

**RESOLUTION 2024-0108-3**

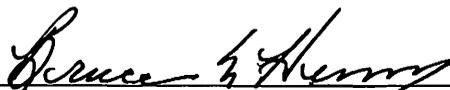
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

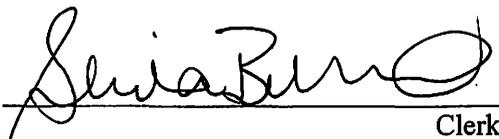
WHEREAS, the Comprehensive Plan Update for Jasper County, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

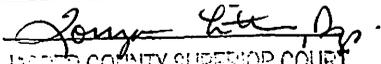
NOW THEREFORE, BE IT RESOLVED by the Jasper County Board of Commissioners, that the Comprehensive Plan Update for Jasper County Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 8<sup>th</sup> day of January, 2024

Jasper County Board of Commissioners

  
\_\_\_\_\_  
Jasper County Board of Commissioners, Chairman

  
\_\_\_\_\_  
Clerk

FILED IN OFFICE THIS 11 DAY OF  
Jan., 20 24 AT 8:30 AM  
  
\_\_\_\_\_  
JASPER COUNTY SUPERIOR COURT

## RESOLUTION

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 Comprehensive Plan Update for the City of Monticello, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

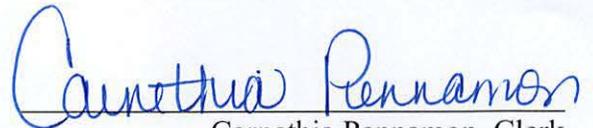
NOW THEREFORE, BE IT RESOLVED by the City of Monticello that the Comprehensive Plan Update for the City of Monticello, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 12<sup>th</sup> day of December, 2023.

City of Monticello



DeAshley Thurman, Mayor



Carnethia Pennamon, Clerk



# City of Shady Dale

PO Box 152 Shady Dale, GA 31085  
(706)468-1510 Fax (706)468-9320

## RESOLUTION

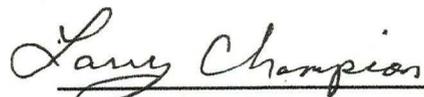
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Shady Dale, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Shady Dale that the Comprehensive Plan Update for the City of Shady Dale, Georgia dated 2024 as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 11<sup>th</sup> day of January, 2024

City of Shady Dale

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



**DRAFT**

**JASPER COUNTY: JOINT  
COMPREHENSIVE PLAN**

**WITH THE CITIES OF MONTICELLO &  
SHADY DALE**

**2023-2028**



# TABLE OF CONTENTS

**Chapter One: Introduction**.....3  
**Chapter Two: Vision & Goals**.....8  
**Chapter Three: Needs & Opportunities**.....13  
**Chapter Four: Land Use**.....34  
**Chapter Five: Community Work Program**.....67  
**Chapter 6: Appendix**.....82

# ACKNOWLEDGEMENTS

## STEERING COMMITTEE

Larry Champion, Shady Dale Mayor  
Don Jernigan, Jasper County BOC  
Bruce Henry, Jasper County BOC  
Doug Currie, Monticello City Council  
David Wease, Monticello City Council  
Alex McLendon, Shady Dale City Council  
Justin Wyatt, Shady Dale City Council  
Lathaydra Sands, Monticello City Manager  
Judy Johnson, Jasper County Planning Director  
Joan Champion, Shady Dale City Clerk  
Jackie Garland, Monticello DDA  
David Dyer, Jasper County Development Authority  
Walker Jordan, Bank of Monticello  
Mary Patrick, Citizen & Business Owner  
Missy Henderson, Citizen  
Tony Rogers, Citizen

## NEGRC STAFF

Burke Walker, NEGRC Executive Director  
Mark Beatty, PGS Director  
Jon McBrayer, GIS Manager  
Carol Flaute, Community Planner  
Phillip Jones, Community Planner  
Sara Kaminski, GIS Manager

## JASPER COUNTY COMMISSIONERS

Sheila Jones, District One  
Bruce Henry, District Two  
Don Jernigan, District Three - Chairman  
Asher Gray, District Four  
Steven Ledford, District Five

## MONTICELLO MAYOR & COUNCIL

De'Ashley Thurman, Mayor  
Doug Currie, Mayor Pro Tem  
Cynthia Miller, District One  
Larry Thurman, District One  
Jenny Murphy, District Two  
David Wease, District Two

## SHADY DALE MAYOR & COUNCIL

Larry Champion, Mayor  
Alice Daniel, Council Member  
Alexander McLendon, Council Member  
Larissa Ruark, Council Member  
Michael Russeau, Council Member  
Justin Wyatt, Council Member

# Chapter One: Introduction

# 1



## PURPOSE

A Comprehensive Plan is a community's long-range guide for growth and development and is a living document in which periodic updates are performed, as required by the Georgia Department of Community Affairs (DCA), to maintain Qualified Local Government Status (QLG). This plan, designed distinctively for Jasper County, the City of Monticello, and the City of Shady Dale, outlines the vision and goals identified by the communities, and establishes the actions required to achieve their vision and goals. The plan serves as a decision-making guide for local government officials and community leaders and was developed based on input from the public, local government staff, elected officials, and a steering committee. The document illustrates the three jurisdiction's needs and opportunities, goals and policies, future land use, and implementation framework, also known as a community work program. The plan seeks to answer three questions:

### Where are we now?

### Where do we want to be?

### How do we get there?

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 downtown 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 pastureland, 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 14,707 citizens.

The City of Monticello is located at the center of Jasper County. Designated as the county seat in 1808, the city grew around a central square and served as a center for commerce for Jasper County's growing agricultural and manufacturing industries throughout the 19th and early 20th Centuries. Today, Monticello is still the civic center of the county, with a central historic district around the original town square. Approximately, 2,614 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 248 residents.



Image 1: Jasper County Context Map

## PROCESS

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. The DCA rules state that the Jasper County Joint Comprehensive Plan is required or encouraged to include the following elements:

## COMMUNITY GOALS

Through public and steering committee engagement, community vision, goals, and policies were developed to determine the future direction. The goals align with the short-term work program which enables the three jurisdictions to progress towards the shared vision stated in Chapter Two.

## NEEDS & OPPORTUNITIES

An analysis of community needs and opportunities determines the existing conditions and trends within Jasper County,

Monticello, and Shady Dale. This required element will assist the communities in identifying the weaknesses that need to be addressed and the opportunities on which it can capitalize.

## BROADBAND

As of 2018, all communities are required to include a broadband element to analyze served and unserved locations. A focus on broadband ensures that the communities promote cost-effective and reasonable access to internet services for all residents. This element does not have a dedicated chapter but is incorporated throughout the plan in the Needs and Opportunities and the Community Work Program.

## LAND USE

This section is required for any community that has a local zoning ordinance; it assigns future land use categories by parcel or character areas to groupings of parcels. The future development map is intended as a guiding tool for elected officials and the Planning Commission on zoning and land use policy decisions. The intention is to influence growth and development throughout a community in consideration of existing development patterns, access to utilities and services, and community needs and goals.

## ECONOMIC DEVELOPMENT

This section is not required for Jasper County due to its Tier 3 designation in the DCA's Job Tax Credit program. However, economic development was still included due to the importance of the topic. A focus in economic development fosters better access to resident employment opportunities, increases tax revenue, and encourages resilience by diversifying the local economic base. The element includes goals and policies, needs and opportunities, and work program items related to economic development initiatives.

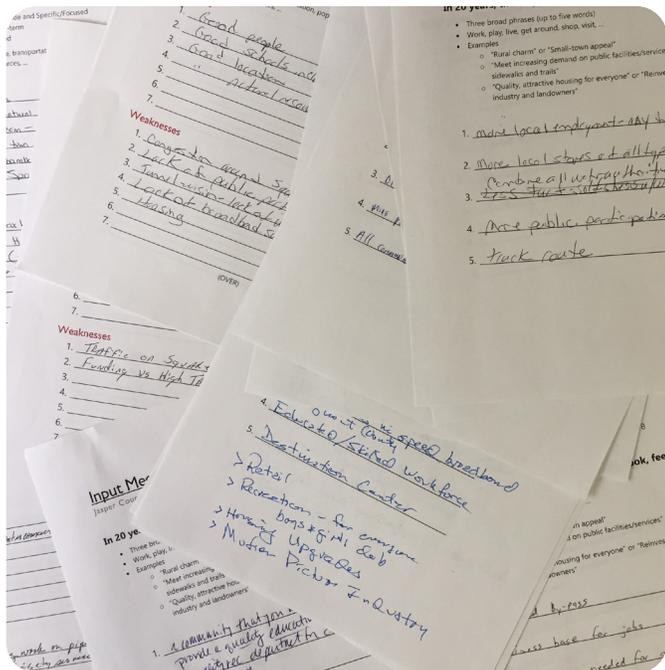


Image 2: SWOT Analysis for the Comprehensive Plan Process

## COMMUNITY WORK PROGRAM

The final required component of the Comprehensive Plan, the Community Work Program, outlines strategic projects identified to achieve the community's goals and implementing its plans. The Work Program will include a Report of Accomplishments from the previous Comprehensive Plan, and an updated five-year list of priority projects that designate responsibilities and outline funding strategies.

## PUBLIC INVOLVEMENT

The Comprehensive Plan encouraged public involvement throughout the process. The planning process began with a public hearing on December 12, 2022, where the public was invited to learn about the plan process, discuss the challenges in their community, and their hopes for its future. Following the initial public meeting, four publicly available input sessions were held with the Steering Committee, a group of elected officials, city staff, and citizens representing various groups and interests throughout the community. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of all three communities. Throughout the process, steering committee members provided feedback through questions, comments, and a review of plan elements.

Opportunities for public engagement were also available outside of the public hearings and input sessions through an online public questionnaire that was available and distributed from December 01, 2022 - January 15, 2023. The online survey was embedded in a dedicated webpage to the Comprehensive Plan update; the link was shared on Jasper County and Monticello's website and social media pages. In total, 401 questionnaires were received during the process. An online, interactive dashboard was then created to allow the public to view the survey results and was imbedded on the dedicated webpage.

A final public hearing was held on September 26, 2023, before submittal of the plan to the DCA for review. The Northeast Georgia Regional Commission Planning & Government Services Division oversaw the development of this plan, including facilitating public involvement and input meetings.

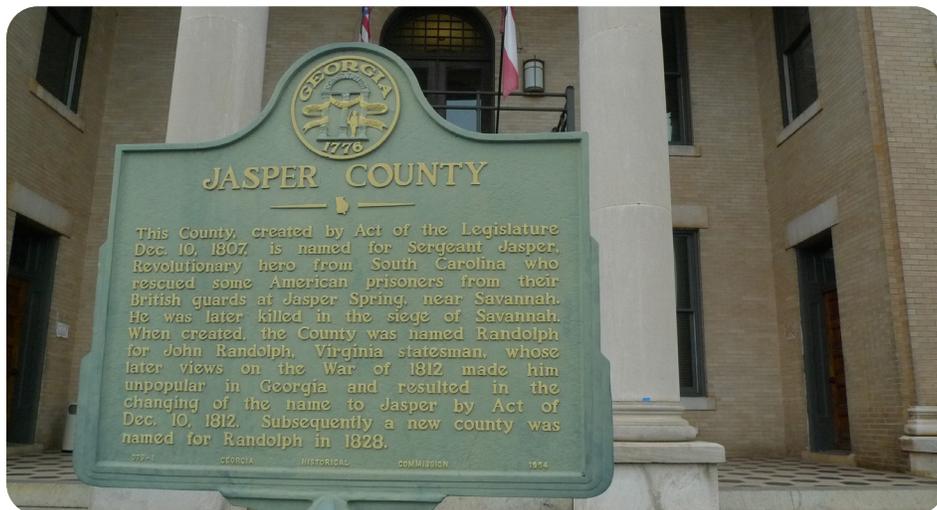


Image 3: Jasper County Historic Marker in front of the Jasper County Courthouse

## REVIEW PROCESS

According to the DCA's rules for comprehensive planning, effective October 1, 2018, the local governments must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all required components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with Minimum Standards and Procedures, the approved Plan must be adopted by local resolution to maintain Qualified Local Government (QLG) status.

## DATA & STATISTICS

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies.

Unless otherwise noted, all data used throughout this plan are sourced from Esri's Business Analyst (BAO), which is based on U.S. Census data. Esri forecasted data for 2022 through 2027. U.S. Census Bureau decennial Census data is converted by Esri into 2020 geography. The Census data either occurred during or preceded several national and international events that have substantially affected the cost of living in 2023, such as the COVID-19 pandemic and high inflation, including significant recent increases in home values, rents, and gasoline prices (Bureau of Labor Statistics). For these reasons, the data presented in this plan may be only somewhat representative of Jasper County, Monticello, and Shady Dale today.

# Chapter Two: Vision & Goals

# 2



**Jasper County: Joint  
Comprehensive Plan**

# 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.

## 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.

### 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.
- 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.
- 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 residential development that fits with infrastructure expansion capabilities within municipalities.
- 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.

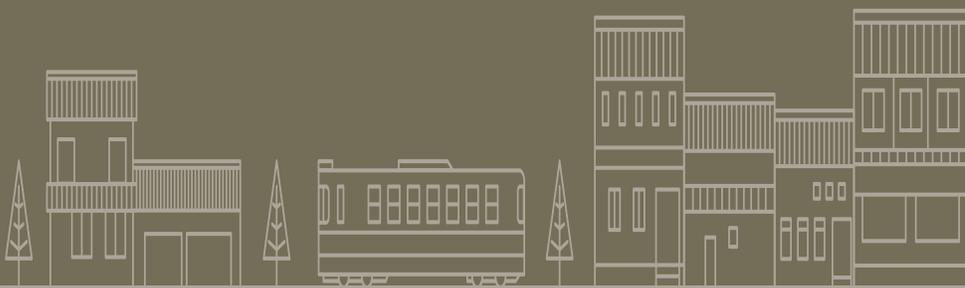
## GOAL: CULTIVATE A COLLABORATIVE ENVIRONMENT IN AND AROUND JASPER

**P  
O  
L  
I  
C  
I  
E  
S**

- Improve public education regarding local initiatives, projects, and decisions. Encourage increased participation in local meetings and events.
- Encourage development, events, and activities in downtown Monticello to create a synergy that attracts businesses, arts and entertainment, residents, and visitors to the area.
- Build upon successful industries in adjacent areas by attracting businesses within those clusters and facilitating the development of and citizen access to training and educational programs related to those fields (including movie and television industry, manufacturing, and technology).
- Be actively involved in local, regional, and statewide efforts to expand and improve broadband and wireless services.
- 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 in the Monticello city limits.
- 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.

# Chapter Three: Needs & Opportunities

# 3



The needs and opportunities described in the following section were identified through a Strength, Weakness, Opportunities, and Threat (SWOT) analysis, data analysis, public input sessions, and surveys completed by the public, city staff, elected officials, and the steering committee. This chapter will have three sections, one for each local government. The list is intended to capture the most prescient needs that the community anticipates over the next five to ten years. The needs and opportunities are categorized into the following topics:

- Population, Community, & Governance
- Planning & Land Use
- Transportation
- Parks & Recreation
- Community Facilities & Services
- Broadband Services
- Economic Development
- Intergovernmental Coordination

*\*Additional community statistics used in the local analysis to determine needs and opportunities and guide discussions during public input meetings can be found in the Appendix.*

**\*Bolded items indicate high priority opportunities within the community.**

## JASPER COUNTY POPULATION, COMMUNITY, AND GOVERNANCE

Jasper County, Georgia is a rural county centrally located, between Interstates 20 and 75, within a one-hour drive of downtown Macon, Metro Atlanta, and downtown Athens. The county has an estimated population of 14,707 and is projected to grow to 15,196 by 2027. Since 2010, the population has increased an estimated 5.8%. As new developments come into the surrounding areas, Jasper County could see potential for growth, but residents voiced concerns about losing the rural character of the community. Jasper County is somewhat diverse with 74.7% of residents identifying as white alone, 16.8% identifying as black alone, 5.5% as two or more races, and 2.5% as some other race alone. The median age is 41.1 and an estimated 32.7% of the population is 55 or older.

Due to the aging population in Jasper County, county staff, elected officials, and local leaders should work on continuing to develop a service delivery model to maximize the quality of life for the aging population. The county recently used Community Development Block Grant (CDBG) funds to complete three significant projects in this regard: renovate the Senior Center (2018), relocate and expand the Health Department (2021), and relocate and expand the Food Bank (expected completion of 2024). Increased service delivery will be needed in the future as the population continues to age.

At \$50,670, Jasper County's median household income is below the state average of \$67,470. While the statewide median household income is projected to rise to \$80,470 in 2027, the county's median household income is projected to increase to \$58,795. Furthermore, 14.3% of households had incomes below the poverty level in

the past 12 months. Economic and housing initiatives will address these data points, and those initiatives will be covered in later sections within this plan.

**Important strengths identified in the input sessions for Jasper County included the rural feel of the community, tourism, and the local farmers market that occurs during the spring and summer months.** Local leaders and steering committee members also noted that public engagement and public outreach can be difficult due to the lack of broadband and other information distribution services throughout the county. County staff and elected officials rely mostly on word of mouth for news to reach community members because social media platforms cannot reach residents with slow or inadequate broadband. **County staff and elected officials should explore alternative methods to distributing information such as mailing monthly newsletters, using Remind 101 or other text announcement platforms, or developing and licensing a Low Power FM Radio station to disseminate local news and reminders to the public.** Residents also noted that there aren't many opportunities for young people in the community. There is a need to increase services and activities for the population between 12-18 years of age.

Jasper County is governed by a five-member Board of Commissioners who elect a Chair annually. Advertisements, agendas, and minutes for the Commission's monthly work sessions and meetings are posted on the County's website.

The County's boards and commissions include the following:

- Library Board
- Jasper County Water & Sewer Authority
- 911 Authority
- Board of Assessors
- Alcovy Shores Water Authority
- Board of Equalization
- Development Authority of Jasper County
- Public Facilities Authority
- Board of Registrar
- Jasper County Hospital Authority
- Planning & Zoning Commission
- Board of Appeals
- Jasper County DFCS
- Jasper County Health Department Board
- Recreation Board
- Community Service Board
- Board of Education

## PLANNING AND LAND USE

Land use in Jasper County consists mostly of dairy and beef pastureland, Oconee National Forest land, and low-density developments on multiple acres of land with select areas of medium-density housing such as the Turtle Cove and Alcovy Shores community at Lake Jackson. These land use patterns align with the consensus of the community input, which was to maintain the rural feel of the county. Since most areas in Jasper County are not served by a sewer system, large developments and neighborhoods are not likely to develop without major upgrades to the existing infrastructure. The lack of water and sewer infrastructure is seen as a strength to some but was noted as a weakness by others for inhibiting the attraction of industries, new businesses, and amenities to the community.

Maintaining a rural character within Jasper County was a major element of community input; as such, the local government should focus on policy items that will limit the impact developments will have on the character of the county through their Capital Improvements Element. **Example policies include establishing overlay districts with design guidelines for areas identified for commercial growth, incorporating a tree ordinance and tree commission, strengthening zoning ordinances to require increased minimum setbacks for commercial and industrial uses in rural areas, and/or dedicating CIE funds to targeted areas for infrastructure and service delivery improvements.** These policies can reduce the visibility and impact of commercial and industrial uses, which will allow the county to maintain the rural atmosphere, but enable strategic development.

Blighted properties and illegal dumping were mentioned numerous times as being a persistent public safety issue in the survey for Jasper County and the City of Monticello. Blighted and run down properties can be a nuisance and safety-concern to the community, but there are a variety of methods that can be used to address the issue. Most commonly, code enforcement is used to impose financial penalty on a negligent property owner to encourage action. Another approach is to apply for grants or enable state programs to rehabilitate blighted properties. For historic properties, local historic districts can provide tax rebate programs for rehabilitation activities provided they meet national standards for the work completed. In certain cases, blight removal is the necessary option and the local government can decide to take an active or passive approach.

**Jasper County Code Enforcement and Planning and Zoning should develop a list of blighted properties throughout the**

**county to quantify the need and use that to determine the degree of local priority that needs to be dedicated to the issue.**

Due to limited water and sewer infrastructure in place, the county must take a passive approach on encouraging or facilitating more dense development patterns in the form of workforce housing or business development. Additionally, Jasper County indicated a desire to enact ordinances that govern short-term rentals throughout the county. Currently there are no local ordinances that pertain to short-term rentals so this initiative will require further research from staff prior to enacting a regulatory framework.

## TRANSPORTATION

The transportation network in Jasper County consists of two-lane state route, paved and unpaved county roads, Forest Service roads, and two active rail lines. The county lacks sidewalks outside of Monticello and Shady Dale; the county also does not have multi-use trails or on-street bicycle lanes. The county should develop a Complete Streets and Trails Plan jointly with the two cities to determine areas for sidewalks, trails, and, if appropriate, bicycle facilities for recreational use and/or practical use in areas around city-county boundaries.

In the public survey, 73% of respondents stated that streets and sidewalks were not adequately maintained. Roads of concern include Jackson Lake Road, County Line Road, and the gravel and dirt roads throughout the county. The state does provide some funding to assist with repaving projects through the Local Maintenance Improvement Grant (LMIG), but that funding source is not adequate to account for the annual maintenance needs. However, it is still imperative that Jasper County reports all newly added roads through the Local Road Activity (LRA) process to ensure the county

is receiving the maximum amount of funding through this program. **The County should develop a road condition inventory and utilize a digital tracking program to assist with prioritizing road maintenance and repaving projects to maximize efficiency of the local SPLOST program.** The SPLOST program is estimated to generate \$7,020,000 over a six-year period, beginning April 1, 2024, which will be dedicated to local roads and bridges.

