Athens (northeast). A location map is included on the following page.

A historically agricultural community, Jasper County continues to maintain its rural character through extensive farmland, timber plantations, and State and Federal lands. The county contains two incorporated areas: the City of Monticello and the City of Shady Dale. The entire county has an estimated population of 13,773 citizens.

The City of Monticello is located at the center of Jasper County. Designated as the county seat in 1808, the city grew around the Courthouse Square and served as a center for commerce for Jasper County's growing agricultural and manufacturing industries throughout the 19<sup>th</sup> and early 20<sup>th</sup> Centuries. Today, Monticello is still the civic center of the county, with a central historic district around the original town square. Approximately 2,630 people reside within the city.

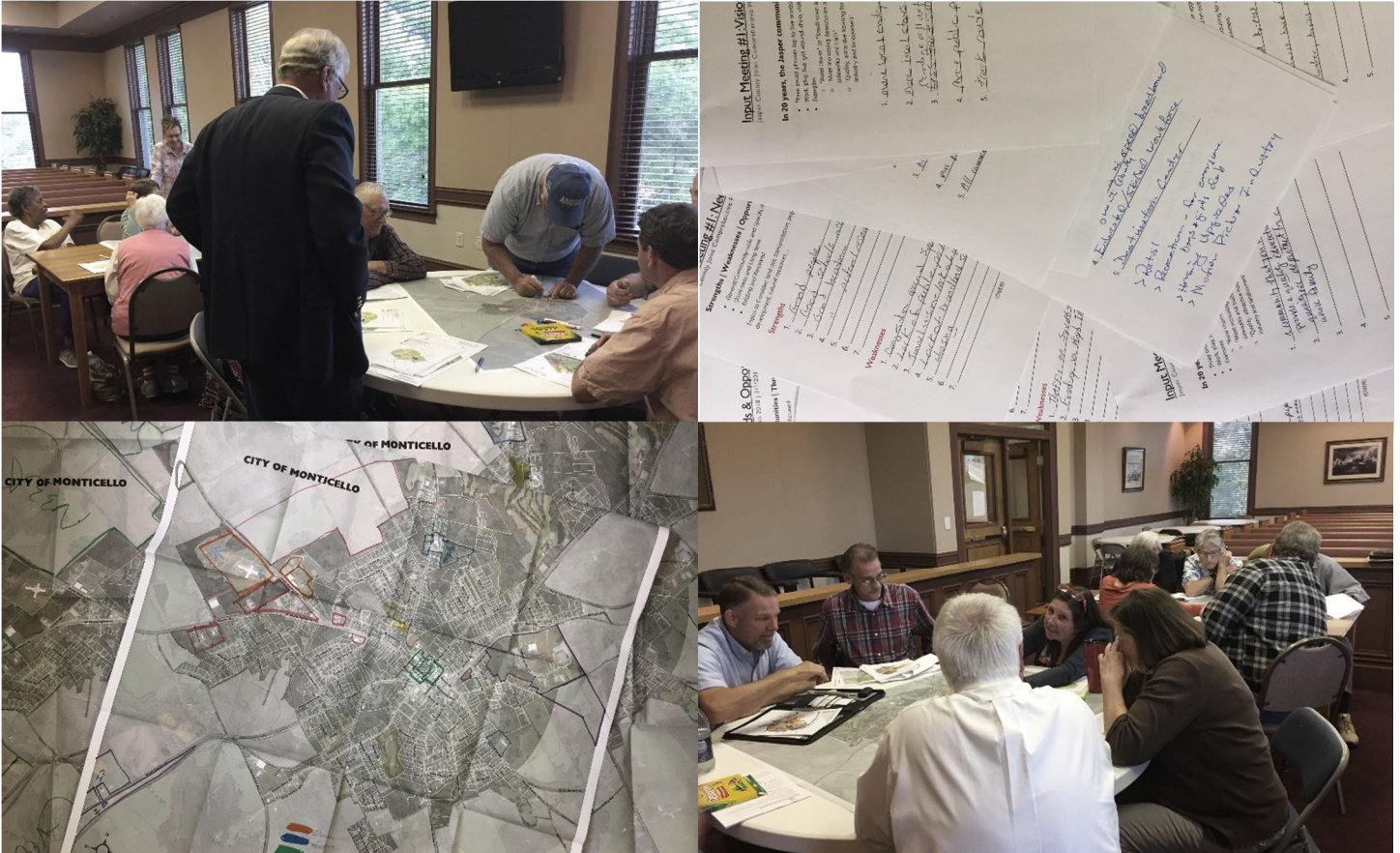
The City of Shady Dale is located at the intersection of SR-83 and SR-142, approximately nine (9) miles to the northeast of Monticello. Incorporated in 1882, Shady Dale originally grew as a merchant and shipping town along the rail line that ran between Augusta and Atlanta. The town has remained small, with a current population of approximately 250 residents.

## Location Map



## The Update Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1st, 2014.



### PUBLIC INVOLVEMENT

The planning process began with a public hearing followed by a series of citizen input meetings, during which, the general public and a local steering committee (comprised of residents, elected officials, local government staff, economic development professionals, and local business owners) were invited to discuss local trends and aspirations. Meetings were publicized at least 15 days prior, in the Monticello News and on the County website. An online questionnaire (available in English and Spanish and publicized by the Monticello-Jasper County Chamber of Commerce, Jasper County Board of Education, and the local governments' websites), along with the availability of steering committee members to take questions and comments throughout the process, provided additional feedback opportunities (as presented at the first public hearing and during each public input meeting). A second public hearing was held before submittal of the plan to the DCA for review. Appendix A contains additional materials and information.

The Northeast Georgia Regional Commission's Planning & Government Services Division oversaw the development of this plan, including facilitation of public meetings.



## 2. Needs & Opportunities

The needs and opportunities described in the following section were identified through a Strength, Weakness, Opportunities, and Threat (SWOT) analysis, conducted by the public and steering committee members and based on local knowledge, participants' professional experience, and demographic/economic data (refer to Appendix A for sample handouts and worksheets). Follow-up discussions during subsequent input meetings, responses to an online questionnaire (available in English and Spanish), and professional analysis of relevant data provided additional guidance. This section identifies the local conditions that necessitate various tasks included in each Short-Term Work Program (STWP). *High priority items are italicized.* Needs and opportunities directly correlating to city and/or county STWP items are identified with corresponding symbols (■ ■ ■) and STWP task number(s) (#).



## Economic Development

### OVERVIEW

Jasper County's largest employers represent a variety of industries, including agriculture, specialty manufacturing, timber, healthcare, and education. The Jasper County and Minneta Crossing industrial parks (located within the county) and the Stanton Springs Industrial Park (within the Joint Development Authority of Jasper, Morgan, Newton, and Walton Counties) denote the region's progress toward clean industrial development and bio-related industries, partnered with local workforce training programs. The community wishes to build the local tax base by attracting and retaining clean industrial and office development in Jasper County that, in turn, retains and attracts a skilled local workforce. Approximately 75% of Jasper's resident workforce is currently employed outside of the county.

The City of Monticello serves as the county seat and is undertaking the renewal of its historic downtown area. The community identifies Monticello's town square as the appropriate center for commerce, with boutique retail, offices, local restaurants, and higher-density residential areas. Development should be primarily restoration and infill, celebrating the historic and cultural resources of the area to reinforce Monticello's distinctive character.

The City of Shady Dale operates well as a small-scale community within Jasper County. The annual Shady Dale Rodeo celebrates its 35<sup>th</sup> year in 2018 and continues to be a significant tourist attraction to the area.

Natural resource protection, expansion of wireless and broadband coverage, and efficient provision of services, including water and sewer, are important to the Jasper community. Citizens wish to see collaboration between local governments and private developers to expand infrastructure in an environmentally and economically sustainable manner, protecting the local water supply and viable farm and timber land.

The following list identifies community needs and opportunities related to economic development. *High priority items are italicized.* Needs and opportunities directly correlating to city and/or county STWP items are identified with corresponding symbols (■ ■ ■) and STWP task number(s) (#).

Source: US Census Bureau, LEHD Origin-Destination Employment Statistics, 2002-2015

NEEDS & OPPORTUNITIES FOR ECONOMIC DEVELOPMENT

■ Jasper County      ■ City of Monticello      ■ City of Shady Dale

Workforce

---

**Need:** *A skilled and dedicated local workforce is essential to attract and retain employers; the community wants to encourage and support programs that develop job skills and build work ethics, for all ages. Increased employment opportunities, housing, and amenities that attract/retain younger residents and reduce “brain drain” (departure of the locally educated/trained population) are needed.*  
 ■(19)(20)(24)(26)(31)    ■(1)(25)(26)(37)

---

**Opp:** Jasper County has an excellent school system; career-building programs for K-12 students, such as STEAM (Science, Technology, Engineering, Art, and Math), should be expanded. Improvement of soft skills should also be of focus, in schools, clubs, and afterschool/summer programs. ■(1)

Revitalization & Smart Growth

---

**Opp:** *Downtown Monticello is a focal point for the Jasper community: it is the county seat and has unique cultural resources. A downtown renewal that celebrates the city’s history and offers diverse retail, restaurant, and entertainment opportunities, is an opportunity to increase investment and attract residents and visitors to the area.* ■(21)(28)    ■(2)(3), (5)-(14), (16)(21)(27)(28)(41)(42)(44)

---

**Need:** *Upkeep of properties and buildings is essential to maintain the value and attractiveness of an area. Code enforcement, financial support/incentives for improvements, landscaping programs, and other measures to uphold the quality of development in Jasper County are crucial.*  
 ■(17)(20)(24)(29)    ■(29)-(31), (33)(34)(39)(40)

---

**Opp:** Large areas of undeveloped land, with access to infrastructure and where development would have minimal harmful effects on natural and cultural resources, are available within Jasper County. Industrial and commercial development should be encouraged at those locations (as identified by the Future Land Use Maps). Non-residential development offers an opportunity to create local jobs, increase the local tax base, and decrease pressure on residential property owners. ■(1)(18)(21)(22)    ■(42)(59)(61)

---

**Need:** Specific areas in the cities and county need infill/redevelopment. Strategic property acquisition and development, by a local organization (ex. Downtown Development Authority or Land Bank Authority), should be initiated to encourage reinvestment, where appropriate.  
 ■(21)(22)(31)    ■(7)(11)(20)(23)(24)(34)(35)

Partnerships

---

**Need:** The community voiced concern regarding the sustainability of tax incentive and other subsidy programs that attract industry to Jasper County. Larger employers and industry should provide a lasting benefit to the community. There is a need for public-private partnerships that provide public benefits (such as infrastructure improvements/expansions, job training programs, or creation of community spaces), in addition to job creation and an increased tax base.



NEEDS & OPPORTUNITIES FOR ECONOMIC DEVELOPMENT (continued)

Locally Grown Business

---

**Need:** Jasper County should welcome and support small businesses and entrepreneurs. Monticello and the County should explore the benefits of incubators and collaborative workspaces, reduced-rent storefronts offices, business development support services, and other creative methods to encourage local business growth. ■(1), (25)-(27)

---

**Need:** *A “buy local” culture should be established, supporting local businesses, services, and goods. An educational/marketing program that familiarizes citizens with local farms, companies, and suppliers, while emphasizing the importance of mindful spending and local investment, would benefit the community.* ■(18)(19)(51)

---

**Opp:** Successful industries in adjacent areas (including the movie and television industry, manufacturing, and technology) offer opportunities to attract businesses within those clusters and develop associated training programs in Jasper County.

Tourism

---

**Opp:** The State of Georgia and the U.S. Government own approximately 29% of Jasper County’s land area; these parks, forests, and management areas offer extensive opportunities for recreational tourism including hiking, fishing, and hunting. The community wishes to build local tourism within and around these lands, as well as on Lake Jackson and the Ocmulgee River.

---

**Opp:** The Chamber of Commerce has built the “Explore Jasper County” tourism campaign, with brochures, social media, and involvement in regional and statewide tourism efforts. Local input highlighted a lack of citizen awareness of these efforts and initiatives. Opportunities to reduce resident’s disconnect with tourism efforts could help forward the program, as a whole. ■(51)

Sense of Place

---

**Need:** Agricultural, timber, and conservation lands are essential to protect Jasper County’s rural character. There is a need to support conservation, farms, pastures, timber, and outdoor recreation as viable land uses into the future by connecting local landowners with grant and tax incentive programs and encouraging collaboration between farm and conservation landowners.

---

**Need:** *The character of existing neighborhoods, particularly those with historic buildings, are important components of the community’s character. Property owners need tools, such as financial assistance programs, to build upon and protect neighborhood character.* ■(19)(23)(25)(26) ■(23)(34), (37)-(40)

## Housing and Neighborhoods

### OVERVIEW

Jasper County has an estimated population of 13,773 people living in approximately 5,000 households; a slight decrease is projected, by 2022, to 13,626 residents. Currently, 31% of the population is above the age of 55. The county's median age is expected to climb from 40 to 42 years old by 2022.

The cities of Monticello and Shady Dale have current populations of approximately 2,630 and 249 residents, respectively. Both are expected to mimic the county's population trends, with increasing median ages and slight decreases in population over the next five (5) years.

Jasper County is home to a significant minority population (26.1%) with primarily black (20.8%) and Hispanic (4.1%) ancestry. Shady Dale's minority population is approximately the same percentage; however, Shady Dale has a significantly larger Hispanic citizenry (7.2%).

The City of Monticello is nearly a majority-minority community, with 43.4% of the population identifying as black, and 4.9% as Asian, Native American, or other. In addition, 4.8% of Monticello residents are of Hispanic background.

Jasper County's median home values and household income are slightly below state and national levels, at \$134,502 and \$44,951, respectively. The lower household income and 16.9% poverty rate indicate the importance of examining lower-income residents' needs as development occurs. Due to the rural nature of the community, goods, services, and jobs are often more difficult to reach, particularly for those without reliable access to a personal vehicle and internet service (refer to the Community Facilities, Services, and Connectivity section of this chapter for further discussion).

Residential properties in Jasper County are predominantly large-lot tracts, compatible with adjacent agricultural activities. A number of mobile home communities are also located within the county, serving both year-round and seasonal residents. Due to limited public utilities and services, maintaining water quality, septic systems, and rental/seasonal properties is a concern.

Maintenance of the county's historic and rural character is of utmost importance; the community desires new development that preserves natural and cultural resources and acknowledges the existing character of Jasper County, Monticello, and Shady Dale. The County established conservation subdivision standards and regulations to guide environmentally conscious development throughout Jasper. Conservation subdivisions allow for clustered development that reduces impervious surfaces, preserves natural areas, and provides efficient delivery of services. The City of Monticello's local historic district helps to ensure that area retains its unique identity.

The following list identifies community needs and opportunities related to housing and neighborhoods. *High priority items are italicized.* Needs and opportunities directly correlating to city and/or county STWP items are identified with corresponding symbols (■ ■ ■) and STWP task number(s) (#).

