

JOINT COMPREHENSIVE PLAN FOR JONES COUNTY AND CITY OF GRAY

COMMUNITY AGENDA



**Prepared by
Comprehensive Planning Steering Committee
with Assistance from
Middle Georgia Regional
Development Center**

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THE COMMUNITY AGENDA FOR JONES COUNTY AND CITY OF GRAY

Community Vision

General Vision Statement

Jones County – A community committed to moving progressively forward while protecting and preserving its historical treasures and natural beauty, nurturing its families, and growing a strong economy.

Future Development Map - Jones County

The Future Development Maps (Maps 1a and 1b) for Jones County presents a pictorial view of the future land use patterns for the unincorporated area of the County and the final character areas.

Future Land Use

Outlined below are the residential, commercial, and industrial categories used to depict future land use development in the unincorporated area of Jones County through the 2030 planning period.

Rural Residential

- District meant to preserve rural character of outlying areas.
- Site-built dwellings and manufactured homes on individual lots or subdivisions (two-acre minimum) and agricultural/forestry uses are expected in this district.
- Small retail and service centers at the nodal points at major highways to serve local residents and the traveling public.
- Public sewer is not anticipated in this district.

The portions of unincorporated Jones County that have been designated as rural residential include: 1) Most of the area west of Highway 129 and south of Highway 18 to the Ocmulgee River corridor and Bibb County Line; 2) Highway 22 between Gray and Haddock; and 3) Along portions of the Ocmulgee-Piedmont Scenic Byway Corridor, including Bradley, Wayside, Round Oak, and East Juliette. This will provide opportunities for citizens who want to have a residence on a large lot or who want to farm or harvest timber to do so. In addition, it will allow the small communities along the scenic byway to maintain its historical and scenic qualities.

Suburban Residential

- District promotes single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations.
- Smaller single-family lots that are ½ to ¾ acres in size would be appropriate.
- Mixed use developments, which contain small scale commercial or office in addition to residential uses, may be allowed where appropriate.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

Suburban residential uses are planned for a large portion of the area north of Griswoldville Road/Chapman Road/R.L. Wheeler Road and east of Highway 129, the community of Haddock, and the River North Subdivision. To accommodate the growth, Jones County will more than likely have to expand the water system to serve most of this area. It would be desirable that this type of growth be focused initially in the current developing areas, and then gradually expand as utility infrastructure becomes available.

Urban Residential

- District may include such residential uses as single-family houses and single-family attached, along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.
- Developments higher in density than those in rural or suburban categories should be expected in this classification.
- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed-use village development concept should be considered, which allows a variety of residential uses along with small-scale retail and office uses that are blended together under a specific design concept.

Urban Residential land use is expected by Year 2030 to encompass the area from Griswoldville Road/Chapman Road/R.L. Wheeler Road on the north, Bibb County Line on the south, Twiggs County Line on the west, and Highway 129 on the west.

Commercial

- Retail sales, office, service, and entertainment facilities.

Future commercial development during the planning period will be concentrated along portions of Highway 129 (highway and neighborhood commercial and offices) and Highway 49 (highway and neighborhood commercial and offices to Chapman Road, and limited convenience commercial north of Mattie Wells school-however it is likely the auto salvage establishment at the intersection of Pitts Chapel Road will remain); limited areas along Highway 18 East and West (convenience commercial); and in the community of Haddock (convenience commercial to serve needs of residents and highway commercial). The recommended development patterns for

the Highway 129 and 49 Highway Corridor Character Areas should be followed, and strip-type commercial in these areas should be strongly discouraged.

Industrial

- Light Industrial
 - Effects of the industrial operation are not detectable beyond the boundaries of the property.
 - Includes warehousing and wholesale trade facilities
- Heavy Industrial, Mining, Gas Storage
 - Contain most of the fabrication, processing, storage, and assembly operations in the community.
 - Includes rock quarries and natural gas storage areas.
 - Areas designated for heavy industrial may generate noise, odors, and smoke that are detectable beyond the boundaries of the property.

Light industrial uses are planned for the new industrial park near Highway 57 and the area east of Haddock, while the existing mining (rock quarries) and gas storage areas will continue to operate in the proximity of Pitts Chapel Road.

Public/Institutional

- Includes the local government facilities and schools located in the unincorporated area of Jones County.

Transportation/Communication/Utilities

- Includes the highway and railroad facilities and the Macon Water Authority's water treatment facility and Lucas Lake.

Park/Recreation/Conservation

- These areas include the active recreation areas, public and private golf courses, a private hunting preserve, and a private riding stable.

Wildlife Refuge and Management Areas/National Forest

- Land within the Piedmont National Wildlife Refuge, Cedar Creek Wildlife Management Area and Oconee National Forest.

Agriculture/Forestry

- Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Future agriculture/forestry areas will include most of the central and eastern sections of unincorporated Jones County.

Character Areas

Nineteen character areas have been identified for the unincorporated area of Jones County:

- Conservation Area and Open Space
- Ocmulgee River Corridor
- National/State Forest and WMAs
- Linear Greenspace and Pedestrian/Bike Network
- Agricultural Area
- Ocmulgee-Piedmont Scenic Corridor
- Rural Residential
- Suburban Neighborhood Developing
- Suburban Neighborhood Buildout
- Urban Residential
- Historic Clinton Area
- Rural Village
- Major Highway Corridor - Highway 22 Between Gray and Haddock
- Major Highway Corridor - Highway 129
- Major Highway Corridor - Highway 49
- Major Highway Corridor - Highway 57
- Major Highway Corridor - Gray Bypass
- Industrial Park
- Heavy Industrial Area

Defining Narratives

For each of the above character areas, a specific vision has been defined. This defining narrative will include:

- A written description of the recommended development patterns to be encouraged in the area;
- A listing of specific land uses to be allowed in the area;
- A listing of the Quality Community Objectives that will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

Conservation Area and Open Space

The **Conservation Area and Open Space** character area includes a private hunting preserve and Lucas Lake in western Jones County.

