



City of Jefferson

2014

Comprehensive Plan Update

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INTRODUCTION AND OVERVIEW

PURPOSE

This comprehensive plan, updated for the City of Jefferson in 2014, serves as a guide for local government officials and community leaders for making decisions in support of the community's stated vision. Based on input from the public and a Citizens Advisory Committee, the plan identifies needs and opportunities for the community, as well as goals for the city's future, and policies that provide guidance and direction for achieving these goals. The plan also offers insight into what types of land use and development are appropriate in the City of Jefferson. A community work program is included that specifies a route for working towards implementation of the plan.

This comprehensive plan should be used as a guide by the local government for assessing development proposals, rezoning applications, and redevelopment plans. Residents, business owners, and developers may access the plan as well, to learn about appropriate land use, development, and the trajectory of growth for the City of Jefferson. Essentially, the plan seeks to answer the questions: *Where are we?*, *Where do we want to be?*, and, *How will we get there?*

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 March 1, 2014. The DCA rules state that the Comprehensive Plan consists of the following three distinct components:

NEEDS AND OPPORTUNITIES:

An analysis of the community's needs and opportunities will help determine the existing conditions of the city. This will assist the community in identifying the issues that it needs to address and the opportunities on which it can capitalize.

COMMUNITY GOALS:

Through public and committee meetings, the City's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals. Additionally, character areas, or focused areas of planning with special conditions or needs, are defined. This will help determine which parts of the community are to be enhanced or preserved, and how to guide zoning and policies in the future.

COMMUNITY WORK PROGRAM:

The final component of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. The Work Program will include a short term work plan, identifying priority projects, potential collaborations, and funding strategies.

PUBLIC INVOLVEMENT

NEGRC'S ROLE

The Northeast Georgia Regional Commission's Planning and Local Government Services Division facilitated the 2014 update of Jefferson's plan. Leading community input sessions and Citizen Advisory Committee meetings, the NEGRC team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and make recommendations that are reflective of the community's desires. The City Council and Mayor hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

PUBLIC INPUT AND CITIZENS ADVISORY COMMITTEE



The 2014 update of Jefferson's Comprehensive Plan relied heavily on public involvement. The planning process began with a community input session where the public was invited to discuss the assets and challenges found in Jefferson, and their hopes for its future. Following the initial public meeting, several work sessions were held with a Citizens Advisory Committee, a group of citizens

representing various communities in Jefferson. This Committee provided valuable feedback, guidance, and recommendations about the comprehensive plan and served the integral role of guiding the plan as a document representative of Jefferson's vision.

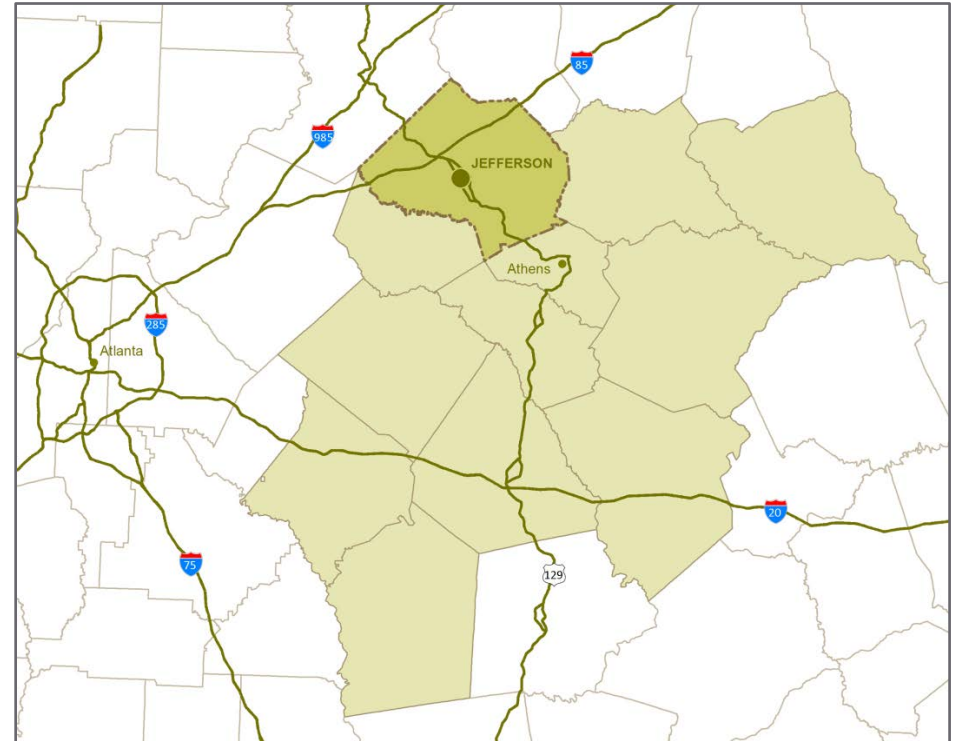
REVIEW PROCESS

According to the DCA's new rules for comprehensive planning, effective March 1, 2014, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all three 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 the Minimum Standards and Procedures, the City Council must adopt the approved plan. Adoption must occur at least 60 days, but no more than one year, after submittal to the NEGRC for review.

PLANNING CONTEXT

The City of Jefferson is located in northeast Georgia, about an hour north of Atlanta along Interstate 85. Located in the gently rolling hills of the piedmont region, Jefferson has a small town character, with a historic downtown and a supportive and engaged community. Jefferson, the county seat of Jackson County, has a population of 9,742 (U.S. Census estimate for 2013). One of the fastest growing counties in the region, Jackson County has a population of 61,044 (U.S. Census estimate for 2013), with projections estimating a population of 123,728 in the county by 2030.¹

Residents of Jefferson identified many positive attributes of their City, including its vibrant downtown, good education system, family-oriented and safe community, and its central location to many urban centers. Looking to the future, residents want to maintain and enhance these valuable assets of their community, while adapting to population change and encouraging commercial and industrial growth to occur in a way that complements the community's vision.



¹ *Georgia 2030: Population Projections*. State of GA, Office of Planning and Budget, 2010.

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NEEDS AND OPPORTUNITIES

The needs and opportunities presented in this chapter are divided into five categories: Downtown, Parks and Greenspace, Infrastructure, New Development, and Infill and Redevelopment. The list is compiled from needs and opportunities identified by the Citizens Advisory Committee, during the public input session, and from the 2008 Comprehensive Plan.

DOWNTOWN

NEEDS

- a. Downtown needs a consistent design, with unifying elements that are attractive and inviting to residents and visitors.
- b. Parking, particularly for events, is needed in downtown.
- c. A pedestrian-friendly environment is needed downtown, especially in the square.
- d. An increase in walkability between downtown and surrounding residential neighborhoods is needed.
- e. In order to attract people to live in downtown, housing opportunities and amenities are needed to serve these potential residents. Amenities should include basic services and businesses such as a hardware store and a drugstore.
- f. Tenants are needed to fill chronically empty stores located downtown. A business recruitment and retention strategy is needed. More variety of downtown retail options are needed.
- g. Later hours (beyond 5:00 PM) are needed for businesses in downtown in order to attract people with ongoing activity into the evening.
- h. An outdoor music venue is needed downtown.

OPPORTUNITIES

- a. As the county seat, people are drawn to downtown Jefferson to conduct business or for administrative and personal purposes. If these people felt inclined to linger downtown, businesses would have the potential to capitalize on these visitors.
- b. The Crawford W. Long Museum has the potential to offer a space for cultural activities, events, and programs. With rotating exhibits, the museum could serve as a link to other museums across the country.
- c. The Opportunity Zone designation in downtown should be utilized as a tool for attracting businesses.
- d. Redevelopment of the old motel/post office block and 55 College Street offers an opportunity.
- e. A community event space could be developed on the lot rented by Regions Bank (one block off of the downtown square) for music events and possibly a farmers' market.
- f. Jefferson's community is supportive and engaged and there are active volunteer groups. There is an opportunity to develop community pride and activism among new and existing residents.
- g. The County is camera-ready, meaning the support for film and TV production is in place.

PARKS AND GREENSPACE

NEEDS

- a. Dog parks are needed in Jefferson.
- b. More opportunities for recreation, such as an aquatic center, are needed.
- c. A strategy for ensuring that parks are a safe environment is needed, and should include items such as surveillance and lighting.
- d. Tree canopy in downtown and throughout Jefferson for shade and aesthetic value is valued and planting of trees should continue.
- e. Connectivity between park spaces is needed.