A major concern county officials, elected officials, and stakeholders identified is the traffic congestion that occurs at the Monticello square. The Monticello square is unique in that it has four state routes converging in a downtown square. The Annual Average Daily Traffic Count for the four roads located in the downtown square are as follows: West Greene Street (3,760), Forsyth Street (6,440), Washington Street (8,670), South Warren Street (5,660). The future Annual Average Daily Traffic Count is expected to increase, which will continue to worsen traffic congestion unless a solution is implemented. Business owners, city and county staff, and elected officials noted that truck traffic is the primary issue with traffic congestion and noted the wear and tear on the roads from heavy trucks. Providing an alternative route for truck traffic would be a Georgia Department of Transportation (GDOT) responsibility; Jasper County would likely be the most affected by a bypass scenario. Jasper County has SR 380 as a north-south bypass around Monticello, but the current extension of SR 380 from SR 212 to SR 16 is not complete, and local leaders fear that it will not deter the trucks that need to travel east or west. **County and city officials should coordinate together with the Georgia Department of Transportation (GDOT) on a frequent basis to achieve the desired outcome of both communities.** Since the routes converging on the square are state owned, coordination and collaboration

with GDOT is required for changes to the corridors.

Another concern mentioned during public input sessions included county thoroughfares that intersect with state routes. An example is Jackson Lake Road and SR 212 as well as Jackson Lake Road and SR 11. **Both intersections will need modifications in the future, but residents and local leaders would like to explore multiple options for improvements at these intersections.** Early coordination with GDOT can have a positive impact on the improvements and allow local leaders and residents to see an outcome that aligns with the vision of their community.

Public transit is not available currently within Jasper County. The NEGRC, in collaboration with GDOT, will be undergoing a regional transit development plan process during 2023-2024 that will include Jasper County in its analysis with other opportunities for local stakeholder input. This analysis will help determine the need and feasibility of transit services in this area. County residents receiving Medicaid and who are considered senior citizens are served by Regional 5 of the Georgia Department of Human Services transportation services, which offer rides for medically-related trips.

## PARKS & RECREATION

Jasper County provides recreational services and has a dedicated area with four baseball fields. County officials would like to expand the existing recreational facilities to include a new building and walking trails. **County staff and elected officials should explore funding and grant sources for the new building and apply for either the Georgia Outdoor Stewardship Program (GOSP) or Recreational Trails Program (RTP) to assist with funding the walking trails.** Expanding recreational services and providing more recreational opportunities

is a great opportunity, but public feedback also recommended increasing routine maintenance at the existing parks and facilities throughout the county. Roughly 36% of survey respondents rated leisure and recreational services as "Good", "Very Good", or "Excellent", while 31% rated services as "Average", and 33% rated services as "Poor". The County should plan for annual maintenance improvements at existing parks and expand recreational services on a gradual basis. Other ideas mentioned during input sessions include a public beach at Jackson Lake, improving public access along the Ocmulgee River, and advertising the natural resources of the county for tourism and recreation.

**A significant opportunity for the county would be engage with the U.S. Forest Service to envision future public use of the Oconee National Forest and Ocmulgee River for passive outdoor recreation opportunities and to serve as a more accessible destination for visitors.**

The Outdoor Industry Association estimates that consumers spend approximately \$27.3 billion on outdoor recreation in the state each year and that 238,000 jobs are directly tied to the industry. Additionally, since the beginning of the COVID-19 pandemic, research indicates that nearly half of adults from across the United States now participate in outdoor recreation on at least a monthly basis (2022). The Georgia Conservancy states that, "to meet this rising demand, we must increase Georgia's supply of recreation spaces." Jasper County could tie into these trends and needs through Oconee National Forest by providing outdoor recreational trails (paved and unpaved), family-friendly access points, and/or interpretive features.

## COMMUNITY FACILITIES & SERVICES

Community services and service delivery are critical topics for many local governments as they serve as the main outlet for interaction with the public. Doing more with less is often the scenario local governments are faced with. Jasper County provides Fire, EMS, and Police services county-wide and to the Cities of Monticello and Shady Dale. 53% of respondents from the online survey noted that emergency response services were "Good", "Very Good", or "Excellent", while 34% of respondents rated the services as "Average" and the remaining 13% rated the service as "Poor". Jasper County's service delivery area spans 370.5 square miles, and the Fire Department maintains an Insurance Service Office (ISO) rating of 5, out of a scale of 1 through 10. The Fire Department consists mostly of volunteers. Emergency Medical Services (EMS) are also included with the responsibilities of the Fire Department, and Jasper County operates two ambulances for the service area. Regionally, local governments within driving distance to major population centers are noticing a trend of losing local talent to surrounding departments due to rural local governments being unable to offer competitive pay and benefits compared to larger jurisdictions.

**Jasper County Fire Department and Sheriff's Office should complete a compensation study to determine if the pay is comparable to surrounding rural jurisdictions and adjust accordingly. Additionally, both departments should apply for grants that relate to public safety and protection.**

The Jasper County Fire Department could apply for the Assistance to Firefighters Grant (AFG) to purchase needed fire equipment, and the Jasper County Sheriff's Office could apply for the COPS Hiring Program (CHP) to assist with hiring qualified deputies. Securing these grants can allow for better service delivery and provide improved local resources.

**Positive opportunities for community**

**engagement include the Jasper County Senior Center, newly renovated Public Health Department, and the construction of the Community Food Bank and Resource Center.** All three projects were funded by leveraging local funds with Community Development Block Grant (CDBG) funds and will serve the residents of Jasper County for years to come. The Jasper County Public Health Department is a part of the North Central Health District, and provides free and low-cost healthcare to the community, and provides a variety of services such as disease prevention, promoting health, and protecting the community through education, service, advocacy, and collaboration. The Jasper County Community Foodbank and Resource Center will be a 7,000 square foot building for the Food Bank and Mercy, Love, and Joy Fund. The site will also include space for a community garden that can be utilized by Jasper County residents with instruction from the University of Georgia Extension Center; construction is expected to be completed in 2024.

The Jasper County Water Authority is currently exploring options to drill municipal wells for groundwater. These wells would be intended to reduce Jasper County's reliance on neighboring jurisdictions water systems; sites have not been determined at this time. **As a preliminary or simultaneous effort, the County should perform a county-wide groundwater capacity assessment survey to determine municipal well site suitability and projected local capacity; the regional water plan Seed grant program through Georgia Environmental Protection Division (EPD) could be a potential funding source.**

Jasper County also operates a Landfill for public use, and the landfill is open on Fridays and Saturdays. The cost is \$45 per ton for compactor fees, inert waste, and commercial and demolition waste, but businesses and non-residents of the county must pay an

increased price for disposing of waste. Some survey respondents noted that the landfill should increase the hours of operation.

## BROADBAND SERVICES

In 2018, the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies. The Georgia Department of Community Affairs considers 20% of populated areas in Jasper County, to be "served" by broadband. **However, a majority of Jasper County is expected to be served in the future through Broadband funding programs such as the FCC Rural Digital Opportunity Fund (RDOF), America Rescue Plan Act, and public partnerships with local Electric Membership Cooperatives (EMC).** The Broadband Funding map shows the extent of service expansion that is expected to occur by the end of 2026.

While the DCA map provides greater detail than federal service maps, DCA utilizes the Federal Communications Commission's (FCC) definition of "served" as a download speed of 25 Mbps and an upload speed of 3 Mbps. This standard may be sufficient for certain kinds of digital needs, but it may not meet the speeds or bandwidth necessary for remote work, streaming content, or virtual learning. Internet and broadband speeds were brought up numerous times throughout the planning process; 66% of survey respondents rated internet services in Jasper County as "Poor", 11% of respondents rated internet services as "Average", 14% as "Good", and the remaining 9% as "Very Good" or "Excellent". **Jasper County should continue exploring public-**

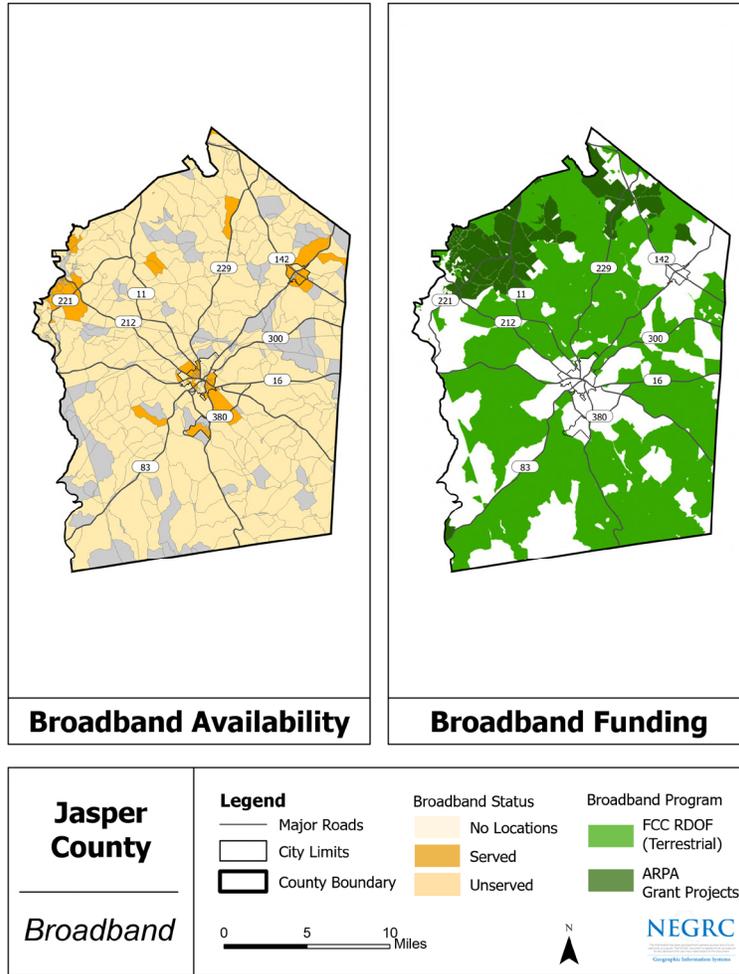


Image 4: Jasper County Broadband Status and Program Funding Maps

**private partnerships to increase internet speeds throughout the county and become a DCA Broadband Designated community.**

County officials should also consider increasing the availability of public Wi-Fi in the county through partnership with city governments and the public library system. Currently, the Jasper County Library is noted by DCA as the only location with free public Wi-Fi.

**ECONOMIC DEVELOPMENT**

The unemployment rate in Jasper County was 2.8% in February 2023, with a population of 7,052 employed out of the 7,255 population in the labor force (Georgia DOL). The Industry

Mix in Quarter 3 of 2022 noted that 23.1% of the population worked in the Goods-Producing industry, 48.1% worked in the Service-Providing industry, and 28% worked in the Government industry. The remaining .8% worked in an unclassified industry not assigned. Although the unemployment rate is lower than the state average, residents noted that Dexter Axle Company closed in December 2022. Dexter Axle Company was one of the ten largest employers in Jasper County and the company closing demonstrated a great need for new industries in the community. However, a need for industry doesn't mean the County should attract any business or industry that wants to locate within the community, as noted in

community input meetings. **In alignment with the Northeast Georgia Comprehensive Economic Development Strategy (CEDS), Jasper County should match industries that fit the goals and strengths of the community; investing in the local community and providing a variety of jobs, both skilled and unskilled, should be a high priority during recruitment initiatives.** Due to the proximity of Jasper County to major urban centers such as Metro Atlanta, Athens, and Macon, the county will face development pressure in the future. **It is imperative that the elected officials, county staff, and members of the public prepare for an increase in development requests over the next ten to fifteen years.**

The Development Authority of Jasper County (DAJC) is a great resource for the community. The Authority has identified potential sites and developments that would be beneficial to the county. Since the county lacks water and sewer infrastructure, growth and development are limited to areas that can access existing infrastructure, such as the outskirts of Monticello and close to the Newton County boundary, and to areas large enough to house their own infrastructure facilities. Jasper County is also a member of a Joint Development Authority, which is a strength since the community and its residents stand to benefit monetarily from developments associated with Stanton Springs and associated development from the East Atlanta Mega-Site.

Jasper County residents noted a great need for economic development in select locations in the county. Residents noted a need for new eating establishments, a grocery store, and a refueling station. However, residents also noted a need to maintain the rural feel and small-town aesthetic. **Jasper County should review zoning standards and procedures regularly to ensure it is a tool that attracting wanted development, while**

**also maintaining the small-town feel of the community.** The public also noted the desire to invest in farm-to-table initiatives and other agricultural initiatives such as organic farming, agri-tourism, and dairy farming. **The DAJC should explore both new industries and agricultural initiatives to diversify the economic base within the community.**

## INTERGOVERNMENTAL COORDINATION

Jasper County, Monticello, and Shady Dale partner with each other for their Service Delivery Strategy and Comprehensive Plan updates. The County partners well with Shady Dale due to the city's limited capacity, but a need for improved partnerships with Monticello were noted. Jasper County and Monticello must work together on important



Image 5: Location of the Stanton Springs Business Park (SSBP) and the East Atlanta Mega-Site in relation to the four-county Joint Development Authority.

issues such as traffic improvements in the downtown square, economic development, emergency services, and water and sewer delivery to achieve a cohesive vision for their communities. **City and County officials should set up annual retreats to strategize and discuss service delivery and issues both communities are facing.**

---

## CITY OF MONTICELLO POPULATION, COMMUNITY, & GOVERNANCE

Monticello, Georgia is a rural city centrally located in Jasper County and serving as the county seat. The city has an estimated population of 2,614 and is projected to grow to 2,794 by 2027. Since 2010, the population has decreased an estimated 3.2%, but the population is expected to increase in the next five years. As new developments come into the surrounding areas, Monticello could see potential for growth, but residents voiced concerns about losing the small-town character of the community. Monticello is fairly diverse with 54% of residents identifying as white alone, 38.1% identifying as black alone, 4.3% as two or more races, and 3.2% as some other race alone. The median age is 40.6 and an estimated 33.1% of the population is 55 or older. **Due to the aging population in Monticello, city staff, elected officials, and local leaders should continue partnering with the County on the service delivery model to maximize the efficiency of services and quality of life for the aging population.**

At \$39,290, Monticello's median household income is far below the state average of \$67,470. While the statewide median household income is projected to rise to \$80,470 in 2027, Monticello's median

household income is projected to increase to \$51,507, which is a faster rate than the state, but still well below the median. Furthermore, 18% of households had incomes below the poverty level in the past 12 months. These data points indicate a significant need for improvements in economic opportunity for residents.

Important strengths identified in the input sessions for Monticello included the small-town feel of the community, tourism, and the downtown square. **The City should continue to capitalize on building community and enhancing its sense of place through historic preservation and programmatic events within the town center.** City staff and elected officials can do this by continuing to host events in the downtown square, partnering with local religious organizations to provide community services, continuing to promote the public art program, and by providing opportunities for public engagement. These initiatives can continue to foster pride and community within the city, which will benefit the local government, local businesses, stakeholders, and members of the public.

Monticello is governed by a Mayor and five-member City Council. Advertisements, agendas, and minutes for the Council's monthly work sessions and meetings are posted on the City's website.

The City's boards and commissions include the following:

- Downtown Development Authority
- Planning Commission
- Historic Preservation Commission

## PLANNING & LAND USE

Land use in the City of Monticello is made up of a traditional urban downtown core, a majority of single-family housing, some multi-family apartments, and select areas of

commercial developments. Most of the town center is within a National Register and locally designated Historic District that is regulated by a Historic Preservation Commission with design guidelines. Residents noted a desire for more commercial establishments such as restaurants, a grocery store, and local shops, but provided mixed-opinions on the need for additional housing units within the city.

The median home value in Monticello is estimated at \$157,063 and is projected to increase to \$175,697 in the next five years. As home values continue to rise, housing for essential members of the workforce (teachers, first responders, nurses, etc.) will be needed to live and work within the city. Monticello is the perfect candidate for limited workforce housing developments due to the existing water and sewer infrastructure within the city. These types of developments include housing types such as duplexes, quadraplexes, and townhomes or other Missing Middle Housing examples. Missing Middle Housing offers a variety of benefits

including higher tax value per acre, attainable housing, compact developments that utilize less infrastructure, and an enhanced sense of community. **The City should complete a market study in collaboration with the County and Shady Dale to determine if workforce housing units are needed within the community and determine the best geographical location for housing units, depending upon need.** The city should also explore adopting ordinances that govern short-term rentals within the city limits to ensure housing within the community remains balanced and accessible to residents. **Monticello also has an opportunity to explore an EPA Brownfield grant to remediate the recently annexed inert landfill and generate an adaptive use project.**

Monticello is approximately an hour away from Metro Atlanta, Macon, and Athens and is centrally located between Interstate 20 and Interstate 75, and has an active rail line. These parameters are ideal for some



Image 6: Steering Committee Meeting #3 hosted at the Jasper County Courthouse

industries looking to establish warehouses and other types of shipping facilities. Based on community input, these industries mostly do not align with the desired future land use pattern in the city; only in very limited areas are light or heavy industrial land uses designated and desired. **The City should review and analyze its existing zoning ordinance regularly to assist with efficient operations and ensure development codes support city infrastructure and community vision.** The City has recently annexed a large area along the SR 380 bypass to facilitate industrial development that may not be suitable for the town center and in-town neighborhoods. **Maintaining a consistent strategy for new business recruitment and partnering with the DAJC to align with their strategic plan should be a high priority for Monticello to achieve community goals.**

Residents stated during input sessions that maintaining the small-town feel is very important and that aesthetics of new developments should not detract from the historic town center. **The City could explore the implementation of minimum setbacks for new commercial developments as well as establish a tree ordinance.** Greenery and vegetation can contribute to the character of the community by maintaining the charm of Monticello, contributing to stormwater management, and enhancing public interaction with commercial developments.

## TRANSPORTATION

The transportation network in Monticello is made up of mostly two-lane state routes and local roads, sidewalks along major and minor thoroughfares, and an active rail line. Approximately, 72% of online survey respondents stated that the roads and sidewalks in Monticello were not adequately maintained. **Monticello should partner with Jasper County to utilize a digital road**

**and sidewalk inventory program to help prioritize and implement repaving and restoration projects. The City should also complete a Complete Streets and Trails plan to identify additional sidewalks, trails, and if appropriate, bike routes throughout the city.**

As noted with Jasper County, a major concern city officials, elected officials, and stakeholders identified is the traffic congestion that occurs at the Monticello square. The Monticello square is unique in that it has four state routes converging in a downtown square. The Annual Average Daily Traffic Count for the four roads located in the downtown square are as follows: West Greene Street (3,760), Forsyth Street (6,440), Washington Street (8,670), South Warren Street (5,660). The future Annual Average Daily Traffic Count is expected to increase, which will continue to worsen traffic congestion unless a solution is implemented. Business owners, city and county staff, and elected officials noted that truck traffic is the primary issue with traffic congestion and noted the wear and tear on the roads from truck traffic and the detrimental impact trucks have on the pedestrian experience. Jasper County has SR 380 as a north-south bypass around Monticello, but the current extension of SR 380 from SR 212 to SR 16 is not complete, and local leaders fear that it will not deter the trucks that need to travel east or west. **City and County officials should coordinate with the Georgia Department of Transportation (GDOT) on a frequent basis to achieve the desired outcome of both communities.** Since the routes converging on the square are state owned, coordination and collaboration with GDOT is required for any changes to the roadway. **Additionally, City officials could create a Traffic Operations Master Plan that would identify possible solutions to easing traffic congestion and identify a parking strategy for businesses**

**within the downtown.**

Online survey respondents also noted a need for reducing the number of speeders on local roads throughout the city. Strategies on local roads to address this concern include an increase in police presence, installation of speed bumps in strategic locations, redesign of striping patterns during repaving projects, and partnering with the Department of Public Safety and Georgia State Patrol to monitor the downtown square and surrounding areas.

## **PARKS & RECREATION**

During COVID-19, many cities experienced increased use in parks and recreational facilities and realized the positive impact parks, green spaces, and recreational facilities could offer to residents. Currently, there are limited parks and greenspace in the City of Monticello, and survey respondents noted a need for more greenspace and parks. Roughly 3% of the residents rated parks and leisure services as "Great" or "Excellent", 20% as "Good", 40% as "Average", and 37% as "Poor". Residents would like to see public trails or a walking track, a dog park, and a public pool. Respondents also noted a need to maintain existing parks throughout the community. **City staff and elected officials should acquire land to create more parks and greenspace incrementally and develop a strategy to maintain existing local parks.** Monticello could also explore a partnership with faith-based organizations and Jasper County to expand recreational opportunities to residents within the city.

## **COMMUNITY FACILITIES & SERVICES**

Community facilities and services are critical topics for every local government because they serve as the main point of interaction between a local government and its

constituents. The City of Monticello provides power, water, gas, and sewer services to residents. Ratings of community facilities and services are outlined on the following page.