Recommended Development Patterns

- Private hunting preserve and conservation area along Lucas Lake

Specific Uses Allowed in the Character Area

- Greenways
- Bicycle/pedestrian trail
- Passive recreation
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Conservation Area and Greenspace Character Area.

- Open Space Preservation
- Environmental Protection

Implementation Measures to Achieve Desired Development Patterns

- Macon Water Authority's Reservoir Protection Plan
- Establish specific buffer zone near reservoir protection area and existing hunting preserve.

Ocmulgee River Corridor

The **Ocmulgee River Corridor** character area includes a strip of land paralleling the Ocmulgee River in western Jones County.

Recommended Development Patterns

- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.

Specific Uses Allowed in the Character Area

- Greenways
- Bicycle/pedestrian trails
- Passive recreation
- Woodlots, arboreta, and other similar silvicultural uses
- Woodland preserve, wildlife sanctuary, or other similar conservation uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Ocmulgee River Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation

Implementation Measures to Achieve Desired Development Patterns

- Establish Ocmulgee River Overlay Zone.
- Develop County Greenspace Plan to identify priority areas for greenways and trails, including the Ocmulgee River Corridor.
- Utilize conservation easements as one of the means to acquire the priority areas for greenways and trails identified in the County Greenspace Plan.

National/State Forest and WMAs

The **National/State Forest and WMAs** character area includes the Oconee National Forest, the Cedar Creek Wildlife Management Area, the Piedmont National Wildlife Refuge, the Hitachi Experimental Forest, and Jarrell Plantation.

Recommended Development Patterns

- Developed in accordance with the state/federal agency management plans for the Piedmont National Wildlife Area, Oconee National Forest, Cedar Creek Wildlife Management Area, Hitachi Experimental Forest and Jarrell Plantation Historic Site.

Specific Uses Allowed in the Character Area

- Greenways
- Bicycle/pedestrian trails
- Passive recreation
- Woodlots, arboreta, and other similar silvicultural uses
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the National/State Forest and WMAs Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Regional Cooperation

Implementation Measures to Achieve Desired Development Patterns

- State/Federal management plans
- Regulations to prevent the intrusion of incompatible development along the periphery of the National/State Forest and WMAs

Linear Greenspace and Pedestrian/Bike Network

The **Linear Greenspace and Pedestrian/Bike Network** includes the proposed rail-to-trail pedestrian/bicycle shared-use facility on the abandoned CSX tracks in southeastern Jones County.

Recommended Development Patterns

- Ten-foot shared-use trail along an abandoned rail line that is constructed of various materials that is based on the use of the trail and its location.
- Twenty feet on either side of the trail would be maintained as open space and likely grassed where appropriate.
- Along different portions of the trail, there would be various amenities for the convenience and safety to the users.
- The remaining portion of the right-of-way will be kept as a natural buffer.
- Outside of the trail's right-of-way, the development pattern would correspond with the pattern proposed for the character area at which it bisects.

Specific Uses Allowed in the Character Area

- Greenways
- Shared-use trail and support amenities
- Passive recreation

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Linear Greenspace and Pedestrian/Bike Network Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Regional Cooperation
- Transportation Alternatives

Implementation Measures to Achieve Desired Development Patterns

- Acquisition of corridor right-of-way for the development the shared-use trail.
- Design and construction of the trail.
- Plan to protect, preserve, and promote the natural and historic resources along or near the trail corridor.

Agricultural Area

The **Agricultural Area** character area includes almost the entire eastern half of the county, as well as the area between Highway 18 W and the Gray City Limits to the Oconee National Forest/Piedmont National Wildlife Refuge.

Recommended Development Patterns

- Large minimum lot size requirements to limit development density and protect farmland and rural character area;
- Clustering development to preserve open space within the development site;
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development;

- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer more intense development away from agricultural areas.

Specific Uses Allowed in the Character Area

- Agricultural uses, including horticultural, wholesale nurseries, and the raising of buildings related to the same;
- Woodlots, arboreta, and other similar silvicultural uses;
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation uses;
- Single-family site-built and manufactured homes on large minimum lots;
- Conservation subdivisions;
- Greenways;
- Bicycle/pedestrian trails;
- Passive recreation;
- Public and private golf courses;
- Riding stables.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Agricultural Area Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Transportation Alternatives
- Housing Opportunities

Implementation Measures to Achieve Desired Development Patterns

- Revise existing land development regulations that will encourage:
 - Conservation subdivisions (using Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances” as a guide).
- Create incentives for developers to think “green” in their design of residential neighborhoods in the Agricultural Character Area using such measures as:
 - Innovative lot and street layout to protect critical natural resources;
 - Creation of open space within neighborhoods.
- Amend existing regulations to create larger minimum lot requirements to protect farmland and rural character.
- Development of County Greenspace Plan to identify priority areas for greenways and trails in the Agricultural Character Area.

- Utilize conservation easements as one of the means to acquire the priority areas for farmland protection, greenways, and trails.

Ocmulgee-Piedmont Scenic Corridor

The **Ocmulgee-Piedmont Scenic Corridor** includes the area along the newly designated Ocmulgee-Piedmont Scenic Byway (portions of Highway 11 and Round Oak-Juliette Road) and includes the communities of Bradley, Wayside, Round Oak, and East Juliette.