OPPORTUNITIES

- a. An expansion of the park in front of the Civic Center is needed.
- b. There is space for a park near Regions Bank on Gordon Street. With its accessibility to downtown, this could be a good space for an amphitheater.
- c. The Club House Park, near the stadium, could provide a great community resource if developed.
- d. As a Tree City USA designation, Jefferson should take advantage of the incentives and benefits that come with this program.

INFRASTRUCTURE

NEEDS

- a. Rehabilitation of the sewer system and stormwater system is needed.
- b. Wi-Fi is needed in downtown in order to serve the needs of residents, businesses, and visitors. Jefferson's limited internet connectivity makes it difficult to attract employers in emerging sectors that require fast and reliable access. Attracting these employers is critical to diversifying employment options for residents.
- c. Jefferson needs to become "wired-in," with wireline internet connectivity and better internet speeds and capacity.
- d. Multi-use trails are needed in Jefferson.
- e. Sidewalks are needed to connect downtown and surrounding subdivisions.
- f. Bike-specific facilities are needed in Jefferson.
- g. A safe way to cross the bypass by foot is needed in Jefferson.
- h. Traffic needs to be addressed, specifically in the east-west direction downtown and around Jefferson's schools during drop-off and pick-up times.
- i. Improvement in intergovernmental coordination and communication to address jurisdictional issues is needed.
- j. People lack transportation choices for access to housing, jobs, services, goods, health care and recreation. For most residents, the automobile is the only choice in Jefferson.

OPPORTUNITIES

- a. A large cycling community is present in Jefferson.
 - b. The proximity of the Jackson County airport offers an opportunity to Jefferson.
 - c. While conducting utility rehab work, Jefferson should consider a “Dig Once” policy, to encourage the simultaneous placement of conduit/dark fiber.
 - d. By strengthening its technological resources, Jefferson can attract new business.
-

NEW DEVELOPMENT

NEEDS

- a. A cultural arts center is needed in Jefferson.
- b. A movie theatre is needed in Jefferson.
- c. Overnight accommodation is needed in Jefferson.
- d. A plan is needed for the 129 bypass that should include guidelines for development.
- e. Design guidelines are needed downtown and elsewhere.
- f. Housing for elderly and other niche groups that is accessible to downtown and amenities is needed.
- g. Guidelines are needed to help determine where large retail stores can be located.
- h. Redevelopment at the Dry Pond Road exit is needed.

- i. There is a need to address growth through design guidelines such as sign ordinances.
- j. With new residential development impacting the rural environment and small town appeal of Jefferson, an effort to support greenspace preservation is needed. Conservation subdivisions, set-asides in new development, and other land conservation techniques can help offset the negative impacts of growth.
- k. Land Use in the watershed, including both the city and county, should be subject to greater restrictions to protect the city’s water supply.
- l. Additional growth in single family housing is expected over the next decade. It is important to ensure a balanced mix of housing types as the City grows.
- m. The City should update its design guidelines to ensure that new development is attractive, enduring, and of high quality.

OPPORTUNITIES

- a. The Dry Pond Road exit interchange is currently under-developed and offers an opportunity for new businesses.
- b. There is room for industrial development north of the 129 Bypass and south of downtown.
- c. Space is available for new residential development in many areas around Jefferson. With a good school system and family-oriented community present in Jefferson, new residents can be attracted.

INFILL AND REDEVELOPMENT

NEEDS

- a. Mike's Grill Restaurant space needs to be rehabilitated for reuse.
- b. There are multiple redevelopment needs along Highway 11 near Crow's Lake.
- c. Areas at the intersection of Washington St. and Lee St. need to be rehabilitated and/or redeveloped.
- d. Gateway signage is needed to indicate the Jefferson City limits.
- e. Façade improvements are needed in downtown.

OPPORTUNITIES

- a. There is an opportunity for mixed-use development at the old motel site in downtown.
- b. Pendergrass House can be rehabilitated and reused.
- c. There is an opportunity for infill and redevelopment in the mill village, similar to the Boulevard neighborhood in Athens.
- d. Jefferson's established Main Street and Downtown Development Authority programs offer an opportunity to assist with redevelopment of downtown structures.
- e. The "renovate and sell" program through the Downtown Development Authority should continue to be pursued.
- f. Financial tools, such as the Downtown Development Revolving Loan Fund, are available to assist with the redevelopment of downtown Jefferson.

- g. Jefferson should promote the incentives offered by the designated Opportunity Zone to attract employers in all sectors.

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VISION, GOALS, AND POLICIES

THE VISION

The intent of this Comprehensive Plan Update for the City of Jefferson is to collect and refine the most relevant portions of the previous Plan from 2008, and other planning efforts since. The goal of this effort is to produce an accessible and useful document. This chapter of the Comprehensive Plan will frame the aspirations of the community in the form of a vision that will support and direct the decisions of local elected officials and City staff. Establishing a cogent and realistic vision that defines what the community as a whole values, and is committed to achieving, will inform decisions made day-to-day by providing a larger context for the incremental way in which cities change over time.

This vision presented in this chapter is structured around a framework of goals and policies that address five key elements which will be integral to guiding the city's future. The five elements were developed by inviting the community to describe what they want their City to become: how it will look and function, and the types of services and facilities it will offer. Next, the community was asked to discuss and identify the likely challenges they will face, as well as the assets the City possesses. Building upon these assets will assist in getting from where the City is now, to where citizens want it to be in the future.

During the course of this conversation, distinct patterns emerged in the descriptions given of the City's challenges and assets. These patterns directed the elements that form the vision.

Some of the elements focus on a specific type of facility or geographic location, while others apply to the City as a whole. Each one represents a critical component of a broader community ambition that the City and its residents are committed to working towards. Jefferson is committed to advancing by:

1. Enhancing and preserving the character of Downtown Jefferson.
2. Investing in parks and open spaces and connecting them to the community.
3. Sustaining the City through investing in and improving necessary infrastructure.
4. Seeking new development that will add lasting value to the community.
5. Promoting infill and redevelopment that will strengthen the city and add to the existing sense of place.

GOALS & POLICIES

In order to translate the vision into reality this section outlines the goals related to each of the five elements and lists the policies that the City will follow to achieve them.

DOWNTOWN JEFFERSON

We will enhance and preserve the character within Downtown Jefferson by:

Establishing a cohesive character that distinguishes downtown from other areas of the City:

- Encourage infill development that is compatible in scale, use, and aesthetics
- Design and install way-finding signage that is functional and visually appealing
- Invest in improving the look and function of streetscapes within downtown
- Allocate funds to revive the Downtown façade improvement program

Connecting downtown to the community:

- Connect downtown to surrounding neighborhoods and the larger community with sidewalks
- Promote the rehabilitation and redevelopment of existing structures

Expanding the range of uses to extend the hours people are attracted to downtown:

- Encourage the addition of residential uses as part of redevelopment and infill projects
- Promote benefits of designated Opportunity Zone
- Promote shared parking where feasible
- Continue to enforce the existing historic overlay district

PARKS & GREENSPACE

We will continue investing in our parks and connect them to the community by:

Improving and expanding our existing facilities:

- Add additional lighting, safety, and security at all park facilities
- Expand Hughey Park near the Boy's and Girl's Club to include a public event space
- Add a dog park

Building out the network of sidewalks and multi-use trails to connect parks to each other and the community:

- Create and enhance non-motorized connections between:
 - Residential areas
 - Historic Downtown & Square
 - Athens Street Corridor
 - 129 Business North/Washington Street Gateway Corridor
 - Historic Districts
 - Old Mill Village
 - Activity Centers and Gateway Corridors
 - Jett Roberts Road Gateway Corridor
 - School campus and nearby greenways and trails

INFRASTRUCTURE

We will sustain and enhance the way our City functions through investments in necessary infrastructure by:

Actively working to increase connectivity to the internet:

- Add additional wireline infrastructure and wireless to improve connection speed and reliability
- Develop a strategy for providing reliable Wi-Fi throughout Downtown

Ensuring provision of basic services can meet current and projected demands:

- Rehabilitate aging sewer and stormwater facilities to improve capacity, focusing first on downtown

Offering options for transportation:

- Construct new sidewalks that will connect residential areas to downtown
- Construct facilities that encourage transportation options other than autos, such as dedicated on-street bike lanes and off-street multi-use pathways

NEW DEVELOPMENT

We will seek new development which adds value to our community by:

Encouraging new development whose context, scale, character, and setting is appropriate for its proposed location:

- Encourage new development around interchange at the Dry Pond Road exit that will support existing uses
- Develop design guidelines for downtown
- Encourage development that incorporates an appropriate mix of uses
- Encourage development of overnight accommodations at the appropriate location
- Allow a range of housing options that appeal to young professionals and older adults
- Create an in-town corridor overlay district to address aesthetics of future developments
- A plan is needed for the 129 Bypass that should include guidelines for new development.