In total, Monticello has 29.5 miles of water main that serve residents and businesses inside and outside the city limits and has over 13 miles of sanitary sewer lines. This is seen as a strength since these services are municipally operated, and customers often have better response times and better customer service interactions since utility employees are local. Since Monticello provides utility services, the City must be mindful of replacing, upgrading, and expanding utility infrastructure within the community. **Upgrading water and sewer infrastructure can be costly, and it is critical that Monticello has a master plan and/or maintenance schedule in place that identifies priority infrastructure improvements.** It is also imperative that the city staff and elected officials be mindful of growth and development in and around the city. New developments will require utilities, and the allocation and capacity of water, natural gas, sanitary sewer, and power must be accounted for before the development occurs. The Middle Ocmulgee Regional Water Plan estimates surface and ground water resources are adequate for future water demands, but that county-based water assessment surveys are needed. **The City of Monticello should partner with Jasper County and Shady Dale to perform a county-wide groundwater capacity assessment survey.**

The City of Monticello is a member of the Municipal Electric Authority of Georgia (MEAG), and purchases power through MEAG's wholesale agreements. MEAG and the City of Monticello should continue forecasting power usage in the future, and keep in mind the impacts electric vehicles, working from home, and other societal

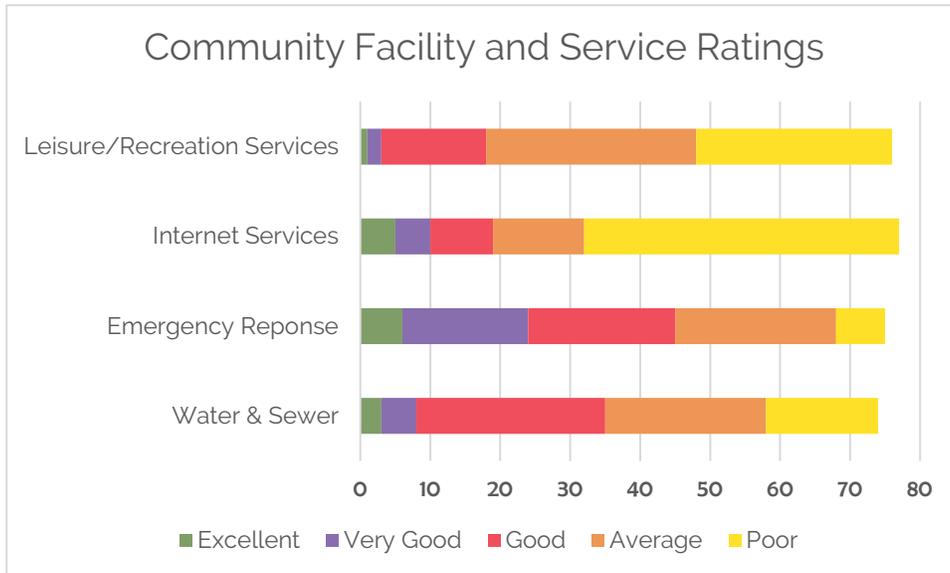


Table 1: Community Facility and Service Ratings for the City of Monticello, results generated from a community-wide online survey

changes will have on the future power grid. **Monticello should consider adopting a permitting program for electric charging stations for residential and commercial uses to be proactive in the transition to EV's.** The permit process will allow the local government to have a better understanding of how many residential and commercial charging stations are utilizing city power and would also allow city staff to inspect charging stations to ensure installations are up to code.

Emergency services in Monticello were rated favorably. 60% of online survey respondents rated emergency services as "Good", "Very Good", or "Excellent", and 30% rated services as "Average". The remaining 10% rated services as "Poor". The Jasper County Fire Department provides Fire and EMS services county-wide, along with the Jasper County Sheriff's Office providing law enforcement services. Due to the compact nature of Monticello compared to Jasper County, the city should see better response times for emergency services. However, some residents noted a need for increased police presence within the city limits, and a few residents even suggested bringing back a city

operated police force. Due to the population and revenue constraints, have a city-operated police force is likely unfeasible. **Therefore, an engaging partnership with Jasper County should be fostered in regard to these services so that local needs are properly met.**

Additional funding sources may be needed to keep up with ongoing infrastructure improvements and maintenance. **All local governments in Jasper County partner to share an alternative funding source, the Special Local Optional Sales Tax (SPLOST),** which is an additional penny tax that gives funding flexibility for approved projects. These projects include infrastructure related projects that will directly impact the quality of life of residents and the quality of services offered by Monticello. It is extremely important to continue the effective implementation of this program so that residents continue to support it through their vote as funding will continue to be a difficulty experienced in Jasper County due to its rural nature. Monticello is estimated to receive approximately \$1,710,000 over six years, beginning April 1, 2024, from this program.

## BROADBAND SERVICES

In 2018, the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies. The Georgia Department of Community Affairs considers 49% of populated areas in the City of Monticello, to be "served" by broadband. Some areas in Monticello will be served in the future with Broadband programs such as the

FCC Rural Digital Opportunity Fund (RDOF), but additional investment in broadband will be needed.

While the DCA map provides greater detail than federal service maps, DCA utilizes the Federal Communications Commission's (FCC) definition of "served" as a download speed of 25 Mbps and an upload speed of 3 Mbps. This standard may be sufficient for certain kinds of digital needs, but it may not meet the speeds or bandwidth necessary for remote work, streaming content, or virtual learning. Internet and broadband speeds were brought up numerous times throughout the planning process. 58% of survey respondents rated internet services in Monticello as "Poor", 17%

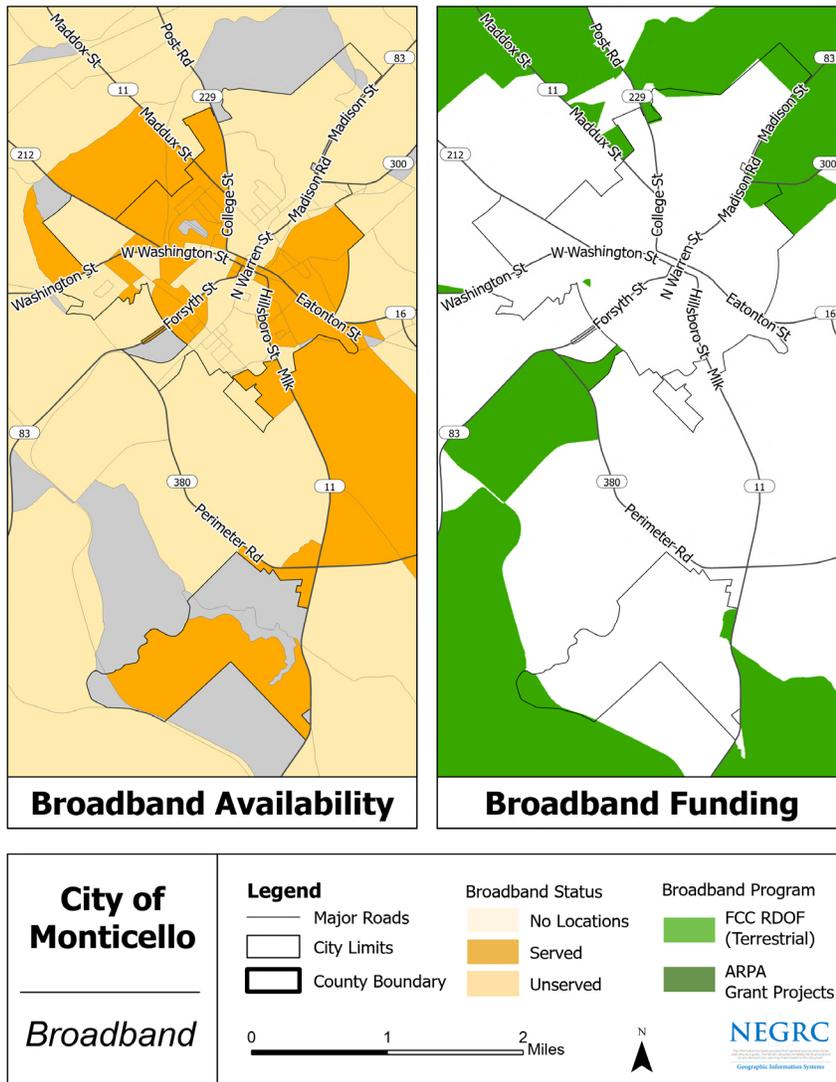


Image 7: City of Monticello Broadband Status and Program Funding Maps

of respondents rated internet services as "Average", 12% as "Good", and the remaining 13% as "Very Good" or "Excellent".

**Monticello should explore public-private partnerships to increase internet speeds throughout the city and become a DCA Broadband Designated Community.** City officials should also consider increasing the availability of public Wi-Fi throughout the community in partnership with Jasper County and the public library system. The Jasper County Public Library is currently the only free public Wi-Fi location noted by DCA within the city.

## ECONOMIC DEVELOPMENT

Economic development is defined by the Georgia Academy for Economic Development as, "The creation and retention of jobs and wealth, and the improvement of quality of life." Local governments should take a proactive approach to economic development to give a greater number of people access to personal wealth, to increase the tax base, and to diversify its communities tax base.

The estimated unemployment rate for the City of Monticello is 3.6%, and the estimated top industries include Services (29.9%), Manufacturing (27.6%), Construction (11.8%), Transportation/Utilities (7.3%), and Retail Trade (5.7%). According to Esri's Business Analyst, about 17.1% of the population over the age of 25 did not complete high school, 60% earned a high school diploma, diploma equivalent, or some college credit, and 22.9% has a college degree (Associates, Bachelors, or Graduate).

Monticello has numerous partners for economic development initiatives including the Downtown Development Authority, Chamber of Commerce, and the Development Authority of Jasper County. A collaborative partnership will be essential to attracting industries and businesses to Monticello. The City should attract clean

industries that utilize City provided water, power, and gas. This will allow Monticello to generate revenue through local taxes and service fees, which could help fund capital projects around the city. **Monticello should also capitalize on the city owned property just south of the city limits. This parcel could serve multiple uses, but subdividing the property for mixed-use commercial and industrial or office uses could create jobs and housing opportunities, while increasing tax revenue for the city.**

In the future, Monticello will need to support workforce development, attract businesses and industries that provide positions comparable to the skillset of the workforce, and ensure that its local ordinances do not restrain small industries and businesses.

A focus on adult education, workforce development, and improving the local workforce can enable residents to improve and adjust their skillset and acquire higher wages. **Monticello should partner with Jasper County, the local high school, and Southern Crescent Technical College on training and development of the local workforce that match incoming industries.** Partnerships and educational resources can attract complimentary industries to the area, while also reducing a brain drain of local talent to other areas.

Another opportunity mentioned by local leaders is the importance of tourism and the film industry in Monticello. The historic aesthetic, small local business environment, and rural character of the city make it a perfect candidate for filming and tourism and were noted as strengths of the city. **Bolstering these local businesses and the incoming film industry is a major opportunity. The Downtown Development Authority, Chamber of Commerce, and City of Monticello should complete a tourism and film impact study to determine the amount of revenue generated from film and**

**tourism and consider reapplying for the Rural Zone in downtown Monticello.**

## **INTERGOVERNMENTAL COORDINATION**

Moving forward, Monticello will need to improve its relationship with Jasper County. A strong partnership will be needed for many initiatives including transportation, economic development, and emergency services. All three local governments will need to coordinate effectively with the Georgia Department of Transportation when exploring improvements to the downtown square and addressing overall state route circulation through each jurisdiction. The County and the City will also need a strong partnership for economic development to ensure the communities are working in unison regarding job placement and future development areas. **Monticello and Jasper County should meet annually to discuss ideas and challenges both communities are facing, and work together towards innovative solutions.**

---

## **CITY OF SHADY DALE POPULATION, COMMUNITY, & GOVERNANCE**

Shady Dale is a rural city located in northeast Jasper County. Since 2010, the population has remained relatively stable, only increasing by an estimated .4%. The city has an estimated population today of 248 and is projected to maintain relatively static through 2027. However, data may not accurately reflect the total population due to recent annexations. Shady Dale is somewhat diverse with 69.4% of residents identifying as white alone, 15.7% identifying as black alone, 8.5% as some other race alone, and 5.2% as two or more races.

The median age is 39.7 and an estimated 31.7% of the population is 55 or older. Due to the aging population in Shady Dale, city staff, elected officials, and local leaders should work in partnership with Jasper County and the City of Monticello on developing a service delivery model to maximize the quality of life for the aging population. Increased service delivery will be needed in the future as the population continues to get older.

At \$50,916, Shady Dale's median household income is higher than Jasper County and Monticello but is still below the state average of \$67,470. While the statewide median household income is projected to rise to \$80,470 in 2027, Shady Dale's median household income is projected to increase to \$60,261. Furthermore, 4.8% of households had incomes below the poverty level in the past 12 months, and an estimated 27.6% of households have one or more people with a disability.

Important strengths identified in the input sessions for Shady Dale included the hometown feel of the community, low crime, and the annual rodeo hosted on the southern side of the city. The city should continue to capitalize on building community and enhancing the sense of place within the community. **City staff and elected officials can do this by continuing to host events, partnering with local religious organizations to provide community services, and by creating areas or spaces for public gatherings.** These initiatives can continue to foster pride and community within the city, which will benefit the local government, local businesses, stakeholders, and members of the public.

## PLANNING & LAND USE

Shady Dale's land use is made up mostly of single-family residential, rural agricultural tracts, limited small commercial, and light industrial. The median home value in Shady Dale is estimated to be \$225,000, and is projected to increase to \$276,087 by 2027, a 22.7% increase over five years. Though residents may be happy to see an increase in property values, the drastic increase also makes housing less affordable to attain.

**Elected officials and city staff should partner with Jasper County to explore the benefits additional housing units could have in select locations within the city limits and in areas south of the city limits.**

Shady Dale only offers water services for residents; therefore, the density of any new development would be restricted to lot sizes that can accommodate septic systems.

During the planning process, elected officials and city staff noticed that the city limits layer on file with the Census Bureau and the Department of Community Affairs did not accurately reflect the true city limits boundary. Shady Dale will need to coordinate with the NEGRC to accurately report the city limits layer to state and federal agencies. Accurately reporting a local boundary is crucial for smaller communities due to the boundary impacting funding allocations and population data collections.

## TRANSPORTATION

The transportation network in Shady Dale is made up of mostly two-lane state routes and local roads with limited sidewalk extent along major and minor thoroughfares. The City is also the location of a convergence of two active rail lines connecting to Monticello and Newton County. **Shady Dale should partner with Jasper County to complete a road and sidewalk condition inventory to assist with which roads and sidewalk repaving and**

**restoration projects should be a priority.** An interesting possibility would be a multi-use trail that connects Shady Dale to the Cricket Frog Trail in Newton County. A proposed alignment could be identified in a Complete Streets and Trails plan, and the project could be funded through the Recreational Trails Program or Georgia Outdoor Stewardship Program through the Georgia Department of Natural Resources, or by applying for Transportation Alternatives Program (TAP) grants through the Georgia Department of Transportation. A multi-use trail connecting to the Cricket Frog Trail would have numerous benefits from public health, lower transportation costs, and increased tourism to Shady Dale. The main limitation is that the Cricket Frog Trail is a rails-to-trail project, and Shady Dale would not be able to utilize the existing rail lines due to them being active.

A concern mentioned during the planning process included the intersection of SR 142 and SR 83. Currently, the intersection is controlled by five stop signs, but residents stated vehicles often do not stop for the stop signs, and traffic congestion builds during weekends, holidays, and on when the University of Georgia football team plays in Athens. **Due to the unique design of the intersection, creative solutions to increase traffic flow and to reduce the possibility of high impact collisions may be necessary in the future.** City officials and local leaders should partner with the local GDOT field office to discuss future or planned improvements to the intersection.

## PARKS & RECREATION

Parks and recreational opportunities in Shady Dale are limited, but the city does have two local parks next to City Hall and the Fire Department. **During input sessions, it was noted that the city would like to upgrade the playground equipment at the local**

**park.** City staff and elected officials should identify and apply for grants to assist with replacing the existing playground equipment.

**Elected officials and city staff also noted that another park in Shady Dale with a walking trail would be a great addition to the community.** Local leaders and stakeholders should partner to identify a potential site for a new community facility that serves as a greenspace, recreational area, and gathering space for the community. Depending on the scale and scope of the project, numerous grant opportunities are available for acquisition, trail development, and conservation of land. Once a potential site has been identified, the city should contact its district Regional Commission to identify which funding opportunity would align well with the proposed project.

## **COMMUNITY FACILITIES & SERVICES**

Due to the size of the community, Shady Dale relies on Jasper County for most services. The county provides EMS, and Public Safety services through the Service Delivery Strategy. Shady Dale operates its own volunteer Fire Department and provides water as a utility. Elected officials and city staff highlighted a need to install a new water tower and to work with the water department to identify potential sites for it. Water infrastructure can be funded through low interest loans from the United States Department of Agriculture (USDA) or the Georgia Environmental Finance Authority (GEFA). These loans will allow the city to implement needed water infrastructure improvements. **Shady Dale should also consider developing a water management master plan to upgrade and replace water infrastructure based on priority and age of existing infrastructure.**

## **BROADBAND SERVICES**

In 2018, the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies. The Georgia Department of Community Affairs considers 80% of populated areas in the City of Shady Dale, to be "served" by broadband. However, proposed federal and state broadband funding will not assist Shady Dale with broadband services, and additional investments in broadband will be needed.

While the DCA map provides greater detail than federal service maps, DCA utilizes the Federal Communications Commission's (FCC) definition of "served" as a download speed of 25 Mbps and an upload speed of 3 Mbps. This standard may be sufficient for certain kinds of digital needs, but it may not meet the speeds or bandwidth necessary for remote work, streaming content, or virtual learning. Internet and broadband speeds were brought up numerous times throughout the planning process, and local leaders and stakeholders want to take an active approach to improving broadband speeds in the community. **Shady Dale should become a DCA Broadband Designated community to start the process of identifying public-private partnerships.** Shady Dale and Jasper County should also partner on applying for broadband related grant funding for the unserved areas in and around the city limits. The local governments could also explore partnerships with internet service providers and power providers to implement high speed internet in areas that are unserved. Approaching the issue with partnerships increases the likelihood of success and could also provide more

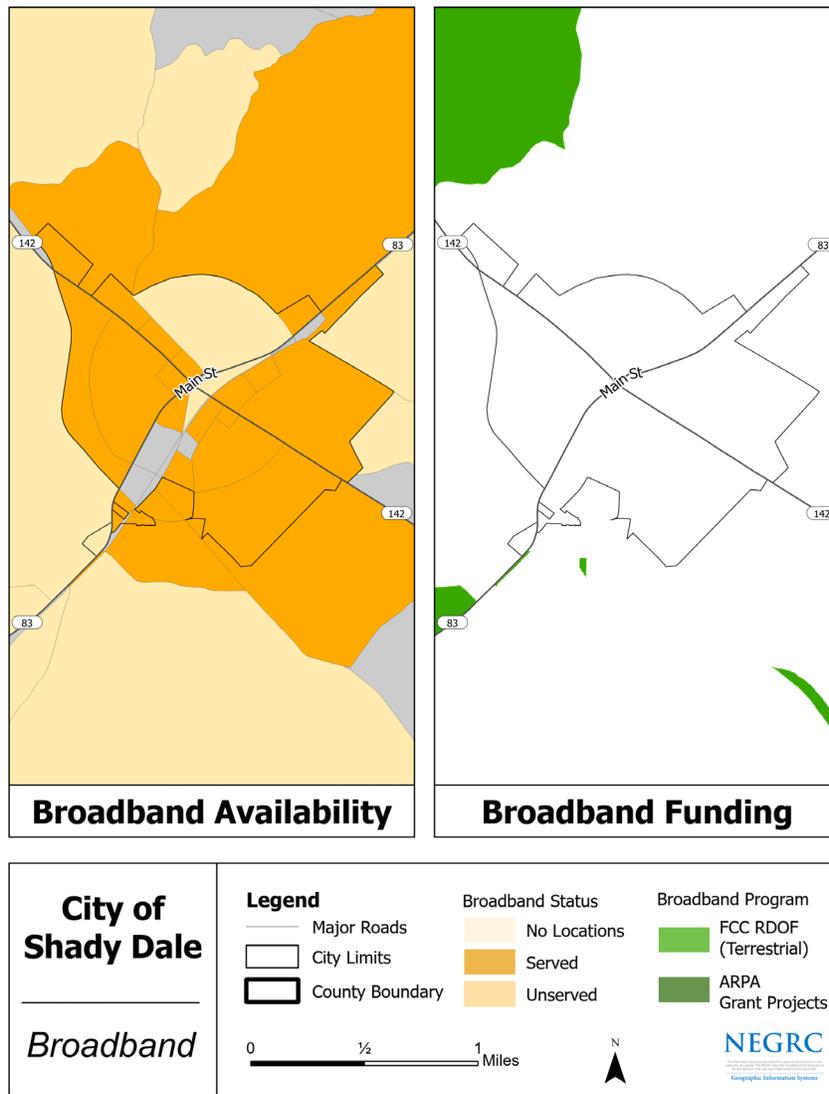


Image 8: City of Shady Dale Broadband Status and Program Funding Maps

opportunities for funding and implementation of broadband services within the community.

## ECONOMIC DEVELOPMENT

Due to limited infrastructure, opportunities for economic development are limited within Shady Dale. Residents and city staff did express excitement over the new dollar store in town. The store allows residents of the community to shop for items without driving to Monticello, Eatonton, or Madison. Local leaders did express a desire to attract a gas station to the community, but the gas station is not allowed to obtain a liquor license due to

local ordinances, a limiting factor for that type of business. A multi-use trail extension from Shady Dale to the Cricket Frog Trail could enable more economic opportunities tied to the recreational industry.