Source: Esri, Business Analyst, Esri forecast for 2017

NEEDS & OPPORTUNITIES FOR HOUSING and NEIGHBORHOODS

■ Jasper County      ■ City of Monticello      ■ City of Shady Dale

Housing Stock

---

**Need:** *The community desires diverse housing options that meet the needs of a variety of lifestyles and income levels. The current housing stock lacks sufficient options for empty-nesters, young professionals, and aging residents. Environmentally conscious residential development with smaller lots, shared amenities, protected greenspace, and easy access to activities and services should be encouraged, where appropriate. Areas in need of infill/redevelopment should be prioritized. Ongoing monitoring of the local housing stock and market demands is needed.*

■(19)(23)(26)(29)(31)    ■(16), (36)-(38), (40)

Established Neighborhoods

---

**Need:** *Maintenance and improvements are needed in existing neighborhoods. Upkeep of established neighborhoods and infill in neglected areas helps offset demand for new development in undeveloped areas and preserve historic properties. Supportive efforts for these areas, such as increased code enforcement, education on available grant/assistance programs, and collaboration between local government and neighborhood groups, should be developed.*

■(17)(19)(25)(26)(31)    ■(4), (29)-(34), (39)(40)(44)

Greenspace & Resource Protection

---

**Need:** *Jasper County’s rural character is important to the community; as demand for residential development escalates, Jasper’s agrarian aesthetic and natural and cultural resources need protection. Conservation subdivisions and developments incorporating similar environmentally conscious planning and design should be encouraged as the prevalent development pattern for new residential development.* ■(20)(29)

---

**Opp:** Jasper County has strong local schools and a quality Recreation Department. Projects that expand opportunities for family-friendly recreation, league sports, and exercise facilities adjacent to residential neighborhoods are needed. These projects should result from and be maintained by the collaborative efforts of local clubs, churches, neighborhoods, and/or similar groups.

■(5)(6)(10)    ■(11)



## Community Facilities, Services, and Connectivity

### OVERVIEW

Jasper County sits between Interstates 20 and 75; State Highways 83, 11, 16, and 212 also cross the county. The Monticello Crossroads Scenic Byway Corridor follows 29 miles of State Highways 11 and 83, from the northern end of the county south, to Monticello, protecting the rural and historic qualities of the area.

No portion of the county falls within a Metropolitan Planning Organization (MPO) boundary; the Georgia Department of Transportation (GDOT) performed a multi-county transportation study and released the Jasper County Multi-Modal Transportation Plan in August 2007, with recommendations for bridge, rail, road capacity/widening, and bicycle/pedestrian improvements. Sidewalks are located within the City of Monticello and select areas of the county; currently, no comprehensive alternative transportation options exist. The community would like to see improvements to the flow of pedestrians and vehicles around Monticello's town square. Citizens also wish to see development and implementation of a countywide greenways/trails plan and to explore the feasibility of transit service.

Active rail lines still run through Jasper, offering valuable transport linkages for local industry. Rail activity throughout Georgia is increasing, providing cost-effective movement of goods and materials between the Atlantic Coast, the Atlanta region, and the Southeastern US. Opportunities for rail expansion and improvements are of interest to the community.

Cellular and high-speed internet service are inadequate in much of the county; the community would like to see improved cellular service and expansion of broadband to attract industry, support local business owners, and improve disaster/emergency response.

The majority of Jasper County is not serviced by public water and sewer. The county has planned future expansions in limited areas that are appropriate for more intense development. The Jasper community wishes

to remain rural, with new development located and designed to optimize protection of natural and cultural resources.

While rural living requires a higher level of individual independence, Jasper residents join together when there is a need. The increasing aging population, incomplete high-speed internet coverage, and distance from larger commercial and employment centers point to a growing need to improve access to health care, goods, services, and amenities for those without reliable access to transportation or internet service. Intergovernmental coordination is crucial to ensure the quality of life and character of Jasper County endures.

The following list identifies community needs and opportunities related to community facilities, services, and connectivity. *High priority items are italicized.* Needs and opportunities directly correlating to city and/or county STWP items are identified with corresponding symbols (■ ■ ■) and STWP task number(s) (#).

NEEDS & OPPORTUNITIES FOR COMMUNITY FACILITIES, SERVICES, and CONNECTIVITY

■ Jasper County      ■ City of Monticello      ■ City of Shady Dale

Transportation

- 
- Need:** *A redesign of Monticello’s downtown streetscape is needed. Currently, vehicular traffic acts as a barrier between downtown parking and destinations, creating safety concerns for patrons and affecting access to and visibility of downtown businesses. Rearranged or consolidated parking is needed, as are sidewalk, landscaping, signage, lighting, and crossing improvements.*  
 ■(28) ■(3), (5)-(8), (14)(49)
- 
- Need:** Decreased truck traffic through downtown Monticello is needed to optimize the safe movement of pedestrians and personal vehicles around the square. A bypass or other option to redirect freight outside of downtown is desired; local elected officials and government staff should continue to communicate this need to GDOT.
- 
- Need:** The community voiced a need for connective trails/greenways throughout the county. An alternative transportation network would help mitigate traffic volumes, encourage outdoor recreation for all ages, and provide connections between residential areas and activity centers. ■(20)
- 
- Need:** Alternative transportation options (including transit, bicycling, and walking) are practically nonexistent in Jasper County. Officials should evaluate transit options for residents with limited access to a personal vehicle (including young professionals, low-income, aging, and disabled residents). Destinations should include job, health care, commercial, and nearby urban centers.

Broadband, Wireless Service, and Utilities

- 
- Need:** *Wireless and broadband service in Jasper County needs to be comprehensive and reliable. To support and attract local businesses, telecommuters, and entrepreneurs, wireless and broadband service coverage must be improved. The community should support state and regional initiatives to expand broadband while also exploring incentives for private expansion, possibilities for public-private partnerships, and other methods of improving local coverage.* ■(24)(31) ■(41)(50) ■(2)
- 
- Need:** Water and sewer infrastructure should be expanded in areas where higher-intensity development is appropriate and where effects on environmental and cultural resources will be minimized, as guided by the Future Land Use Maps. All development should actively mitigate effects on the local water supply and other natural and cultural resources. ■(1)(29) ■(48)
- 
- Need:** *Certain sections of existing infrastructure require replacement or improvements to meet current demand. Necessary water and sewer line replacement and improvements should be identified, prioritized, and completed; potential funding opportunities should be explored.*  
 ■(1) ■(48) ■(1)



NEEDS & OPPORTUNITIES FOR COMMUNITY FACILITIES, SERVICES, and CONNECTIVITY (continued)

Recreation

---

**Need:** Additional recreational sites and spaces (active and passive) should be expanded to meet the needs of residents of all ages. Developed areas, including downtown Monticello, should incorporate green spaces and parks. Passive recreation within the state and federal lands should be promoted in new ways/outlets to continue growing the local tourism industry. ■(5)(6)(10)(20) ■(11)

Partnerships

---

**Opp:** *Opportunities for intergovernmental coordination to expand code enforcement, safety, and fire services should be explored.* ■(17) ■(30)-(33)

---

**Opp:** Local youth programs are an opportunity to shape Jasper County's future from the ground up. Programs in Jasper (including 4H and the Boys and Girls Clubs) should be encouraged and involved in community initiatives, when feasible.

---

**Need:** The community voiced a need for improved local event programming and attendance, particularly for family-friendly activities. Interjurisdictional and public-private partnerships should be utilized. ■(2)(51)



# JASPER COUNTY



## 3. Community Vision & Goals

**Vision: JASPER COUNTY IS A PLACE TO LIVE, GROW, AND PROSPER.**

Rural charm, cultural and natural resources, and local goods and businesses are celebrated. Interjurisdictional public-private partnerships create a variety of employment, recreation, and housing options that support a diverse citizenry; both locals and visitors are attracted to downtown Monticello's entertainment, dining, and shopping.

GEORGIA

HISTORICAL

COMMISSION

1954

## Goals & Policies

The goals and corresponding policies below were developed through input meeting comments and discussions, Steering Committee conversations, and online questionnaire responses. They establish the foundation for the initiatives and future development guidelines set forward in the following Land Use and Community Work Program sections of this document. (Refer to Appendix A for sample worksheets and online questions.)

### GOAL: CELEBRATE AND ELEVATE LOCAL CHARACTER AND RESOURCES

- ▶ Celebrate historic, natural, and cultural resources to strengthen community and encourage tourism while maintaining an overall rural character.
- P ▶ Incentivize infill development while encouraging rehabilitation of historic buildings/properties.
- O ▶ Support and protect Jasper's Scenic Byways.
- L ▶ Encourage development of greenways and trails.
- I ▶ Encourage patronage of locally based agriculture and locally owned businesses.
- C ▶ Build upon the existing recreational opportunities, including Georgia Power, State, and federally owned properties, to offer passive and active options for all ages. Publicize these destinations within and outside of the local community.
- I
- E ▶ Continue and expand countywide tourism promotion and planning efforts; maintain and update the countywide tourism plan, as needed.
- S
- ▶ Provide support for neighborhood groups (including HOAs) to monitor, improve, and maintain existing neighborhoods.
- ▶ Create a pedestrian-friendly environment around the Monticello Square and encourage efforts to decrease truck traffic through downtown Monticello.

**GOAL: GROW IN AN ECONOMICALLY AND ENVIRONMENTALLY RESPONSIBLE MANNER**

- P  
O  
L  
I  
C  
I  
E  
S
- ▶ Establish tools to retain employers (beyond the initial incentive (ex. tax credit) period).
  - ▶ Attract and retain clean industry, technology, and commercial businesses to expand local career opportunities and increase the local tax base.
  - ▶ Support and expand the cooperative efforts of Forward Jasper.
  - ▶ Utilize the Future Land Use Map to coordinate new economic development in appropriate area(s) serviced by necessary facilities and services.
  - ▶ Minimize the negative environmental impacts of development on key natural and historic features.
  - ▶ Identify specific future water resources and monitor and protect ground water recharge and drainage basin areas through development standards and requirements.
  - ▶ Encourage residential development that conserves open space and sustains rural character.
  - ▶ Coordinate new development with existing and planned community facilities, utilizing the Future Land Use Map.
  - ▶ Provide and improve infrastructure in areas where growth is desired, through public-private partnerships, with ongoing monitoring of available water supply and sewer capacity.
  - ▶ When applicable, encourage denser residential development that fits with infrastructure expansion capabilities.
  - ▶ Ensure new development provides necessary buffers, green infrastructure, water retention, and other low-impact development measures to protect the local water supply and other natural resources and minimize physical and financial impacts on local infrastructure.
  - ▶ Actively promote and market Jasper County's economic resources through various state agencies and interstate clearinghouses.



**GOAL: CULTIVATE A COLLABORATIVE ENVIRONMENT IN AND AROUND JASPER**

- ▶ Improve public education regarding local initiatives, projects, and decisions. Encourage increased participation in local meetings and events.
- P** ▶ Encourage development, events, and activities in downtown Monticello to create a synergy that
- O** attracts businesses, arts and entertainment, residents, and visitors to the area.
- L** ▶ Build upon successful industries in adjacent areas by attracting businesses within those clusters and
- I** facilitating the development of and citizen access to training and educational programs related to
- C** those fields (including movie and television industry, manufacturing, and technology).
- I** ▶ Be actively involved in local, regional, and statewide efforts to expand and improve broadband and
- E** wireless services.
- S** ▶ Maintain a diverse housing stock, providing options for a variety of life stages and income levels,
- with higher-density residential development incorporated into activity and employment centers.
- ▶ Improve communication and collaboration between the County and municipal leadership.
- ▶ Foster cooperative relationships among local government entities, EDA, DDA, SCTC, the COC, BOE,
- and private businesses and schools to monitor labor force conditions and needs.
- ▶ Participate in multi-jurisdictional regional tourism planning efforts.

## 4. Broadband Services

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a).

The Northeast Georgia Digital Economy Plan (2015) examines local and regional abilities to participate in the “Digital Economy” (business conducted through computers and computer networks). The plan illustrates the majority of Jasper County with inadequate or no broadband access for both business and individual/residential applications (see Wireline Service Map below). In addition, non-weather related service disruptions and inadequate upload and download speeds are cited as common issues for those with access.

Broadband service is an essential building block for Jasper County’s future. Reliable and comprehensive broadband access is required to support the clean industry and startup businesses Jasper wishes to attract; broadband has also become an essential component for education and workforce training. Broadband connectivity supports the farmers, artisans, entrepreneurs, and telecommuting residents that are key to maintaining the county’s rural character as an economically viable environment. Broadband connectivity is also linked to quality of life: it expands access to healthcare services, educational pursuits, and entertainment.

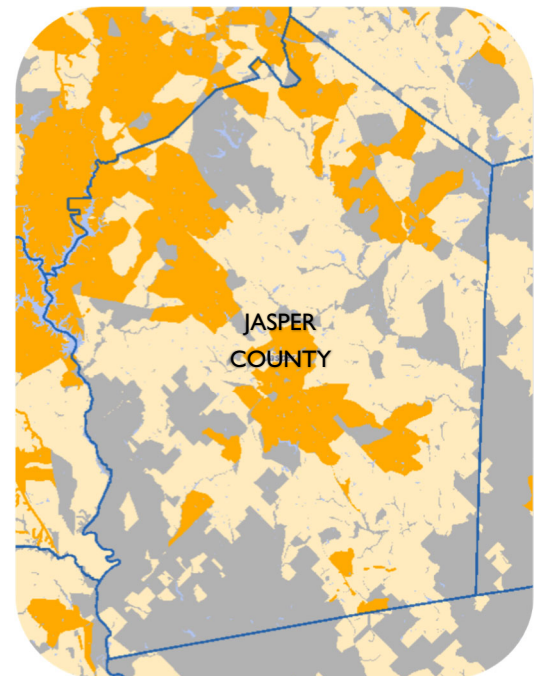
Jasper County and the Cities of Monticello and Shady Dale are significantly underserved. The Jasper community stressed the need for improved broadband services across Jasper County throughout the comprehensive plan update process. 63% of online questionnaire respondents identified “poor broadband” as a primary factor limiting the local economy. The County and the Cities of Monticello and Shady Dale desire to be fully served by broadband capability through broadband deployment. Needs, opportunities, and policies related to broadband are included in the Needs & Opportunities, Community Goals, and Community Work Program sections of this plan document.

### Jasper County Wireline Service Map

- ▶ Tan shading identifies areas unserved by wireline (less than 3 mbps down & 768 kbps up)
- ▶ Orange shading identifies areas served by wireline (minimum 3 mbps down & 768 kbps up)\*

\*Note that locals reported areas within orange as “unserved.” Orange shading may be generalized due to loss of data detail when drawn at block-level and/or changes in service.

Source: State Broadband Mapping Program. “Georgia Broadband.” June 30, 2014. <https://digital.georgia.gov/map/>



#### Served & Unserved Wireline Areas

Delineates between areas that have and do not have any wireline providers.