INFILL & REDEVELOPMENT

We will encourage infill and redevelopment that will strengthen the city and add to the existing sense of place by:

Addressing blighted conditions along our gateway corridors:

- Develop a blight remediation program to focus on one corridor per year through 2019
- Target code enforcement
- Demolish unsafe structures
- Organize community clean-up events
- Design and install way-finding signage
- Create a scenic corridor overlay district with design guidelines
- Prioritize the installation of new sidewalks along the gateway corridors that lead into downtown and connect to surrounding residential neighborhoods

Promoting redevelopment opportunities within downtown:

- Continue work with partnering agencies to redevelop potential projects identified in the Urban Redevelopment Plan and BoomTown* planning processes
- Update historic district design guidelines
- Develop strategy for providing reliable Wi-Fi throughout Downtown
- Invest in improving the look and function of streetscapes within downtown

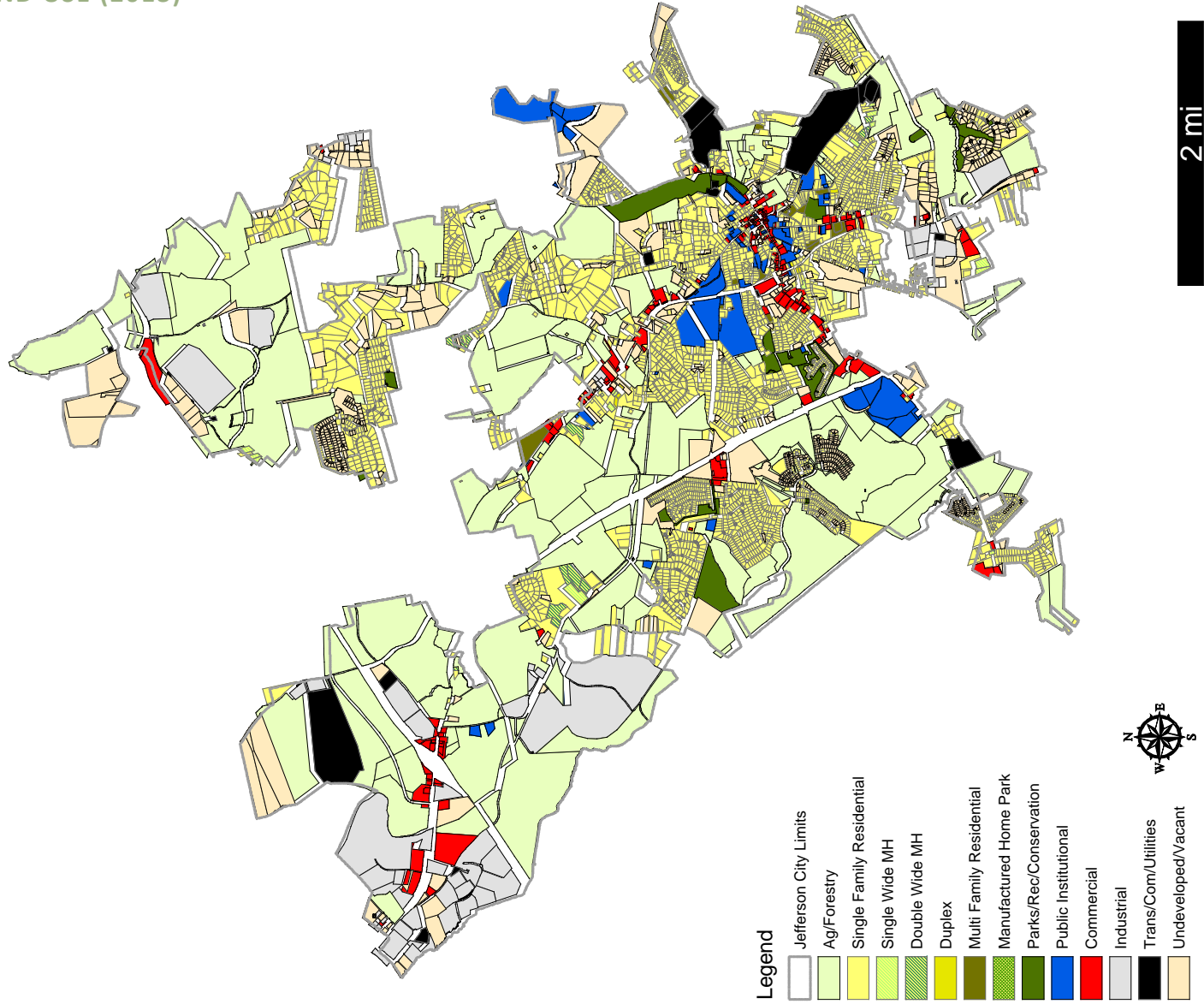
* The Urban Redevelopment Plan was adopted by Jefferson City Council in 2012; BoomTown, a DCA technical assistance project, was completed in 2012.

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LAND USE AND TARGET AREA STRATEGY

Under the most recent iteration of the Minimum Standard Procedures for Local Comprehensive Planning for the State of Georgia (effective March 1, 2014), communities with zoning ordinances in place are required to incorporate a Land Use Element into their comprehensive plans. Communities must choose to either develop a Character Areas Map or adopt a more conventional Future Land Use Map. The City of Jefferson has opted to continue using Character Areas, refining those identified in the 2008 comprehensive plan to reflect changes that have occurred since its adoption. To supplement the Character Areas map, the City has also identified Target Areas within which to address specific issues.

EXISTING LAND USE (2013)



COMPARISON OF LAND USE IN 2008 AND 2014

	2008 Plan		2014 Plan	
	Acres	% of Total	Acres	% of Total
Agriculture/Forestry	4,573.0	33.2%	5,670.2	40.3%
Total Residential	4,119.0	29.9%	3,459.7	24.6%
<i>Single Family</i>	4,006.0	29.1%	3,300.4	23.4%
<i>Multi-Family</i>	32.0	0.2%	65.6	0.5%
<i>Mobile Home</i>	81.0	0.6%	93.7	0.7%
Commercial	461.0	3.4%	365.0	2.6%
Industry	873.0	6.3%	1,083.2	7.7%
Public/Institutional	332.0	2.4%	429.5	3.1%
Parks, Recreation, Conservation	267.0	1.9%	248.7	1.8%
Transportation/Communication/Utilities	237.0	1.7%	1,397.6	9.9%
Transitional	619.0	4.5%	*	n/a
Vacant/Undeveloped	1,886.0	13.7%	1,424.4	10.1%
Unclassified	394.0	2.9%	*	n/a
TOTAL	13,761.0	100%	14,078.3	100%