## INTERGOVERNMENTAL COORDINATION

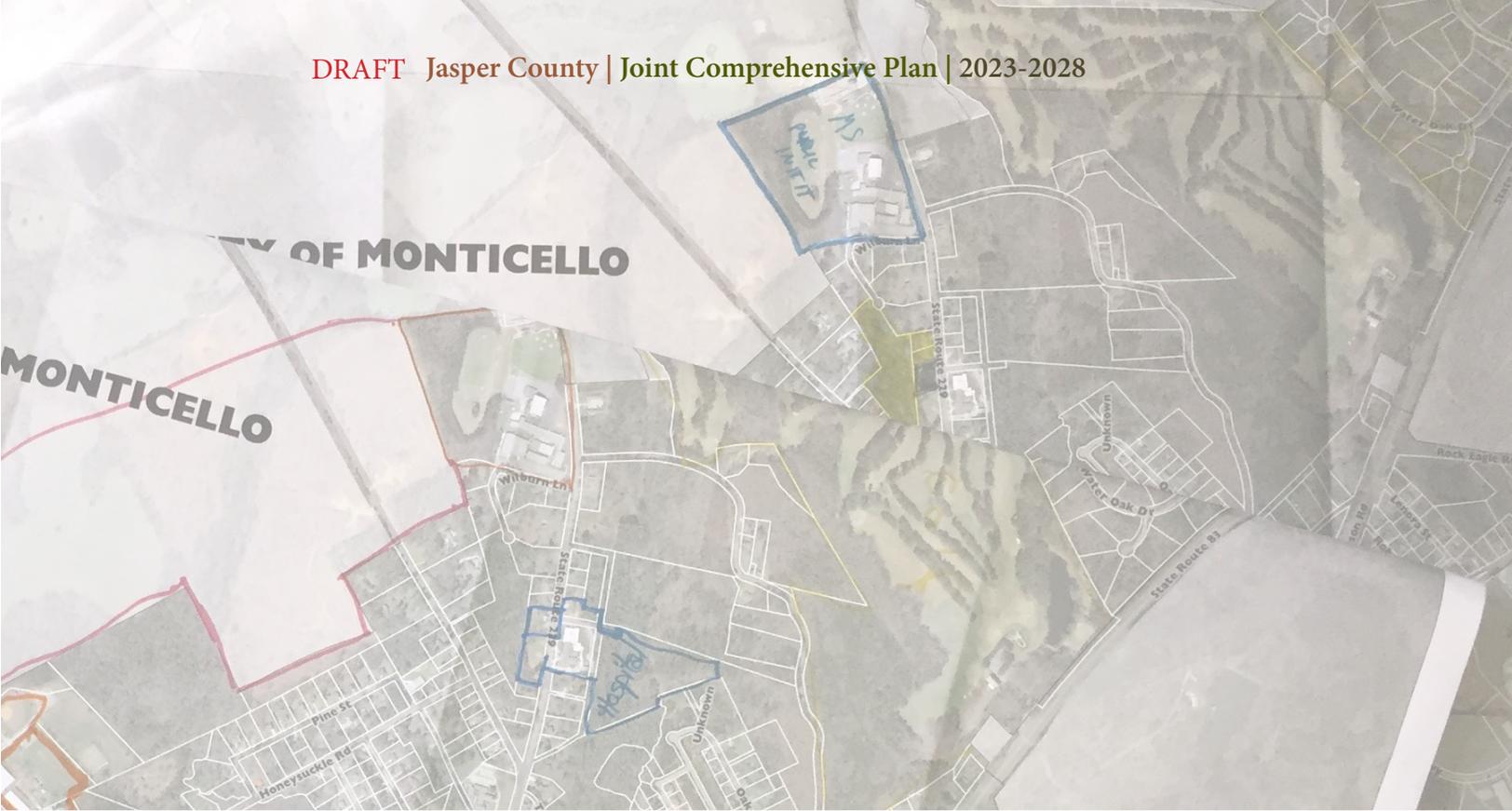
Shady Dale and Jasper County partner well on multiple initiatives, and the city will need to continue to utilize those existing relationships in the future. Partnerships on items such as broadband, transportation, and emergency services are critical. City staff and elected

officials will also need to partner with state agencies such as GDOT, GEFA, and the NEGRC to accomplish many items outlined in previous sections.

# Chapter Four: Land Use

# 4





## LAND USE OVERVIEW

The Land Use chapter includes a description of future development categories with synchronized zoning designations and a Future Development Map. A hybrid of the “character areas” methodology was used for the format of land use planning in this document in lieu of the “future land use” methodology. The character areas method involves assigning groupings of parcels a descriptive narrative and an array of applicable zoning categories. This provides the community with flexibility in land use decisions within each character area. In this document, category titles are similar to traditional “future land use” categories, but the assignment of categories is done so in clusters. The Georgia Department of Community Affairs defines a character area as a specific district or section of the community that:

- **Has unique or special characteristics to be preserved or enhanced,**
- **Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation, or**
- **Requires special attention due to unique development issues.**

The following sections contain Future Development Maps and the corresponding Character Area (CA) categories for Jasper County, the City of Monticello, and the City of Shady Dale. This Land Use chapter should be considered prior to all zoning and other land use decisions.

*\*Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis. For a description of each zoning code, see Jasper County's zoning ordinance.*

## JASPER COUNTY CHARACTER AREA COMPATIBILITY INDEX

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
<b>Parks, Recreation, and Conservation</b>	Lands dedicated to passive and active recreational, and conservation uses	AG, PRC Overlay, S-2	Public parks, nature preserves, wildlife management areas, national forests, golf courses, cemeteries, and recreation centers	39
<b>Agriculture, Forestry, Fishing, and Hunting</b>	Lands intended to retain their rural character throughout the planning horizon	AG, PRC Overlay, S-2	Rural residential, farming, raising of livestock, timber production, and harvesting, and wildlife management areas	40
<b>Residential Growth</b>	Established residential neighborhoods and areas experiencing a transition to residential development	R-R, RES (formerly R-1 and R-2), AG	Primarily single-family residential with secondary uses being recreation, education, public administration, health care, and/or other institutional land uses	41
<b>Gateway Corridor</b>	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	R-R, AG, PRC, S-2, Scenic Byway Overlay	Agriculture, timbering, large-lot rural residential	42
<b>Neighborhood Activity Centers</b>	Properties located at intersections of collector roads, or higher functional class, in proximity to populated residential areas	C-1, O-I	Small-scale convenience stores, farmers markets, offices (including medical), and other uses providing limited shopping and service opportunities for surrounding residential areas	43
<b>Community Activity Centers</b>	Areas where a variety of commercial, office, civic, residential, and light industrial uses, developed in a traditional neighborhood fashion, are appropriate	C-1, O-I	Retail, service, office, and professional sectors, residential planned developments, parks, greenspace, and other recreation areas	44
<b>Corridor Commercial</b>	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	C-2, O-I	Commercial, health care, institutional, light industrial, incubator spaces, small office.	45

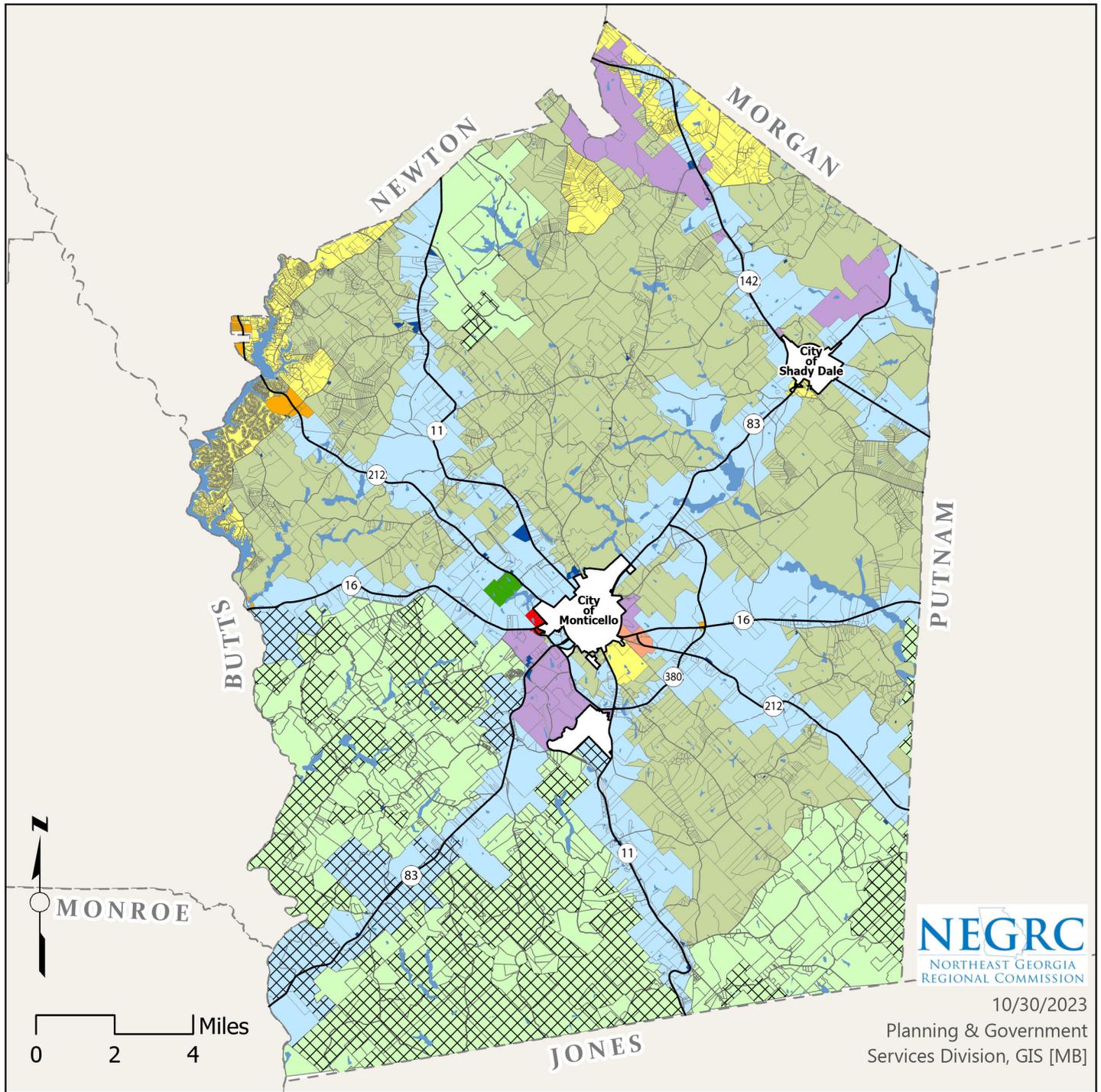
\*Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis. For a description of each zoning code, see Jasper County's zoning ordinance.

## JASPER COUNTY CHARACTER AREA COMPATIBILITY INDEX

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
<b>Industrial Workplace</b>	Light and heavy industrial uses are appropriate in these areas. Development under this category requires supportive infrastructure and access to major transportation thoroughfares.	M, C-2	Warehousing and distribution, trucking, small-scale manufacturing, manufacturing uses that convert raw materials to finished products, storage of bulk materials, natural resource extraction	46
<b>Education, Public Admin., Health Care, and Other Institutions</b>	Includes certain state, federal, or local government or institutional land uses oriented as a campus or as a single use property	O-I, C-1, C-2	City halls and government building complexes, police, fire, and emergency medical services stations, libraries, prisons, post offices, schools, military installations, colleges, and hospitals	47
<b>Solid Waste Collection and Storage</b>	Includes activities associated with solid waste collection, recycling, and other related operations with landfilling	AG, M	Landfills and waste transfer centers	48

\*Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis. For a description of each zoning code, see Jasper County's zoning ordinance.

# JASPER COUNTY FUTURE DEVELOPMENT MAP



## Character Areas

- |                                                                                                                              |                                                                                                                   |                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|  Parks/Recreation/Conservation             |  Neighborhood Activity Centers |  Education, Public Admin, Health Care, & Other Institutions |
|  Agriculture, Forestry, Fishing, & Hunting |  Community Activity Centers    |  Solid Waste Collection and Storage                         |
|  Residential Growth                        |  Corridor Commercial           |  USFS Land                                                  |
|  Gateway Corridor                          |  Industrial Work Place         |  State Routes                                               |

# JASPER COUNTY CHARACTER AREA CATEGORIES

## PARKS/RECREATION/ CONSERVATION

The Parks/Recreation/Conservation CA 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, recreation centers, and rural housing.

### REFERENCE IMAGES



### *Implementation Measures:*

- Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas.
- Develop and adopt low-impact development standards.
- Develop a parks and green space master plan to identify areas to be permanently conserved and/or enhanced.
- Consider adopting a Transfer of Development Rights ordinance as a tool for concentrating growth in suitable locations while preserving sensitive or otherwise critical areas.

## AGRICULTURE, FORESTRY, FISHING, AND HUNTING

### REFERENCE IMAGES

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, wildlife management areas, and rural housing. Short-term housing such as hunting lodges are applicable uses provided there is sufficient infrastructure available to serve it. 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 and site design.



### *Implementation Measures:*

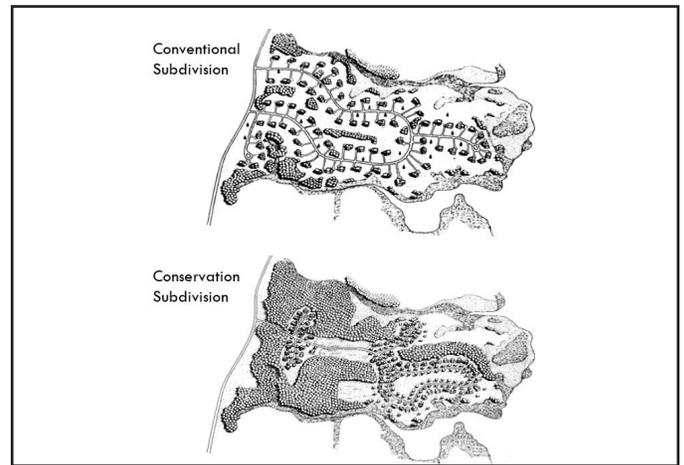
- Maintain large-lot, low-density residential development patterns.
- Promote land uses that align with hunting, forestry, and farming activities.
- Consider tracking logging activities to ensure tree canopies are cycled and maintained properly.
- Consider adopting a Transfer of Development Rights ordinance as a tool for concentrating growth in suitable locations while preserving sensitive or otherwise critical areas.

## RESIDENTIAL GROWTH

Residential Growth identifies established residential neighborhoods and areas experiencing a transition to residential development. Within these areas, protection of significant 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 in areas located in proximity to activity or employment centers and adequately served by supportive infrastructure such as water and sewer. Conservation subdivisions with internal traditional neighborhood development styles should be used in place of traditional suburban design to maintain a rural character and maximize the preservation of greenspace.

### *Implementation Measures:*

- Encourage development of residential neighborhoods that address market needs, are consistent with the character of the county, and provide amenities such as trails, playgrounds, and other community recreation or gathering areas where they are currently lacking.
- Facilitate efficient traffic circulation through road planning and creative layouts for subdivisions that follow the ethos of conservation subdivisions.

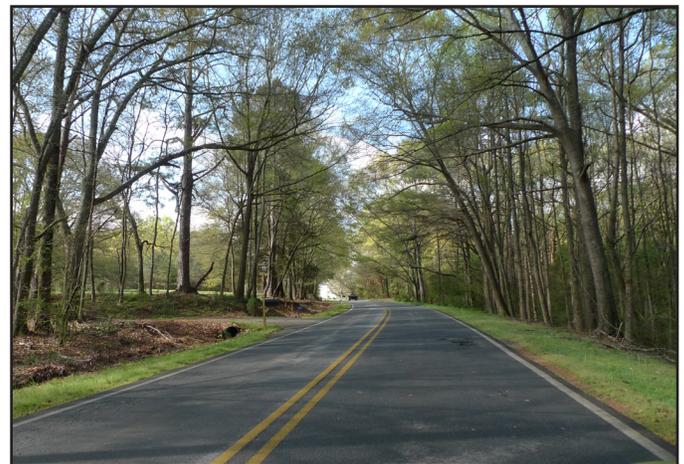


## GATEWAY CORRIDOR

The Gateway Corridor category incorporates land adjacent to state routes throughout unincorporated Jasper County including the existing Monticello Crossroads Scenic Byway. The Monticello Crossroads Scenic Byway is a 29-mile scenic corridor along portions of SR-11 and SR-83 that is intended to emphasize the rural and historic qualities of the area. The purpose of this Character Area is to ensure those same qualities are extended across the county, particularly in more highly traveled areas. 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 scenic and environmental qualities of the corridors. This would include maintaining existing oak and pine forest canopies, rolling agricultural landscapes, and/or significant historic sites and their viewsheds. Rural residential is an allowable use given it accomplishes the intention of this Character Area.

### *Implementation Measures:*

- Evaluate zoning regulations for signage and entryways and consider activating the Scenic Byway Overlay District to align with Scenic Byway goals.
- Maintain low-density development.
- Monitor trash pick-up, landscape management within rights-of-way, and illegal dumping.
- For forestry or other land clearing activities, maintain a 50 ft. to 100 ft. buffer of undisturbed canopy from the rights-of-way to maintain the aesthetics of existing oak and pine forests.
- Incorporate interpretive materials and programs at significant historic sites along the routes.



## 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.

### *Implementation Measures:*

- Ensure that new development is compatible with the scale of the Alcovy Shores community.
- Attract businesses to the commercial node that serves residents but also bring in visitors who enjoy history and access to the lake.
- Evaluate stormwater regulations to ensure new development maintains a high-level of runoff retention on-site to prevent negative effects to downstream water quality.

### REFERENCE IMAGES



## 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.

### *Implementation Measures:*

- Create network of sidewalks and trails emanating northwest to connect into Monticello.
- Allow flexible parking standards
- Partner with the City of Monticello to provide utility service (water, sewer, and gas) to support desired uses, as needed.

### REFERENCE IMAGES



## 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 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.

### *Implementation Measures:*

- Partner with the City of Monticello to provide utility service (water, sewer, and gas) to support desired uses, as needed.
- Maintain aesthetics throughout with appropriate signage, landscaping, and other beautification measures.
- Manage access to keep traffic flowing, using directory signage to clustered developments.

### REFERENCE IMAGES



## 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.

### *Implementation Measures:*

- Collaborate with existing industry to identify and meet their needs to support job growth and industry viability.
- Partner with the Development Authority of Jasper County to market the area for new industry.
- Plan and provide utility services (water, sewer, gas) to support industry growth.
- Consider regional stormwater management plans which provide opportunities for recreational amenities and trail routes.
- Ensure heavy industry is properly buffered to prevent negative air quality effects of surrounding properties.
- Require new developments and land clearing activities to maintain a 50 ft. to 100 ft. buffer of undisturbed canopy from the rights-of-way of state highways to maintain the aesthetics of the rural and historic character of Jasper County.

### REFERENCE IMAGES



## 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.

### *Implementation Measures:*

- Ensure that new development is compatible with the existing architectural style and character of Jasper County and/or Monticello, depending on the location of the property.
- Utilize these areas to promote community and build cohesion amongst residents.
- Ensure adequate water and sewer service to these areas.

### REFERENCE IMAGES



## 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.

### *Implementation Measures:*

- Utilize vegetative buffers between adjacent land uses.
- Perform odor reduction initiatives as needed to reduce the potential noxious odors in surrounding areas
- Ensure properties are properly gated and maintained to limit public access.

### REFERENCE IMAGES



## CITY OF MONTICELLO CHARACTER AREA COMPATIBILITY INDEX

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
<b>Parks/Recreation/Conservation</b>	Publicly or privately lands dedicated to passive and active recreational uses; it is intended to protect environmentally critical areas and natural and cultural resources	AG, PUD	Parks, conservation easements, recreational fields, trails	53
<b>Medium-Density Residential</b>	Accommodates both attached and detached housing at moderate densities (up to 2 units per acre) in areas adequately served by supportive infrastructure	R40, R20, R15, MHP	Single-family residential, multi-family residential	54
<b>High-Density Residential</b>	Accommodates both attached and detached housing at higher densities (up to 4 units per acre)	R20, R15, PUD, RMF	Small lot single-family residential, multi-family residential	54
<b>Central Business District</b>	Mixture of uses and is developed within the context of the traditional downtown and historic area	CBD	Commercial (restaurants, retail, small office), multi-family residential, government, institutional	55
<b>Southern Business District</b>	Mixture of uses that focus on economic development and housing. This area is intended to offer a wide variety of employment opportunities in light industrial, manufacturing, office, and/or professional sectors with the potential for supporting residential spaces	AG, R20, R15, PUD, RMF, IO, CC, CH, M1, M2	Light industrial, manufacturing, office, and/or professional office, residential	56
<b>Commercial</b>	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.	CC	General commercial, office, health care, and institutional	57

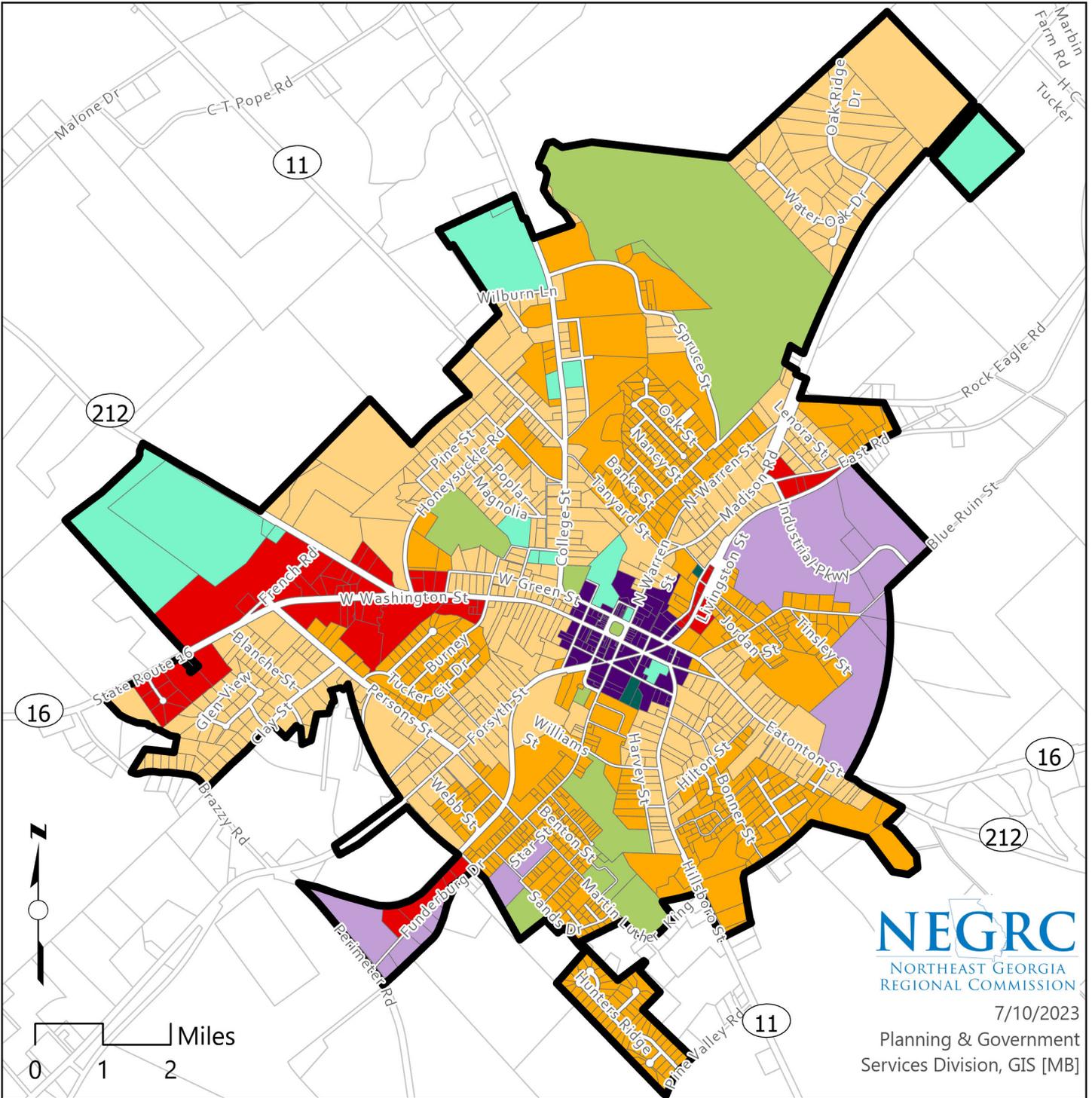
\*Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis. For a description of each zoning code, see Monticello's zoning ordinance.