Recommended Development Patterns

- Maintain rural view shed between the City of Gray and Bradley community characterized by hay fields, pecan groves, and pasture lands.
- Maintain the scenic “flow” between downtown Gray along Highway 11 to the rural view sheds noted above.
- Minimum lot size should be five (5) acres or greater outside of the rural residential areas.
- Minimum setback from centerline of highway should be 150 feet.
- Shrubbery should be used as buffers where necessary.
- Restore the buildings and structures along with the streetscapes in the communities of Bradley, Wayside, and Round Oak and the turn-offs on Hungerford Road, Otis Redding Drive, Jackson Road, Shoal Creek Road, and Hadaway Road.
- Protect the pristine natural and scenic environment of the Piedmont National Wildlife Refuge, while at the same time enhancing the recreational opportunities that this outstanding resource provides.
- Protect, preserve, and enhance the natural and recreational qualities of the scenic corridor’s terminus point; Ocmulgee River.
- Protect, preserve, and enhance the historic qualities of scenic corridor that include: historic resources (structures, districts, and communities); Native American heritage; railroad history; and Civil War history.

Specific Uses Allowed in Character Area

- Conservation/open space
- Passive recreation
- Agriculture
- Rural Residential in Bradley, Wayside, Round Oak, and East Juliette areas only
- Site-built or industrialized (DCA codes) structures only
- Institutional uses such as churches and cemeteries
- Bed and Breakfasts in select areas
- Low intensive commercial uses in Bradley, Wayside, Round Oak, and East Juliette that are consistent with the objectives of the scenic byway and the preservation plans for the four communities

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Ocmulgee-Piedmont Scenic Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Transportation Alternatives
- Appropriate Businesses
- Traditional Neighborhood
- Sense of Place

Implementation Measures to Achieve Desired Development Patterns

To protect, preserve, and enhance the scenic qualities of the scenic corridor, the Sponsor (Chamber of Commerce and Development Authority) will, in cooperation, coordination, and participation of other organizations:

- Assist the Better Hometown Coordinator and Committees in the design and maintenance of the downtown streetscape and facades and in establishing a byway trailhead in the downtown area;
- Develop measures to protect the farmland view sheds and provide information to landowners, particularly between the Jones County Government Center, Bradley Wayside, and Round Oak;
- Coordinate with the City of Gray and Jones County to develop and implement an overlay district for the scenic byway corridor that would include use, setback, lot, signage, and building and landscaping design requirements that would be applied only within the corridor area;
- Provide consistent signage and enhanced landscaping at community entrances;
- Develop preservation plans for the four communities along the byway corridor that will enhance their historic and scenic character;
- Develop historic and scenic turnoffs for the five roads leading from Bradley, Wayside, and Round Oak;
- Propose to the Gray City Council and the Jones County Commission to update their sign ordinances to regulate new billboards and set reasonable standards within federal and state guidelines along the scenic byway;
- Work with GDOT and the Jones County Commission on maintenance of the roads and rights-of-way;
- Work with GDOT on reducing the impact of any future road improvement on the scenic quality of the byway;
- Coordinate communication and initiate cooperative efforts with Norfolk Southern Railroad particularly in the areas of vegetation control and the appearance of railroad properties;
- Sponsor annual clean-up events along the byway;
- Participate in the State Adopt-a-Highway Program;
- Prepare a comprehensive conservation plan for the Piedmont National Wildlife Refuge; and
- Develop a passive recreational area in the Ocmulgee River Bridge-Old Grist Mill area that will enhance the scenic quality of that area.

To protect, preserve, and enhance the natural qualities of the scenic corridor, the Sponsor will, in cooperation, coordination, and participation of other organizations:

- Prepare a comprehensive conservation plan for the Piedmont National Wildlife Refuge;
- Provide assistance and sponsorship to the Juliette Road cleanup and the hiking trail cleanup at the Piedmont National Wildlife Refuge; and
- Provide assistance to the Refuge during the butterfly survey in June and the Christmas bird count.

To protect, preserve, and enhance the historic qualities of the scenic byway corridor, the Sponsor will in cooperation, coordination, and participation of other organizations:

- Assist the Better Hometown Coordinator and Committees in the design and maintenance of the downtown streetscape and facades and in establishing a byway trailhead in the downtown area;
- Develop preservation plans for the four communities along the byway corridor that will enhance their historic and scenic character;
- Designate by the Gray and Jones County Historic Preservation Commissions locally designated historic districts within the communities of Gray, Bradley, Wayside, Round Oak and Juliette;
- Develop historic and scenic turnoffs for the five roads leading from Bradley, Wayside, and Round Oak;
- Improve and maintain existing historical markers on the byway, as well as secure additional markers and replace missing ones, where appropriate;
- Conduct workshops in association with the Jones County Historic Preservation Commission for economic developers, business owners, and citizens along the byway on public and private funding sources available for the protection and promotion of the historic resources and how best to secure this funding;
- Provide consistent signage and enhanced landscaping at community entrances;
- Organize special events along the corridor that will enhance the awareness and importance of the byway's historical structures and the history of the Native Americans, the railroad, and the Civil War in the byway corridor; and
- Establish a marketing consortium with the sponsors for other designated scenic byways to promote the historic and other intrinsic qualities of these byways to target markets.