Water



Unpopulated Areas



Unpopulated Lands

Wireline BB Service Blocks

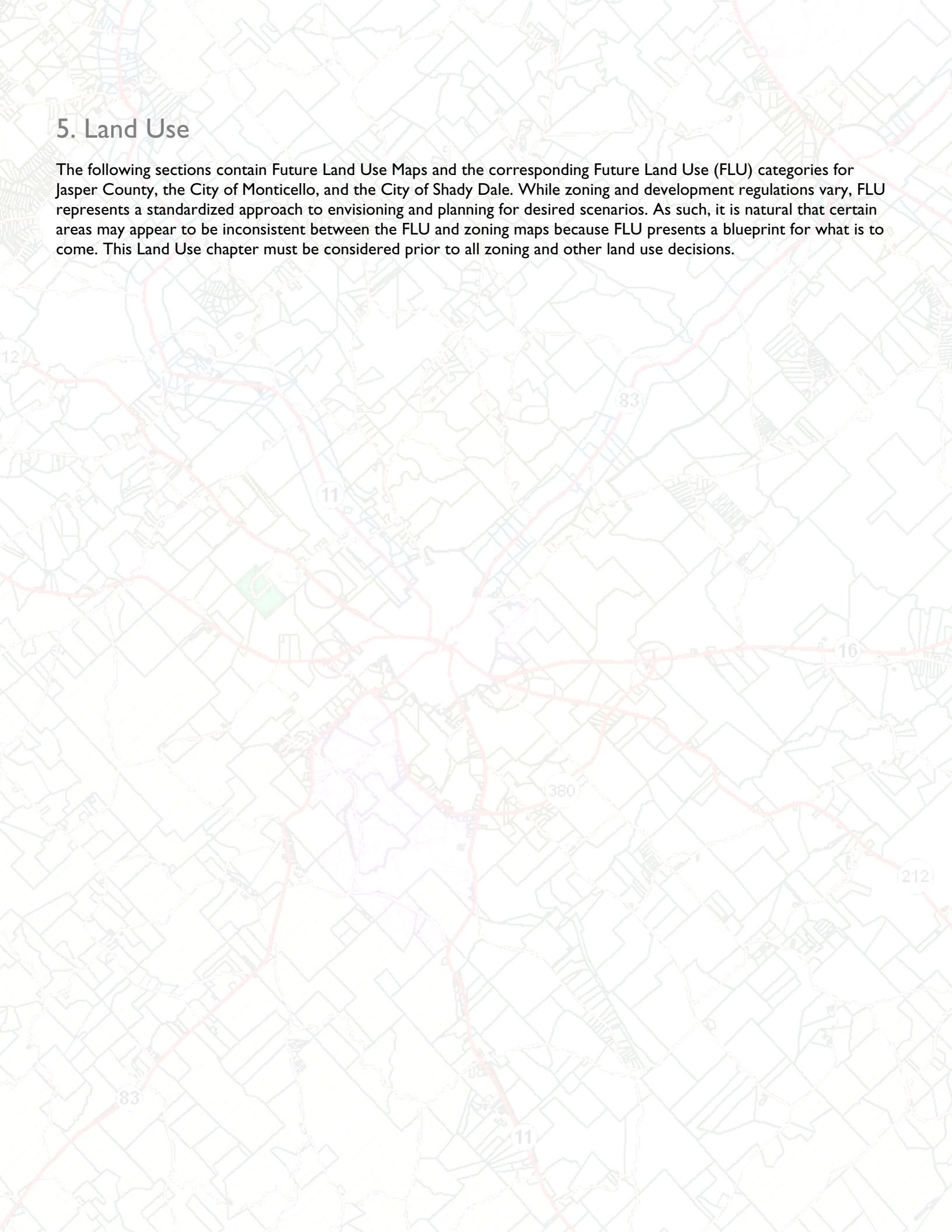
▶ Wireline Served 3 mbps Down and 768 kbps Up

Unservd By Wireline

▶ Unserved Areas Less than 3 mbps Down and 768 kbps Up

## 5. Land Use

The following sections contain Future Land Use Maps and the corresponding Future Land Use (FLU) categories for Jasper County, the City of Monticello, and the City of Shady Dale. While zoning and development regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, it is natural that certain areas may appear to be inconsistent between the FLU and zoning maps because FLU presents a blueprint for what is to come. This Land Use chapter must be considered prior to all zoning and other land use decisions.

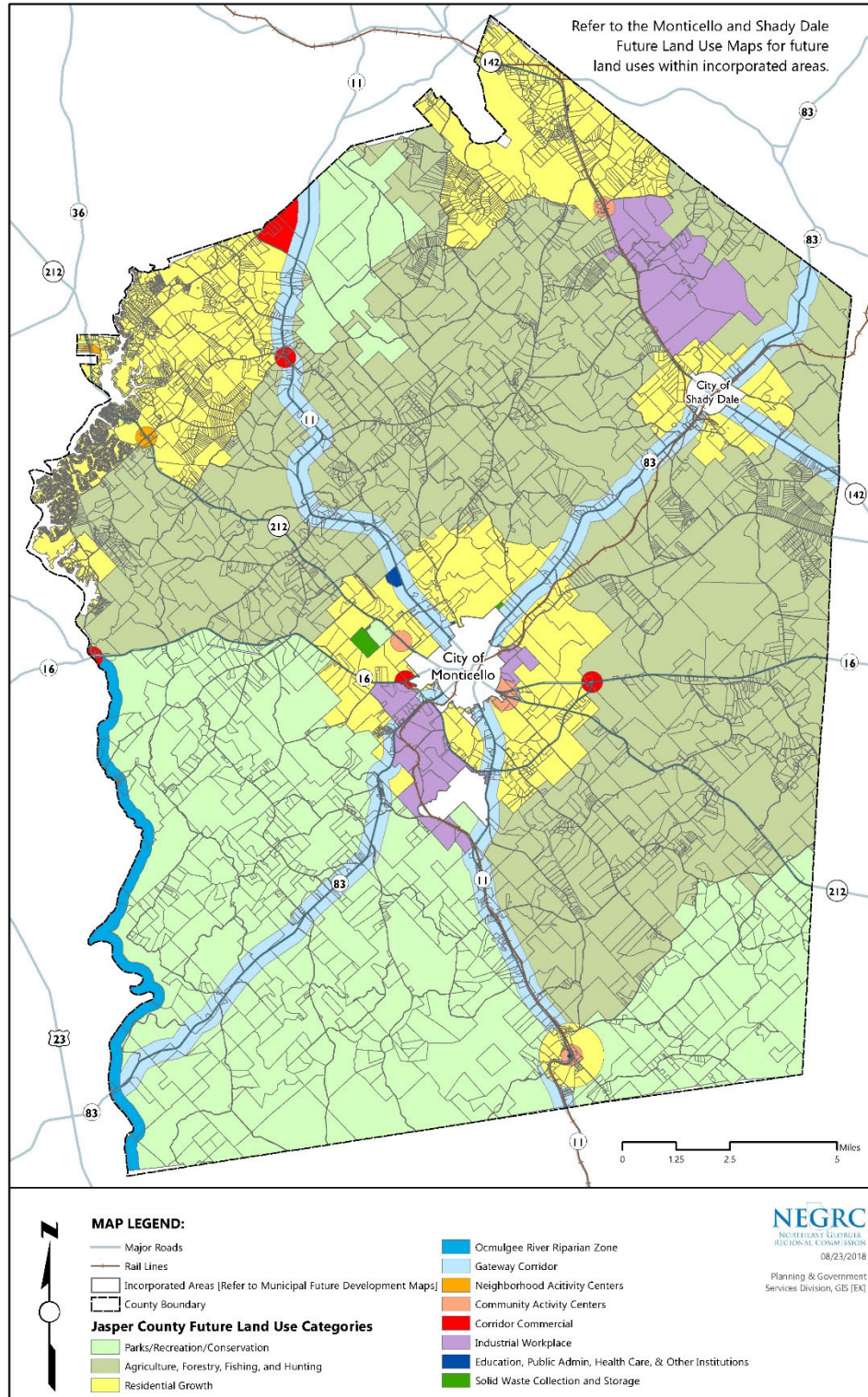




## Jasper County Future Land Use Map

Refer to Appendix B for an enlarged Jasper County Future Land Use Map.

### FUTURE LAND USE MAP OF JASPER COUNTY



## Jasper County Future Land Use Categories

### PARKS/RECREATION/CONSERVATION

#### Parks/Recreation/Conservation

The Parks/Recreation/Conservation future land use category includes lands dedicated to passive and active recreational uses; it is intended to protect environmentally critical areas and natural and cultural resources. These areas may be either publicly or privately owned and include, but are not limited to, playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, cemeteries, and recreation centers.

### AGRICULTURE/FORESTRY

#### Agriculture, Forestry, Fishing, and Hunting

Agricultural, Forestry, Fishing, and Hunting includes lands intended to retain their rural character throughout the planning horizon. Protection of natural resources should be at the planning forefront for development in these areas. Limited availability of infrastructure and services dissuades development pressures and retains the rural qualities of these spaces. Actual uses may include but are not limited to, farming, raising of livestock, timber production, and harvesting, and wildlife management areas. All uses must be compatible with the surrounding environment. Development should utilize low impact design and best management practices to protect local waterways and native ecosystems. Where present, the built environment should complement the rural aesthetic through architectural design and incorporation of significant natural areas and trails.

### RESIDENTIAL

#### Residential Growth

Residential Growth identifies established residential neighborhoods and areas experiencing a transition to residential development. Within these areas, protection of natural resources and undeveloped open spaces is emphasized. Goals for developments within these areas include: minimization of impervious surfaces, protection of existing tree canopies, internal and external walkable/bikeable connectivity, and the incorporation of landscaping, parks, and recreational trails. Higher densities may be allowed within conservation subdivisions (with clustered development to maximize greenspace) and in areas located in proximity to activity or employment centers and adequately served by supportive infrastructure. Conservation subdivisions or traditional neighborhood development styles should be used in place of traditional suburban design. Neighborhood-level commercial activity may be appropriate as a secondary use, provided it is developed within the character of the neighborhood. These areas are also designed to accommodate recreation, education, public administration, health care, and/or other institutional land uses.

### MIXED-USE

#### Ocmulgee River Riparian Zone

The purpose of the Ocmulgee River Riparian Zone category is to preserve the Ocmulgee River's water quality and minimize the potential adverse impacts of development adjacent to the river corridor. Development should only occur where supporting infrastructure and suitable environmental conditions exist. Conservation subdivisions and clustered, low-intensity mixed-use development is appropriate in these areas; new development should preserve existing tree canopies and establish and/or protect stream, wetland, and pond buffer areas, where applicable. All development should incorporate low-impact development techniques to minimize stormwater runoff (including green infrastructure and minimization of impervious surface areas via clustered development, pervious paving, and other methods). Connective pedestrian and bicycle infrastructure



with public spaces for active and passive recreation are strongly encouraged to reduce vehicular activity in these areas and bolster resident and visitor appreciation of the Ocmulgee River.

#### Gateway Corridor

Areas within the Gateway Corridor future land use category are either existing or proposed scenic byways. Limited, low-intensity development may be appropriate in specific areas along these corridors. However, development must follow the design and landscaping requirements set forth in the Scenic Byways corridor management plan. Development should reflect the intention of scenic byways: to celebrate cultural and natural resources and preserve the corridors' rural character.

#### Neighborhood Activity Centers

Areas categorized as Neighborhood Activity Centers include properties located at intersections of collector roads, or higher functional class, in proximity to populated residential areas. Development in these areas must be compatible with surrounding land uses; appropriate uses include small-scale convenience stores, farmers markets, offices (including medical), and other uses providing limited shopping and service opportunities for surrounding residential areas, only. Sidewalk and bicycle networks should be established within these areas with connections to adjacent neighborhoods.

#### Community Activity Centers

Community Activity Centers identify areas where a variety of commercial, office, civic, residential, and light industrial uses, developed in a traditional neighborhood fashion, are appropriate. Ideally, these areas feature a wide variety of employment opportunities in retail, service, office, and professional sectors, with connective pedestrian/bicycle infrastructure and a mixing of uses through clustered and/or vertical design. Various housing opportunities may be provided within planned developments (maximum 4 dwelling units per acre), as well as parks, greenspace, and other recreation areas. Planned developments on larger properties or an assemblage of properties should be designed with more intense development and uses concentrated toward the center and less-intense development located along the outer edges, where applicable. Development under this future land use category requires supportive infrastructure and access to major transportation thoroughfares.

### COMMERCIAL

#### Corridor Commercial

Corridor Commercial future land uses primarily include larger-scale commercial, office, health care, institutional, and compatible light industrial development, more oriented to the automobile traveler and requiring major road access and higher visibility. Incubator spaces, institutions of higher learning, workforce training, collaborative spaces, and similar uses are appropriate as secondary land uses. Higher-intensity development is concentrated in these areas to allow for efficient provision of public services and discourage sprawl in other areas of the county. Development under this future land use category requires supportive infrastructure and access to major transportation thoroughfares. Green infrastructure and other low-impact design techniques are strongly encouraged for all Commercial Corridor development to minimize the burden on public stormwater infrastructure and pollution of local waterways.

## INDUSTRIAL

### Industrial Workplace

Light and heavy industrial uses are appropriate in areas categorized as Industrial Workplaces. Light industrial includes, but is not limited to, warehousing and distribution, trucking, and small-scale manufacturing. Heavy industrial is generally defined as manufacturing uses that convert raw materials to finished products, storage of bulk materials, natural resource extraction, or any other process that could produce high levels of noise, dust, smoke, odors, or other emissions. Heavy industrial uses would have adverse impacts on surrounding areas and should be isolated as much as possible, within proximity to the required community facilities. Development under this future land use category requires supportive infrastructure and access to major transportation thoroughfares.

## PUBLIC/INSTITUTIONAL

### Education, Public Administration, Health Care, and Other Institutions

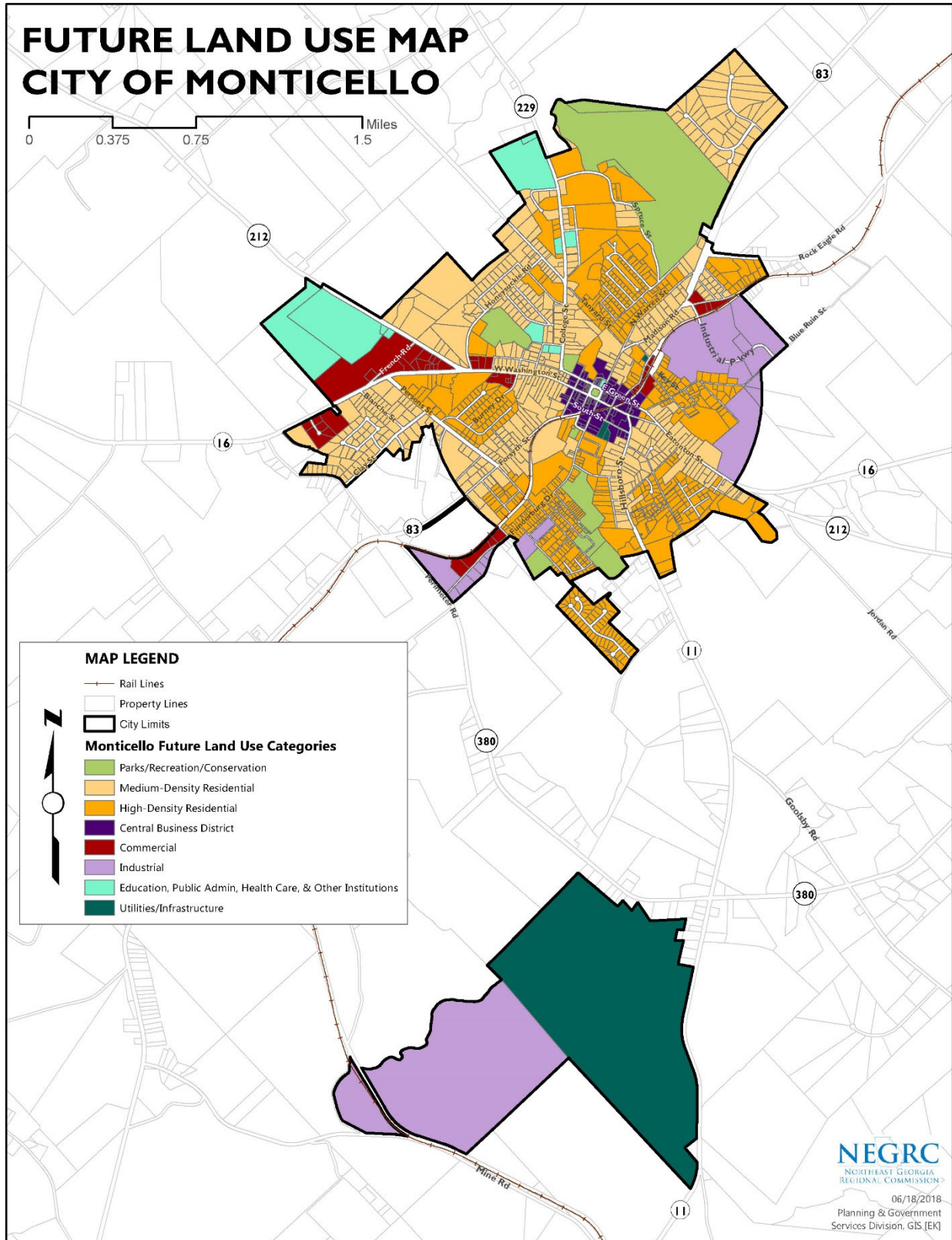
This future land use category includes certain state, federal, or local government or institutional land uses, including but not limited to, city halls and government building complexes, police, fire, and emergency medical services stations, libraries, prisons, post offices, schools, military installations, colleges, and hospitals. Areas designated as this future land use category reflect the current use. Future such developments are likely to occur within proximity to highly populated areas and should be accommodated within residential districts, where appropriate.