Source: 2008 Comprehensive Plan; Jackson County GIS; NEGRC for 2014 calculations

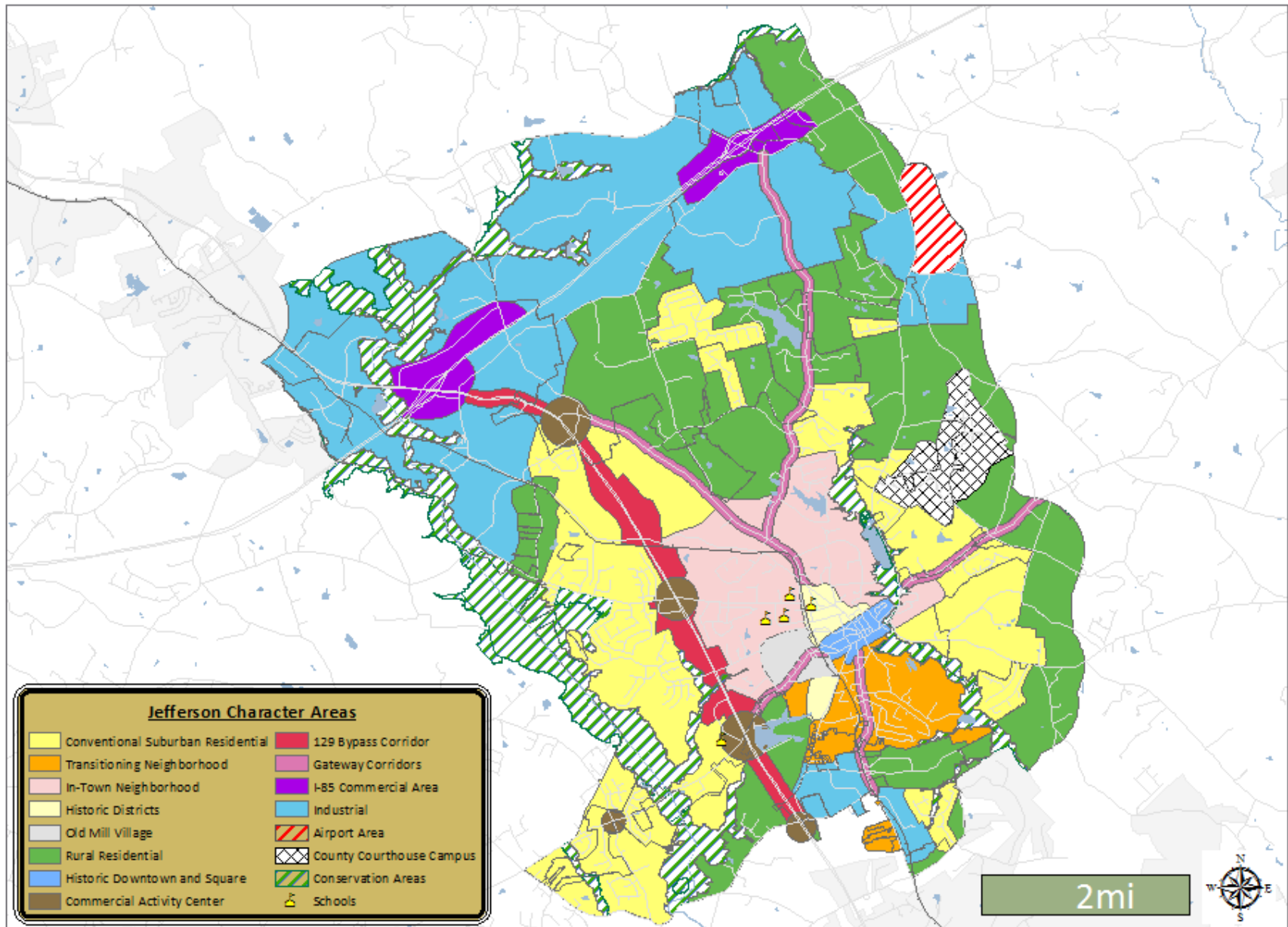
*These categories are no longer applicable in the City of Jefferson.

Based upon data provided in the 2008 comprehensive plan and by Jackson County GIS, the table to the left indicates that Jefferson has annexed over 300 acres into the city limits since the last comprehensive plan was developed. That some of this land is yet undeveloped may explain the increase in Agriculture/Forestry land uses since 2008, even though the Vacant/Undeveloped acreage in the City has decreased.

Also of note is the apparent decrease in residential land use acreage, specifically attributed to a nearly 6% decrease in single-family units. Land dedicated to existing commercial land uses has decreased by nearly 100 acres. This is explainable, perhaps, by slowed business activity during the economic recession.

Industrial uses have increased in acreage and percentage, as have Public/Institutional uses; the latter is likely due to the progress made in development of the Jackson County Government Complex.

CHARACTER AREAS



HISTORIC DOWNTOWN AND SQUARE

The Historic Downtown and Square is one of six local historic districts designated for the City of Jefferson. It is deserving of its own character area category due to its comparatively higher density and mix of commercial uses. Rehabilitation and adaptive reuse of existing structures should be encouraged, and new infill development should be pedestrian-oriented and compatible with the historic architecture. The Jefferson Historic Preservation Commission (HPC) has adopted design guidelines to encourage the preservation of the historic character of its local districts.



In 2011, the City of Jefferson completed a streetscape project in partnership with the Georgia Department of Transportation, with funding obtained through the former Transportation Enhancement (TE) program of the U.S. Department of Transportation. The project has greatly improved pedestrian walkability in on the square.

Implementation Measures

- Compatible infill development
- Create and enhance non-motorized connections from surrounding neighborhoods

- Enforce existing historic district overlay district
- Rehabilitation/redevelopment of existing structures
- Shared parking
- Update historic design guidelines

Appropriate zoning categories: DBD

Resources for additional guidance:

- City of Jefferson Urban Redevelopment Plan (2012, amended 2013)
- City of Jefferson Design Guidelines for Historic Districts (2006)
- Jefferson, Georgia Code of Ordinances, Chapter 10.6 - City of Jefferson Historic Districts

HISTORIC DISTRICTS

The remaining five local historic districts fall within this character area:

- Martin-Cooley
- Oak Avenue
- Paradise Cemetery
- Washington-Lawrenceville
- Woodbine Cemetery

As with the Historic Downtown and Square, a certificate of appropriateness (COA) is required for any “material change in appearance” to property or structures within these five districts. The HPC meets monthly to review all COA requests, and provides guidance on preserving the historic character of the individual districts.

Implementation Measures

- Compatible infill development
- Enforce existing historic district overlay district
- Rehabilitation/redevelopment of existing structures
- Update historic design guidelines

Appropriate zoning categories: R-1, R-2

Resources for additional guidance:

- City of Jefferson Design Guidelines for Historic Districts (2006)
- Jefferson, Georgia Code of Ordinances, Chapter 10.6 - City of Jefferson Historic Districts



I-85 COMMERCIAL AREA

Included in this character area are the two Interstate 85 interchanges within the City of Jefferson: Georgia Highway 82 (also known as Holly Springs Road north of I-85 and Dry Pond Road south of I-85) at exit #140 and US Highway 129 (also known as the Jefferson Bypass and Georgia Highway 11) at exit #137. These developing commercial areas experience significant truck and automobile traffic, and are situated amongst industrial uses (see succeeding section on the Industrial Area). A mix of retail, services, and offices are encouraged in this area to serve the city and region.

Implementation Measures

- Access control
- Building redevelopment and reuse
- Cluster development
- Shared parking

Appropriate zoning categories: C-2, LI

Resources for additional guidance:

- City of Jefferson Urban Redevelopment Plan (2012, amended 2013)

AIRPORT AREA

The Airport Area is situated on the east side of State Route 82 on the northeastern part of the city. This character area is oriented toward activities at the Jackson County Airport. Few changes are anticipated this area. The city should maintain the separation from the residential neighborhood located directly across the street.

Implementation Measures

- Access control
- Buffer maintenance
- Building redevelopment and reuse

Appropriate zoning categories: LI

INDUSTRIAL AREAS

The Industrial character areas of Jefferson are relegated to the industrial areas in the northern part of the city along I-85 (surrounding the aforementioned I-85 Commercial areas), and the Central Jackson Industrial Park and surrounding areas in the southern part of the city along US 129 at MLK Avenue.

Potential future industrial businesses should be encouraged to locate in these areas before considering more environmentally sensitive areas. The city should maintain a separation from nearby residential neighborhoods.



Resources for additional guidance:

- Jefferson, Georgia Code of Ordinances, Chapter 10.1 – US Highway 129 Corridor Overlay District
- City of Jefferson Urban Redevelopment Plan (2012, amended 2013)

Implementation Measures

- Access control
- Buffer maintenance
- Building redevelopment and reuse
- Enforce existing Curry Creek water supply watershed overlay district

Appropriate zoning categories: C-2, O-I, LI, HI

COMMERCIAL ACTIVITY CENTERS

Four Commercial Activity Centers are located at crossroads along US 129 Bypass, and one is located to the west of Downtown Jefferson at the intersection of State Route 124/Galilee Church Road and State Route 11/Winder Highway. Commercial, office, and public uses should be concentrated in these areas to serve the surrounding residential neighborhoods. Residents should be able to access these areas by motorized vehicles and pedestrian and bicycle infrastructure.

Commercial Activity Centers

- US 129 Bypass and Galilee Church Road
 - This intersection is currently undeveloped, located at southern edge of city limits.
- State Route 11/Winder Highway and Galilee Church Road
 - A traffic circle was recently installed at this intersection. The only existing commercial use is a gas station.
- US 129 Bypass and State Route 11/Winder Highway/Lee Street
 - This intersection is located near the Jackson County High School campus and administrative offices.
- US 129 Bypass and Old Pendergrass Road
 - Existing commercial uses at this location include a grocery store, restaurants and a pharmacy, as well as a regional bank branch and office uses.
- US 129 Bypass and US 129 Business
 - This intersection is situated predominantly outside city limits in unincorporated Jackson County.