To protect, preserve, and enhance the recreational qualities of the scenic byway corridor, the sponsor will, in cooperation, coordination, and participation of other organizations:

- Promote the recreational qualities of the Piedmont National Wildlife Refuge, the Jarrell Plantation, and the Ocmulgee River to the various target markets, including community residents, visitors on day trips, Georgia-wide visitors, visitors with interests in heritage tourism and eco-tourism, and those passing through the county;
- Prepare a comprehensive conservation plan for the Piedmont National Wildlife Refuge that includes the enhancement of the Refuge's recreational qualities;
- Plan events in the byway corridor that coordinate with special activities occurring at the Jarrell Plantation, Piedmont National Wildlife Refuge, and Old Clinton;
- Promote bicycle and pedestrian usage along the byway; and

- Develop a passive recreational area in the Ocmulgee River Bridge-Old Grist Mill area that will enhance the scenic and recreational quality of that area.

Rural Residential

The **Rural Residential** Character Area includes the area south of Highway 18 W to the Bibb County line between the Ocmulgee River Corridor and Highway 129.

Recommended Development Patterns

- Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside from development.
- Provide greater design flexibility in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- Protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations.
- Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and with strong neighborhood identity.
- Provide conservation and maintenance of open space for active or passive recreation use by residents of neighborhood and community.
- Provide multiple options for landowners in order to minimize impacts on environmental resources.
- Provide standards reflecting the varying circumstances and interests of individual landowners and the individual circumstances of their properties.
- Buffer agricultural lands from new residential developments to reduce any incompatibility problems between the two uses.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings and manufactured homes on conventional individual or subdivision lots of two acres or greater for areas not currently served by public water and sewer;
- Single-family detached dwellings located within conservation subdivisions;
- Passive park on Upper River Road in proximity to the River North Subdivision.
- Agricultural uses, including horticultural, wholesale nurseries, and the raising of buildings related to the same;
- Woodlots, arboreta, and other similar silvicultural uses;
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation use;
- Municipal or public uses; public park or recreation area owned and operated by a public or private nonprofit agency; governmental or public utility building or use not to include business facilities, storage of materials, trucking or repair facilities, the housing of repair crews, private or public sanitary landfills; and
- Convenient commercial centers no larger than 10,000 square feet with associated fuel facilities located at the nodal points of major thoroughfares designed to serve nearby residents and highway traveling public.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Residential Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Heritage Preservation

Implementation Measures to Achieve Desired Development Patterns

- Revised existing land development regulations (utilizing the DCA model code where applicable) that will encourage:
 - Conservation subdivisions (use Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances” as guide);
 - Large-lot size for individual and subdivision lots outside of areas not currently served by public water and sewer; and
 - Agricultural lands designation, agricultural use notice and waiver and agricultural buffers.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging homebuyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically-pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with the gradual expansion of the urban development boundary recommended in the Future Development Map and steers new development away from the rural residential character area.

Suburban Neighborhood Developing

The **Suburban Neighborhood Developing** character area includes large portion of the area north of Griswoldville Road/Chapman Road/R.L. Wheeler Road and east of Highway 129.

Recommended Development Patterns

- Concentrate new development initially on infill sites that are closer in to the existing developed areas of the unincorporated area where infrastructure is in place;
- An urban growth boundary that discourages development outside the border;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning, or convenience grocery, or similar retail services;

- Use of village centers in new developments that accommodate residents' commercial and service needs;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;

Specific Uses Allowed in the Character Area

- Single-family detached dwellings in subdivision settings with higher density single-family attached where public water and sewer is available.
- Smaller single-family lots that are ½ to ¾ acres in size would be appropriate where water and sewer is available.
- Where public water and sewer is not available, minimum lot size will be no less than one acre.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate;
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Neighborhood Developing Character Area.

- Growth Preparedness
- Appropriate Businesses
- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Conservation subdivisions; (consult Randal Arendt's book "Growing Greener: Putting Conservation into Local Plans and Ordinances");
 - Mixed-use developments and village centers;
 - Residential infill development.
- Create incentives for developers to think "green" in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;

- Encouraging homebuyers to plant trees and/or have a tree planting budget in their housing construction package; and
- Providing an aesthetically pleasing landscape at their various housing projects.

Suburban Neighborhood Buildout

The **Suburban Neighborhood Buildout** character area includes the River North Subdivision located in extreme western Jones County.

Recommended Development Patterns

- Build-out of River North development that include passive and active recreation areas and greenways.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings in subdivision setting with higher density development at appropriate locations as cited in the River North development plan;
- Passive and active recreation uses;
- Greenways.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Neighborhood Build-out Character Area.

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Build-out of River North development plan.

Urban Residential

The **Urban Residential** character area includes the from Griswoldville Road/Chapman Road/R.L. Wheeler Road on the north, Bibb County Line on the south, Twiggs County Line on the west and Highway 129 on the west.

Recommended Development Patterns

- Concentrate new development initially on infill sites that are closer in to the existing developed areas of the unincorporated area where infrastructure is in place;
- An urban growth boundary that discourages development outside the border;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;

- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Traffic-calming measures, such as narrower street widths, raised pedestrian crossings, etc.;
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning, or convenience grocery, or similar retail services;
- New developments that contain a mix of residential, commercial uses, and community facilities at a small enough scale and proximity to encourage walking between destinations (future urban residential areas only);
- Use of village centers in new developments that accommodate residents’ commercial and service needs (future urban residential areas only);
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school;
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Uses Allowed in the Character Area

- Single-family houses and single-family attached along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.
- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed-use village development concept should be considered which allows for a variety of residential uses along with small-scale retail and office uses that are blended together under a specific design concept.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Urban Residential Character Area.