## CITY OF MONTICELLO CHARACTER AREA COMPATIBILITY INDEX

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
<b>Industrial</b>	Refer to both light and heavy industrial uses requiring supportive infrastructure and access to major transportation thoroughfares	M1, M2	Manufacturing facilities, distribution centers, light industrial office buildings	58
<b>Education, Public Administration, Health Care, and Other Institutional</b>	Includes certain state, federal, or local government or institutional land uses and can be oriented as a campus or as a single-use property	IO, CC, CH	City halls and government building complexes, police, fire, and emergency medical services stations, libraries, prisons, post offices, schools, military installations, colleges, and hospitals	59
<b>Utilities/Infrastructure</b>	Includes a variety of infrastructure such as water treatment, sewage treatment, communications towers, utility providers, and alternative energy production	IO	Water treatment facilities, sewage treatment facilities, communications towers, utility provider infrastructure, and alternative energy production facilities	59

\*Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis. For a description of each zoning code, see Monticello's zoning ordinance.

# CITY OF MONTICELLO FUTURE DEVELOPMENT MAP (1 OF 2)



**NEGRC**  
 NORTHEAST GEORGIA  
 REGIONAL COMMISSION

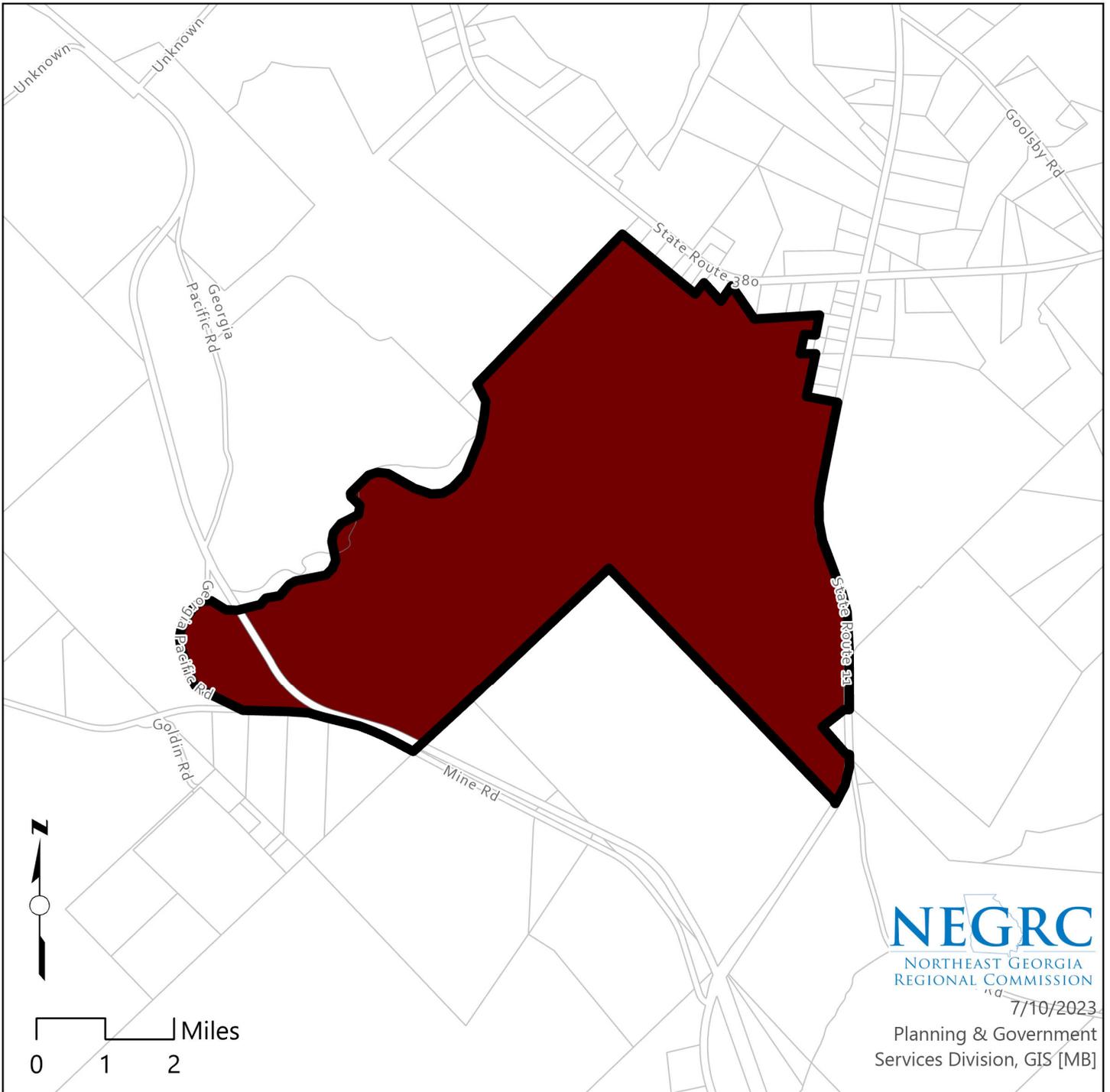
7/10/2023

Planning & Government  
 Services Division, GIS [MB]

## Character Areas

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

## CITY OF MONTICELLO FUTURE DEVELOPMENT MAP (2 OF 2)



### Character Areas



# CITY OF MONTICELLO CHARACTER AREA CATEGORIES

## PARKS/RECREATION/ CONSERVATION

The Parks/Recreation/Conservation 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.

### *Implementation Measures:*

- Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas.
- Develop and adopt low impact residential development standards.
- Develop a parks and green space master plan to identify areas to be permanently conserved and/or enhanced.

### REFERENCE IMAGES



## 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.

### *Implementation Measures:*

- Identify resources to help owners restore historic residential units and other structures.
- Allow PUD zoning in strategic locations.
- Encourage residential infill.
- Enhance sidewalk and pedestrian network.



## HIGH-DENSITY RESIDENTIAL

The High-Density Residential 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.

### *Implementation Measures:*

- Identify resources to help owners restore historic residential units and other structures.
- Creatively design for higher density clusters.
- Allow PUD zoning in strategic locations.
- Encourage residential infill.
- Enhance sidewalk and pedestrian network.



## 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.



### *Implementation Measures:*

- Continue use of the local historic district to preserve existing buildings and maintain the character of the district.
- Promote and educate the community on the rich local history to encourage rehabilitation and maintenance of structures and properties.
- Utilize DDA to perform business development and beautification initiatives.

## SOUTHERN BUSINESS DISTRICT

Development within the Southern Business District provides a mixture of uses that focus on economic development and housing. This area is intended to offer a wide variety of employment opportunities in light industrial, manufacturing, office, and/or 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 area and include appropriate natural screening between incongruous land uses. Supportive infrastructure is required such as water, sewer, waste collection, and broadband for development under this future land use category.

### *Implementation Measures:*

- Consider pre-determined master plans for the area.
- Plan and provide utility service (water, sewer, and gas) to support desired uses.
- Minimize SR-11 access points to maintain traffic flow.
- Parking areas should include up to 25% pervious surface to minimize stormwater runoff.



## COMMERCIAL

The Commercial 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.

### *Implementation Measures:*

- Plan and provide utility service (water, sewer, and gas) to support desired uses.
- Maintain aesthetics throughout with appropriate signage, landscaping, and other beautification measures.
- Manage access to keep traffic flowing, using directory signage to clustered developments.



## INDUSTRIAL

Industrial 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.



### *Implementation Measures:*

- Collaborate with existing industry to identify and meet their needs to support job growth and industry viability.
- Partner with the Development Authority of Jasper County to market the area for new industry.
- Plan and provide utility services (water, sewer, gas) to support industry growth.
- Consider regional stormwater management plans which provide opportunities for recreational amenities and trail routes.

## EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS

### REFERENCE IMAGES

This 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.

#### *Implementation Measures:*

- Ensure that new development is compatible with the existing architectural style and character of Monticello.
- Utilize these areas to promote community and build cohesion amongst residents.
- Ensure adequate water and sewer service to these areas.



## UTILITIES/INFRASTRUCTURE

The Utilities/Infrastructure category 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.

#### *Implementation Measures:*

- Ensure utility structures are properly gated and maintained to limit public access.
- Where possible, utilize vegetated buffers between adjacent land uses and transportation thoroughfares.
- Ensure equipment for new technologies such as broadband are compliant with local land use regulations and historic preservation guidelines.

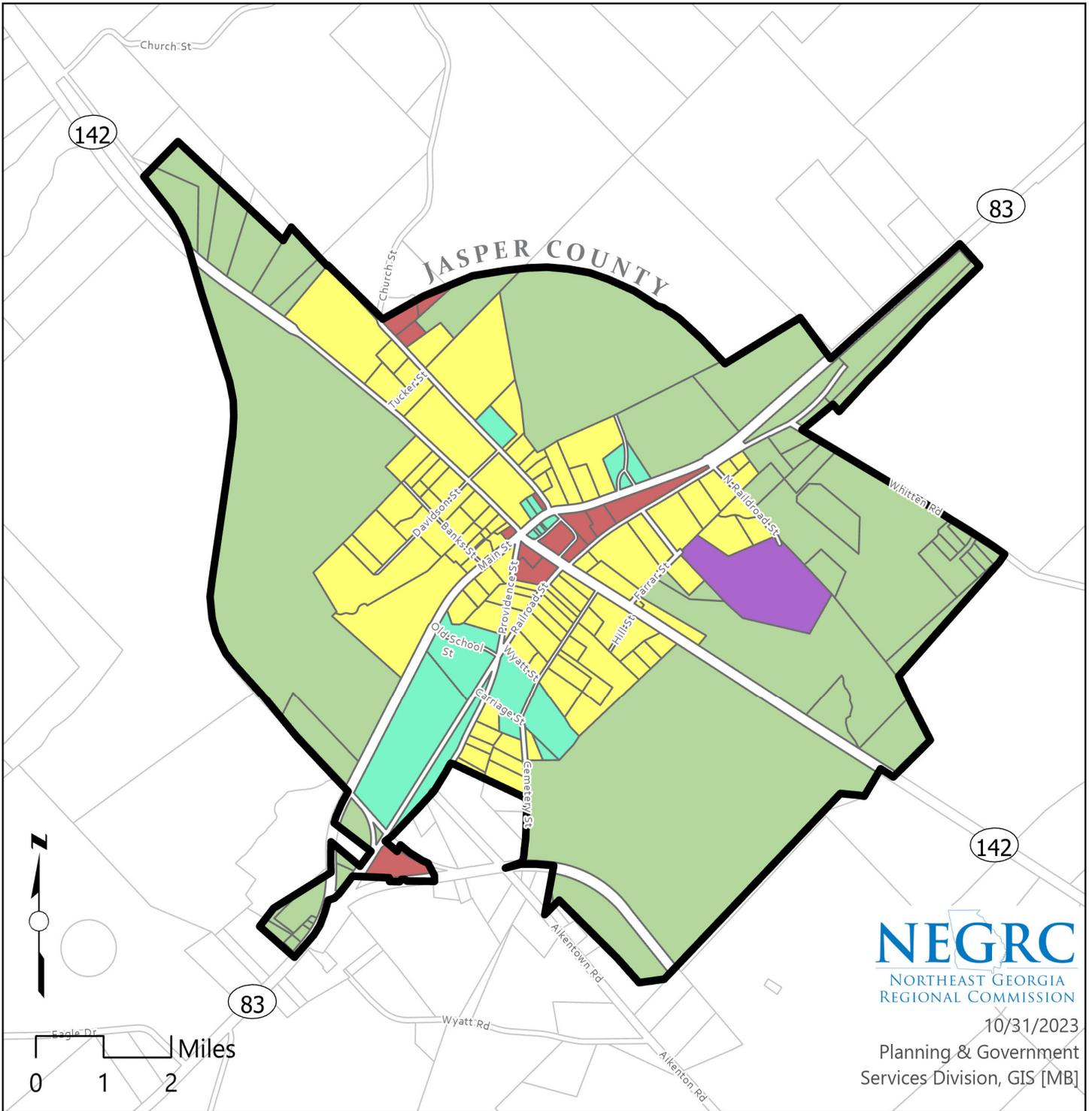


## CITY OF SHADY DALE CHARACTER AREA COMPATIBILITY INDEX

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
<b>Agriculture, Forestry, Fishing, &amp; Hunting</b>	Lands intended to retain their rural character throughout the planning horizon	RR, AG, R1,	Rural residential, farming, raising of livestock, timber production, and harvesting, and wildlife management areas	62
<b>Neighborhood Growth</b>	Established residential neighborhoods and areas experiencing a transition to residential development	R1, R1HD, R2, C1	Primarily single-family residential with secondary uses being parks, recreation, small-scale retail, education, public administration, health care, and/or other institutional land uses	63
<b>General Sales or Service</b>	Includes a mixture of uses and is developed in a traditional downtown fashion. This category offers a wide variety of employment opportunities; supportive infrastructure and access to major transportation thoroughfares is required.	C1, C2	Retail, service, office, and professional services	64
<b>Manufacturing and Wholesale Trade</b>	Intended to concentrate development in high-visibility areas with access to major transportation thoroughfares, where infrastructure and other public services can be provided efficiently	LI	Primarily industrial, commercial, office, health care, institutional uses with secondary uses including incubator spaces, institutions of higher learning, workforce training, collaborative spaces, and similar uses	65
<b>Education, Public Admin, Health Care, &amp; Other Institutions</b>	Includes certain state, federal, or local government or institutional land uses oriented as a campus or as a single use property	AG, C1, C2	City halls and government building complexes, police, fire, and emergency medical services stations, libraries, prisons, post offices, schools, military installations, colleges, and hospitals	66

\*Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis. For a description of each zoning code, see Shady Dale's zoning ordinance.

## CITY OF SHADY DALE FUTURE DEVELOPMENT MAP



### Character Areas

- |                                                                                                                                                                                             |                                                                                                                                                                                  |                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Agricultural, Forestry, Fishing, and Hunting | <span style="display: inline-block; width: 15px; height: 10px; background-color: #C0392B; border: 1px solid black; margin-right: 5px;"></span> General Sales or Services         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #40E0D0; border: 1px solid black; margin-right: 5px;"></span> Education, Public Admin, Health Care, & Other Institutions |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Growth                          | <span style="display: inline-block; width: 15px; height: 10px; background-color: #8E44AD; border: 1px solid black; margin-right: 5px;"></span> Manufacturing and Wholesale Trade | <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> City Limits                                                                           |

# CITY OF SHADY DALE CHARACTER AREA CATEGORIES

## 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.

### *Implementation Measures:*

- Maintain large-lot, low-density residential development patterns.
- Promote land uses that align with forestry and farming activities.
- Consider tracking logging activities to ensure tree canopies are cycled and maintained properly.
- Consider adopting a Transfer of Development Rights ordinance as a tool for concentrating growth in suitable locations while preserving sensitive or otherwise critical areas.

### REFERENCE IMAGES



## 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.

### *Implementation Measures:*

- Identify resources to help owners restore historic residential units and other structures.
- Provide water services to new construction.
- Ensure new construction is compatible with the scale and character of historic homes in Shady Dale.

### REFERENCE IMAGES



## 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.

### *Implementation Measures:*

- Maintain aesthetics throughout with appropriate signage, landscaping, and other beautification measures.
- Ensure compatibility in scale with existing Shady Dale development.
- Manage access to keep traffic flowing, using directory signage to clustered developments.

### REFERENCE IMAGES



## MANUFACTURING AND WHOLESALE TRADE

### REFERENCE IMAGES

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 thoroughfares.



### *Implementation Measures:*

- Collaborate with existing industry to identify and meet their needs to support job growth and industry viability.
- Consider regional stormwater management plans.
- Ensure proper vegetative buffers between adjacent land uses to minimize noise and air pollution for surrounding properties.

## 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.

### *Implementation Measures:*

- Ensure that new development is compatible with the existing architectural style and character of Shady Dale.
- Utilize these areas to promote community and build cohesion amongst residents.
- Ensure adequate water and septic service to these areas.

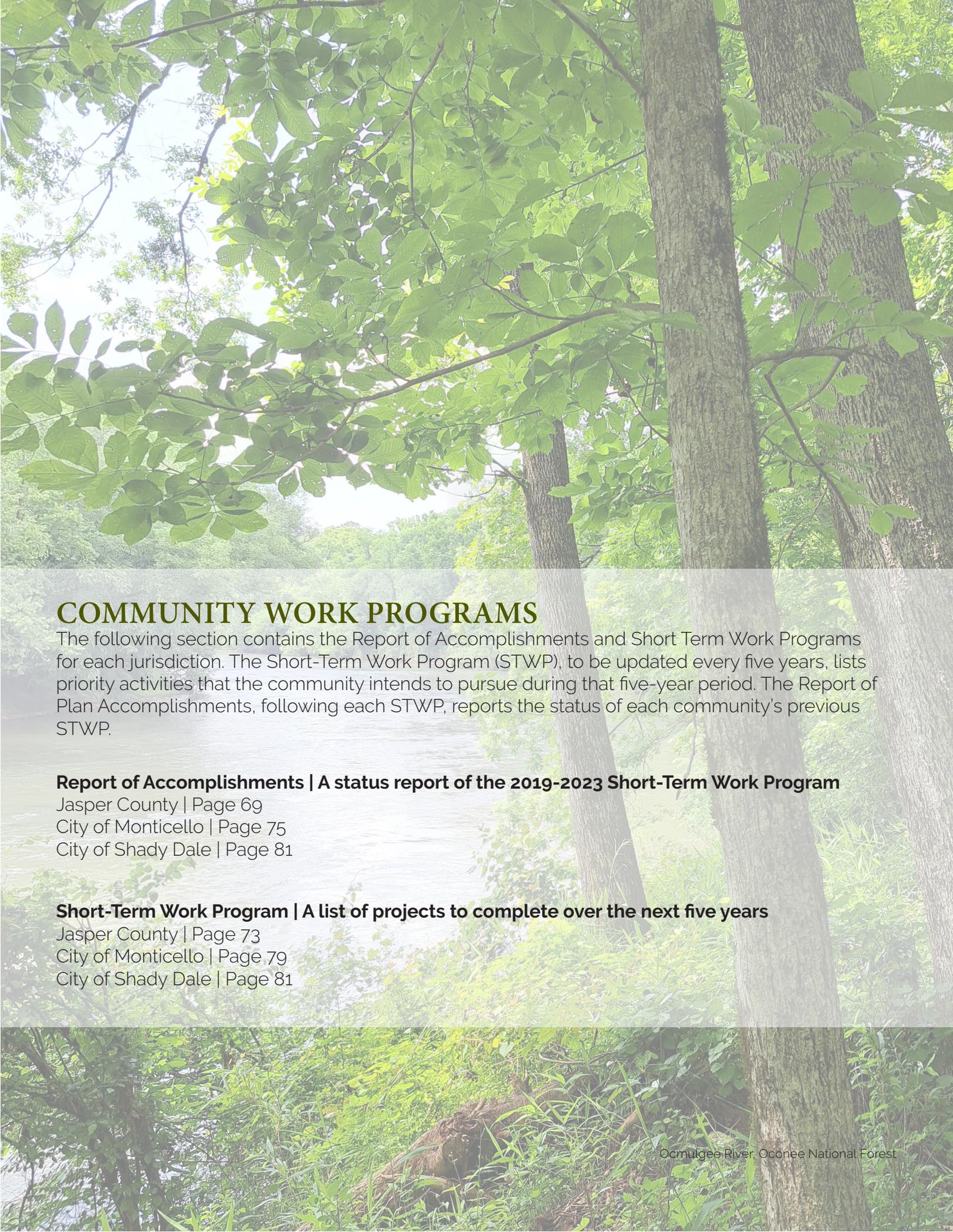
### REFERENCE IMAGES



# Chapter Five: Community Work Program

# 5





## COMMUNITY WORK PROGRAMS

The following section contains the Report of Accomplishments and 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.