### Solid Waste Collection and Storage

Includes activities associated with solid waste collection, recycling, and other related operations with landfilling. Areas designated as this future land use category reflect the current use. Due to odors, noise, emissions, and other associated effects of solid waste collection and storage activities, future such developments should be isolated as much as possible, within proximity to the required community facilities

### City of Monticello Future Land Use Map

Refer to Appendix B for an enlarged City of Monticello Future Land Use Map.



## City of Monticello Future Land Use Categories

### PARKS/RECREATION/CONSERVATION

#### Parks/Recreation/Conservation

The Parks/Recreation/Conservation future land use category includes lands dedicated to passive and active recreational uses; it is intended to protect environmentally critical areas and natural and cultural resources. These areas may be either publicly or privately owned and include, but are not limited to, playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, cemeteries, and recreation centers.

### RESIDENTIAL

#### Medium-Density Residential

Areas identified for Medium-Density Residential may accommodate both attached and detached housing at moderate densities (up to 2 units per acre) in areas adequately served by supportive infrastructure.

#### High-Density Residential

The High-Density Residential future land use category is intended to accommodate both attached and detached housing at higher densities (up to 4 units per acre) in areas adequately served by supportive infrastructure.

### MIXED-USE

#### Central Business District

Development within the Central Business District provides a mixture of uses and is developed within the context of the traditional downtown and historic area. This category is similar in scope to the Jasper County Community Activity Center category, offering a wide variety of employment opportunities in retail, service, office, and professional sectors. Residential spaces, as well as parks and other recreational land uses, may be provided so long as they fit the context of the downtown. Supportive infrastructure is required for development under this future land use category.

### COMMERCIAL

#### Commercial

The Commercial future land use category identifies areas where commercial land uses are appropriate, outside of the Central Business District. Specifically, higher-visibility properties located along major transportation thoroughfares, with access to supportive infrastructure. Larger-scale, auto-oriented uses are appropriate within these areas; office, health care, and institutional uses may also be incorporated.

### INDUSTRIAL

#### Industrial

Industrial future land uses refer to both light and heavy industrial uses. Light industrial includes, but is not limited to, warehousing and distribution, trucking, and small-scale manufacturing. Heavy industrial is generally defined as manufacturing uses that convert raw materials to finished products, storage of bulk materials, natural resource extraction, or any other process that could produce high levels of noise, dust, smoke, odors, or other emissions. Heavy industrial uses would have adverse impacts on surrounding areas and should be isolated as much as possible, within proximity to the required community facilities. This future land use category requires supportive infrastructure and access to major transportation thoroughfares.

## PUBLIC/INSTITUTIONAL

### Education, Public Administration, Health Care, and Other Institutions

This future land use category includes certain state, federal, or local government or institutional land uses, including but not limited to, city halls and government building complexes, police, fire, and emergency medical services stations, libraries, prisons, post offices, schools, military installations, colleges, and hospitals. Areas designated as public/institutional reflect the current use. Future such developments are likely to occur within proximity to highly populated areas and should be accommodated within residential districts, where appropriate.

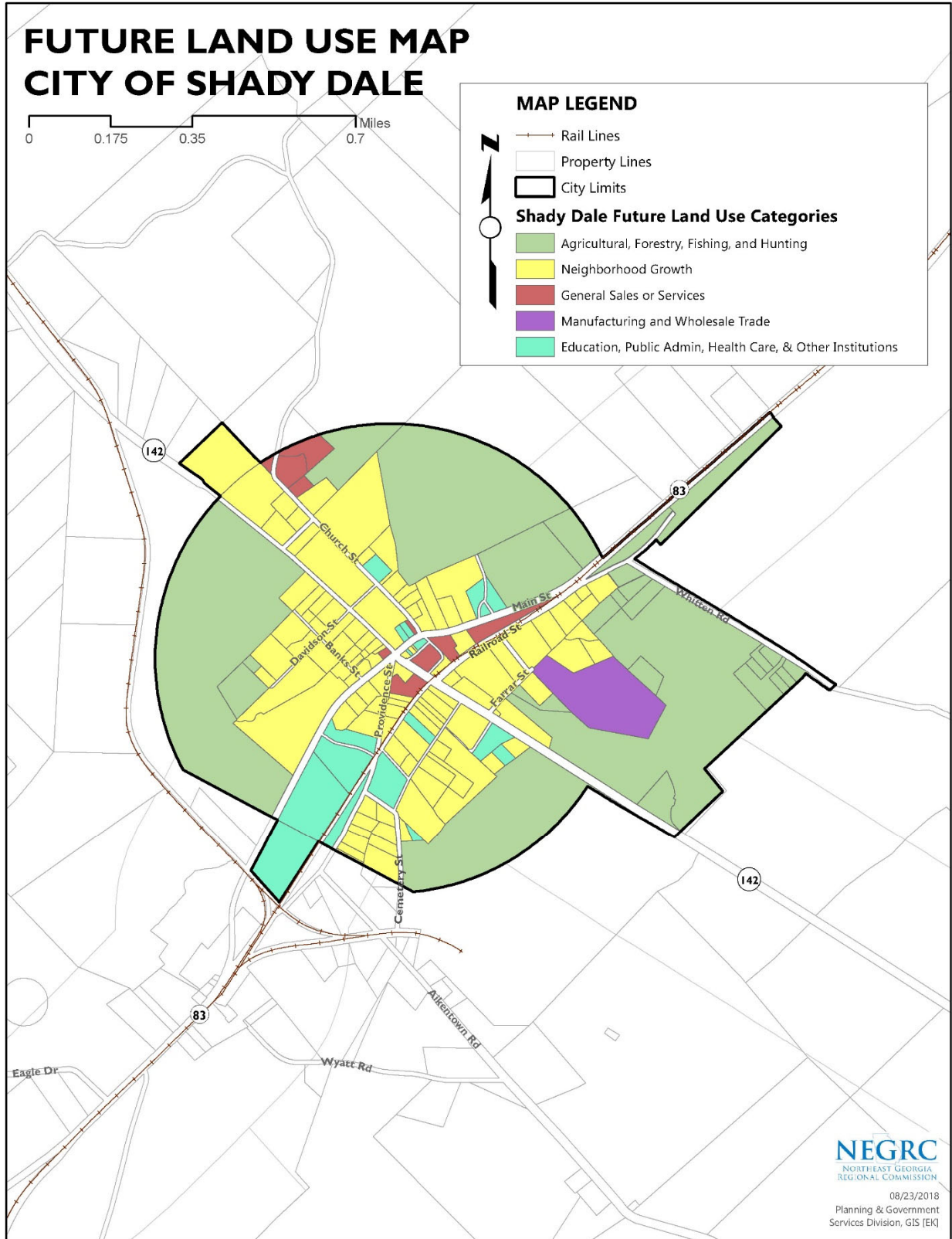
### Utilities/Infrastructure

The Utilities/Infrastructure future land use includes a variety of infrastructure such as water treatment, sewage treatment, communications towers, utility providers, and alternative energy production. Creative design that incorporates parks, greenspace, and/or other public amenities as secondary uses in these areas should be applied, where feasible.



### City of Shady Dale Future Land Use Map

Refer to Appendix B for an enlarged City of Shady Dale Future Land Use Map.



## City of Shady Dale Future Land Use Categories

### AGRICULTURE/FORESTRY

#### Agricultural, Forestry, Fishing, and Hunting

Agricultural, Forestry, Fishing, and Hunting includes lands intended to retain their rural character throughout the planning horizon. Protection of natural resources should be at the planning forefront for development in these areas. Limited availability of infrastructure and services dissuades development pressures and retains the rural qualities of these spaces. Actual uses may include but are not limited to, farming, raising of livestock, timber production, and harvesting, and wildlife management areas. All uses must be compatible with the surrounding environment. Development should utilize low impact design and best management practices to protect local waterways and native ecosystems. Where present, the built environment should complement the rural aesthetic through architectural design and incorporation of significant natural areas and trails.

### RESIDENTIAL

#### Neighborhood Growth

Neighborhood Growth identifies established residential neighborhoods and areas experiencing a transition to residential development. Availability of supportive infrastructure allows for residential growth in these areas. Traditional neighborhood development or rural, large-lot development styles are encouraged in place of traditional suburban design. Neighborhood-level commercial and office may be appropriate as secondary uses, provided they are developed within the character of the neighborhood, where sufficient infrastructure is available. Non-residential development must be compatible with surrounding land uses; appropriate non-residential uses include small-scale convenience stores, farmers markets, and other uses providing limited shopping and service opportunities for surrounding residential areas. These areas are also designed to accommodate recreation, education, public administration, health care, and/or other institutional land uses.

### MIXED-USE

#### General Sales or Services

General Sales or Services development provides a mixture of uses and is developed in a traditional downtown fashion. This category offers a wide variety of employment opportunities in retail, service, office, and professional sectors. Development should be scaled appropriately to reflect the community's small-town character, with connected pedestrian infrastructure. Parks and other recreational land uses should be incorporated, where feasible. Supportive infrastructure and access to major transportation thoroughfares is required for development under this future land use category.

#### Manufacturing and Wholesale Trade

Primarily including larger-scale, auto-oriented industrial, commercial, office, health care, institutional uses, the Manufacturing and Wholesale Trade future land use category is intended to concentrate development in high-visibility areas with access to major transportation thoroughfares, where infrastructure and other public services can be provided efficiently. Incubator spaces, institutions of higher learning, workforce training, collaborative spaces, and similar uses are appropriate as secondary land uses. Heavy industrial uses would have adverse impacts on surrounding areas and should be isolated as much as possible within proximity to the required community facilities. Green infrastructure and other low-impact design techniques are strongly encouraged for all Manufacturing and Wholesale Trade development to minimize the burden on public stormwater infrastructure and pollution of local waterways. This future land use category requires supportive infrastructure and access to major transportation thoroughfares.

**PUBLIC/INSTITUTIONAL**

Education, Public Administration, Health Care, and Other Institutions

This future land use category includes certain state, federal or local government or institutional land uses, including but not limited to, city halls and government building complexes, police, fire and emergency medical services stations, libraries, prisons, post offices, schools, military installations colleges, churches, cemeteries, and hospitals. Areas designated as public/institutional reflect the current use. Future such developments are likely to occur within proximity to highly populated areas and should be accommodated within residential districts where appropriate.

## 6. Community Work Programs

The following section contains Short Term Work Programs for each jurisdiction. The Short Term Work Program (STWP), to be updated every five years, lists priority activities that the community intends to pursue during that five-year period. The Report of Plan Accomplishments, following each STWP, reports the status of each community's previous STWP.





## Jasper County Community Work Program

### SHORT-TERM WORK PROGRAM: 2018-2022 [Amended May 14, 2021]

(\*entries with an asterisk represent carryover items from the previous STWP)

Task	Project Description	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Perform water and sewer facility upgrades and replacements, and provide extensions to planned developments, including City of Monticello Priority Infill Areas.	2019-2022	Water & Sewer Authorities	\$5M	CDBG, GEFA, USDA, Local
2*	Provide private curbside collection of solid waste	2018-2022	Board of Commissioners (BOC)	\$776,000/yr	User Fees
3*	Create and distribute educational materials/host educational session(s) regarding recycling and waste reduction	2018-2022	BOC, Landfill	\$500/yr	Local/State
4*	Perform feasibility study for establishment of additional recycling facilities	2019-2022	BOC	--	County staff time
5*	Construct new recreation multi-purpose facility	2019-2022	BOC, Recreation Department	\$1.3M	SPLOST, Grants
6*	Implement recreation improvement projects based on Jasper County Recreation Plan	2019-2022	BOC, Recreation Department	Project Dependent	SPLOST, DNR, DCA
7	Complete renovations and addition to Sheriff's Administrative Office space	2019-2022	BOC	\$1.8-\$2.5M	SPLOST, Grants, Local
8*	Implement the Vehicle Rotation Plan for structured replacement of Sheriff's patrol vehicles	2019-2022	Sheriff's Office	Varies with lease, cash purchase program	SPLOST, Local
9*	Replace generator – Jail, Sheriff's Office, 911 Center, Public Works (PW) Fuel Pumps	2019-2022	Sheriff's Office/PW	\$70,000	SPLOST, Local
10*	Renovate and add addition to OAC building to better serve Jasper County senior citizens	2019-2022	BOC, Jasper County Senior Center	\$750,000	CDBG (Awarded October, 2017)
11*	Pave, triple surface, or patch roads, as identified annually by the BOC (to include utilization of outside contractors as well as County PW staff)	2018-2022	PW	\$1M/yr	LMIG, SPLOST, County budget, Salaried PW staff time
12	Purchase roads and bridges reclamation and renovation equipment – milling, sealing, asphalt distributor	2019-2022	BOC, PW	To be determined	SPLOST, Local
13	Develop EMS Equipment Replacement Plan to include replacement of ambulances and refurbished box remounts	2018-2022	BOC, Fire Department	\$90,000/yr	SPLOST, Local