- Growth Preparedness
- Appropriate Businesses
- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Conservation subdivisions (use Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances” as a guide);
 - Cluster development;
 - Mixed-use developments and village centers;
 - Residential infill development; and
 - Traditional neighborhood design.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging homebuyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with the gradual expansion of the urban development boundary recommended in the Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Jones County School Board that integrates new housing development with new school construction.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Historic Clinton Area

The **Historic Clinton Area** character area includes the Old Clinton Historic District.

Recommended Development Patterns

- Protect and preserve the historical integrity of the Old Clinton Historic District, including existing structures and sites and the pastoral landscape.
- Existing street patterns and widths specified in the National Register listing should be maintained with the exception of Randolph Street that needs to be modified or closed to strongly discourage cut-through traffic.
- Buffer and screen where necessary the Old Clinton Historic District from new development that occurs along US 129.
- Establishment of walking trails around the 13-acre space owned by the Old Clinton Historical Society that was once in the center of Clinton and includes the tannery, with interpretive signage that in effect creates an outdoor museum. Additional archeological work will be required to fully interpret all sites. A trail along tan yard branch beyond the tannery could also be developed that would include interpretive signage of the natural areas being viewed. A further enhancement could include a trail extension that would link from tan yard branch, to the oldest part of the cemetery, on to the portion of the cemetery

collocated with Clinton Methodist Church. This would require easement(s) across privately owned land.

- A building to cover and “display” the tan yard site so that its archeological interpretation can be seen and read/heard about.
- A crafts area around and in the “red barn” for working crafts, like blacksmiths, potters, weavers, candle making, soap making and the like for periodic demonstration days.
- The creation of greenspace areas on the east and west ends that have “screened” parking areas and public restroom facilities. On the west end, which is the entrance into Clinton from the Civil War Heritage Trail, there should be parking sufficient for a tour bus with trails that lead into the park with the existing historic markers. On the east end, there should be trails that lead to the tan yard site and the 13-acre tract with interpreted trails.

Specific Uses Allowed in the Character Area

- Conservation/open space
- Existing single-family dwellings in the District
- Tea room
- Bed and Breakfast
- Small antique/craft shop
- Small art shop

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Historic Clinton Area Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Implement existing preservation plan for the Old Clinton Historic District by the Jones County Historic Preservation Commission and the Old Clinton Historical Society.
- Conduct a review, and revise if necessary, existing buffer and screening regulations to insure protection of the Old Clinton Historic District.
- Purchase of the threatened greenspace areas by the Old Clinton Historical Society.
- Complete the red barn renovation project.
- Obtain grant money to complete the archeological interpretation of the tan yard and surrounding 13-acre tract.
- Build the tan yard building.
- Construct the trails described above.

Rural Village

The **Rural Village** character area includes the communities of Haddock and James.

Recommended Development Patterns

- An integrated community where industrial, commercial, and residential are linked together into a village concept connected by an alternative transportation system. Rather than losing its identity, the existing residential development should be incorporated into the overall plan for the village and its character enhanced by what is developed around it.
- Standards set for the building design, parking areas, streetscape, buffers, lighting, signage, and architectural elements for the new development.
- Strip commercial development should be strongly discouraged along these major highways, and instead encourage a mix of residential, commercial, and institutional uses that are an appropriate scale that blends with neighboring residential community.
- Clustering development to preserve open space within the development site.
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views.
- Houses located near the street, with large front porches that encourage interaction with neighbors.
- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, on-street parking, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center.
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks.
- Street layouts that match those in older parts of the community and connect to existing street network at many points.

Specific Uses Allowed in the Character Area

- Suburban residential (Haddock)
- Rural residential (James)
- Mixed-use village (Haddock)
- Highway commercial to serve the travelers along Highway 22 and Highway 18
- Neighborhood convenience commercial to serve the immediate needs of the local residents
- Home occupations and cottage industries
- Public/institutional including schools, police and fire stations, library, post office, other small government office buildings, and churches
- Conservation/open space
- Passive recreation

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Village Character Area.

- Appropriate Businesses
- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Housing Opportunities
- Traditional Neighborhood

- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Prepare community plans for Haddock and James with guidelines for new developments and redevelopment (where applicable).
- Amend existing development regulations, where necessary to implement the recommendations from the two community plans.
- Conduct a historic resource survey for the Haddock and James communities and to fully assess their historical and cultural heritage, and if warranted, pursue National Register nominations and local historic district designations.
- Using the Unsafe Building Abatement Program, identify and demolish unsafe abandoned structures in the Haddock area.

Major Highway Corridor - Highway 22

The **Highway 22 Major Highway Corridor** character area encompasses the area between the Gray City Limits and the community of Haddock.

Recommended Development Patterns

- Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside from development.
- Provide greater design flexibility in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- Protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations.
- Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and with strong neighborhood identity.
- Provide conservation and maintenance of open space for active or passive recreation use by residents of neighborhood and community.
- Provide multiple options for landowners in order to minimize impacts on environmental resources.
- Provide standards reflecting the varying circumstances and interests of individual landowners and the individual circumstances of their properties.
- Buffer agricultural lands from new residential developments to reduce any incompatibility problems between the two uses.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings and manufactured homes on conventional individual or subdivision lots of two acres or greater for areas not currently served by public water and sewer;

- Single-family detached dwellings located within conservation subdivisions;
- Agricultural uses, including horticultural, wholesale nurseries, and the raising of buildings related to the same;
- Woodlots, arboreta, and other similar silvicultural uses;
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation use;
- Municipal or public uses; public park or recreation area owned and operated by a public or private nonprofit agency; governmental or public utility building or use not to include business facilities, storage of materials, trucking or repair facilities, the housing of repair crews, private or public sanitary landfills; and
- Convenient commercial centers no larger than 10,000 square feet with associated fuel facilities located at the nodal points of major thoroughfares designed to serve nearby residents and highway traveling public.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Highway 22 Major Highway Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Heritage Preservation

Implementation Measures to Achieve Desired Development Patterns

- Revised existing land development regulations (utilizing the DCA model code where applicable) that will encourage:
 - Conservation subdivisions (use Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances” as guide);
 - Large-lot size for individual and subdivision lots outside for areas not currently served by public water and sewer; and
 - Agricultural lands designation, agricultural use notice, and waiver and agricultural buffers.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging homebuyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically-pleasing landscape at their various housing projects.