### **Report of Accomplishments | A status report of the 2019-2023 Short-Term Work Program**

Jasper County | Page 69

City of Monticello | Page 75

City of Shady Dale | Page 81

### **Short-Term Work Program | A list of projects to complete over the next five years**

Jasper County | Page 73

City of Monticello | Page 79

City of Shady Dale | Page 81

## JASPER COUNTY REPORT OF ACCOMPLISHMENTS, 2019-2023

#	ACTIVITY	STATUS	NOTES
1	Perform water and sewer facility upgrades and replacements, and provide extensions to planned developments, including City Of Monticello Priority Infill Areas.	Cancelled	Jasper County does not own sewer facilities. Preliminary engineering of municipal well siting has begun through the Jasper County Water Authority and will be accomplished during the next STWP period. Removed and new STWP includes water upgrades and replacements as Item #1.
2	Provide private curbside collection of solid waste	Completed	Service is established and will continue to be provided
3	Create and distribute educational materials/ host educational session(s) regarding recycling and waste reduction	Completed	"Clean Up Jasper Campaign" – County hired an intern for a 2023 summer program to get the program started
4	Perform feasibility study for establishment of additional recycling facilities	Cancelled	Item not completed during program period; no longer a priority initiative.
5	Construct new recreation multi-purpose facility	Ongoing	Concept Plan has been completed and awaiting funding to have final plans drafted. Revised and carried over to STWP Item #4.
6	Implement recreation improvement projects based on Jasper County Recreation Plan	Ongoing	Recreation Plan is currently being updated with an expected completion timeframe of Winter 2023. Item carried over to STWP Item #22.
7	Complete renovations and addition to Sheriff's Administrative Office space	Completed	Permit has been secured May 2023 and construction is underway
8	Implement the Vehicle Rotation Plan for structured replacement of Sheriff's patrol vehicles	Completed	Implemented and part of ongoing responsibilities
9	Replace generator – Jail, Sheriff's Office, 911 Center, Public Works (PW) Fuel Pumps	Completed	
10	Renovate and add addition to OAC building to better serve Jasper County s enior citizens	Completed	
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)	Ongoing	Considered ongoing responsibility. Item revised to align with SPLOST project list and carried over to STWP Item #6.

#	ACTIVITY	STATUS	NOTES
12	Purchase roads and bridges reclamation and renovation equipment – milling, sealing, asphalt distributor	Ongoing	County has purchased a new trackhoe excavator, 2 new ROW brush cutting tractors, and a new ROW grass mower. Upcoming purchases/needs include replacing the entire motor grader fleet (3), new tandem axel dump truck, single axel dump truck, and other ancillary pieces of equipment. Revised and carried over to STWP Item #6.
13	Develop EMS Equipment Replacement Plan to include replacement of ambulances and refurbished box remounts	Postponed	Rescheduled to occur during next work period. Carried over to STWP Item #7.
14	Acquire four (4) additional tender trucks to replace aged equipment at Stations 1, 2, 5, and 7	Ongoing	Two tender trucks have been acquired and in service. Item revised and carried over to STWP Item #7.
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	Completed	Training room is also used as a classroom for other departments as a meeting room.
16	Implement Disaster Preparedness Plan that addresses Continuity of Operations and Operational Redundancy	Completed	A 501c3 organization has been formed to partner with the Board of Commissioners for long-term recovery.
17	Develop IGA's with Municipal Governments for improvements and efficiencies	Completed	There are several IGAs currently in effect and are continuing to be improved upon. Considered an ongoing responsibility, not carried over to STWP.
18	Create additional industrial parks, as needed, to support economic development efforts. Expand Minneta Crossing Industrial Park with additional 226 acres	Completed	1 new business park began development in Spring/Summer 2023 to create new road frontage for a 35-acre development with 10 proposed tracts. More projects are expected.
19	Create inventory and seek available funding for the rehabilitation substandard housing	Postponed	County and municipalities must determine the extent of their role in addressing substandard housing and a strategy for how to proceed. Carried over to STWP Item #8.
20	Develop a countywide greenways/trails plan	Postponed	County to partner with NEGRC to perform complete streets and trails plan. Carried over to STWP Item #9.

#	ACTIVITY	STATUS	NOTES
21	Create a plan for strategic property acquisition and development, potentially via a Land Bank Authority	Cancelled	Suspended until further consideration. Removed from STWP.
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	Cancelled	Considered out of scope for County infrastructure and priorities. The county continues to work with the City of Monticello to meet these needs as the needed infrastructure for the housing is in place within the city limits.
23	Develop a strategic plan to work with neighborhood groups (including HOAs) to monitor, improve, support, and maintain existing neighborhoods	Cancelled	Considered an ancillary effort within the Planning Department, performed as needed. Not carried over to STWP.
24	Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	Postponed	Jasper County will revisit with Shady Dale and Monticello as joint effort. Item carried over to STWP Item #10. Areas served by Central Georgia EMC have been initiated with the installation of broadband and available to all their service area. The County continues to work with other providers for areas outside of these properties.
25	Pursue Georgia Initiative for Community Housing (GICH) program designation to assist in residential area improvement and/or provide public housing	Cancelled	Project postponed due to capacity during COVID pandemic. No longer a County priority.
26	Host a housing fair with available resources from various organizations, realtors, banks, etc	Postponed	County will coordinate with City of Monticello DDA to accomplish. Revised and carried over to STWP Item # 11.
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	Postponed	County will partner with the City of Monticello DDA to develop. Revised and carried over to STWP Item #12.
28	Conduct a walk audit of the entire downtown Monticello area to identify and prioritize areas for improvement	Cancelled	Considered responsibility of the City of Monticello. Item not carried over to STWP.
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	Completed	Major updates to the zoning and development ordinances began in the summer of 2022 and completed in late 2023.
30	Improve and expand the Health Department building	Completed	

#	ACTIVITY	STATUS	NOTES
31	Seek USDA funding for local projects including Community Development, Broadband, and Housing	Cancelled	Not carried over to STWP. Funding for broadband will come from other state and/or federal sources. Funding for housing under USDA-RD will be a private market/non-profit endeavor. Funding for community facilities may be used by the County upon determination of any facility candidates.

# JASPER COUNTY SHORT-TERM WORK PROGRAM, 2024-2028

*\*Entries with an asterisk represent carryover items from the previous Short-Term Work Program.*

#	PROJECT DESCRIPTION	COMPLETION DATE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
1	Perform water system upgrades and replacements.	2024-2027	Jasper County Water Authority, Board of Commissioners	\$1,000,000	General Fund, Grants
2	Establish standard operating hours and procedures for the landfill and any other waste transfer facilities	2025	Public Works, Board of Commissioners	Staff Time	General Fund
3	Finalize engineering plans for new recreation multi-purpose facility	2025	Recreation Department	\$50,000	General Fund
4	*Construct new recreation multi-purpose facility	2028	Recreation Department	\$10,000,000	General Fund, Grants
5	Develop a road condition inventory and utilize a digital tracking program to assist with prioritizing road maintenance and repaving projects	2024	Public Works	\$15,000	General Fund
6	*Perform improvements to local roads and bridges	2024-2028	Public Works	\$7,020,000	SPLOST, LMIG
7	*Develop EMS Equipment Replacement Plan to include replacement of ambulances and refurbished box remounts	2024	Board of Commissioners, Fire Department	Staff Time	General Fund
8	*Create inventory and seek available funding for the rehabilitation of substandard housing.	2027	Code Enforcement	Staff Time	General Fund
9	*Develop a countywide greenways/trails plan	2026	Planning & Zoning	\$5,000	General Fund
10	*Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	2025	Board of Commissioners	N/A	General Fund
11	*Partner with Monticello DDA to host a housing fair with available resources from various organizations, realtors, banks, etc.	2025	County Manager	Staff Time	General Fund
12	*Partner with Monticello DDA to develop a one-page informational sheet to clearly delineate where court attendees should park. One-pager can be mailed out with all court summons.	2024	County Manager, Clerk of Court	Staff Time	General Fund

#	PROJECT DESCRIPTION	COMPLETION DATE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
13	Coordinate a visioning session with GDOT in regard to congestion in Monticello's downtown area.	2025	County Manager, Board of Commissioners	Staff Time	General Fund
14	Coordinate visioning session with U.S. Forest Service for an Oconee National Forest visioning session.	2025	Planning & Zoning, County Manager, Board of Commissioners	Staff Time	General Fund
15	Complete a compensation study for EMS departments.	2026	Fire Department, Sherriff's Office	\$25,000	General Fund
16	Seek funding for staffing and equipment for public safety and protection.	2026	Fire Department, Sherriff's Office	\$1,000,000	Grants, General Fund
17	Complete the Jasper County Food Bank relocation.	2024	Board of Commissioners, Food Bank	\$750,000	Grants, Private Funds
18	Perform a county-wide groundwater capacity assessment survey	2028	Board of Commissioners	\$75,000	Grants, General Fund
19	Participate in annual retreat with Monticello and Shady Dale to discuss local needs	2024-2028	Board of Commissioners	Staff Time	General Fund
20	Purchase roads and bridges reclamation and renovation equipment - motor grader fleet (3), new tandem axel dump truck, single axel dump truck, and other ancillary pieces of equipment	2027	Public Works	To be determined	General Fund, SPLOST
21	Coordinate with GDOT for additional no-thru truck signage being put up on State Routes prior to the no-thru roads.	2024-2025	Public Works	Staff Time	General Fund
22	*Implement recreation improvement projects based on Jasper County Recreation Plan	2024-2028	Board of Commissioner, Recreation Department	Project Dependent	SPLOST, DNR, DCA, Grants

## CITY OF MONTICELLO REPORT OF ACCOMPLISHMENTS, 2019-2023

#	ACTIVITY	STATUS	NOTES
1	Establish an internship program with the Southern Crescent Technical College	Cancelled	Not feasible at this time
2	Hire a tourism and event coordinator at the Chamber or recruit a highly-engaged volunteer	Completed	Chamber has a Tourism Director-major events are coordinated as a joint effort at the Chamber
3	Develop a Downtown Master Plan	Completed	
4	Create plan to develop residential neighborhood identities through naming/signage and emphasize the relationship between those areas and "Downtown"	Ongoing	Carried over to STWP Item #1
5	Install attractive directional signage for public parking options off the square	Ongoing	Carried over to STWP Item #2
6	Improve the signage for pedestrian access/crosswalks in downtown	Ongoing	Carried over to STWP Item #3
7	Create an inventory of potential properties for future purchase to be used as parking	Complete	DDA has listing
8	Transition current public properties (such as the area behind the Courthouse) for use as public parking	Cancelled	There is additional parking located next to courthouse, owned by a church, that the public is allowed to use; the area behind the courthouse is not public property, it is owned by a trust
9	Perform a market-share analysis and identify the most appropriate downtown businesses	Ongoing	Carried over to STWP Item #4
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	Completed	DDA currently engages with property owners regarding uses and City has accomplished it's role through the use of the Future Development Map and zoning ordinance.
11	Inventory underutilized downtown properties and create a "pocket park plan" prioritizing downtown pocket park locations with outlined steps for implementation and identified funding	Completed	Have added one pocket park and identified a suitable location for a second one
12	Develop a "Monticello Aesthetic" design guide for public facilities that includes common design for benches, street trees, trash cans, and Square beautification	Postponed	Carried over to STWP Item #5.
13	Pursue funding for temporary or permanent murals on building walls or alleyways	Completed	
14	Conduct a walk audit of the entire downtown area and review pedestrian flow patterns to identify and prioritize areas for improvement	Completed	AARP walk audit completed

#	ACTIVITY	STATUS	NOTES
15	Identify Priority Infill Areas where future residential development should occur by creating a city-wide infill plan	Cancelled	Preliminary discussions have occurred with NEGRC. Effort depends on available opportunities; infill development not actively being pursued by City.
16	Review of local ordinances for consistency with the City's vision of apartments on the upper floors of downtown buildings	Completed	Several buildings have apartments on the upper floors
17	Develop an incentive package to promote development in the Priority Infill Areas	Postponed	Carried over to STWP Item #6.
18	Pursue funding to expand the shop local campaign	Canceled	COC and DDA handle the shop local campaign
19	Publish a series of articles in the Monticello News, on the COC Website, and other relevant outlets to educate the community	Completed	Part of shared responsibility with DDA. Considered a continuing initiative as opportunities for education arise.
20	Implement a façade or signage grant program	Completed	DDA manages the façade grant program
21	Apply for DCA's Rural Zone designation	Completed	Received the Rural Opportunity Zone Designation in October 2018
22	Determine the appropriateness of creating an Enterprise Zone in downtown Monticello and pursue, if appropriate	Cancelled	Considered an ongoing consideration that has not materialized into a project to date. Not carried over to STWP.
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	Completed	DDA/HPC project; handouts and information are on the website
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)	Completed	Design guidelines for HPC and the facade grant information is located on DDA's website.
25	Develop a toolbox for entrepreneurs and small business owners that includes a "how-to-guide" for opening and operating a business in Monticello	Completed	On DDA's website
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	Completed	Link to Georgia's SBDC on DDA's website

#	ACTIVITY	STATUS	NOTES
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	Completed	DDA may continue to host more workshops as needed
28	Inventory all downtown properties to create a database of building use and ownership	Completed	DDA monitors the database on qpublic
29	Create an inventory of buildings with structural concerns by contacting vacant/underused building owners	Completed	
30	Create an inventory of potential code violations	Completed	Code Enforcement
31	Establish a legal mechanism for code enforcement	Completed	
32	Conduct a comprehensive assessment of existing zoning and building codes to identify gaps and consistency within the community vision	Completed	
33	Implement additional punitive measures for property owners of dilapidated properties, such as a blight tax	Cancelled	Project cancelled pending further research
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	Completed	Code Enforcement does this on an ongoing basis
35	Create a plan for strategic property acquisition and development, potentially via a Land Bank Authority	Cancelled	Suspended until further consideration. Removed from STWP.
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	Postponed	Project postponed due to staff capacity. Amended and carried over to STWP Item #7.
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	Postponed	Project postponed due to staff capacity. Combined with Item #38 and carried over to STWP Item #8.
38	Host a housing fair with available resources from various organizations, realtors, banks, etc.	Postponed	Project postponed due to staff capacity. Combined with Item #37 and carried over to STWP Item #8.
39	Develop a strategic plan to work with neighborhood groups (including HOAs) to monitor, improve, support, and maintain existing neighborhoods	Cancelled	Considered ancillary responsibility of DDA and City staff. Not carried over to STWP.

#	ACTIVITY	STATUS	NOTES
40	Pursue Georgia Initiative for Community Housing (GICH) program designation to assist in residential area improvements and/or provide public housing	Postponed	Project postponed and will be revisited as a joint effort with Jasper County and Shady Dale. Carried over to STWP Item #9.
41	Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	Postponed	Carried over to STWP Item #10.
42	Purchase, rehabilitate, and repurpose the old Methodist Church (24 Short St, Monticello, GA)	Cancelled	Another party purchased the church
43	Maintain Monticello Crossroads Scenic Byway & Trailhead (upkeep of trailhead building and utilities)	Completed	Completed; removed from STWP as this will continue indefinitely as an ongoing responsibility
44	Update HPC guidelines, standards, and survey and maintain CLG (Certified Local Government) status	Postponed	Performing survey and maintaining CLG status is considered an ongoing internal policy. Project amended and carried over to STWP Item #11.
45	Seek funding for additional water source	Postponed	Project amended and carried over to STWP item #12.
46	Build consolidated shop on City's Post Rd acreage	Completed	November 2023 estimated completion date, Hwy 83 N is the building site
47	Create comprehensive GIS dataset of City utilities	Ongoing	Partially completed by Jordan Engineering for water and sewer utilities. Needs to be expanded to electric utilities, City will explore further through MEAG. Carried over to STWP Item #13.
48	Select design proposal and seek funding for upgrade of wastewater treatment facilities	Completed	Engineering firm was selected and City is currently using ARPA funds to perform the work associated with the project
49	Change streetlights to LED	Completed	Have been switching streetlights over to LED as they old lights go out; removed from STWP as this is now a routine task
50	Seek USDA funding for local projects including Community Development, Broadband, and Housing	Cancelled	Not carried over to STWP. Funding for broadband will come from other state and/or federal sources. Funding for housing under USDA-RD will be a private market/non-profit endeavor. Funding for community facilities may be used by the City upon determination of any facility candidates.
51	Purchase a domain name for and launch DDA website; update existing City & COC websites	Completed	

# CITY OF MONTICELLO

## SHORT-TERM WORK PROGRAM, 2024-2028

*\*Entries with an asterisk represent carryover items from the previous Short-Term Work Program.*

#	PROJECT DESCRIPTION	COMPLETION DATE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
1	*Develop residential neighborhood identities through naming and emphasize the relationship between those areas and "Downtown" through signage	2026	City Manager, City Council	\$4,000	General Fund
2	*Install attractive directional signage for public parking options off the square	2025	Street Department	\$10,000	General Fund, SPLOST
3	*Improve the signage for pedestrian access/crosswalks in downtown	2025	Street Department	\$10,000	General Fund, SPLOST
4	*Perform a market-share analysis and identify the most appropriate downtown businesses	2028	DDA	\$40,000	DDA Budget, General Fund, SPLOST
5	*Develop a "Monticello Aesthetic" design guide for public facilities that includes common design for benches, street trees, trash cans, and Square beautification	2027	DDA, Street Department, Planning & Zoning Commission, City Council	Staff Time	General Fund
6	*Develop an incentive package to promote development in the Priority Infill Areas	2026	Planning & Zoning Commission, City Council	Staff Time	General Fund
7	*Conduct a housing market study to identify whether there is both a need and a market senior housing development	2027	City Council	\$50,000	General Fund
8	*Host a housing fair with available resources from various organizations, realtors, banks, and other local organizations. Include promotional packet/handout for the Georgia Dream Homeownership Program and USDA-RD financing options.	2025-2028	DDA, City Administration	\$500	General Fund, DDA Budget
9	*Pursue Georgia Initiative for Community Housing (GICH) program designation to assist in residential area improvements and/or provide public housing	2025	City Council, City Manager	Staff Time	General Fund
10	*Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	2024	City Council	Staff Time	General Fund

#	PROJECT DESCRIPTION	COMPLETION DATE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
11	*Update Historic Preservation Commission Design Guidelines	2024	Historic Preservation Commission	\$10,000	General Fund, Grants
12	*Identify local water resource capacity to supplement city water system (e.g. groundwater and surface water surveys)	2025	Utilities Department	\$80,000	Grants, General Fund
13	*Create comprehensive GIS dataset of City utilities	2028	Utilities Department	\$30,000	General Fund
14	Complete wastewater facility upgrades	2026	Utilities Department	To Be Determined	ARPA, SPLOST
15	Construct a new public works/storage facility	2027	City Council, Utilities Department	To Be Determined	SPLOST, General Fund, Loans
16	Perform City-owned facility upgrades	2028	City Council, City Manager	To Be Determined	SPLOST
17	Remediate the inert landfill site for adaptive use	2028	City Manager	\$1,000,000	EPA Grant, General Fund
18	Perform a traffic study in partnership with GDOT to determine strategies to alleviate long-term congestion issues	2026	Utilities Department	\$40,000	General Fund
19	Perform a tourism and film impact study to determine the amount of revenue generated from film and tourism	2027	DDA	\$15,000	General Fund
20	Host annual retreat with Jasper County and Shady Dale to discuss local needs	2024-2028	City Council	Staff Time	General Fund

## CITY OF SHADY DALE REPORT OF ACCOMPLISHMENTS, 2019-2023

#	ACTIVITY	STATUS	NOTES
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)	Completed	City is replacing galvanized steel water pipes and have completed pipe replacement along Cemetery Rd., North Railroad St., and South Railroad St. Remaining streets will be carried over to new STWP Item #1.
2	Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	Postponed	City was interested in hosting discussions with local broadband provider before moving forward on Broadband Ready Community application. Conversations have been difficult to establish. Item will be carried over to new STWP Item #2.