<b>Task</b>	<b>Project Description</b>	<b>Timeframe</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
14	Acquire four (4) additional tender trucks to replace aged equipment at Stations 1, 2, 5, and 7	2019-2022	BOC, Fire Department	\$720,000	Grants, Local
15	Implement enhancements to Fire/EMS stations to replace outdated equipment (e.g. ventilators, heart monitors); create a unified exterior appearance to the stations and provide for training (burn building & training room) with the expansion of Station 3	2018-2022	BOC, Fire Department	\$50,000/yr	Local, Grants, SPLOST
16	Implement Disaster Preparedness Plan that addresses Continuity of Operations and Operational Redundancy	2019-2022	BOC	--	Salaried County staff time
17	Develop IGA's with Municipal Governments for improvements and efficiencies	2019-2022	BOC, City of Monticello, City of Shady Dale	--	Salaried County & City staff time
18	Create additional industrial parks, as needed, to support economic development efforts Expand Minneta Crossing Industrial Park with additional 226 acres	2019-2022	DAJC	\$1.4M	DAJC Industrial Revenue Bond, State/Federal funds
19*	Create inventory and seek available funding for the rehabilitation substandard housing	2019-2022	BOC, Planning & Zoning Department	\$5M	CDBG, HUD, USDA-Rural Development
20	Develop a countywide greenways/trails plan	2019-2022	Recreation Authority	To be determined	County Budget
21	Create a plan for strategic property acquisition and development, potentially via a Land Bank Authority	2019-2022	BOC, City of Monticello, DDA, DAJC	--	Salaried County & City staff time
22*	Conduct a needs assessment and market study to identify whether there is both a need and a market for mid to high-end senior development; if viable, coordinate with City of Monticello to create a plan for the development process	2020-2022	County, City of Monticello	\$45,000	Salaried County & City staff time; County & City Budgets
23	Develop a strategic plan to work with neighborhood groups (including HOAs) to monitor, improve, support, and maintain existing neighborhoods	2019-2022	BOC, Planning & Zoning Department, City of Monticello, City of Shady Dale, local HOAs/neighborhood groups	--	Salaried County & City staff time

Task	Project Description	Timeframe	Responsible Party	Cost Estimate	Funding Source
24	Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	2019-2022	BOC, City of Monticello, City of Shady Dale, COC, DAJC, DDA, DCA, NEGRC, Four County Development Authority	To be determined	County & City Budgets, State/Federal funds
25*	Pursue Georgia Initiative for Community Housing (GICH) program designation to assist in residential area improvement and/or provide public housing	2019-2022	BOC, City of Monticello, DAJC, COC, NEGRC	\$1M	County & City Budgets
26	Host a housing fair with available resources from various organizations, realtors, banks, etc	2019-2022	County, City of Monticello, Housing Authority, DCA	--	Salaried Housing Authority staff time
27	Develop a one-page informational sheet to clearly delineate where court attendees should park. One-pager can be mailed out with all court summons	2019-2020	Jasper County Clerk of Courts	--	Salaried County staff time
28	Conduct a walk audit of the entire downtown Monticello area to identify and prioritize areas for improvement	2020	DDA, DCA, GDOT, NEGRC, County, City of Monticello	--	DCA, NEGRC, Salaried County & City staff time
29*	Review and, if needed, update zoning and development ordinances to ensure consistency with Jasper's conservation subdivision standards, the Georgia Stormwater Management Manual (2016), and other development regulations and standards intended to protect natural resources	2019-2022	Planning & Zoning Department	--	Salaried County staff time
30	Improve and expand the Health Department building	2019-2022	County, NEGRC	\$1.0-\$1.5M	County Budget, State/Federal funds
31	Seek USDA funding for local projects including Community Development, Broadband, and Housing	2019-2022	County, NEGRC	Varies by project	County Budget
32	Develop a county Community Resource Center (including Food Bank)	2021-2022	County, Food Bank	\$1M	County Budget, Private Funds, & Grants

REPORT OF PLAN ACCOMPLISHMENTS, 2013-2017

Project Description	Status	Notes
Implement action plan to merge EMS & Fire Depts. to promote efficient service to the public, foster teamwork, and improve cross-training/certifications	Complete	
Build Public Works staffing levels to accelerate county road work projects	Ongoing	<i>Task will not be carried over to updated STWP</i>
Self-contained Breathing Apparatus (45 units)	Complete	
Add enhanced features to organization websites	Complete	
Promote job-training efforts from local and regional sources	Ongoing	DAJC coordinated intern programs with Southern Crescent Tech, Jasper County High School, and Great Promise Program <i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>
Foster cooperative relationship among local government, Southern Crescent, the School Board, and private businesses to monitor labor force conditions and needs	Ongoing	DAJC coordinated intern programs with Southern Crescent Tech, Jasper County High School, and Great Promise Program. <i>Task will not be carried over to updated STWP</i>
Study local economic characteristics and conditions to address potential for economic diversification	Ongoing	During target period, DAJC recruited plastic industry, forest product industry, and agricultural raw to finished materials industry. <i>Task will not be carried over to updated STWP</i>
Develop a countywide tourism plan	Completed	Currently implementing; efforts include: marketing and promotion campaign with new website, Facebook, Twitter, Instagram, and direct email; promotion of Charlie Elliott Wildlife Center, Piedmont National Forest, and Ocmulgee National Forest; and distribution of new tourism brochure, pad maps, and informational packets. <i>Task will not be carried over to updated STWP</i>
Participate in multi-jurisdictional regional tourism planning efforts	Ongoing	Active participation via: Jasper County as a Camera Ready Community; the Visitor's Center is a Regional Visitor's Center; Member of Historic Heartland Travel Region; County-wide tourism theme "Explore Jasper County" <i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>



Project Description	Status	Notes
Utilize the Future Land Use Map to coordinate new economic development in appropriate area serviced by necessary facilities and services	Ongoing	Examples of recently coordinated economic development projects (within appropriate areas identified): Dollar General (SR 212), DAJC coordinated economic development in all but 5 acres of Monticello Jasper County Industrial Park and purchased land and developed a new industrial park (Minneta Crossing) See STWP #1
Support and expand the cooperative efforts of Forward Jasper	Ongoing	County supports Quarterly First Friday Breakfasts, Annual Job Fair, and marketing and promotion campaigns <i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>
Actively promote and market Jasper County's economic resources through various state agencies and interstate clearinghouses	Ongoing	<i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i> STWP #20 is consistent with the intent of this item
Seek ways to reduce the amount of retail dollars spent outside the county	Ongoing	Recent new retail development within Jasper County includes: New Larry's 4 Way, Dollar General, Tubing Enterprise; AJC supported private commercial retail development at county boundary with Butts County and at boundary with Newton County <i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>
Continue to invest in regional economic development initiatives	Ongoing	DAJC entered agreement with development authorities of Walton, Newton, and Morgan counties to support regional development within individual counties as well as Stanton Springs (Four County Joint Development project) <i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>

Project Description	Status	Notes
Encourage residential development that conserves open space and sustains rural character	Ongoing	<p>Peninsula at Jackson Lake (with the smallest lots @ 1 acre with 50% impervious coverage) is an example of recent developments being consistent with this standard</p> <p><i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i></p> <p>STWP #29 is consistent with the intent of this item</p>
Direct future residential development to area identified on the Future Land Use Map	Ongoing	<p>Peninsula at Jackson Lake is an example of recent development in these location(s)</p> <p><i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i></p>
Enforce environmental protection criteria on all new residential development	Ongoing	<p><i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i></p> <p>STWP #29 is consistent with the intent of this item</p>
Seek available funding for the rehabilitation of substandard housing	Ongoing	See STWP #19 & #25
Monitor housing needs based on type and affordability according to changes in local employment	Ongoing	See STWP #22
Invest in water facilities as dictated by growth	Ongoing	<i>Task will not be carried over to updated STWP</i>
Continue to provide private curbside collection of solid waste	Ongoing	See STWP #2
Increase public education and awareness regarding recycling and waste reduction – establish additional recycling facilities, as needed	Ongoing	See STWP #3 & #4
Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service	Ongoing	<p><i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i></p> <p>STWP #7, #8, #13, #14, and #15 are consistent with the intent of this item</p>
Update 911 System to accommodate FCC mandated narrow-band	Complete	

Project Description	Status	Notes
Implement recreation improvement projects based on Recreation Department’s Parks and Recreation Plan	Ongoing	See STWP #6
Replace Generator – Jail/Sheriff’s Office	Repaired	Repaired and reallocated resources See STWP #9
Replace Sheriff’s patrol vehicles	Ongoing	Procuring 4 new sheriff patrol vehicles, annually See STWP #8
Upgrades to Senior Citizen’s Center	Underway	CDBG project underway See STWP #10
Capital Upgrades to Animal Control Facility	Completed	
Replace Recreation Office with multi-purpose community center/ alternate EOC/ shelter	Underway	2018 SPLOST passed See STWP #5
Triple surface unpaved roads using County crews and equipment	Ongoing	See STWP #11
Pave or resurface roads designated in SPLOST	Ongoing	See STWP #11
Replace ACLS ambulance	Complete	
Draft Recreation Plan	Underway	New Plan Underway <i>Task will not be carried over to updated STWP</i>
Coordinate new development with existing and planned community facilities	Ongoing	DAJC recruited green industries (Norton Packaging, Water Wind and Soil, Thompsons & Thwaite) and located in defined green industrial parks. <i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>
Utilize the Future Land Use Map to coordinate new development with the Comprehensive Plan	Ongoing	DAJC recruited green industries (Norton Packaging, Water Wind and Soil, Thompsons & Thwaite) and located in defined green industrial parks. <i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>

Project Description	Status	Notes
Address the Future Land Use Map every two years to ensure it reflects prevailing development patterns	Ongoing	DAJC focused industrial development to designated industrial park areas. <i>Task will not be carried over to updated STWP</i>
Minimize the negative environmental impacts of development on key natural and historic features	Ongoing	Maintained natural resources at Peninsula at Jackson Lake through utilization of buffers; DAJC recruited green industries (Norton Packaging, Water Wind and Soil, Thompsons & Thwaite) and located in defined green industrial parks. <i>This item identifies effort(s) that should remain ongoing in perpetuity: instead of being carried over to the updated STWP, it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>

## City of Monticello Community Work Program

### SHORT-TERM WORK PROGRAM: 2018-2022

(\*entries with an asterisk represent carryover items from the previous STWP)

Task	Project Description	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Establish an internship program with the Southern Crescent Technical College	2018-2019	City, Development Authority of Jasper County (DAJC), Southern Crescent	\$5,000	Explore alternative reimbursement options for internships (ex. course credits)
2	Hire a tourism and event coordinator at the Chamber or recruit a highly-engaged volunteer	2018	Chamber of Commerce (COC)	\$25,000	COC
3	Develop a Downtown Master Plan	2019	DDA, City, Historic Preservation Commission (HPC)	\$25,000	Local
4	Create plan to develop residential neighborhood identities through naming/signage and emphasize the relationship between those areas and "Downtown"	2020	City, DDA, DAJC	--	Salaried City & DAJC staff time
5	Install attractive directional signage for public parking options off the square	2019	City, DDA	--	Salaried City & DDA staff time
6	Improve the signage for pedestrian access/crosswalks in downtown	2020	City, DDA	--	Salaried City & DDA staff time
7	Create an inventory of potential properties for future purchase to be used as parking	2020	DDA	--	Salaried DDA staff time
8	Transition current public properties (such as the area behind the Courthouse) for use as public parking	2019	City	--	Salaried City staff time
9	Perform a market-share analysis and identify the most appropriate downtown businesses	2019	DDA	--	Salaried DDA staff time
10	Develop zoning or other incentives to encourage owners to move office space directly off the square, leaving the square for retail and other uses to drive foot traffic	2020	City, DDA	--	Salaried City & DDA staff time



<b>Task</b>	<b>Project Description</b>	<b>Timeframe</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
11	Inventory underutilized downtown properties and create a "pocket park plan" prioritizing downtown pocket park locations with outlined steps for implementation and identified funding	2020	DDA, City, Historic Preservation Commission (HPC)	--	Salaried DDA & City staff time; HPC volunteer time
12	Develop a "Monticello Aesthetic" design guide for public facilities that includes common design for benches, street trees, trash cans, and Square beautification	2021	City, DDA, COC	\$3,500	City, DDA, COC
13	Pursue funding for temporary or permanent murals on building walls or alleyways	2019-2022	DDA, COC	--	Salaried DDA & COC staff time
14	Conduct a walk audit of the entire downtown area and review pedestrian flow patterns to identify and prioritize areas for improvement	2020	DDA, DCA, GDOT, NEGRC, City, County	--	Salaried City, DDA, & COC staff time
15	Identify Priority Infill Areas where future residential development should occur by creating a city-wide infill plan	2021	City	--	Salaried City staff time
16	Review of local ordinances for consistency with the City's vision of apartments on the upper floors of downtown buildings	2019	City, DDA	--	Salaried City staff time
17	Develop an incentive package to promote development in the Priority Infill Areas	2021-2022	City	--	Salaried City staff time
18	Pursue funding to expand the shop local campaign	2018-2022	DDA, COC	--	Salaried DDA & COC staff time
19	Publish a series of articles in the Monticello News, on the COC Website, and other relevant outlets to educate the community	2018	COC, DDA	\$3,000	Salaried COC & DDA staff time
20	Implement a façade or signage grant program	2018	DDA	--	Salaried DDA staff time
21	Apply for DCA's Rural Zone designation	2018	DDA, HPC, NEGRC	\$3,000-\$5,000	DDA Budget; HPC volunteer time
22	Determine the appropriateness of creating an Enterprise Zone in downtown Monticello and pursue, if appropriate	2019	City, DDA	--	Salaried City & DDA staff time

Task	Project Description	Timeframe	Responsible Party	Cost Estimate	Funding Source
23	Create and distribute a promotional packet/handout for the Historic Rehabilitation Tax Credit program for property owners considering rehabilitation work on historic downtown buildings	2018	DDA, Local Realtors	--	Salaried DDA staff time; Realtor volunteer time
24	Create and distribute a promotional packet/handout for DCA's Design Assistance Program for existing or potential small business owners considering redevelopment or façade improvements (consider reimbursing the design cost of DCA's Design Studio upon completion of work)	2018	City, DDA, COC	To be determined	Salaried City, DDA, & COC staff time; Local/COC budgets
25	Develop a toolbox for entrepreneurs and small business owners that includes a "how-to-guide" for opening and operating a business in Monticello	2018	DDA, COC	--	Salaried DDA & COC staff time
26	Create and distribute a promotional packet/handout for the Small Business Development Center (SBDC) program to help entrepreneurs create solid business plans for potential new businesses that encourages business owners to meet with SBDC consultants	2019	DDA, COC, DAJC	--	Salaried DDA, COC, & DAJC staff time
27	Conduct a downtown development workshop in Monticello covering the following topics: Downtown Development Revolving Loan Fund (DDRLF) program, GA Cities Foundation loans, Department of Labor programs, Main Street Design Assistance program, and the SBDC	2019	DCA, GA Cities Foundation, SBDC, DAJC, DDA, COC	\$1,250	DCA, GA Cities Foundation, SBDC, DAJC, DDA, & COC staff time
28	Inventory all downtown properties to create a database of building use and ownership	2018	DDA	--	Salaried DDA staff time
29	Create an inventory of buildings with structural concerns by contacting vacant/underused building owners	2019	DDA, HPC	--	Salaried DDA staff time; HPC volunteer time
30	Create an inventory of potential code violations	2019	City, HPC	--	Salaried DDA staff time; HPC volunteer time
31	Establish a legal mechanism for code enforcement	2019	City, DAJC, DDA	--	Salaried City staff time; City budget; DAJC & DDA to support, as needed (mutual interests)