Implementation Measures:

- Compatible infill development
- Create and enhance non-motorized connections from surrounding neighborhoods
- Enforce existing U.S. Highway 129 Corridor overlay district
- Rehabilitation/redevelopment of existing structures
- A plan is needed for the 129 Bypass that should include guidelines for development

Appropriate zoning categories: C-1, C-2, O-I, PCD

Resources for additional guidance:

- Jefferson, Georgia Code of Ordinances, Chapter 10.1 – US Highway 129 Corridor Overlay District



GATEWAY CORRIDORS

The Gateway Corridors are significant transportation corridors leading into and out of the Historic Downtown and Square character area. Stakeholders have expressed a desire to improve the appearance of these corridors in an effort to create welcoming entryways into Downtown Jefferson:

- Jett Roberts Road to Dry Pond Road
- US 129 Business North/Washington Street to the northernmost Activity Center character area at the US 129 bypass
- US 129 Business South/Athens Street to Galilee Church Road
- State Highway 11/Winder Highway/Lee Street to the 129 Bypass Corridor character area
- State Highway 15/Commerce Road from State Route 82 to Jackson Parkway/Wilhite Road



Implementation Measures:

Jett Roberts Road and 129 Business North/Washington Street

These corridors are surrounded predominantly by residential areas, and should remain rural and scenic.

- Access control

- Creation of a scenic corridor overlay district with design guidelines
- Wayfinding signage

129 Business South/Athens Street and Highways 11 and 15

These corridors should evolve into attractive in-town boulevards with signage guiding visitors to Downtown Jefferson and other community amenities. The City should encourage the development of new businesses that will serve both visitors and residents from surrounding neighborhoods.

- Compatible infill development
- Create and enhance non-motorized connections from surrounding neighborhoods
- Creation of an in-town corridor overlay district with design guidelines
- Rehabilitation/redevelopment of existing structures
- Shared parking
- Streetscape enhancements
- Wayfinding signage

Appropriate zoning categories: Non-industrial

129 BYPASS CORRIDOR

The 129 Bypass Corridor includes the currently undeveloped or underdeveloped areas along US Highway 129. Non-residential development should be focused within the Activity Centers along this corridor.

Implementation Measures:

- Enforce existing overlay district
- A plan is needed for the 129 Bypass that should include guidelines for development

Resources for additional guidance:

- Jefferson, Georgia Code of Ordinances, Chapter 10.1 – US Highway 129 Corridor Overlay District

TRANSITIONING NEIGHBORHOOD

The Transitioning Neighborhood is a residential area in the southern part of Jefferson on either side of the Athens Street Gateway Corridor south of the Historic Downtown and Square. It comprises single-story homes situated on roads without sidewalks, interspersed with vacant properties. Deteriorating housing conditions and poverty are present. Stakeholders would like to see this area evolve into two or more cohesive, walkable traditional neighborhoods with a mix of housing types and income levels.



Example of quality infill housing in Northeast Georgia

Implementation Measures:

- Blight remediation
- Code enforcement
- Compatible infill development
- Create non-motorized connections to the Athens Street Gateway Corridor and Historic Downtown and Square
- Park/greenspace development
- Rehabilitation/redevelopment of existing structures

Appropriate zoning categories: R-2, R-3, MFR, PCD

OLD MILL VILLAGE

The Old Mill Village is situated on either side of Lee Street just west of downtown, and contains small lot single family homes and a mix of small and large businesses, anchored by Real Deals in the historic Old Jefferson Cotton Mill. The City envisions this area as a vibrant center for retail surrounded by a variety of housing types and income levels. Though not designated as a local historic district, historically appropriate design should be encouraged for new developments and redevelopment. Specific redevelopment opportunities include the Jefferson Mill, the area surrounding the Jefferson Civic Center, and the area surrounding the train depot.

Implementation Measures:

- Blight remediation
- Code enforcement
- Compatible infill development
- Create non-motorized connections to the Historic Downtown and Square and surrounding neighborhoods
- Park/greenspace development
- Rehabilitation/redevelopment of existing structures

Appropriate zoning categories: R-2, R-3, R-4, PCD, MFR, C-1, C-2, O-I



IN-TOWN NEIGHBORHOOD

The In-Town Neighborhood is a residential area to the north of downtown and bounded to the east by State Route 82 and to the west by the US Highway 129 bypass. The primary focal point for the In-Town Neighborhood is the Jefferson City Schools campus, which is surrounded by commercial and residential areas. Stakeholders would like to for this area to be served by a mix of neighborhood-scale retail and services; such uses would primarily be encouraged along the Washington Street and Lee Street Gateway Corridor character areas. Pedestrian connectivity to the campus and commercial areas should be prioritized to encourage safe walking.

Implementation Measures:

- Compatible infill development
- Create non-motorized connections from residential areas to the 129 Business North/Washington Street Gateway Corridor, the Historic Downtown and Square, Historic Districts, and the Old Mill Village
- Enforce existing historic district overlay district

Appropriate zoning categories: Residential: R-2, R-3, R-4, PCD; in existing non-residential areas only: C-1, C-2, and O-I.

Resources for additional guidance:

- Jefferson, Georgia Code of Ordinances, Chapter 10.2 – Wetlands Protection District
- Jefferson, Georgia Code of Ordinances, Chapter 10.4 – Curry Creek Reservoir Watershed Protection District
- Jefferson, Georgia Code of Ordinances, Chapter 10.5 – Protected River Corridors

CONVENTIONAL SUBURBAN RESIDENTIAL

Conventional Suburban Residential areas include existing neighborhoods and areas where market pressure for suburban-style residential development might be greatest. In Jefferson, such character areas are interspersed around the outer city limits, near major roads.

For existing and new developments, vehicular and non-motorized infrastructure connectivity should be prioritized between neighborhoods and nearby Activity Centers, Gateway Corridors, and other character areas. Natural resources should be protected from negative impacts associated with new developments.

Implementation Measures:

- Cluster development/conservation subdivisions
- Create non-motorized connections between residential areas and Activity Centers and Gateway Corridors
- Enforce existing overlay districts

Appropriate zoning categories: PCD, RR-2, RR-3, R-1, R-2, R-3, MFR

Resources for additional guidance:

- Jefferson, Georgia Code of Ordinances, Chapter 10.2 – Wetlands Protection District
- Jefferson, Georgia Code of Ordinances, Chapter 10.4 – Curry Creek Reservoir Watershed Protection District
- Jefferson, Georgia Code of Ordinances, Chapter 10.5 – Protected River Corridors

RURAL RESIDENTIAL AREA

The Rural Residential Area is likely to face development pressure for lower density residential development, but stakeholders would like to maintain its rural nature by preserving open space and clustering any new residential developments.

Implementation Measures:

- Cluster development/conservation subdivisions
- Create non-motorized connections between residential areas and the US 129 Business North/Washington Street and Jett Roberts Road Gateway Corridors, as well as nearby greenways and trails
- Enforce existing overlay districts

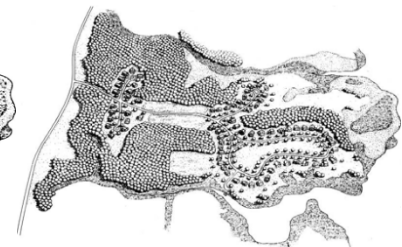
Appropriate zoning categories: Ag-R, RR-1, R-2, RR-3, R-1, PCD, AG

Resources for additional guidance:

- Jefferson, Georgia Code of Ordinances, Chapter 10.2 – Wetlands Protection District
- Jefferson, Georgia Code of Ordinances, Chapter 10.4 – Curry Creek Reservoir Watershed Protection District
- Jefferson, Georgia Code of Ordinances, Chapter 10.5 – Protected River Corridors



Conventional Subdivision



Conservation Subdivision

Conservation subdivisions preserve open space and tree cover.

CONSERVATION AREAS

The most significant Conservation Areas in Jefferson follow the Middle Oconee River to the west of Downtown and Curry Creek to the east.

Implementation Measures:

- Greenway development for non-motorized transportation and recreational uses
- Enforce existing overlay districts

Appropriate zoning categories: PCD, AG, PCFD, AG-R

Resources for additional guidance:

- Jefferson, Georgia Code of Ordinances, Chapter 10.2 – Wetlands Protection District
- Jefferson, Georgia Code of Ordinances, Chapter 10.4 – Curry Creek Reservoir Watershed Protection District
- Jefferson, Georgia Code of Ordinances, Chapter 10.5 – Protected River Corridors

COUNTY GOVERNMENT COMPLEX

The County Government Complex is located off of State Route 82, along Jackson Parkway. It includes the Jackson County Courthouse and other administrative buildings. The County Government Complex should serve as the focal point for office and professional activities relating to the Jackson County Courthouse. The vision for this area is a campus-like setting with pedestrian access to greenspace, restaurants, and services.