## CITY OF SHADY DALE SHORT-TERM WORK PROGRAM, 2024-2028

*\*Entries with an asterisk represent carryover items from the previous Short-Term Work Program.*

#	PROJECT DESCRIPTION	COMPLETION DATE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
1	*Improvements to City water system (including Wyatt Road, SR 83, and extensions on Banks Pond Road and Aikenton Road)	2024-2026	City Council	\$50,000	SPLOST
2	*Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	2025	City Council	Staff Time	General Fund
3	Acquire property to develop new city park facilities	2027	City Council	\$100,000	General Fund, Grants

# Chapter 6: Appendix

- **Public Involvement Documentation**
- **SWOT Analysis**
- **Compliance with Regional Plans**
- **CIE Annual Update**



# PUBLIC INVOLVEMENT DOCUMENTATION

## PUBLIC HEARING #1

NEGRC		Jasper County: Joint Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #1 & Input Session #1: December 12, 2022 - 6:00 p.m.	
Jasper County Courthouse			
NAME	TITLE	ADDRESS	EMAIL
Jarry Presley		350 Sugar Hill Road	j.p8582@gmail.com
Mary Patrick		Monticello	mpecca@gmail.com
Daniel Wease		1781 Hartsell	weasewd@bellsouth.net
Boss + Wanda Hamm		957 Windfall Rd, Monticello	hamm_r@bellsouth.net
Clas Forcort		105 Benton Rd	clforcort@charleston.com
Mike Powell		Baker Rd	mpowell@yahoonet.com
Tony Wild		4100 Liberty Church	
Jarell Wild		170 Monticello, GA	wtstevjenarell@gmail.com
Kevin Waple Bates		3702 Mt to mt rd	wbates@outlook.com
Shawn Bunn		100 Benton Rd	lbunnjr7@gmail.com
JIM BELCHER		125 GAMMERS RD HILLSBORO	LBELCHER52@YAHOO.COM
LAKERR BELCHER		"	"
Amey Gude		375 Church St 31035	gude26@yahoo.com
Vannoy Martin		6079 Goolsby Rd, Monticello	martinva@att.net
Andrew Martin		6079 Goolsby Rd, Monticello	martinandrew@bellsouth.net
Christy Hawkins		50 Thomas Rd	chawickon@yahoo.com
Jesse Hawkins		50 Thomas Rd	jh55397@yahoo.com
TERRI SANDERS		407 WASHINGTON ST	sandersterrie@gmail.com
Dumas		3011 Dumas Rd	wood201@bellsouth.net
Stacy Bowdler		2350 HWY 212 E	Stacybowdler@okwi.com

NEGRC		Jasper County: Joint Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #1 & Input Session #1: December 12, 2022 - 6:00 p.m.	
Jasper County Courthouse			
NAME	TITLE	ADDRESS	EMAIL
Carol Flaute	Community Planner	NEGRC	cflaute@negrc.org
Jon Morgan	GIS Planner	NEGRC	jmorgan@negrc.org
Paul HARRELL	Mayor	MONTICELLO	pharrell@monticello.com
Debbi Curie	Mayor Pro Tem	Monticello 351 Hillcrest St	debbiecurie@gmail.com
Mike Powell			
Judy Johnson	Director of P+Z	126 W Greene St	jjjohnson@jaspercounty.com
Carly Benson	Homeowner	244 Lakeshore Dr	cbenson@bellsouth.net
Orlando Chapman	Water Superintendent	4910 GATHY RD Spaulding	lorandaj922@gmail.com
Jean Champion	City Clerk - Shady Dale	1444 W. 2nd St. Shady Dale	jean554@bellsouth.net
Larry Champion	Mayor - Shady Dale	1444 W. 2nd St. Shady Dale	ljohn554@bellsouth.net
Michael Rubseau	City Council	Shady Dale 3750 Campden Hwy	forp@usnet.com
Alex Menden	City Council	Shady Dale 100 Farm 3rd St. Shady Dale	amenden81@gmail.com
Bruce Henry	City Council	851 Fairbridge	bhenry@regis.com
Tom Rogers	Committee Member	686 Eagle Dr	tomrogers3@gmail.com
DAVID THOMPSON	Chair	Monticello 1237 FOREST ST	906@DTC@gmail.com
Jacqueline Garland	Executive Director	39 Shig Run Rd. Marshall	jgarland@monticello.com
Kathryn Sanders	City Manager	126 W. Washington	ksanders@monticello.com
Walter E. Eubank		5505 Goolsby Rd	waltere@bellsouth.net
ROSE CALOIS		5505 Goolsby Rd	roscalois@bellsouth.net

NEGRC		Jasper County: Joint Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #1 & Input Session #1: December 12, 2022 - 6:00 p.m.	
Jasper County Courthouse			
NAME	TITLE	ADDRESS	EMAIL
Candi Johns		489 Goolsby Rd	
Phil Johns		409 Hillside Dr	
David Sheppard		8220 Goolsby Rd	dsm597@gmail.com
DAVID DUFF	EXEC DIR	PO 270	dduff@bellsouth.net
Jordana Pope	Exec Director COX	111 Gault Jackson GA	jordana.pope@gmail.com
Dani Cannon	Tax Director	Gaults Rd	Dani.Cannon@cox.com
Alan Benton		Ridge Point Dr	
Patricia Eikel		5505 Goolsby Rd	
CHRISTOPHER FINEH	Fire Chief	3810 Goolsby Rd	cfineh@jaspercountyga.gov

NEGRC		Jasper County: Joint Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #1 & Input Session #1: December 12, 2022 - 6:00 p.m.	
Jasper County Courthouse			
NAME	TITLE	ADDRESS	EMAIL
Nathan Eubank		5201 Goolsby Rd	nate@chastant.com
Matt Goolsby		4775 Goolsby Rd	mgoolsby73@gmail.com
Paul Green			pgreen05@gmail.com
Billy Ed		4215 Goolsby Rd	brsby_billy@gmail.com
Justin Sengler		1626 Killebrew Rd	jsengler@gmail.com
John Alexander		5616 Alexander Rd	johnalexander@outlook.com

### MS Cougars New Season

Piedmont Academy Middle School boys basketball team is looking for another quality season in 2022-23.

"We have a really good nucleus returning this year in our best season ever at Piedmont," said coach Jeff Dodd. "I have three travel ball players coming back that should lead the way for us to a big season. Corbett Crews, Drew Dodd and Camden Moss will be keys for us. Corbett is one of the best big men around for an eighth grade."

Piedmont's Middle School teams will begin the new season on November 29 against Eagles Landing. Games will be at 5 p.m. and 6 p.m.

Piedmont will also have a junior varsity boys basketball team which will play its first game December 7 against Windsor at home at 4:30 p.m.

**Court**

Continued from Page 1

of completing sex offender treatment, previously ordered. For the new charges, he was sentenced to 14 years with the first 150 days in jail which run concurrent to his prison sentence. Fined \$1,000 and credited with time served since May.

"Cody Garrett Chapman, sentenced to 10 years with the first 170 days in jail which run concurrent to his prison sentence. Fined \$1,000 and credited with time served since May.

### Shotgun Cougars Win State Again

For the second consecutive year, the Piedmont Academy shotgun team has earned a state championship.

The team broke 544-of-900 targets, beating the next closest team by 34 shots. Dylan Thompson earned GHAA Class AA individual state champion breaking 288-of-300 targets.

Piedmont's top 3 shooters were Thompson with a 288-of-300, Drake Tingle with a 280-of-300, and a three-way tie for third between Emory Hilliard, Drew Maddox, and Anthony Brown.

**Cougars Fall in Second Round of State**

Piedmont Academy football coach Clint Satterfield knew it was going to be a tough matchup for his team in the second round of the GHAA Class AA playoffs.

The Cougars had to travel to No. 1-ranked Central Fellowship in Macon for a team which was undefeated and had not been challenged this season. Too many mistakes hurt Piedmont in a game that required an almost perfect performance. As a result, the Cougars fell 48-6 to see their 2022 season come to an end.

"It was a disappointing end to the season," Satterfield said. "We had five turnovers. We made things tricky down the stretch but we didn't have our best effort with 1,083 yards and eight touchdowns.

Sophomore Mason Tullia led the team in receiving yards with 612 yards on 39 receptions with nine scores.

Piedmont (4-8) will look to regroup for next season. One key player who will have to be replaced will be quarterback Justin Reynolds during his senior season.

Senior Michael Joseph was the team's leading rusher with 1,083 yards and eight touchdowns. Freshman Willard Brentwood will also host Briarwood Academy. The winners will then meet Dec. 2 in Macon.

THE MONTICELLO NEWS, WEDNESDAY, NOVEMBER 23, 2022 - PAGE 11

## Classifieds

Employment

**COMMERCIAL CLEANING SERVICE** has various part-time positions open. Paid holidays, Bonus for Excellent Performance, Competitive Pay Structure, that allows employees to make more per hour by working efficiently. Comprehensive Training, positive Work Environment. Call today for an interview! 706-476-0233

**JASPER COUNTY PUBLIC WORKS** is in need of CDL Driver and Operators. If you are looking for an opportunity to be a part of a team and serve the public, please visit our website at [www.jaspercountyga.gov](http://www.jaspercountyga.gov). Applications will be accepted until positions are filled. We offer Competitive Wages, Health Benefits, Retirement, Paid Time off (PTO), and Paid Holidays. Please come to Human Resource Department in the Courthouse for an application.

Real Estate

**HOUSES & LOTS** for sale/own/rent. Call 706-455-7218. New Jackson Lake, Albany Shores area. Call 706-455-7218.

**DAVA LEACH REALTY INC.**  
 Dana G. Leach Broker/Owner | MIA, BR, NCI |  
 770-430-7803 Cell | 706-463-6822 Office  
 Post Office Box 25 Monticello, GA 31064

**OUR REALTORS®**  
 Mandie Nyhan 706-319-0510  
 Alicia Byham 678-634-8712

### School Board Meeting

Continued from Page 1

ing students the support to graduate from high school as future postsecondary success. Another REACH scholar will be introduced next month. The board approved a presentation on Community Based Instruction in the community, such as working at local businesses, volunteering at the Chamber of Commerce, and learning skills through the activities.

Board members learned there are excess funds in the school nutrition budget, and Mary Richardson will recommend action in the future.

Supt. Garland said there is money available for a career academy, and said more discussions are needed but it could possibly be an addition to Jasper County High School.

The board sought bids on cameras for the pre-kindergarten classrooms, and accepted the low bid of \$39,545 for the cameras. The money will come from Fresh Start funds. The high bid was \$70,000.

Supt. Garland said the system has previously been introduced next month. The board approved several use of recreation department from the recreation department, and some fund raisers and field trips.

After a closed session, the board approved the following personnel action:

**New Hire**

- "Clinton LaVaught, substitute custodian, JCPS
- "Skylar McKnight, food assistant, JCPS
- "Anna Ellis, substitute custodian, JCPS
- "Bonnie Clark, substitute teacher, JCPS
- "Caroline Burton, substitute teacher, JCPS
- "Codi Thurton, substitute teacher, JCPS
- "Jennifer Daniel, substitute teacher, JCPS

and accepted the low bid of \$39,545 for the cameras. The money will come from Fresh Start funds. The high bid was \$70,000.

Supt. Garland said the system has previously been introduced next month. The board approved several use of recreation department from the recreation department, and some fund raisers and field trips.

After a closed session, the board approved the following personnel action:

**New Hire**

- "Clinton LaVaught, substitute custodian, JCPS
- "Skylar McKnight, food assistant, JCPS
- "Anna Ellis, substitute custodian, JCPS
- "Bonnie Clark, substitute teacher, JCPS
- "Caroline Burton, substitute teacher, JCPS
- "Codi Thurton, substitute teacher, JCPS
- "Jennifer Daniel, substitute teacher, JCPS

### NOTICE OF PUBLIC HEARING

Jasper County, the City of Monticello, and the City of Shady Dale will conduct a Public Hearing on December 12, 2022, at 6:00 p.m. at the Jasper County Courthouse, 126 W. Greene Street, Monticello, GA 31064.

**Jasper County Joint Comprehensive Plan Update with the Cities of Monticello and Shady Dale**

The purpose of the public hearing is to brief the community on the process in developing the comprehensive plan, and to obtain input on the proposed planning process. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact your local government.

143 Robby St., Monticello \$169,000.00  
 3 bedroom/1 bath home. Huge front porch, big kitchen with cabinets. Spacious bedrooms. INVESTORS WELCOME!

**WE'RE Getting Results... Put Us To Work For You!**

[www.DanaLeachRealty.com](http://www.DanaLeachRealty.com)

**Whether Buying or Selling Let Us Be Your Realtors and Experience our Cutting Edge Marketing Plan.**

**PUBLIC NOTICES**

Legal No. 14421 Nov 23, 2022 U.S.A. - Forest Service

Charlottesville-Owens National Forest Owens Ranger District U.S.A. Forest Service

Public Notice: The Forest Service is inviting the public to participate in the annual meeting to discuss implementation of the Owens Forest Health and Restoration Plan. The meeting will be held on Wednesday, November 23, 2022, at 11:00 AM in the Owens Ranger District Conference Room located at 1199 Madison Road in Eatonton, GA. The meeting is open to the public and is free of charge. The meeting will be held in person and via Zoom. The meeting will be held in person at 1199 Madison Road in Eatonton, GA. The meeting is open to the public and is free of charge. The meeting will be held in person and via Zoom.

PUBLIC HEARING #2

Jasper County: Joint Comprehensive Plan Update Public Hearing #2: September 26, 2023 – 6:00 p.m. Jasper County Courthouse, Small Courtroom 126 W. Greene Street, Monticello, GA 31064	
NAME	Resident Of (e.g. Monticello, Jasper County, Shady Dale)
David Wease	Monticello
Pon Terriagan	Jasper County
Joan Champion	Shady Dale
Larry Champion	Shady Dale
Pat Kelly	NEGC
Sara Kinnick	NEGC
Mary Patrice	Jasper County
John Anderson	Jasper County
Missy Henderson	Jasper County
BILL WATKINS	Shady Dale
Michael Russeau	Monticello
Lyn McLauren	Monticello
Sharon Bachur	Jasper County
Laura Bell	Jasper County
Jon Butler	Jasper County
Asher Gray	Jasper Co.
Rip Atkins	Jasper Co.

Jasper County: Joint Comprehensive Plan Update Public Hearing #2: September 26, 2023 – 6:00 p.m. Jasper County Courthouse, Small Courtroom 126 W. Greene Street, Monticello, GA 31064	
NAME	Resident Of (e.g. Monticello, Jasper County, Shady Dale)
Judy Johnson	Director of Pt 2 Jasper City Manager Monticello
Kathryn Johnson	Residents Monticello
Cyndi Johnson	City of Monticello
Phillip Pop Johnson	City of Monticello
Danley Currie	Candidate City Council District One
David E. McGraw	Jasper County P2 Board Member
Cathy Benson	Jasper County Resident

**Everything with Evan**

Continued from Page 4

Couch Prime was going to go out there and shock the world. And boy did he. Five touchdowns and 500+ yards with zero interceptions were thrown by none other than Shedrick Sanders, Deion's son. True freshman running back Dylan Edwards had three touchdowns of his own, putting on stunning performance. And Travis Hunter? Well he's there too now. He played both cornerback and wide receiver, finishing with one interception and several pass breakups and tackles on defense and over 100 receiving yards on offense. Those are video game numbers.

They won that game 45-42, ending the game by talling people "We've arrived."

And with that, I have a new favorite team: The Colorado Buffaloes are going to be something special for many years to come. The players on the team are absolutely phenomenal, but the leader is something of the elite. Deion Sanders is going to take his underdog mentality and lead his team to great things. Maybe just maybe, we'll see them in the College Football Playoffs soon. Bank on that.

**Household Water Quality**

By HERRICK JONES  
This year JASPER COUNTY Extension Office has submitted 80 samples of well water to UGA's Water Lab in Atlanta to determine the household water quality. The quality of your water supply can have both an immediate and a prolonged effect on the health of your household. Many Americans, especially those dependent upon well water, assume that their water is safe and healthy.

Unfortunately, this is not always the case. Since I have been in the middle Georgia area, I have looked over many water sample results and the majority of them are just fine for drinking. Every once in a while, we get a water sample back that requires some attention before it is safe to drink.

Our Soil, Plant, and Water Lab personnel have put together a series of publications that address many of the problems that we can encounter in our drinking water. I recently

found that everyone with a private well has an expanded water test or bacteria test. These tests can be used to determine if any type of water treatment is necessary. Once you have these baseline test you can do a basic test every year. By doing this you will be able to see if there are any changes in your water.

If you are experiencing issues with your water you can go to the following website to determine what is wrong, as well as how to fix it: <http://extension.uga.edu/publications/series/cfr/transfer-household-water-quality>. Most of our information about protecting your well head and rules and regulations pertaining to personal and household wells.

Over the past few months, we have been getting a lot of calls pertaining to water. Hopefully, this information will help you, but if you have any questions you can always call Jasper County ANR Agent Derrick Jones 706-468-6470.

Send your senior questions to: *Senior Advisor, P.O. Box 5443, Norman, OK 73079* or visit [SavvySenior.com](http://SavvySenior.com) is a contributor to the NBC "The Savvy Senior" book.

City of Monticello  
Planning and Zoning  
123 West Washington Street  
Post Office Box 269  
Monticello, GA 31064

**NOTICE OF PUBLIC HEARING**

The City of Monticello Planning Commission will hold a public meeting on 10/19/2023 at 6:00 pm in the City Hall Council Chambers, 123 W. Greene Street, Monticello, GA 31064.

The Planning Commission will review an application by Amber Whitefield for a text amendment to the zoning ordinance. The application requests a text amendment to allow a dog grooming business in the CBD zoning district.

The City of Monticello City Council will hold the first reading on 11/14/2023 at 6:00 pm in the City Hall Chambers to consider the recommendation of the Planning Commission on the above mentioned application. The City of Monticello will have a second reading and final action on said application on 12/12/2023 at 6:00 pm in the City Hall Council Chambers.

Please contact the City of Monticello at 706-468-8834 to receive information.

THE MONTICELLO NEWS, THURSDAY, SEPTEMBER 7, 2023 - PAGE 5

Community Calendar

**Early voting for Jasper County District 4 Special Election** continues through Friday, Sept. 15, Mondays through Fridays, 9 a.m. to 5 p.m., and Saturdays, Sept. 9, in the Courthouse.

**Hurricane Lady Volleyball Middle School** at Lamar, today, Sept. 7; vs. Monroe County, Tuesday, Sept. 12; and vs. Upson Lee, Thursday, Sept. 14. All games at 5 p.m.

**Lady Hurricanes varsity softball** at Social Circle, today, Sept. 7; at Oglethorpe, Tuesday, Sept. 12, 5:30 p.m.; vs. Putnam, Wednesday, Sept. 13, 5:30 p.m.; and at Prince Avenue, Thursday, Sept. 14, 4:45 p.m.

**Cougar varsity football** at Augusta Prep, Friday, Sept. 8, 7:30 p.m.

**Piedmont Cougar Softball** at Brentwood, today, Sept. 7, 4 p.m.; and at Trinity Christian School, Monday, Sept. 12, 4 p.m.

**Junior Varsity Hurricane Football** vs. Prince Avenue, today, Sept. 7, 7 p.m.; and at Social Circle, Thursday, Sept. 14, 5 p.m.

**Jasper County Middle School Cross Country** at GMC Building Dash, today, Sept. 7, 4:45 p.m.; and at Morgan County, Wednesday, Sept. 13, 5 p.m.; and hosting Tri Meet, Thursday, Sept. 14, 5 p.m. Varsity at Courthouse, Saturday, Sept. 9, 10:30 a.m.; and Tri Meet, Thursday, Sept. 14, 5 p.m.

**Lady Hurricanes varsity softball** at Social Circle, today, Sept. 7; at Oglethorpe, Tuesday, Sept. 12, 5:30 p.m.; vs. Putnam, Wednesday, Sept. 13, 5:30 p.m.; and at Prince Avenue, Thursday, Sept. 14, 4:45 p.m.

**Cougar varsity football** at Augusta Prep, Friday, Sept. 8, 7:30 p.m.

**Piedmont Cougar Softball** at Brentwood, today, Sept. 7, 4 p.m.; and at Trinity Christian School, Monday, Sept. 12, 4 p.m.

**Junior Varsity Hurricane Football** vs. Prince Avenue, today, Sept. 7, 7 p.m.; and at Social Circle, Thursday, Sept. 14, 5 p.m.

**The Democratic Committee** of Jasper County, monthly meeting, Saturday, Sept. 9, 10 a.m. at Springfield Baptist Church Annex.

**Dedication of the Veterans' Memorial Walk**, Saturday, Sept. 9, 9 a.m. at American Legion Post #110 at 418 East Greene Street.

**Jasper Superior Court**, motion day, Tuesday, Sept. 12, 9 a.m., in the Courthouse's main courtroom.

**Downtown Development Authority**, regular meeting, Monday, Sept. 11, 6 p.m.

**Jasper County Board of Commissioners**, regular meeting, Monday, Sept. 11, 6 p.m., BOC Meeting Room.

**Monticello City Council**, regular meeting, Tuesday, Sept. 12, 6 p.m., Council Chambers in the City Complex.

**Harris County Middle School Football** at Lamar, Wednesday, Sept. 13, 5 p.m.

**Don't Miss Out on The News!**  
in  
**The Monticello News**  
Subscribe Today!!!  
\$35 in County & \$40 Out of County  
706-468-6511

**NOTICE OF PUBLIC HEARING**

Jasper County, the City of Monticello, and the City of Shady Dale will conduct a Public Hearing on September 26, 2023, at 6:00 p.m. at the Jasper County Courthouse, Small Courtroom, 126 W. Greene Street, Monticello, GA 31064.

The purpose of the public hearing is to brief the community on the contents of the 2023 Joint Comprehensive Plan update, provide an opportunity for final suggestions, and notify the public of the transmittal and adoption schedule. All interested parties are encouraged to attend. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission (NEGRC) at (706) 369-5650 or [mbscity@negrc.org](mailto:mbscity@negrc.org).

Note: This will not be a voting meeting or a work session. However, a quorum may be established.

The Comprehensive Plan Draft is available here:  
<https://bit.ly/3G87>

**ADVERTISEMENT**  
SITEWORK (GRABING, SEPTIC SYSTEM, AND WATER WELL) FOR JASPER COUNTY FOOD BANK, JASPER COUNTY, GEORGIA

Sealed bids will be received for furnishing labor, materials, tools, equipment, and incidentals necessary for Sitework for the Jasper County Food Bank, Jasper County Georgia. Bids will include 3 Separate Prices for: one Septic System; one Water Well; and Other Site-work (clearing, grading, cut, fill, erosion control, storm drain materials, erosion control, etc.). The project includes "disturbance" of approximately 4.8 acres of a 7.31 acre unimproved site at the northeast corner of Frodonia and Middlebrooks Pond Roads, Monticello, GA. Bidders are invited to submit bids on all the work, or on any of the three parts of the work. The Owner will select one or more bids which are in the best interests of the Owner.