<b>Task</b>	<b>Project Description</b>	<b>Timeframe</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
32	Conduct a comprehensive assessment of existing zoning and building codes to identify gaps and consistency within the community vision	2019	City, DDA, DAJC	--	Salaried City, DDA, & DAJC staff time
33	Implement additional punitive measures for property owners of dilapidated properties, such as a blight tax	2020	City	--	Salaried City staff time
34	Create an inventory of dilapidated housing and discuss possible donation to the City if the owners are unwilling or unable to bring the property up to code	2020	City, Housing Authority, HPC	--	Salaried City & Housing Authority staff time; HPC volunteer time
35	Create a plan for strategic property acquisition and development, potentially via a Land Bank Authority	2020	City, County, DDA, DAJC	--	Salaried City & County staff time
36	Conduct a needs assessment and market study to identify whether there is both a need and a market for mid to high-end senior development; if viable, coordinate with the County to create a plan for the development process	2020-2022	City, County	\$45,000	Salaried City & County staff time; Local/County budgets
37	Create a promotional packet/handout for the Georgia Dream Homeownership Program and distribute directly to public protectors, educators, health care providers, active military service men and women, and local banks	2020	Housing Authority, Local Banks	\$3,500	Salaried Housing Authority & City staff time
38	Host a housing fair with available resources from various organizations, realtors, banks, etc.	2020	City, County, Housing Authority, DCA	\$1,500	Salaried Housing Authority, City, & County staff time
39	Develop a strategic plan to work with neighborhood groups (including HOAs) to monitor, improve, support, and maintain existing neighborhoods	2020	City, County, local HOAs/neighborhood groups	\$2,200	Salaried City & County staff time
40	Pursue Georgia Initiative for Community Housing (GICH) program designation to assist in residential area improvements and/or provide public housing	2018-2022	City, County, DAJC, COC, NEGRC	\$1M	City & County Budgets
41	Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	2018-2022	County, City, COC, DAJC, DCA, NEGRC, Four County Development Authority	To be determined	County & City Budgets, state/federal funds
42	Purchase, rehabilitate, and repurpose the old Methodist Church (24 Short St, Monticello, GA)	2022	DAJC, City, NEGRC	To be determined	City & DAJC budgets, state funds, DAJC staff time

<b>Task</b>	<b>Project Description</b>	<b>Timeframe</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
43	Maintain Monticello Crossroads Scenic Byway & Trailhead (upkeep of trailhead building and utilities)	2018	City, County, City of Shady Dale, COC	\$12,000	Salaried City, County, & COC staff time
44	Update HPC guidelines, standards, and survey and maintain CLG (Certified Local Government) status	2020	City, HPC, NEGRC	\$3,000-\$5,000	City Budget; Salaried City staff time; HPC volunteer time; State/federal funds
45*	Seek funding for additional water source	2018-2022	City, DAJC	To be determined	City Budget; Salaried City & DAJC staff time
46*	Build consolidated shop on City's Post Rd acreage	2020	City	To be determined	City FY2020 Budget
47*	Create comprehensive GIS dataset of City utilities	2020	City	To be determined	City FY2020 Budget
48*	Select design proposal and seek funding for upgrade of wastewater treatment facilities	2018-2022	City, NEGRC	To be determined	City Budget, state/federal funds
49*	Change streetlights to LED	2018-2022	City	N/A – replaced as needed	City Budget
50*	Seek USDA funding for local projects including Community Development, Broadband, and Housing	2018-2022	City, NEGRC	Varies by project	City Budget
51	Purchase a domain name for and launch DDA website; update existing City & COC websites	2020	DDA, COC, City	To be determined	DDA, COC, & City budgets

REPORT OF PLAN ACCOMPLISHMENTS: 2007-2017

<b>Project Description</b>	<b>Status</b>	<b>Notes</b>
Complete upgrade of wastewater treatment facilities	Ongoing	RFPs completed; No proposal selected yet See STWP #48
Rehabilitate downtown business façades	Completed	Additional improvements ongoing
Plan, design, and construct Phase II of Streetscape	Ongoing	GDOT project – City provides support/participates, as needed; Due to the City's involvement on an as-needed basis, this item is not carried over to the updated STWP
Update Comprehensive Plan	Completed	
Continue enforcement of environmental ordinances	Ongoing	Complying with State requirements
Perform annual security assessment of the water system	Ongoing	Performed annually; Complying with requirements
Promote cultural arts through brochures and website	Completed	Brochures produced (and new brochures recently printed); Website created and is up-to-date
Support Jasper County's effort to complete the Perimeter Rd	Postponed	GDOT project (new est. completion date is 2022) – City provides support/participates, as needed
Provide space/utilities for Chamber of Commerce (COC)	Completed	COC is located in and manages the Visitor's Center – the City provides space and utilities for the Visitor's Center
Continue Watershed Protection soil plans, wetland protection	Ongoing	The City enforces regulations to protect the local watershed, protect wetlands, and mitigate the effects of stormwater runoff <i>This item identifies effort(s) that should remain ongoing in perpetuity: it is addressed in the Goals and Needs &amp; Opportunities sections of this plan</i>
Provide space/utility for Development Authority	Completed	The Downtown Development Authority has space in the City offices in downtown Monticello; the Development Authority of Jasper County recently moved to a restored building (149 Maple St, Monticello, GA)
Continue to market/expand natural gas in Jones County	Ongoing	The City communicates with new developments in progress. There has been little growth in the general area since the downturn (2008)
Participate in BEST legislation	Postponed	Unclear on City's role
Apply for industrial development grants to encourage new industry	Completed	5 grants awarded; Future applications are expected to encourage continued expansion
Continue to apply for CDBG grants	Completed	CDBG awarded for the Senior Center; CDBG for the Health Department will be pursued following Senior Center closeout
Explore avenues of assistance for public housing	Ongoing	City & County to pursue Georgia Initiative for Community Housing (GICH) funding See STWP #40



<b>Project Description</b>	<b>Status</b>	<b>Notes</b>
Seek support from Rural Development (FmHa) for housing assistance	Postponed	City still wishes to pursue funding for rural development, with assistance from NEGRC See STWP #50
Informed/ supportive public through mailings/town hall meetings	Completed	Grew programs to involve the public (including Forward Jasper) that the City will continue; City hosted DCA Technical Workshop
Make downtown handicapped accessible	Completed	Improved sidewalks; Added crosswalks, islands and ramps
Continue search for additional water source plan w/JCWSA	In Progress	Site located & purchased; City plans to seek state/federal funding See STWP #45
Maintain plan for increased tourism	Completed	The Visitor Center actively promotes tourism to Monticello/Jasper County; It is located in downtown Monticello and distributes printed materials, maintains an online presence (including social media - @ExploreJasperCountyGeorgia), & coordinates with local, regional, state, and federal entities to promote Monticello/Jasper County; While these efforts have proven successful in attracting visitors to the area, public input indicates a lack of citizen awareness of these efforts (perhaps a campaign directed toward existing seasonal residents should be developed)
Demolish buildings/houses that are beyond economical repair	Completed	
Improve Wastewater Oxidation Ponds	Completed	Maintenance and improvements performed
GIS mapping of utilities	Postponed	Cost will be budgeted FY2020 See STWP #47
Plan improvements to City Hall Complex and DFACS	Completed	Painted City Hall and performed general maintenance to the building; Improvements to the 2 <sup>nd</sup> floor to be considered
Building consolidated shop on City's Post Rd acreage	Postponed	Cost will be budgeted FY2020 See STWP #46
Change streetlights to LED	Ongoing	Implemented replacement program: approximately 1/3 (or 275+) of Monticello's streetlights have been changed to LED See STWP #49
Citywide Wi-Fi	In Progress	All public offices/facilities in downtown Monticello offer free Wi-Fi (including City Hall, the Visitor Center/Chamber of Commerce); Becoming a Broadband Ready community will serve as the next step in this project (see STWP #41 & #50)

Project Description	Status	Notes
Plan park improvements including water fountains	Completed	Aging tennis courts removed, playground and pavilion installed; New walking trail and sidewalks installed; Drinking fountains were installed but have been removed due to repeated vandalism – new fountains are planned for installation after vandalism issues are addressed
Enlarge Industrial Park	Completed	Monticello Industrial Park is at capacity; Additional industrial space planned for newly acquired property (south of downtown Monticello)
Create historic walking tour with audio	Postponed	<i>New brochure has been developed and printed; No current plans for the walking tour with audio – shifting trends, interests, and new technologies may lead this project to take on a different form (walking audio tours have been losing popularity and momentum)</i>
Develop and publish an evacuation plan	Completed	Jasper County plan includes Monticello
Plan to replace utility poles	Completed	Currently implementing replacement plan: poles are replaced, as needed
Sidewalk Improvements Plan IV	Completed	Sidewalks, trees, and curbing to match the Square for one block off the Square; Park-to-park sidewalks are the current project
New Entrance to the City signs	Completed	Outdated city signage removed; Attractive white road signs installed; Additional signage may be considered as the City “brand” is developed

## City of Shady Dale Community Work Program


### SHORT-TERM WORK PROGRAM: 2018-2022

(\*entries with an asterisk represent carryover items from the previous STWP)

Task	Project Description	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Improvements to City water system (including Cemetery Rd., Wyatt Rd., North Railroad St., South Railroad St., both sides of Hwy 83, and extensions on Banks Pond Rd and Aikenton Rd)	2018-2022	City	To be determined	City Budget
2	Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	2018-2022	County, City, COC, DAJC, DCA, NEGRC, Four County Development Authority	To be determined	County & City Budgets, state/federal funds

### REPORT OF PLAN ACCOMPLISHMENTS, 2007-2017

Project Description	Status	Notes
Improvements to City water system including line replacement	Completed	Completed improvements along Aikenton Rd, N. Railroad St., Cemetery St., South Railroad St., and Champion Way

A photograph of a magnolia tree with large, dark green, glossy leaves and several large, white, five-petaled flowers. The background is a soft-focus view of other green trees and a bright sky. The text is overlaid on the left side of the image.

## Appendices

**Appendix A: Participation Records**

**Appendix B: Future Land Use Maps (24" x 36")**



# Appendix A: Participation Records

## Public Hearing I (March 1, 2018)

THE MONTICELLO NEWS, THURSDAY, FEBRUARY 8, 2018—PAGE 5

significant original legislation in 2017. Upon the most recent version immediately upon the governor's office, for the sake of the state's oil distributors by requiring all monthly reports be submitted electronically.

**House Bill 135- State Retirement Reform** If signed into law, House Bill 135 would expand the term "law enforcement officer" to include Department of Driver Services (DDS) investigators. Under the bill, they would qualify to receive up to an additional five years of creditable service in the state's Employees' Retirement System (ERS) for prior law enforcement service. Eligibility stipulations include:

- DDS investigators receiving retirement benefits from a local government for that same service are not eligible.
- The individual is not eligible unless they have been a member of the retirement system for at least 10 years.
- HB 135 corrects an oversight missed in 2016, when we passed a bill allowing all other law enforcement officers to obtain creditable service through the ERS. This bill simply corrects the oversight, making Georgia's 16 DDS investigators eligible for this benefit.

**House Bill 671- Real Estate Reform** immediately in the next week was dealing with

sure intended to update the way motor fuel distributors and wholesalers submit their monthly motor fuel tax reports to the Department of Revenue, also passed. This bill modernizes and streamlines the filing process for our state's oil distributors by requiring all monthly reports be submitted electronically.

**House Bill 135- State Retirement Reform** If signed into law, House Bill 135 would expand the term "law enforcement officer" to include Department of Driver Services (DDS) investigators. Under the bill, they would qualify to receive up to an additional five years of creditable service in the state's Employees' Retirement System (ERS) for prior law enforcement service. Eligibility stipulations include:

- DDS investigators receiving retirement benefits from a local government for that same service are not eligible.
- The individual is not eligible unless they have been a member of the retirement system for at least 10 years.
- HB 135 corrects an oversight missed in 2016, when we passed a bill allowing all other law enforcement officers to obtain creditable service through the ERS. This bill simply corrects the oversight, making Georgia's 16 DDS investigators eligible for this benefit.

**House Bill 671- Real Estate Reform** immediately in the next week was dealing with

raise money due awareness. This week we return for the start of week five! As always, I will continue to send updates for the remainder of the legislative session. Paul and I are especially excited this week because we have the pleasure of hosting a number of groups from home for a day under the Gold Dome! If you have never experienced Capitol Hill during session, I insist you must. It is a great learning experience for all ages.

Thank you so much my precious friends for allowing me to represent your voice. The confidence and trust you have placed in me means more than you will ever know! If you need anything at all, please don't hesitate to contact me anytime!

employee Retirement System (ERS), if they meet certain criteria. SB 129 also deals with retirement, but allows veterans to receive retirement credit through the ERS.

On Tuesday, we passed SB 321 which will bring some revisions to the current Medicaid fraud reimbursement process. Currently in Georgia, only 95 percent of Medicaid fraud reimbursements stay in Georgia. This means that the other 5 percent goes back to the Federal government. By passing SB 321, 45 percent of those reimbursements will stay here. As a result, the minimum penalty fee will increase from \$5,500 to \$11,181. We're hoping this money can be used to fund healthcare in rural areas.

Right now, insurers are required to cover children up to six years of age, which is not enough time for these kids to get the therapy and attention they need to address autism early on. This bill ensures that instead of only receiving children will be able to get longer-term treatment in their formative years that can help lessen the effects of ASD. This is a bill that has been a long time in the making, and

the thinking forward to six more weeks of winter, but I am looking forward to another six weeks working for the citizens of Georgia under the Gold Dome. If you have any questions, comments or concerns about legislation, please let me know. My door is always open and I am more than happy to answer your questions.

Sen. Burt Jones is the Chairman of the Insurance and Labor Committee. He represents the 25th Senate District which includes Baldwin, Butts, Greene, Jasper, Morgan and Putnam counties and portions of Bibb, Jones and Walton counties. He may be reached at 404.656.0082 or via email at burt.jones@senate.ga.gov

### PUBLIC NOTICE

The Jasper County Board of Commissioners will conduct a Public Hearing on the following item on Thursday, March 1, 2018 beginning at 6:00 P.M. in the Small Courtroom in the Jasper County Historic Courthouse at 126 W. Greene Street Monticello, GA 31064.

**Comprehensive Plan Update for Jasper County, the City of Monticello and the City of Shady Dale.**  
**A Public Input Session will immediately follow the Public Hearing.**

Citizens, business owners and all stakeholders are invited to attend both the Public Hearing and the Public Input Session and encouraged to provide comments, ideas and suggestions on the Comprehensive Plan Update.