Major Highway Corridor - Highway 129

The **Highway 129 Major Highway Corridor** character area includes the area between the Bibb County Line to approximately Creekside Drive and a portion of the area north of Hwy 18 West.

Recommended Development Patterns

- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhoods;
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and surrounding community;
- Nodal developments with buildings clustered at center, clearly defined edge surrounded by open space;
- Accommodation of “big-box” retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores;
- Commercial structures (shopping, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly;
- Driveway consolidation and inter-parcel connections between parking lots;
- Restrictions on the number and size of signs and billboards;
- Addition to new uses to single-use sites (e.g. restaurants and shopping added to office parks);
- Landscaping of parking areas, including tree islands to minimize visual impact on adjacent streets and uses and break up large expanse of paved parking;
- Shared parking arrangements that reduce overall parking needs;
- Reduced parking requirements for commercial developments, particularly when nearby parking alternatives are available;
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Greyfield redevelopment that converts vacant and under-utilized commercial strips to mixed use assets;
- Infill development on vacant or underutilized sites;
- Revitalization of existing commercial areas to capture more market activity and serve as a community focal point;
- Reuse of existing vacant or underutilized structures to accommodate new community facilities.

Specific Uses Allowed in the Character Area

- Neighborhood commercial
- Highway commercial
- Offices
- Public/institutional

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Highway 129 Major Highway Corridor Character Area.

- Appropriate Businesses
- Employment Options
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Prepare specific plan that incorporates the development patterns noted above.
- Amend the existing development ordinance, where necessary to implement the recommendations from this corridor plan.

Major Highway Corridor - Highway 49

The **Highway 49 Major Highway Corridor** character area includes the area along Highway 49 from the Bibb County Line to approximately Pitts Chapel Road.

Recommended Development Patterns

- Greyfield redevelopment that converts vacant and underutilized commercial strips to mixed use assets (Bibb County line to approximately Chapman Road).
- Maintenance of existing development patterns (site-built and manufactured home subdivisions, schools and recreation area) from Chapman Road to just past Mattie Wells Elementary School.
- Remainder of Corridor Area:
 - Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside from development.
 - Provide greater design flexibility in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
 - Protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations.
 - Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and with strong neighborhood identity.
 - Provide conservation and maintenance of open space for active or passive recreation use by residents of neighborhood and community.
 - Provide multiple options for landowners in order to minimize impacts on environmental resources.

Specific Uses Allowed in the Character Area

- Area between Bibb County Line and Chapman Road:
 - Urban residential
 - Neighborhood commercial
 - Highway commercial
 - Offices
 - Public/institutional

- Area between Chapman Road to just past Mattie Wells Elementary:
 - Site-built and manufactured home subdivisions
 - Recreation areas
 - Elementary and primary schools
- Remainder of Corridor Area:
 - Suburban residential
 - Municipal or public uses; public park or recreation area owned and operated by a public or private nonprofit agency; governmental or public utility building or use not to include business facilities, storage of materials, trucking or repair facilities, the housing of repair crews, private or public sanitary landfills; and
 - Convenient commercial centers no larger than 10,000 square feet with associated fuel facilities located at the nodal points of major thoroughfares designed to serve nearby residents and highway traveling public.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Highway 49 Major Highway Corridor Character Area.

- Appropriate Businesses
- Employment Opportunities
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Area between Bibb County Line and Chapman Road:
 - Prepare specific plan that incorporates the development patterns noted above.
 - Amend the existing development ordinance that implements the recommendations from this corridor plan.
- Area between Chapman Road to just past Mattie Wells Elementary:
 - Continued enforcement of existing land development regulations in this area.
- Remainder of Corridor Area:
 - Revised existing land development regulations (utilizing the DCA model code where applicable) that will encourage:
 - Conservation subdivisions (use Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances” as guide);
 - Large-lot size for individual and subdivision lots outside for areas not currently served by public water and sewer; and
 - Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;

- Creation of open space within neighborhoods and buffers between different uses;
- Minimizing the destruction of trees during housing construction;
- Encouraging homebuyers to plant trees and/or have a tree planting budget in their housing construction package; and
- Providing an aesthetically-pleasing landscape at the various housing projects.

Major Highway Corridor - Highway 57

The **Highway 57 Major Highway Corridor** character area includes the entire section of road that is located within Jones County (Bibb County Line to the Twiggs County Line).

Recommended Development Patterns

- An integrated community where commercial, and residential development is linked with the new industrial park into a village concept connected by an alternative transportation system. Rather than losing its identity, the existing rural residential development should be incorporated into the overall plan for the village and its character enhanced by what is developed around it.
- Standards set for the parking areas, streetscape, buffers, lighting, signage, and for the new development.
- Strip commercial development should be strongly discouraged along Highway 57.

Specific Uses Allowed in the Character Area

- Mixed-use village
- Rural Residential
- Limited highway commercial uses to serve travelers along Highway 57-Fall Line Freeway.
- Public/institutional including schools, police and fire stations, library, post office, other small government office buildings, and churches
- Passive recreation and open space areas to serve village

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Highway 57 Major Highway Corridor Character Area.