Bids will be received by Mike Benton, County Manager, for Jasper



### INPUT MEETING #2

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			
Jasper County: Joint Comprehensive Plan Update Input Session #1: January 11, 2023 - 6:00 p.m. City of Monticello Council Chambers			
NAME	TITLE	ADDRESS	EMAIL
Missy Henderson	Citizen	27214 Hicks Creek Rd	mhenderson1462@att.net
David Wease	Councilman	Monticello	dwease@monticelloga.com
Traysha Sarah	City Manager	123 W Washington St	tsarah@monticelloga.com
Shelba Sanderson	Director Outreach	275 Park St	rsanderson.92819@gmail.com
Alvia Williams	Receptionist	1037 Funderburg Dr	awilliams0425@gmail.com
Wanda Louise Newlin	City	306 Livingston Ave	wander 36709
Jacqueline Garland	Exec Director DDA	39 Stag Run Dr	jgarland@monticellodda.com
Walker Jordan	Bank of Monticello	219 College St	wjordan@bankofmonticello.com
Judy T Johnson	Director Jasper Pk2	216 W Greene St	jjohnson@jaspercountygva.org
Brinda Henry	Jasper ROC	1881 Clair Bridge Rd	bhenry@jaspercountygva.org
DAVID DYER	Executive Director	PO Box 270 31044	ddyer@monticello.net

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			
Jasper County: Joint Comprehensive Plan Update Input Session #1: January 11, 2023 - 6:00 p.m. City of Monticello Council Chambers			
NAME	TITLE	ADDRESS	EMAIL
James Prosky		350 S. W. Pullen Rd. #1111111	jprosky@gmail.com
MARY PATRICK			
Cathy Benson			
Deag Currie		281 Hillside St	
Joda Champion	City Clerk	1444 N East Shady	joan554@bellsouth.net
Larry Champion	Mayor		joan554@bellsouth.net
Michael Russeau	City Council	Shady Dale GA	
David Thompson		1237 Folsom St Monticello	
Tom Rosten		606 Eagle St Monticello	tomrosten@gmail.com
Thunya Clarkina	Resident	1420 Boulay Rd Monticello	thclark172@juno.com

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			
Jasper County: Joint Comprehensive Plan Update Input Session #1: January 11, 2023 - 6:00 p.m. City of Monticello Council Chambers			
NAME	TITLE	ADDRESS	EMAIL
Commissioner Jones	Vice Chair	737 Sands Dr	sjones@jaspercountyga.org
JAMES BELCHER		125 Gandy Rd. Milledgeville	lambert30@gmail.com
BILL NASH	CITIZEN	559 Chickadee Ct Mont.	whnashjr@gmail.com
STEVE DAVIS	(Citizen)	87 W DUSTY HILL DR MONT	RD 366 @ AOL.COM
Jordana Pope	Chamber Director	111 Gair Road Jackson GA	jasperchamber@bellsouth.net

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			
Jasper County: Joint Comprehensive Plan Update Input Session #1: January 11, 2023 - 6:00 p.m. City of Monticello Council Chambers			
NAME	TITLE	ADDRESS	EMAIL
Ashley Glenn		25 Sanchez Hls	ashleyglenn25@gmail.com
David McBride		1175 Fellowship Rd.	bebelier319@gmail.com
Rory Benzler		421 Meadows Rd	rorybenzler@gmail.com
Lisa Wade		1421 Meadows Rd	lorteld@gmail.com
MIKE BENTON		1416 Boyds Ct	m.benton@jaspercountyga.org
Wally Standish		1175 Fellowship Rd.	fwg.wenustf@alco.com
Rob Alexander		1606 Fullerton Phillips Rd	guyprasad@gmail.com

### INPUT MEETING #3

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			
Jasper County: Joint Comprehensive Plan Update Input Session #2: February 8, 2023 - 6:00 p.m. Jasper County Courthouse			
NAME	TITLE	ADDRESS	EMAIL
Jacqueline Garland	Executive Director		jgarland@monticellodda.com
Deag Currie	Mayor/At-Large Monticello		
Tom Rosten	City Manager		
Jordan Johnson	Pk2 Jasper		scj496@bellsouth.net
Com. Steven Ledford	Commissioner		stedford@jaspercountyga.org

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			
Jasper County: Joint Comprehensive Plan Update Input Session #2: February 8, 2023 - 6:00 p.m. Jasper County Courthouse			
NAME	TITLE	ADDRESS	EMAIL
Cathy Benson			bugzee@bellsouth.net
Missy John Henderson			mhenderson1462@att.net
James Prosky			jprosky@gmail.com
Joda Champion	City Clerk	PO Box 182	shadydaleGA@gmail.com
Michael Russeau	Councilman	Shady Dale GA 31055	fwg.wenustf@alco.com
David Wease	City Councilman	1771 N. Hill St	wdwease2@gmail.com
Mary Patricia	Business Owner	Monticello, GA	m
TERRI SANDERS	Monticello Citizen	407 W Washington St Monticello	Sandersterri@gmail.com
Bill Nash	Citizen	559 Chickadee Ct. Mont.	whnashjr@gmail.com

### INPUT MEETING #4

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			
Jasper County: Joint Comprehensive Plan Update Input Session #3: March 8, 2023 - 6:00 p.m. Providence Baptist Church (520 S Railroad Street, Shady Dale, GA 31085)			
NAME	TITLE	ADDRESS	EMAIL
Philip Jones	Community Planner	545 Beach Dr. Atter Ct 265	pjones@jasper.org
Bob McBay	City Planner	308 Beach Dr	jbmbay@jasper.org
Bruce Henry	Commissioner	1551 Ann Bridge Rd Shady Dale	bhenry@monticelloga.com
Londa Champion	Shady Dale Representative	4810 Gwynnville Shady Dale 31012	loronda@bellsouth.net
Judy Johnson	Jasper Pk2 Dist	136 W Greene St	jjohnson@jaspercountygva.org
DAVID DYER	DAIC EXEC	PO Box 270	ddyer@monticello.net
David Wease	Monticello City Council	1771 N. Hill St	wdwease2@gmail.com
Joda Champion	City Clerk	1444 N East Shady Dale	joan554@bellsouth.net
Michael Russeau	Council - Shady Dale		
Shelba Jones	Commissioner	737 Sands Dr	sjones@jaspercountyga.org
Walker Jordan	Bank of Monticello	219 College St	wjordan@bankofmonticello.com
Deag Currie	Mayor/At-Large Monticello	281 Hillside St	
Jacqueline Garland	Exec Director DDA	39 Stag Run Monticello	jgarland@monticellodda.com
DAVID DYER	Executive Director	61 Chickadee Ct. Mont.	ddyer@monticello.net
BILL NASH		559 CHICKADEE CT MONT.	whnashjr@gmail.com
Tom Rosten		606 Eagle St Monticello	tomrosten@gmail.com
MIKE BENTON	Council Manager		

INPUT MEETING #5

NEGRC		Jasper County Session	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Session #4: May 17, 2023 -3:00 p.m.	
		Jasper County Courthouse	
NAME	TITLE	ADDRESS	EMAIL
TEARRI SANDERS		407 W. WASHINGTON ST. MONTICELLO	tsanders@negrc.com

NEGRC		Jasper County Session	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Session #4: May 17, 2023 -3:00 p.m.	
		Jasper County Courthouse	
NAME	TITLE	ADDRESS	EMAIL
Mary + Jack M. Hill		1919 DUMAS RD. H-1, URBAN, GA. 31058	
Regina Kelly Hill		21679 DUMAS RD/H-1, URBAN GA. 31058	
BOB MERRINS		686 SAGE DR	BOB.MERRINS@GMAIL.COM
Bob Alexander		1006 Fullerton Phillips Rd	bobalexander@gmail.com
Johan El. Sourlong		3558 Hwy 212 E	jesourlong@gmail.com

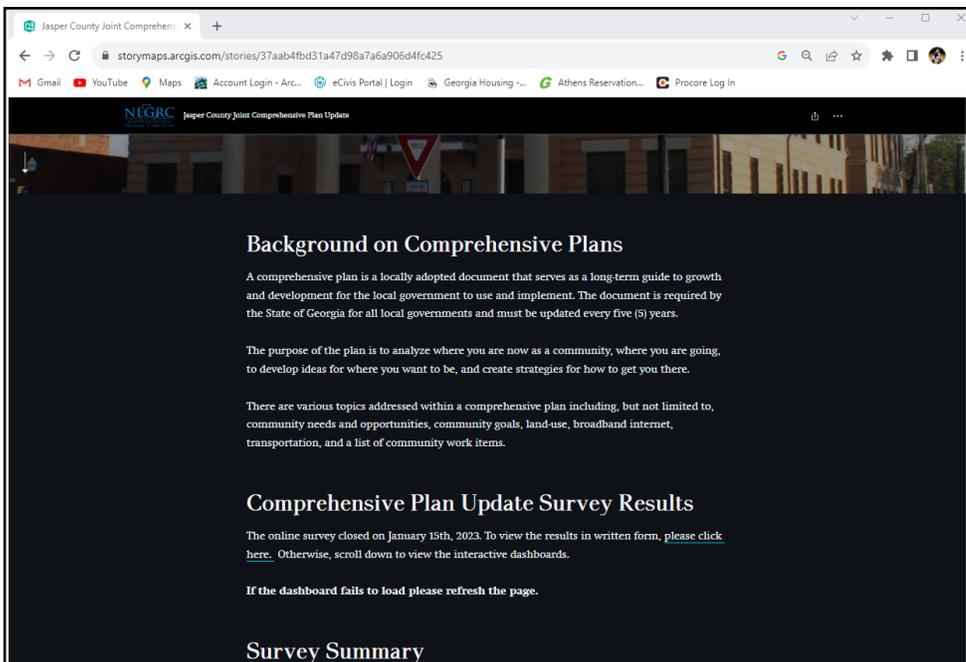
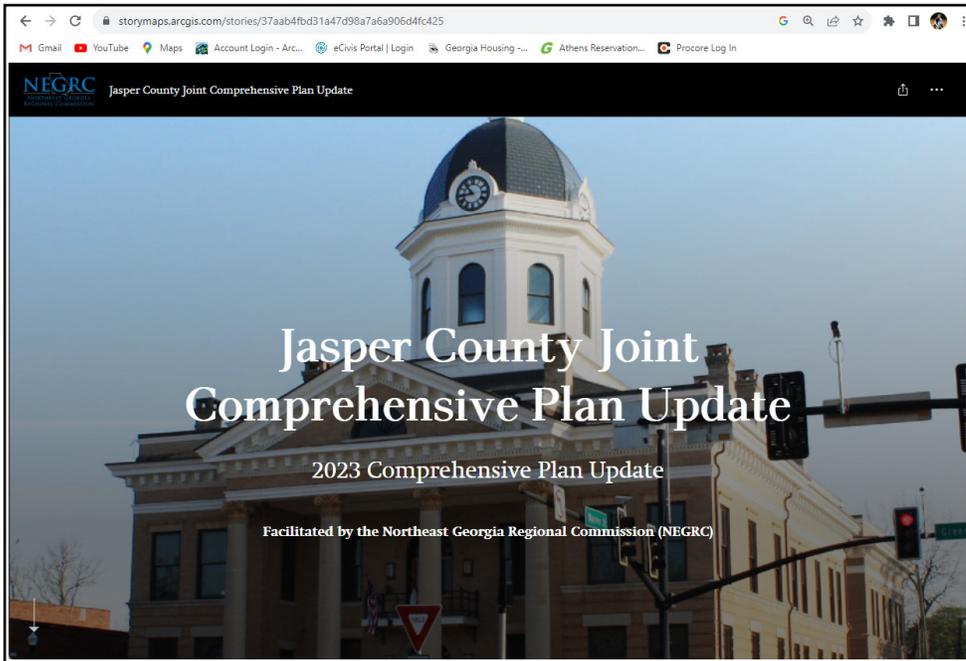
NEGRC		Jasper County Session	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Session #4: May 17, 2023 -3:00 p.m.	
		Jasper County Courthouse	
NAME	TITLE	ADDRESS	EMAIL
David Stegall		8220 Gentry Rd	DSM55971@att.net
Laura Belcher		105 Quincy Rd. #111, Hoboken	laurace50@hotmail.com
SIM BELCHER			
Coahy Benson		244 Lakeshore Dr.	cbenson@bellsouth.net
Tyran Hart		355B Hwy 212 E. Monticello	tyranhart@gmail.com

NEGRC		Jasper County Session	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Session #4: May 17, 2023 -3:00 p.m.	
		Jasper County Courthouse	
NAME	TITLE	ADDRESS	EMAIL
MIKE JOHNS		4999 SCALSBY RD	
ELIZ JOHNS		406 WILSON ST	
Bruce Henry	BOC	1551 Burt Beldre Rd	bhenry@pepperoniapp.net
Don Jermigan	BOC	61 Fletcher St.	djermigan@jermigan.com
Christie + Beth Walker		147 Hoffman Dr.	RA1707@bellsouth.net
Matthew Echols		550 S. Goodson Rd.	
Frank + Nancy Red		1290 Blue Run St	nancy56andfrank@gmail.com
Mary Patricia		3501 Hwy 212 W	
Heidi Wild		7624 Hwy 212 W	wildalso@gmail.com
Shirley L. Brown		7715 Rockledge Rd	shirleybrown@att.net

NEGRC		Monticello Session	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Session #4: May 17, 2023 -3:00 p.m.	
		Monticello City Council Chambers	
NAME	TITLE	ADDRESS	EMAIL
Angy Corce	Mayor Pro Tem	281 Huber St.	angycor@monticello.com
Walker Jordan	City Clerk	219 College St.	walkj@monticello.com
Kathryn Semels	City Manager	123 W. Washington St.	ksemels@monticello.com
DeShay Thurman	Mayor	983 Spruce St.	dthurman@monticello.com
Jacqueline Garland	Executive Director DDA	39 Sitag Run Dr.	jgarland@monticello.com
David Wense	City Council	1771 Holcomb St.	wense@monticello.com
Carol Flaute	NEGRC	305 Research Dr., Athens	cflaute@negrc.org

NEGRC		Shady Dale Session	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Session #4: May 17, 2023 -3:00 p.m.	
		Monticello City Hall (Large Conference Room)	
NAME	TITLE	ADDRESS	EMAIL
LARRY Champion	Mayor	1464 N. Railroad St.	joan554@bellsouth.net
Michael Rousseau	City Council	Shady Dale, GA, 31056	
Michael Rousseau	City Council	3737 Covington Hwy S.D.	
Ang L. Gude	Land zoning	375 Church St.	gude269@yates.com
Joan Champion	City Clerk	1444 N. RST + Shady Dale	joan554@bellsouth.net
Wanda Champion	Water Superintendent	4870 GA Hwy 142, Shady Dale	wchampion@bellsouth.net
Lisa Broosen	NEGRC		

## ONLINE COMMUNITY SURVEY AND STORY MAP



## SWOT ANALYSIS

### STRENGTHS

- Natural resources
- Family friendly environment
- Small-town, close-knit community
- Rural environment
- Low crime rates

### WEAKNESSES

- Lack of a broad range of infrastructure
- Road and sidewalk condition
- Availability of public information
- Lack of public parks and recreation opportunities

### OPPORTUNITIES

- Promoting and expanding access to passive and active outdoor recreation such as hiking, horseback riding, boating, fishing, hunting and shooting ranges, etc.
- Improve sidewalk network within cities
- Work with GDOT to redirect truck traffic from the Monticello square
- Improve the communication network between local governments and the public
- Secure federal funding for broadband improvements and expansion

### THREATS

- Uncontrolled or fast-paced population growth and economic development
- High taxes without comparable services
- Pollution in Lake Jackson
- Public safety regarding run-down properties

## COMPLIANCE WITH REGIONAL PLANS

### NORTHEAST GEORGIA REGIONAL PLAN COMPATIBILITY

The plan is generally consistent with the recommendations of the Northeast Georgia Regional Plan (2023). The Regional Plan recommends a variety of goals for local governments to pursue such as enhancing economic mobility and competitiveness, elevating public health and equity, supporting and adding value to existing communities, creating housing that is diverse, adequate, equitable, and affordable, protecting natural and historic resources, and enhancing transportation options. Jasper County and the Cities of Monticello and Shady Dale collectively address these goals in a variety of ways throughout the document.

### RESOURCE MANAGEMENT PLAN COMPATIBILITY

REGIONALLY IMPORTANT RESOURCES	COMPATIBILITY WITH RECOMMENDATIONS
Charlie Elliott Wildlife Center	Jasper County has this area designated as "Parks/ Recreation/Conservation" on its Future Development Map. Lands in this category are recommended to be dedicated to passive and active recreational uses and intended to protect environmentally critical areas and natural and cultural resources. This is consistent with the intent and purpose of the Wildlife Center, which is home to several rare species of wildlife and plants.
Jackson Lake and Alcovy River	These two resources coincide in that the Alcovy River is a main tributary for the lake. Jasper County's Future Development Map has the majority of land bordering these resources as "Residential Growth" intended primarily for established and new single-family residential neighborhoods with secondary uses being recreation, education, public administration, health care, and/or other institutional land uses. The 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 which is compatible with the recommendations of the Resource Management Plan. The proximity of existing and potential development to the RIR's makes them more vulnerable to stressors such as pollution and sedimentation via stormwater runoff, therefore, high priority should be given to the stated goals of Jasper County's "Residential Growth" Character Area while implementing its plan.

REGIONALLY IMPORTANT RESOURCES	COMPATIBILITY WITH RECOMMENDATIONS
<p>Ocmulgee River</p>	<p>The land bordering the Ocmulgee River is also part of the Northeast Georgia Green Infrastructure Network, which is intended to serve as a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that benefits wildlife and people, supports native species, maintains natural ecological processes, sustains air and water resources, links urban settings to rural ones, and contributes to the health and quality of life for the communities and citizens sharing this network. When possible, development within or adjacent to the Green Infrastructure Network should minimize disruptions of the network's connectivity. The Jasper County's Future Development Map has the area bordering the river designated as a mixture of "Parks/ Recreation/Conservation" and "Agriculture, Forestry, Fishing, and Hunting". Both categories recommend low-density development and preservation of open space. This is consistent with recommendations of the Resource Management Plan.</p>

## REGIONAL WATER PLAN COMPATIBILITY

### Middle Ocmulgee Regional Water Plan (RWP)

The Jasper County Joint Comprehensive Plan Aligns with Goals 5 and 6 of the Middle Ocmulgee RWP (2023) by supporting better land management practices and supporting the comprehensive planning and management of water resources to maintain a healthy economy, ensure high quality of life, and protect our natural resources. The Future Development Maps support these goals by designating specific and limited growth areas to within cities and in areas of the county where infrastructure could most likely support it.

The Middle Ocmulgee RWP outlines potential water resource challenges by County by 2060. Challenges indicated for Jasper County include: surface water supply, wastewater assimilation, municipal water withdrawal, and miles of 303(d) not supporting reaches. The table below outlines these challenges and what they infer. Please, refer to the Middle Ocmulgee RWP document for further context.

REGIONAL WATER PLAN CHALLENGES FOR JASPER COUNTY	BRIEF DESCRIPTION
Surface Water Supply and Wastewater Assimilation (BEAM model results for surface water availability)	In the OAA Study Basin, Monticello demonstrated at least one modeled water supply challenge day under the 80-year simulation under 2060 water demands. Out of three facilities, Monticello's water facility had the highest percentage of challenge days (82.66% for the 2060 future scenario). This means that simulated stream flow was less than the 2060 water demand at the facility (as indicated by the minimum instream flow requirement in the water withdrawal permit), indicating a potential water supply challenge and that Monticello may need to explore additional sources to supplement their water supply.
Municipal Water Withdrawal	This section (5.4) compares the Middle Ocmulgee Region's existing municipal permitted water withdrawals (surface and groundwater) and existing municipal permitted wastewater discharges to the 2060 future forecasts to identify potential needs, shortages, or surpluses at the county level. By comparing the existing municipal permitted monthly average withdrawal limit with the forecast annual average demands, Jasper County exhibits a forecasted shortage of potential 2060 capacity needs of 0.6 million gallons per day (MGD) and no potential 2060 surplus capacity.  <i>Note: These estimates are only an indicator of potential future needs in permitted capacity and indicate areas where continued localized facility planning will be needed. Counties that do not have a potential 2060 water supply need identified may have water supply challenges not reflected in the table due to differences in water supply and permitted withdrawal limits at the utility level.</i>

REGIONAL WATER PLAN CHALLENGES FOR JASPER COUNTY	BRIEF DESCRIPTION
Miles of 303(d) Not Supporting Reaches (# Segments)	<p>Jasper County is noted to have 52.9 (11) miles of impaired streams within its jurisdiction. EPD assesses water bodies for compliance with water quality standards as required by the Clean Water Act, monitoring streams throughout the state and publishing the results every other year. If an assessed water body is found not to meet standards, it is considered "not supporting" its designated use and is included on a list of impaired waters, also known as the 303(d) list. Impairments can be based on various parameters such as DO, fecal coliform, copper, biota (aquatic species), fish consumption guidance, pH, and toxicity. More information for which streams are considered impaired can be found on the Georgia EPD website. Jasper County should consider investigating the cause of the impairment and develop a strategy to address those causes. Land conservation or stricter local ordinances pertaining to water resources could be considered, dependent on each situation.</p>

# CAPITAL IMPROVEMENT ELEMENT (CIE) ANNUAL UPDATE

# JASPER COUNTY Joint COMPREHENSIVE PLAN



IN PARTERNIP WITH THE CITIES OF MONTICELLO AND SHADY DALE