Jasper County: Joint Comprehensive Plan Update  
 Public Hearing #1: March 1, 2018 - 6:00 p.m.  
 Jasper County Courthouse

NAME	TITLE	ADDRESS	EMAIL
Susan Patterson	Chairwoman	1765 Dunwoody Rd	rispat@comcast.net
Mary Alice Carter	Jasper County Clerk	36 Lane Ct - Monticello	maryalicecarter@jco.net
Mrs. BEATY	COMPTROLLER	19 PINE CREST DR	beaty@jco.net
Ken McMichael	DC Director	2437 Goodby Rd Monticello Ga 31064	
Shane Sealy	P/Z Director	221 Robert Drive Monticello	ssealy@jaspercountyga.org
Nick Jones	Superintendent	141 Sibley St. Monticello	m.jones@jasper.k12.ga.us
Ron Mayer	Chamber of Commerce	PO Box 133	jasperchamber@bellsouth.net
David Wease	City Councilman	1781 N. E. St. Monticello	weased2@comcast.net
David Dyer	Dea Assistant	PO 270 Monticello	ddyer@jco.net
Bruce Henry	Commissioner	126 W. Greene St	bhenry@jco.net
George B. Powell	CITIZEN	509 Gtr. Lakes Dr.	Buba@carbonmold.com
Rep. P. HARRIS	City Clerk	7152 Hwy 8750	pharris@jco.net
Chery Champion	Mayor	1444 N. Railroad St. Shady Dale	cherry@jco.net
Andy Champion	Mayor	2188 Courtyard Way Shady Dale	
Jenny Purdy	City Council	115 Burney Dr. Monticello	jpurdy270@gmail.com
Mark Horton	Director of Senior Center	26 Mark Horton Dr. Monticello	markhorton@jco.net
Robert North	Chairman JCO Board	202 Wehner Road	robertnorth@jco.net
Donnie Pope	Sheriff	1531 Hwy 212 Monticello	dpope@jasperco-sheriff.com



Public Hearing 2 (August 20, 2018)

THE MONTICELLO NEWS, THURSDAY, AUGUST 2, 2018 - PAGE 9

### PUBLIC HEARING

Jasper County Board of Commissioners, Monticello City Council and Shady Dale City Council announce a Public Hearing for the communities' Joint Comprehensive Plan Draft at 6:00 P.M. Monday, August 20, 2018 in the Small Courtroom in the Historic Jasper County Courthouse at 126 W. Greene Street Monticello, GA 31064.

The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule.


Citizens, business holders, and all stakeholders are invited to attend and encouraged to provide comments, ideas, and suggestions on the Joint Comprehensive Plan Update.

Monticello, GA 31064


NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Jasper County: Joint Comprehensive Plan Update Public Hearing #2: August 20, 2018 - 6:00 p.m. Jasper County Courthouse	
NAME	TITLE	ADDRESS	EMAIL
Kathy Mudd	editor	20 Cr 50m Lallo	editor@themonkallnews.com
Ken Melnick	S.C. make. Auth.	2437 Goodby rd monticello	kem@bellouth.net
Mary Alice Carter	Chair - Suson County Water	36 Lane Cr Monticello - 31066	maryalicecarter@gmail.com
Jean L. Bell		855 Harvey Lane Rd	jeanbell12@gmail.com
Cathie Benson	Taxpayer	244 Lakeshore Dr	bugzee@bellsouth.net
Gary Morrison	Taxpayer	309 Hidden Creek Dr.	upprunn@gmail.com
Mary Patricia	Business manager		mppcpa@gmail.com
Sandi Morris	Taxpayer - resident	357 Davidson Hwy Shady Dale 31085	Sandmorris@yahoo.com
Sandra G Carter	Taxpayer	227 Davis Carter Rd	Sandra.Carter18@gmail.com
Mike Bellon	County manager	1199 Pitts Chapel & N. Hwy 67	mbellon@jaspercountygov.org
Jenny Murphy	City Council	1133 Bursey Dr Monticello	jmurphy27@gmail.com
David Werthe	City Council member	1781 N.E. St - Monticello	werthed@jccouncil.com
Mac McIvor	Teacher	231 Loveview Dr. Newbern	macm@mcivor.net
John Maurin	Shady Dale City Clerk	7152 Hwy 835 Monticello	johnmaurin@shadydalega.net
John Champion	Mayor - Shady Dale	1444 Millwood & Shady Dale	eschadydale@bellsouth.net
Tommy Melton	Broker - Southern Title Realty	130 W. Greene St. Monticello	tommy@southerntitle.com
Shane Seely	Planning/Zoning Director	221 Red 7 Drive	sseely@jaspercountygov.org
Tom Mayer	Director of Economic Development Chamber of Commerce	114 W. Washington St	jasperchamber@bellsouth.net
David Dyer	Development Authority Jasper County	PO Box 270/149 Maple St.	dyer@jaspercountygov.org
Bill Wilhutter	TAX Payer	2984 Shady Dale Rd Monticello, GA	
Don Jernigan	Commissioner District	61 Flicker Ct. Monticello, GA	djernigan@jaspercountygov.org

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Jasper County: Joint Comprehensive Plan Update Public Hearing #2: August 20, 2018 - 6:00 p.m. Jasper County Courthouse	
NAME	TITLE	ADDRESS	EMAIL
<b>Early W. Wood</b>	<b>TAX PAYER</b>	<b>188 Davidson St.</b>	
Maudie Wood	Tax Payer	<b>SHADY DALE, GA</b>	mewood 404-215-0806
FRANK BILLARD	Planning & Development		rusty@fdpc.net
Tracy Norton	County Planning & Development	202 Wilbur Rd. Monticello	tracen@jaspercountygov.org
Breche Henry	Director		bhenry@jaspercountygov.org

Input Meeting 1 (March 1, 2018)

 NORTH EAST GEORGIA REGIONAL COMMISSION		Jasper County: Joint Comprehensive Plan Update Input Meeting #1: March 1, 2018 – 6:15 p.m. Jasper County Courthouse		
NAME	TITLE	ADDRESS	EMAIL	
J. Michael Newton	Superintendent	1411 College St. Monticello, Ga	mnewton@jasper.k12.ga.us	
Erin Lynch	Jasper Co. School Board Member	"	elyrnc@jasper.k12.ga.us	
Kathy Mudd	Editor - The Monticello News	PO Box 30, Monticello	editor@themonticellonews.com	
Dave Patterson		1765 David Sway Rd	dpatterson@bell.com	
David Wense	City Councilman	1781 NE. St Monticello	wensed2@gmail.com	
Jenny Murphy	City Council	118 Surney Dr Mont	jmurphy270@gmail.com	
David Dyer	Dev Auth	PO 270 Monticello 31067	ddyer@bellsouth.net	
Mary Ann Carter	Chairman - Water Sewer	Jasper County, GA 30055	marycarter@jaspercountyga.org	
Bruce Henry	Jasper County BOC	1537 Bar Bridge Rd Shady Dale	bhenry@jaspercountyga.org	
Shane Sealy	Jasper County P/E Director	221 Rebel Dr. Monticello	ssealy@jaspercountyga.org	
Jill's Burt	(OWNER) MARIETTA	1614 Duff	jburt@staples.com	
Jim McKeown	City Clerk	7152 Hwy 83, Monticello	jmckeown@bellsouth.net	
Jerry Champion	Mayor - Shady Dale	1444 N. Railroad St Shady Dale	cherrydale@bellsouth.net	
Jerry Champion	Mayor - Shady Dale	Hwy 142 Shady Dale	cherrydale@bellsouth.net	
Gerald Sturtevant	Business Owner	397 Starling Dr Monticello	geraldsturt@bellsouth.net	
Conrad O. Conrad	CITIZEN	509 CHEVROLET CT.	BUDA@MASONMOUND.COM	
Ken McMichael	J.C. water Auth	2437 Goalsby Rd monticello		
Robert Norton	Chairman JCRAB	202 Wethurst Rd	robertnorton3900@gmail.com	
Tracy Norton	Director of Senior Ctr	26 Mack Tillman Rd Monticello	trnorton@jaspercountyga.org	
Debbie Pope	Sheriff	1551 Hwy 212 W	dpope@jaspercountysheriff.com	
Kathy Mudd	editor - The Monticello News	PO Box 30, Monticello	editor@themonticellonews.com	

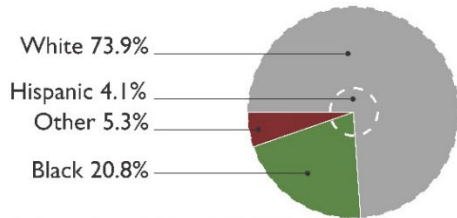
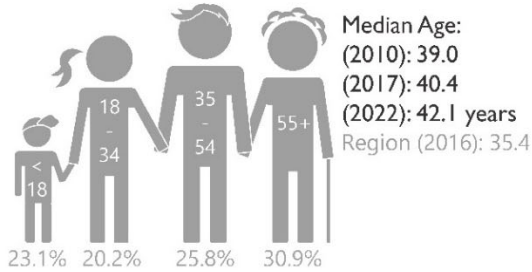
Input Meeting 2 (April 24, 2018)

 NORTH EAST GEORGIA REGIONAL COMMISSION		Jasper County: Joint Comprehensive Plan Update Input Meeting #2: April 24, 2018 – 6:00 p.m. Jasper County Courthouse		
NAME	TITLE	ADDRESS	EMAIL	
Bruce Henry	BOC		bhenry@jaspercountyga.org	
David Wense	City Council		wensed2@gmail.com	
Jenny Murphy	"		murphyj270@gmail.com	
Kathy Mudd	The Monticello News		editor@themonticellonews.com	
David Dyer	E.D./Dev Auth	Jasper County	ddyer@bellsouth.net	
Pam Mayer	Chamber of Commerce/DDA / Main Street		jasperchamber@bellsouth.net	
Dodie Procto	Self		gotwoo1@yahoo.com	
Harold Drumgole	Self / Land use			
Robert Norton	Chairman JCRAB		robertnorton@gmail.com	
Tracy Norton	Director of Senior Ctr		trnorton@jaspercountyga.org	
Jean C. Bell	Citizen / Retiree		jeanbell12@gmail.com	
Gary Morrison	Retired Taxpayer		gmorrison@gmail.com	
Marcy Pateval	Self		mppcpa@netzero.net	
Cathy Benson	Taxpayer		bugzee@bellsouth.net	
F.L. Bullard	PLANNER		rusty@cpa.net	
Jerry Champion	Mayor - Shady Dale		cherrydale@bellsouth.net	
Lynd McLaughlin	City Clerk - Shady Dale		lmcmaur@wildblue.net	
Shane Sealy	P/E Director		ssealy@jaspercountyga.org	
ANDREW BOYD	CITIZEN		boyd711@bellsouth.net	
Ken McMichael	J.C. water Auth		ekmcm at 4th.net	

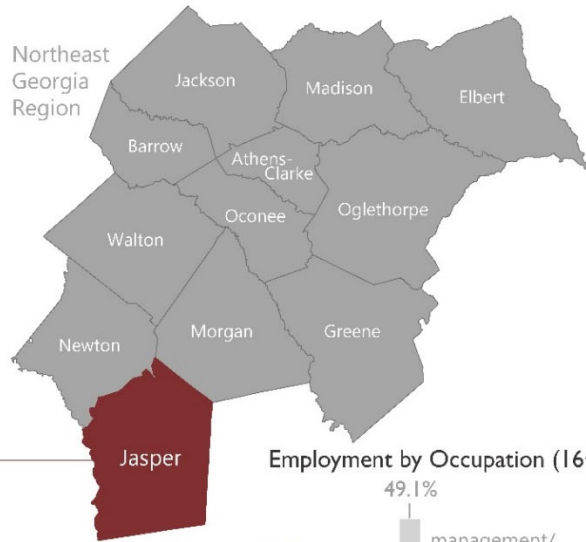


Sample Handouts & Worksheets

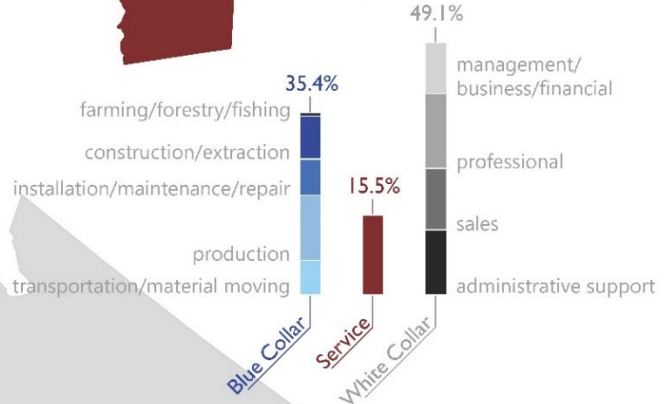
### Jasper County



Median Home Value: \$134,502  
 Region (2016): \$151,154  
 State (2015): \$148,100  
 Median Household Income: \$44,951  
 Region (2016): \$46,866  
 State (2015): \$49,620  
 3.8% Unemployment Rate



#### Employment by Occupation (16+):



### City of Monticello

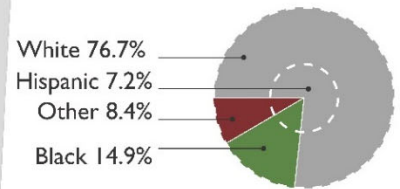


Median Age: 40.5 years  
 Median Home Value: \$105,982  
 Median Household Income: \$35,837

### City of Shady Dale



Median Age: 39.3 years  
 Median Home Value: \$121,875  
 Median Household Income: \$45,195



Prepared by the NEGRC,  
 Planning & Government Services Division  
 Sources: Georgia Department of Labor (DOL), 2017,  
 U.S. Census Bureau, Census 2010 Summary File 1, &  
 Esri Business Analyst, Esri forecasts for 2017 and 2022

**#1: Needs & Opportunities**  
 Comprehensive Plan 2018 | 3/1/2018

**Strengths | Opportunities | Threats**

wide and Specific/Focused

Short-term

Medium-term

Long-term

Transportation

Utilities

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

**Meeting #1: Needs & Opportunities**  
 Jasper County Joint Comprehensive Plan

- General/Community-wide and Specific/Short-term and Long-term
- Existing and Perceived

Topics to Consider: land use, transportation, population development, natural resources, ...

- Strengths**
1. Good people
  2. Good schools
  3. Good location
  4. "Actual road"
  5. \_\_\_\_\_
  6. \_\_\_\_\_
  7. \_\_\_\_\_

- Weaknesses**
1. Congestion around SPA
  2. Lack of public park
  3. Travel issues - lack of highway
  4. Lack of broadband
  5. Housing
  6. \_\_\_\_\_
  7. \_\_\_\_\_

3. Oil
4. Missed
5. All communities

(OVER)

**Input Meeting #1: Vision & Goals**  
 Jasper County Joint Comprehensive Plan 2018 | 3/1/2018

In 20 years, the Jasper community will be, look,

- Three broad phrases (up to five words)
- Work, play, live, get around, shop, visit, ...
- Examples
  - "Rural charm" or "Small-town appeal"
  - "Meet increasing demand on public facilities/services sidewalks and trails"
  - "Quality, attractive housing for everyone" or "Reinvest industry and landowners"

1. more local employment - day to
2. More local stores of all types
3. ~~Reinvest~~ ~~all~~ ~~work~~ ~~facilities~~ ~~services~~ ~~sidewalks~~ ~~and~~ ~~trails~~ ~~for~~ ~~everyone~~ ~~or~~ ~~reinvest~~ ~~industry~~ ~~and~~ ~~landowners~~
4. More public participation
5. truck route

3. Oil
4. Missed
5. All communities

(OVER)

**Weaknesses**

1. Traffic on Squawks
2. Funding vs High TA
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_

**Input Meeting**  
 Jasper County

In 20 years.

- Three broad phrases
- Work, play, live, get around, shop, visit, ...
- Examples
  - "Rural charm"
  - "Meet increasing demand on public facilities/services sidewalks and trails"
  - "Quality, attractive housing for everyone" or "Reinvest industry and landowners"

1. A community that you can provide a quality education quality rec department for a whole family.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

(OVER)

4. Education / Skilled workforce
5. Destination Center

- > Retail
- > Recreation - for everyone
- > Housing - boys & girls club
- > Modern Upgrades
- > Modern Pickers Industry

0 use it (County)

ok, feel

By-pass

Business base for jobs

water, basics needed for...