- Appropriate Businesses
- Open Space Preservation
- Heritage Preservation
- Housing Opportunities
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Prepare corridor plan with guidelines that will establish the linkage of residential and commercial development with the new industrial park, while incorporating the existing rural residential character.
- Amend existing development regulations, where necessary to implement the recommendations from the corridor plan.

Major Highway Corridor - Gray Bypass

The **Gray Bypass Major Highway Corridor** is identified by the route of the proposed Gray Bypass project from Highway 22 just east of the Gray to Highway 18 West in close proximity to its intersection with Highway 129.

Recommended Development Patterns

- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development. Strip commercial development should not be permitted along the bypass;
- Restrictions on number and size of signs;
- New developments that contain a mix of commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations;
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses;
- Parking lots that incorporate on-site storm water mitigation or retention features, such as pervious pavements;
- Accommodation of “big-box” retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores;
- Protection of the agricultural, historic, and scenic fabric of the surrounding area through the use of extensive buffering and other measures;
- Setting aside greenspace for trails along the Bypass;
- Standards should be set for the building design, parking areas, streetscape, buffers, lighting, signage, and architectural elements for the new development.

Specific Uses Allowed in the Character Area

- Neighborhood and highway commercial
- Offices
- Urban residential
- Public/institutional
- Open space/conservation
- Passive recreation and trails

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Gray Bypass Major Highway Corridor Character Area.

- Appropriate Businesses
- Heritage Preservation
- Open Space Preservation

- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Prepare corridor plan with guidelines that will establish the linkage of residential and commercial development while protecting the existing rural, scenic, and historic character of the surrounding area.
- Amend existing development regulations, where necessary to implement the recommendations from the corridor plan.
- Coordinate with appropriate agencies and organizations on the Gray Bypass project related to the overpass and land development near the Scenic Byway Corridor.

Industrial Park

The **Industrial Park** character area includes the tract of land off Highway 57 that has been recently purchased for a new industrial park.

Recommended Development Patterns

- Buildings in park architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for industrial park and the surrounding area;
- Restrictions on the number and size of signs;
- Structures located near street front, with parking in rear of buildings, making the park more attractive and pedestrian-friendly;
- The project is integrated with existing and planned surrounding uses, not disconnected from them;
- Portion of the site area is devoted to usable open space, such as plazas and small parks (not including landscaping);
- Shared parking arrangements that reduce overall parking needs;
- The project approximates pre-development drainage conditions and reduces water pollution potential by using measures such as on-site biofiltration;
- The buildings use sustainable, energy efficient materials and design;
- Outdoor lighting is shielded to minimize light pollution. Lighting in walkable areas is at human scale;
- There are attractive sidewalks and/or pathways leading to and through the site to promote comfortable safe walking between all destinations within the project;
- Streets have a planter strips with shade trees.
- Preserve environmentally-sensitive areas in new industrial park through clustering of industrial buildings or setting them aside for trails and greenspace.

Specific Uses Allowed in the Character Area

- Light industrial uses where the effects of the operations are not detectable beyond the boundary of the property;
- Warehousing and wholesale trade facilities;
- Office parks;
- Passive recreation areas for the park employees;
- Public/institutional uses, such as police and fire station and other small government office buildings that would service the industries and offices in the park.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Industrial Park Character Area.

- Appropriate Businesses
- Employment Options
- Environmental Protection
- Transportation Alternatives
- Growth Preparedness

Implementation Measures to Achieve Desired Development Patterns

- Prepare development plan for the new industrial park that incorporates the development patterns identified above.
- Provide the necessary infrastructure to support the industrial park.

Heavy Industrial Area

The **Heavy Industrial Area** character area encompasses the existing rock quarries and natural gas storage area near Pitts Chapel Road.

Recommended Development Patterns

- No change to existing development pattern-rock quarries and natural gas storage area.

Specific Uses Allowed in the Character Area

- Rock quarries
- Natural gas storage facilities

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Heavy Industrial Character Area.

- Appropriate Businesses
- Employment Options
- Environmental Protection

Implementation Measures to Achieve Desired Development Patterns

- Conduct an assessment of existing development regulations to determine if changes are warranted to protect the uses planned near the existing heavy industrial uses from potentially harmful impacts. If warranted, amend the regulations as required.

Future Development Map - City of Gray

The Future Development Maps (Map 2a and 2b) for the City of Gray presents a pictorial view of the future land use patterns for the area within the Gray City Limits and the final character areas.

Future Land Use

Outlined below are the residential, commercial, and industrial categories used to depict future land use development in the City of Gray through the 2030 planning period.

Rural Residential

- District meant to preserve rural character of outlying areas.
- Site-built dwellings in subdivisions with large lots.

Rural residential use are planned for a subdivision under development off of Highway 129 South.

Suburban Residential

- District promotes single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations.
- Smaller single-family lots that are ½ to ¾ acres in size would be appropriate.
- Mixed use developments, which contain small scale commercial or office in addition to residential uses, may be allowed where appropriate.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

Suburban residential uses are planned for the areas located with the Suburban Area Developing, Suburban Area Buildout and Traditional Neighborhood Stable character areas, and in portions of the newly annexed area along Highway 129 South.

Urban Residential

- District may include such residential uses as single-family houses and single-family attached, along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.
- Developments higher in density than those in rural or suburban categories should be expected in this classification.

- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed-use village development concept should be considered, which allows a variety of residential uses along with small-scale retail and office uses that are blended together under a specific design concept.

Urban residential uses are planned within the Traditional Neighborhood Declining character area and several tracts along Highway 18 East.