Implementation Measures:

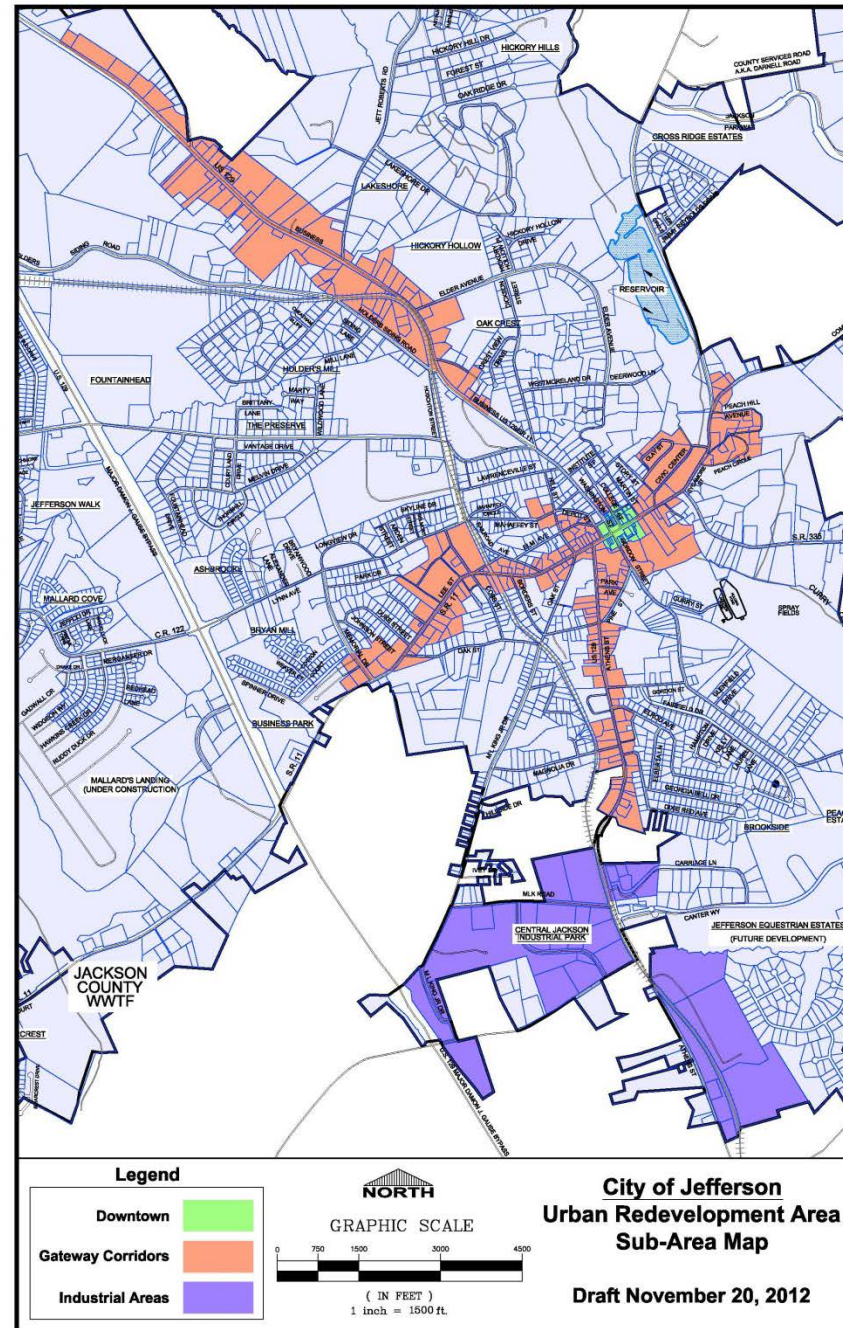
- Create non-motorized connections between the campus and nearby greenways and trails

Appropriate zoning categories: C-1, C-2, O-I, PCD



TARGET AREAS

The City of Jefferson adopted an Urban Redevelopment Plan (URP) in November 2012, and subsequently amended it in January 2013. Four redevelopment sub-areas were identified in this planning process, and were subsequently designated as Opportunity Zones by the Georgia Department of Community Affairs in March 2013. The City and stakeholder committee have elected to include these redevelopment areas as target areas in this plan.



DOWNTOWN

The Downtown target area is identified in the Urban Redevelopment Plan as solely those properties zoned as Downtown Business District (DBD). The core of Downtown Jefferson is its distinctive historic square.

In 2012, the Jefferson Main Street office determined that approximately 10% of the commercial spaces in Downtown experience high turnover and intermittent vacancies; at the time the URP was completed, there were eight (8) vacant commercial spaces. In a 2012 “BoomTown” planning effort that preceded the Urban Redevelopment Plan, the City worked with local stakeholders and staff at the Department of Community Affairs to conceptualize the redevelopment of several properties. The following list is representative of that effort, and includes additional opportunities identified by the City during the URP process.

Potential Projects

- Rehabilitate the Pendergrass House at 25 Sycamore Street for reuse
- Demolish the old motel and construction of a mixed-use (retail and office) infill development on the northwest corner of Washington Street and Lee Street
- Redevelop the 55 College Street building for City use
- Redevelop the former Mike’s Grill restaurant space at 30 Sycamore Street
- Convert the second story of the Re/Max building at 36 W. Public Square into downtown living spaces
- Allocate funds to revive Downtown façade improvement program
- Develop strategy for providing reliable wi-fi throughout Downtown

As a result of the URP process, the City plans to maintain a database of properties for sale or lease in Downtown for the purpose of tracking building conditions and marketing to prospective buyers and tenants. Partners in this effort should include the Jefferson Main Street office, the Jackson County Chamber of Commerce, and Downtown property owners and stakeholders.

Character Areas: Historic Downtown & Square

DOWNTOWN EXISTING LAND USE		
	<u>Acres</u>	<u>% of Total</u>
Agriculture/Forestry	0.0	0.0%
Total Residential	2.1	20.6%
<i>Single Family</i>	2.1	20.6%
<i>Multi-Family</i>	0.0	0.0%
<i>Mobile Home</i>	0.0	0.0%
Commercial	5.0	48.2%
Industry	0.0	0.0%
Public/Institutional	0.2	1.8%
Parks, Recreation, Conservation	0.0	0.0%
Transportation/Communication/Utilities	2.7	26.0%
Transitional	*	n/a
Vacant/Undeveloped	0.4	3.4%
Unclassified	*	n/a
TOTAL	10.4	100%
Source: Jackson County GIS; NEGRC for 2014 calculations		

GATEWAY CORRIDORS

The Gateway Corridors target area is composed of the properties fronting the four main corridors leading into Downtown Jefferson. These areas are plagued by pockets of visual blight.

Potential Projects

- Create in-town corridor overlay district to address aesthetics of future developments
- Develop blight remediation program to focus on one corridor per year through 2019
 - Targeted code enforcement
 - Demolition of unsafe structures
 - Community clean-up events
- Redevelop Jefferson Mill complex on Lee Street
- Design and install wayfinding signage
- Prioritize the installation of new sidewalks along these four corridors and connecting to surrounding residential neighborhoods
- Expand Hughey Park near the Boys' and Girls' Club at 412 Gordon Street to include public event space
- Redevelop the Jackson County Administrative Complex property at 67 Athens Street upon future relocation of the offices

Character Areas: Historic Downtown & Square, Historic Districts, Gateway Corridors

GATEWAY CORRIDORS EXISTING LAND USE		
	Acres	% of Total
Agriculture/Forestry	37.7	8.7%
Total Residential	111.5	25.8%
<i>Single Family</i>	104.9	24.3%
<i>Multi-Family</i>	0.0	0.0%
<i>Mobile Home</i>	6.6	1.5%
Commercial	142.5	33.0%
Industry	7.4	1.7%
Public/Institutional	18.4	4.3%
Parks, Recreation, Conservation	6.1	1.4%
Transportation/Communication/Utilities	39.6	9.2%
Transitional	*	n/a
Vacant/Undeveloped	68.9	16.0%
Unclassified	*	n/a
TOTAL	432.0	100%

Source: Jackson County GIS; NEGRC for 2014 calculations

INDUSTRIAL ZONE 1

Included in Industrial Zone 1 are the Central Jackson Industrial Park and other industrial parcels along US 129 Business/Athens Street to the north and south of Galilee Church Road in the southernmost portion of the city. Employers in the industrial park include Universal Forest Products, a wood and wood-alternative products manufacturer, and World Technology Ingredients, Inc., a food preservative manufacturer, and Foam Fabricators. On the other side of Athens Street is Buhler Quality Yarns, Corp., a yarn manufacturer.

The City should partner with Jackson County Alliance for Economic Development to market available land and buildings within these areas.