[Online Community Questionnaire \[start page & sample questions\]](#)

## Community Questionnaire

Your responses to the following questions will help guide the update to the Jasper County - Monticello - Shady Dale Joint Comprehensive Plan.  
[Less than 10 minutes to complete]

[Start Survey](#)

## Cuestionario para la comunidad

Sus respuestas a las siguientes preguntas ayudarán a guiar la actualización del Plan Conjunto Integral para el Condado de Jasper- Monticello - Shady Dale. [Menos de 10 minutos para completar]

[Start Survey](#)



Q.13

**Our community needs more family friendly activities/spaces.**

- Strongly agree.
- Agree.
- Indifferent.
- Disagree.
- Strongly disagree.

Q.14

**I have attended a public meeting in Jasper County/Monticello/Shady Dale**

- zero times.
- 1-5 times.
- more than 5 times.

Why have you not attended more?

Q.15

**Lack of building and/or property maintenance is a significant problem in Jasper County.**

- Strongly agree.
- Agree.
- Indifferent.
- Disagree.
- Strongly disagree.

Q.5

**Las opciones de vivienda que sirven a una variedad de niveles de ingresos son importantes para nuestra comunidad.**

- Totalmente de acuerdo.
- De acuerdo.
- Indiferente.
- Desacuerdo.
- Muy en desacuerdo.

Q.6

**Opciones de vivienda para una variedad de estilos de vida (joven profesional, senior, familia) son importantes para nuestra comunidad.**

- Totalmente de acuerdo.
- De acuerdo.
- Indiferente.
- Desacuerdo.
- Muy en desacuerdo.

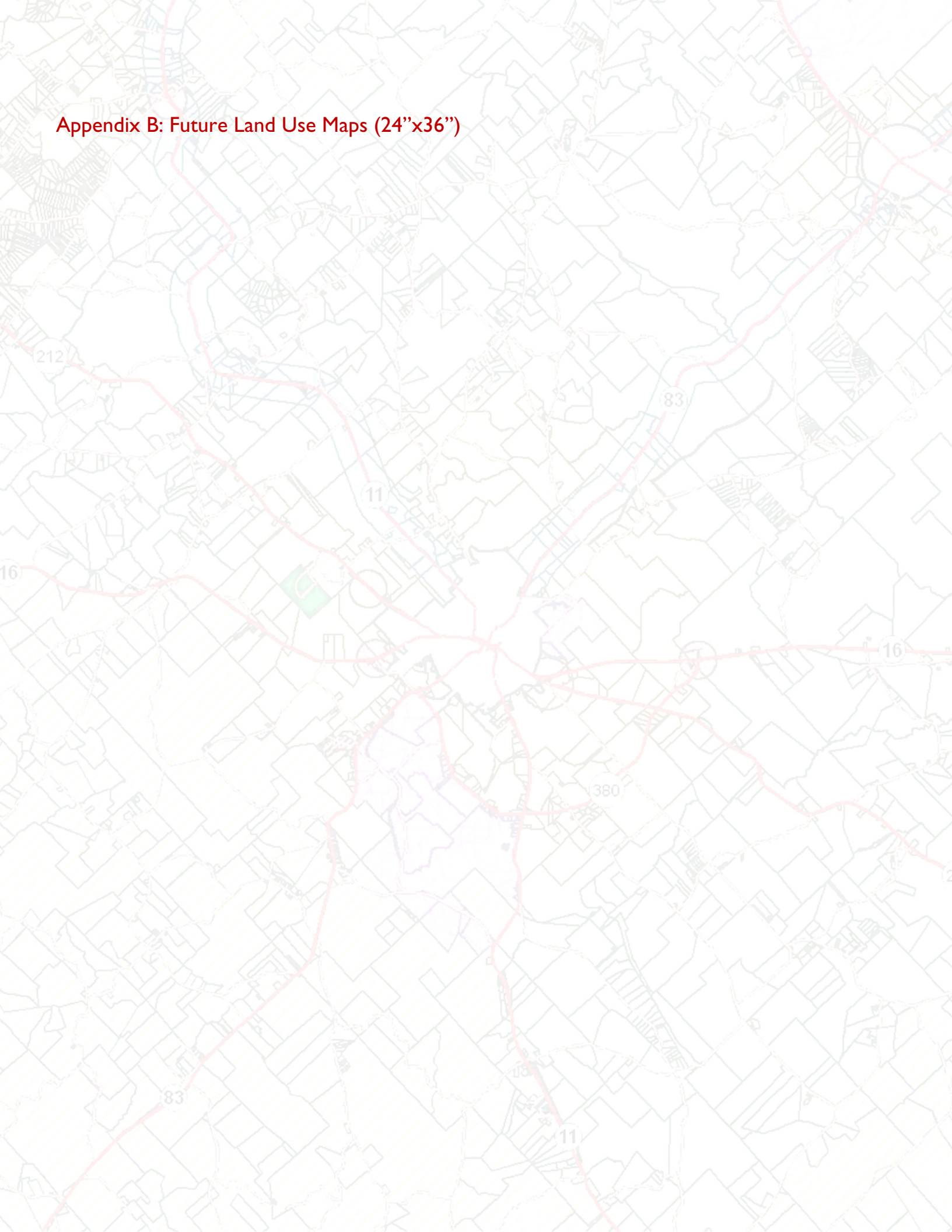
Q.7

**Nuestra comunidad tiene suficiente vivienda.**

- Totalmente de acuerdo.
- De acuerdo.
- Indiferente.
- Desacuerdo.
- Muy en desacuerdo.

Ayúdenos a entender por qué seleccionó esta respuesta.

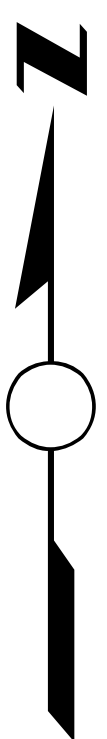
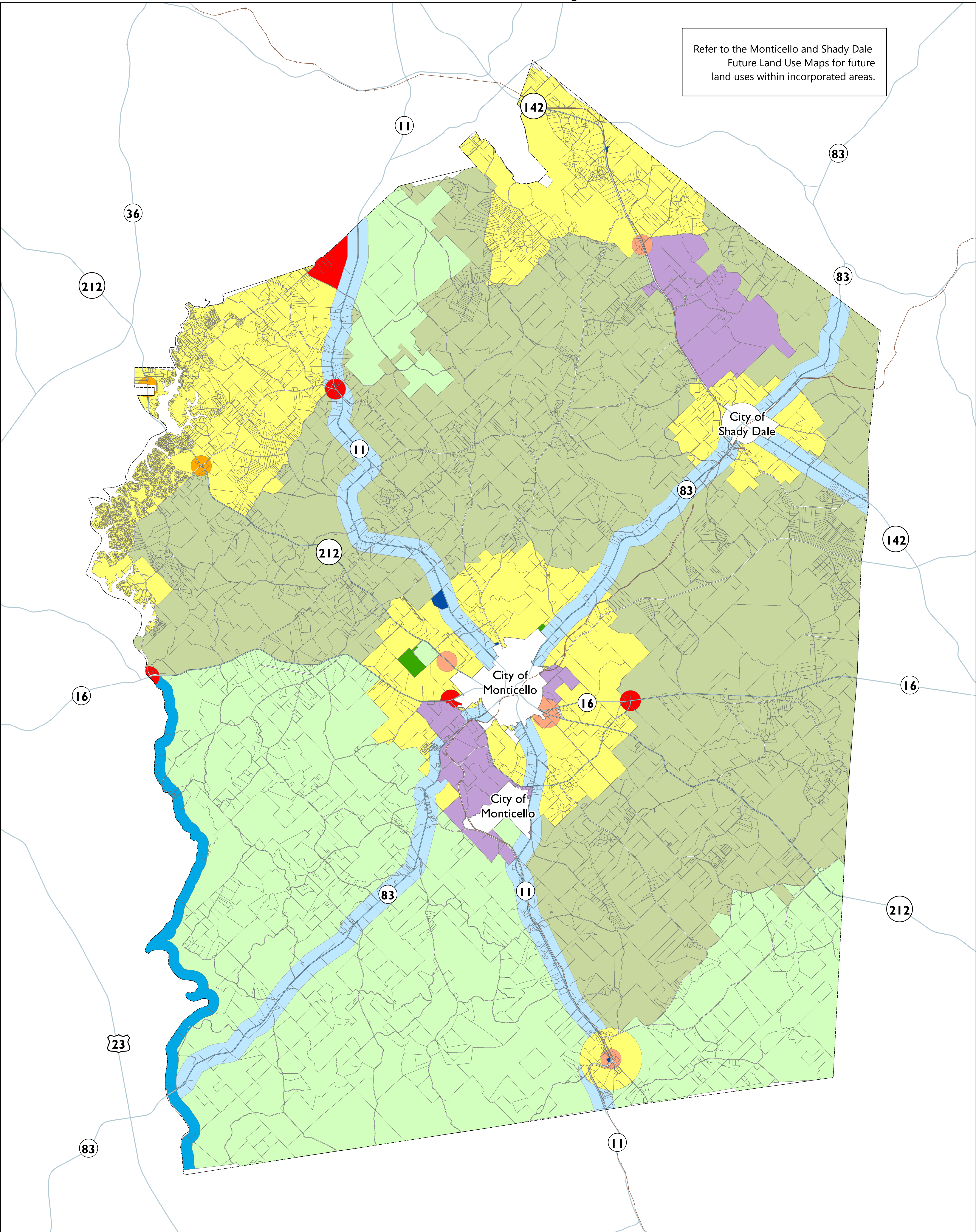
Appendix B: Future Land Use Maps (24"x36")





# FUTURE LAND USE MAP OF JASPER COUNTY

Refer to the Monticello and Shady Dale Future Land Use Maps for future land uses within incorporated areas.



## MAP LEGEND:

- Major Roads
- Rail Lines
- Incorporated Areas [Refer to Municipal Future Development Maps]
- County Boundary

### Jasper County Future Land Use Categories

- Parks/Recreation/Conservation
- Agriculture, Forestry, Fishing, and Hunting
- Residential Growth

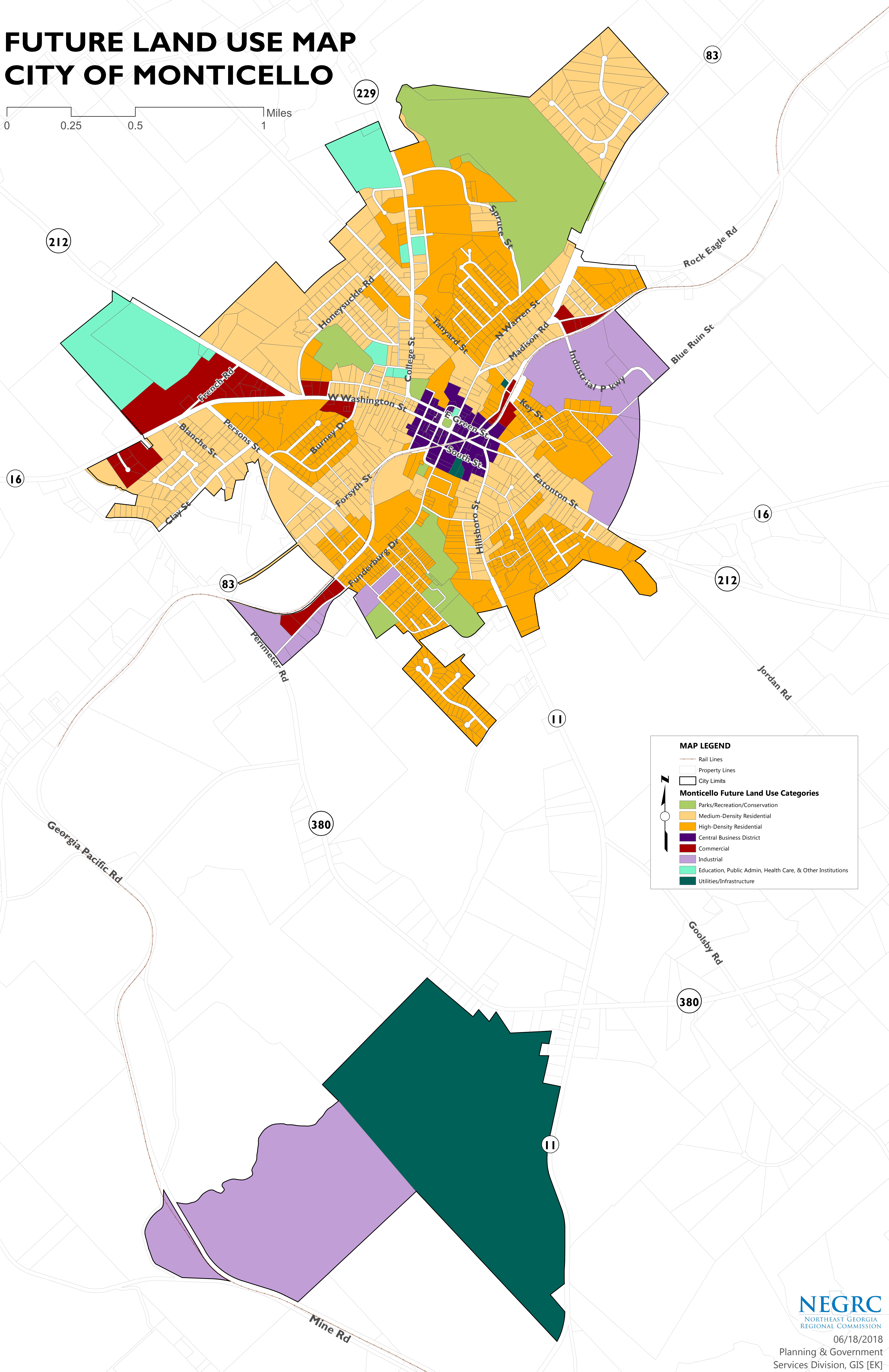
- Ocmulgee River Riparian Zone
- Gateway Corridor
- Neighborhood Activity Centers
- Community Activity Centers
- Corridor Commercial
- Industrial Workplace
- Education, Public Admin, Health Care, & Other Institutions
- Solid Waste Collection and Storage

0 1 2 4 Miles



# FUTURE LAND USE MAP CITY OF MONTICELLO

0 0.25 0.5 1 Miles



**MAP LEGEND**

- Rail Lines
- Property Lines
- City Limits

**Monticello Future Land Use Categories**

- Parks/Recreation/Conservation
- Medium-Density Residential
- High-Density Residential
- Central Business District
- Commercial
- Industrial
- Education, Public Admin, Health Care, & Other Institutions
- Utilities/Infrastructure



# FUTURE LAND USE MAP CITY OF SHADY DALE



**MAP LEGEND**

- Rail Lines
- Property Lines
- City Limits

**Shady Dale Future Land Use Categories**

- Agricultural, Forestry, Fishing, and Hunting
- Neighborhood Growth
- General Sales or Services
- Manufacturing and Wholesale Trade
- Education, Public Admin, Health Care, & Other Institutions

142

83

142

83

Church St

Davidson St  
Banks St

Providence St

Cemetery St

Aikentown Rd

Wyatt Rd

Main St

Railroad St

Farrar St

Whitten Rd