Character Areas: Industrial Area

INDUSTRIAL AREA 1 EXISTING LAND USE		
	Acres	% of Total
Agriculture/Forestry	81.8	29.9%
Total Residential	0.3	0.1%
<i>Single Family</i>	0.3	0.1%
<i>Multi-Family</i>	0.0	0.0%
<i>Mobile Home</i>	0.0	0.0%
Commercial	19.2	7.0%
Industry	78.4	28.6%
Public/Institutional	0.0	0.0%
Parks, Recreation, Conservation	0.0	0.0%
Transportation/Communication/Utilities	15.8	5.8%
Transitional	*	n/a
Vacant/Undeveloped	78.2	28.6%
Unclassified	*	n/a
TOTAL	273.7	100%

Source: Jackson County GIS; NEGRC for 2014 calculations

INDUSTRIAL ZONE 2

This target area includes the Jefferson Distribution Center, a nearly 225-acre industrial park. It was constructed shortly before the 2008 economic recession, and experienced several years of inactivity. Perhaps as a sign of improving economic conditions, Homegoods, Inc. (a subsidiary of TJX Companies, a Fortune 500 company) is presently constructing a new distribution facility within the park; this will be the company's third distribution center in the U.S., and the first in the Southeast.

The parcels located south of I-85 were not included in the Urban Redevelopment Plan or the Opportunity Zone. Nevertheless, stakeholders identified a need to include them as part of this target area to encourage the development of restaurant and service businesses within this area to meet the daily needs of the hundreds of new employees to be hired by Homegoods and future employers.

Character Areas: Industrial Area, I-85 Commercial

INDUSTRIAL AREA 2 EXISTING LAND USE		
	Acres	% of Total
Agriculture/Forestry	136.0	40.1%
Total Residential	0.0	0.0%
<i>Single Family</i>	0.0	0.0%
<i>Multi-Family</i>	0.0	0.0%
<i>Mobile Home</i>	0.0	0.0%
Commercial	41.9	12.4%
Industry	0.0	0.0%
Public/Institutional	0.0	0.0%
Parks, Recreation, Conservation	0.0	0.0%
Transportation/Communication/Utilities	67.9	20.0%
Transitional	*	n/a
Vacant/Undeveloped	93.4	27.5%
Unclassified	*	n/a
TOTAL	339.2	100%

Source: Jackson County GIS; NEGRC for 2014 calculations

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COMMUNITY WORK PROGRAM

The Community Work Program chapter includes a listing of specific actions that the City plans to take in order to achieve the vision developed by the Plan. The Community Work program includes a Report of Accomplishments on previous planning projects and a Short Term Work Program (STWP) with a list of projects that can be accomplished over the next five years.

The revised Short Term Work Program is focused on major planning initiatives and city-sponsored work items. The STWP has been revised to exclude general policies and items that are open ended or longer term goals.

REPORT OF ACCOMPLISHMENTS

Project Description	Project Status	Notes
Natural & Historic Resources		
Produce and provide educational materials about historic preservation.	Completed	
Restore and market Crawford W. Long Museum	Completed	
Apply for grants and upgrade Parks & Recreation Playgrounds	Ongoing	This item will be reworded and carried over to the new STWP
Apply for Certified Local Government Grants	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Identify location and funding for new parks/park expansion.	Ongoing	This item will be reworded and carried over to the new STWP
Apply for survey grant to conduct an inventory of historic resources	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Apply for Urban & Community Forestry Grant for funding to keep a community forester or arborist on retainer	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Inventory trees and tree cover to establish baseline for tree protection	Completed	
Investigate/Implement Water Resources Management programs to protect Jefferson's water supply and water quality.	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Investigate solutions to demolition by neglect problem.	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Economic Development		
Participate in creating strategy for city/county-wide public involvement in economic development matters	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP

REPORT OF ACCOMPLISHMENTS

Project Description	Project Status	Notes
Implementation of Downtown Revitalization Plan/Business Incentive Program	Ongoing	This item will be reworded and carried over to the new STWP
Locate and install 1 new Gateway Sign per year to identify and market Jefferson	Ongoing	This item will be reworded and carried over to the new STWP
Apply for TEA grant to assist in funding Downtown Revitalization Plan	Ongoing	This item will be reworded and carried over to the new STWP
Complete the construction Downtown Revitalization Plans for Phase I.	Completed	
Community Facilities		
Re-establish Friends of the Library and create a new Library	Completed	
Construct Civic Center Phase II - Loading Dock Room Expansion	Ongoing	
Locate public safety substation near I-85	Complete	
Improve and expand sidewalks downtown	Ongoing	This item will be reworded and carried over to the new STWP
New City Barn/Public Works Facility	Ongoing	Work is currently underway
Improve and expand water system and ensure the effectiveness of distribution systems and their ability to accommodate growth.	Ongoing	This item will be reworded and carried over to the new STWP
I-85 LAS Consent Order Improvements	Ongoing	
Expand I-85 wastewater treatment plant	Ongoing	Work is currently underway
Develop an industrial pre-treatment strategy for I-85 Industrial/Commercial areas.	Completed	

REPORT OF ACCOMPLISHMENTS

Project Description	Project Status	Notes
Develop Parks Creek Reservoir & Implement Mitigation Plan	Ongoing	
Improve and expand water treatment facility	Completed	
Replace under-sized water mains/expand water mains throughout service area	Ongoing	This item will be reworded and carried over to the new STWP
Implement streetscape recommendations from the Downtown Revitalization Plan	Ongoing	This item will be reworded and carried over to the new STWP
Locate and install new Water Towers	Ongoing	
Review the land use plan to locate potential areas for high density housing and conservation subdivisions.	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Investigate potential annexations to the city limits\ and implement as appropriate	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Westside Pump Station and Force Main	Completed	
Dixon Street Sewer Upgrade	Ongoing	Work is currently underway
Road Improvements		
Hog Mountain from US 129/SR 11 to Valentine Industrial Parkway.	Completed	
John Brooks Road from US 129/SR 11 to State Route 332	Completed	
MLK Drive Extension from MLK Avenue to Galilee Church Road	Completed	
Jett Roberts Road from New Internal Road to McClure Industrial Drive	Completed	

REPORT OF ACCOMPLISHMENTS

Project Description	Project Status	Notes
Update and implement a systematic road maintenance/overlay program	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Old Swimming Pool Road - Pave unpaved portion adjacent to Parks & Recreation Dept.	Ongoing	Work is currently underway
Investigate potential beneficial economic development annexations to the city limits and implement as appropriate	Ongoing	This is an open ended and long term goal. It will be removed from the new STWP
Peachtree Road from Gordon St. to end of cul-de-sac at WWTF	Ongoing	Work is currently underway
General Planning & Administration		
Review and update Land Use Management Code	Ongoing	This item will be reworded and carried over to the new STWP
Investigate feasibility of Form Based Codes for historic districts.	Not Completed	This is an open ended and long term goal. It will be removed from the new STWP
Develop a Trail and Greenway/Greenspace System Master Plan	Completed	
Review/update & publish new city limit and zoning maps yearly	Completed	This is an open ended and long term goal. It will be removed from the new STWP

SHORT TERM WORK PROGRAM

Project Description	Timeframe	Cost & Funding Source	Responsible Party
Downtown			
Design and install way-finding signage	2014-2019	\$125,000 - Local, Private	City
Develop a Master Plan for downtown with focus on improving streetscapes, parking, and adding sidewalks	2014-2019	\$25,000 - Local	City
Allocate funding to revive façade improvement program	2014-2019	\$25,000 - Local	City
Parks & Greenspace			
Add lighting to improve security at existing parks	2014-2019	\$25,000 - Local	City
Upgrade Parks & Recreation Playgrounds	2014-2019	\$50,000 - Local	City
Expand Hughey Park near the Boys' and Girls' Club to include public event space	2014-2019	\$100,000 - Local	City
Construct multi-use path along identified corridor along Curry Creek on the East side of the City	2014-2019	TBD-Local	City
Construct multi-use path along identified corridor along Holder's Creek on the West side of the City	2014-2019	TBD-Local	City
Infrastructure			
Draft and adopt a "dig once" policy	2015	Staff Time	City
Develop a plan for providing Wi-Fi in Downtown	2014-2016	Unknown	City
Rehab Dickson Street sewer to meet capacity	2014-2018	\$1,000,000- Local, SPLOST, GEFA	City
Replace water main along Elder Dr.	2014-2018	\$1,000,000- Local, SPLOST	City
Replace water main along Storey Lane	2014-2018	\$1,000,000- Local, SPLOST	City

SHORT TERM WORK PROGRAM

Project Description	Timeframe	Cost & Funding Source	Responsible Party
Address paving and drainage issues on Cobb Street, Epps Street, Oak Street and Oak Avenue.	2014-2018	\$1,000,000- Local, CDBG, LMIG	City
Improve sidewalks on Athens St. between Lee St. and Magnolia Ave.	2014-2018	\$1,000,000- Local, CDBG, LMIG	City
Drainage improvements along MLK Jr. Avenue.	2014-2015	\$1,000,000- Local, CDBG	City
Install sidewalks throughout city to connect anchor institutions	2014-2019	\$4,000,000- Grants, Local, SPLOST	City
Add dedicated bike lanes to road improvements where possible	2014-2019	TBD- Will vary by project – Grants, Local, SPLOST	City
Expand I-85 wastewater treatment plant	2014-2019	\$7,000,000 - Local, SPLOST, GEFA	City
Develop an industrial pre-treatment strategy for I-85 Industrial/Commercial areas.	2014-2016	\$50,000 – Local, Grants, Private	City
Old Swimming Pool Road - Pave unpaved portion adjacent to Parks & Recreation Dept.	2014-2018	\$900,000 - Local, SPLOST	City
Peachtree Road Improvements	2014-2016	\$400,000 – Local, Grants, Private	City

New Development			
Develop design guidelines for downtown	2014-2016	\$10,000 – Local	City
Develop overlay districts for in-town and scenic corridors with standards to ensure aesthetics of new development	2014-2016	\$20,000 – Local	City
Infill & Redevelopment			
Develop and implement a blight remediation program focused on gateway corridors.	2014-2019	\$20,000 – Local	City
Continue work with partnering agencies to redevelop potential projects identified in the URP and BoomTown planning processes.	2014-2019	TBD- Will vary by project – Grants, Local, SPLOST	City
Develop a Master Plan for downtown with focus on improving streetscapes, parking, and adding sidewalks	2014-2019	\$25,000 - Local	City
Infill & Redevelopment, Continued			
Update existing Historic Design Guidelines	2014-2016	\$10,000 – Local	City
Develop overlay districts for in-town and scenic corridors with standards to ensure aesthetics of new development	2014-2016	\$20,000 – Local	City

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CAPITAL IMPROVEMENTS ELEMENT

Because the City of Jefferson collects development impact fees an annual update of the Capital Improvement Element is required as part of this update. This element is intended to give an accurate accounting of how and where impact fees are being used. It contains two elements: an annual financial report prepared during the annual audit to report the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area. And a Schedule of Improvements is to identify all capital improvement projects to be financed in whole or in part by impact fees during the upcoming five years, beginning with the current year.

ANNUAL FINANCIAL REPORT FOR (2013)

Public Facility Type	Parks & Recreation
Service Area	City of Jefferson
Beginning Impact Fee Fund Balance	\$ 85,755
Impact Fees Collected	\$ 16,820
Accrued Interest	\$ 0
Project Expenditures	\$ 0
Administrative Cost	\$ 0
Impact Fee Refunds	\$ 0
Ending Impact Fee Fund Balance	\$ 102,575
Impact Fees Encumbered	\$ 0

SCHEDULE OF IMPROVEMENTS

Project Description	Service Area	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds	Responsible Party
Natural & Historic Resources							
Apply for grants and upgrade Parks & Recreation Playgrounds	City of Jefferson	2014	2019	\$50,000	\$0	Local	City
Apply for Certified Local Government Grants	City of Jefferson	2014	2019	\$10,000	\$0	Local	City
Identify location and funding for new parks/park expansion.	City of Jefferson	2014	2019	\$10,000	\$0	Local	City
Apply for survey grant to conduct an inventory of historic resources	City of Jefferson	2014	2019	\$20,000	\$0	Local	City, Museum, Historic Preservation Commission
Apply for Urban & Community Forestry Grant for funding to keep a community forester or arborist on retainer	City of Jefferson	2014	2016	\$1,500	\$0	Private, Local, Grants	City, Heritage Tree Council
Investigate/Implement Water Resources Management programs to protect Jefferson's water supply and water quality.	City of Jefferson	2014	2019	\$50,000	\$0	Local	City
Economic Development							
Participate in creating strategy for city/county-wide public involvement in economic development matters	City of Jefferson	2014	2017	\$2500/year	\$0	City, Chamber of Commerce	City / Chamber of Commerce
Implementation of Downtown Revitalization Plan/Business Incentive Program	City of Jefferson	2014	2018	\$25,000	\$0	Local, Main Street, DDA	City
Locate and install 1 new Gateway Sign per year to identify and market Jefferson	City of Jefferson	2014	2018	\$125,000	\$0	Local, Private	City

Community Facilities

Construct Civic Center Phase II - Loading Dock Room Expansion	City of Jefferson	2015	2018	\$250,000	\$0	Local	City
Improve and expand sidewalks	City of Jefferson	2014	2019	\$4,000,000	\$0	Grants, Local, SPLOST	City
New City Barn/Public Works Facility	City of Jefferson	2014	2016	\$700,000	\$0	Local	City
Improve and expand water system and ensure the effectiveness of distribution systems and their ability to accommodate growth.	City of Jefferson	2014	2019	\$1,500,000	\$0	Local, SPLOST	City
I-85 LAS Consent Order Improvements	City of Jefferson	2014	2016	\$350,000	\$0	Local, SPLOST, GEFA, EDA Grant	City
Phase I - Expand I-85 wastewater treatment plant improvements	City of Jefferson	2014	2016	\$300,000	\$0	Local, SPLOST	City
Phase II - Expand I-85 wastewater treatment plant (major expansion)	City of Jefferson	2014	2018	\$6,000,000	\$0	Local, GEFA, SPLOST	City
Develop an industrial pre-treatment strategy for I-85 Industrial/Commercial areas.	City of Jefferson	2014	2016	\$50,000	\$0	Local, Grants, Private	City
Develop Parks Creek Reservoir & Implement Mitigation Plan	City of Jefferson	2013	2018	\$5,000,000	\$0	Local, Grants, Private	City
Replace under-sized water mains/expand water mains throughout service area	City of Jefferson	2014	2019	\$1,000,000	\$0	Local, SPLOST	City
Locate and install new Water Towers	City of Jefferson	2014	2015	\$3,000,000	\$0	Local, SPLOST, GEFA	City

Community Facilities

Review the land use plan to locate potential areas for high density housing and conservation subdivisions.	City of Jefferson	2014	2016	\$3,000	\$0	Local	City
Westside Pump Station and Force Main	City of Jefferson	2014	2016	\$500,000	\$0	Local, SPLOST, GEFA, Private	City
Dixon Street Sewer Upgrade	City of Jefferson	2014	2018	\$1,000,000	\$0	Local, SPLOST, GEFA, Private	City
Investigate potential beneficial economic development annexations to the city limits and implement as appropriate	City of Jefferson	2014	2019	\$5,000	\$0	Local	City
Road Improvements							
Update and implement a systematic road maintenance/overlay program	City of Jefferson	2014	2019	\$2,000,000	\$0	Local, SPLOST	City
Old Swimming Pool Road - Pave unpaved portion adjacent to Parks & Recreation Dept.	City of Jefferson	2015	2018	\$900,000	\$0	Local, SPLSOT	City
Investigate potential beneficial economic development annexations to the city limits and implement as appropriate	City of Jefferson	2015	2016	\$400,000	\$0	Local, Grants, Private	City
Peachtree Road improvements	City of Jefferson	2015	2016	\$400,000	\$0	Local, Grants, Private	City
General Planning & Administration							
Review and update Land Use Management Code	City of Jefferson	2014	2019	\$10,000	\$0	Local	City
Review/update & publish new city limit and zoning maps yearly	City of Jefferson	2014	2019	\$5,000	\$0	Local	City

Roy Plott
Mayor

John A. Ward III
City Manager

Priscilla A. Murphy
Assistant City Manager
City Clerk



Council Members:

Malcolm Gramley
Steve Kinney
Don E. Kupis
Mark Mobley
Steve Quinn

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

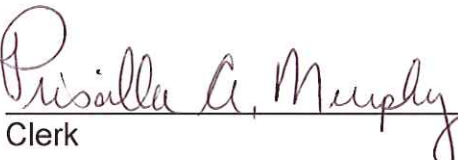
WHEREAS, the 2014 Comprehensive Plan Update for the City of Jefferson, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Jefferson, Georgia that the 2014 Comprehensive Plan Update for the City of Jefferson, Georgia, 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 17th day of November, 2014.



Mayor



Clerk

City Hall
147 Athens Street
Jefferson, GA 30549



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