Commercial

- Retail sales, office, service, and entertainment facilities.

Commercial uses within the City of Gray will be confined to the downtown area, along Highway 129, the Highway 18 Connector and along Highway 22 in the extreme eastern portion of the City.

Industrial

- Light Industrial
 - Effects of the industrial operation are not detectable beyond the boundaries of the property.
 - Includes warehousing and wholesale trade facilities.

Future light industrial development is planned along Industrial Boulevard across from the Jones County Government Center.

Public/Institutional

- Includes the local and state government facilities and schools located in the City of Gray.

Transportation/Communication and Utilities

- Includes highway and railroad facilities within the City of Gray.

Park/Recreation/Conservation

- Includes the park in south Gray between Childs Street and Turnerwoods Road.

Mixed Use

- Mixed-Use Center - Predominately non-residential in character, including commercial, retail, service, and civic uses and may include residential uses within the area in stand-alone buildings or in commercial or office buildings above the first floor. Design guidelines are established to control setbacks, parking, height, density, lot coverage,

street design, architectural style, landscaping, yard treatment and buffering. These centers can become the focal point of an area where residents come to socialize, eat, shop, and entertain.

A Mixed-Use Center is planned between the Norfolk Southern Railroad and Highway 129 from the existing downtown area to the industrial area.

Character Areas

Nine character areas have been identified for the City of Gray:

- Gray Downtown
- Gray Highway Corridor
- Historic Clinton Area
- Ocmulgee-Piedmont Scenic Corridor - City of Gray Portion
- Rural Residential
- Suburban Area Developing
- Suburban Area Buildout
- Traditional Neighborhood Stable
- Traditional Neighborhood Declining

Defining Narratives

For each of the above character areas, a specific vision has been defined. This defining narrative will include:

- A written description of the recommended development patterns to be encouraged in the area;
- A listing of specific land uses to be allowed in the area;
- A listing of the Quality Community Objectives that will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

Gray Downtown

The **Gray Downtown** character area parallels Highway 11 N and Highway 18 E from Forest Street in the south to approximately Dear Acres Drive in the north. The downtown areas also extend along portions of Highway 129 S and Highway 22 E.

Recommended Development Patterns

- Shops, small businesses, public/institutional uses grouped together in an attractive mixed-use setting. Downtown serves a community focal point that is pedestrian- and bicycle-friendly and where people choose to gather for shopping, dining, socializing, and entertainment.

- Buildings are architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the downtown and surrounding area.
- Commercial structures (shopping and offices) located near the street front, with parking in the rear of buildings, making downtown area more attractive and more pedestrian-friendly.
- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the downtown area.
- Facilities for bicycles, including bike lanes, frequent storage racks.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Restrictions on the number and size of signs.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses, including tree islands to break up large expanses of paved parking.
- On-street parking where appropriate.
- Reduced parking requirements for commercial developments when nearby parking alternatives are available.
- Parking lots that incorporate on-site stormwater mitigation or retention, such as pervious pavements.
- Infill development on vacant or underutilized sites.
- Re-use of existing vacant or underutilized structures (e.g. commercial buildings, office spaces) to accommodate new community facilities.
- The buildings use sustainable, energy efficient materials, appliances, and design.

Specific Uses Allowed in the Character Area

- Commercial uses that promote the downtown area where people gather for shopping, dining, socializing, and entertainment;
- Public/institutional uses;
- Small passive parks and open space areas;
- Office buildings;
- Trailhead for south end of Ocmulgee-Piedmont Scenic Byway.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Gray Downtown Character Area.

- Employment Option
- Appropriate Businesses
- Transportation Alternatives
- Sense of Place

Implementation Measures to Achieve Desired Development Patterns

- Continue the existing Gray Station Better Hometown Program within the City of Gray that would be used as a springboard to develop an attractive, mixed-use

pedestrian/bicycle-friendly place within the downtown area where people choose to gather for shopping, dining, socializing, and entertainment.

- Establish financing mechanisms, such as special tax districts and revolving loan funds to help small business ventures with start-up capital or to act as an incentive for businesses to invest in downtown Gray.
- Continue existing business expansion and retention program in downtown Gray using recognition programs, on-going surveys, and improving competitiveness as its hallmark for success.
- Establish shop-at-downtown program to capture sales tax dollars and enhance the financial well-being of downtown businesses.
- Prepare a market analysis to identify the retail and service businesses that could be recruited to the downtown area.
- After the market analysis is completed, identify the appropriate locations for the identified types of businesses. Recruit desired businesses to these locations.
- Make improvements to downtown Gray for use as a scenic byway trailhead.

Gray Highway Corridor

The **Gray Highway Corridor** character area parallels Highway 129 S west of the Gray Downtown Character Area and the Highway 18 Connector, and also includes portions of Hwy 18 East and Hwy 22 East. The Historic Clinton Area Character Area is addressed separately.

Recommended Development Patterns

- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhoods.
- Improvement of sidewalk and street appearance and amenities of existing commercial centers and buildings.
- The project is integrated with existing and planned surrounding uses, not disconnected from them.
- The site is located in an area designated for commercial or mixed uses in the community's comprehensive plan or is part of a master planned development.
- There is more than one use in the project (retail, service, office, civic and residential).
- The project creates or contributes to a compact center or district, rather than a commercial strip.
- Percentage of surface area devoted to off-street parking for 10 or more cars is landscaped and includes canopy trees (smaller percentage for parking areas with less than 10 cars).
- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.
- The project retains existing natural amenities, including trees, or includes constructed natural amenities, and they are accessible to pedestrians.
- The project approximates pre-development drainage conditions and reduce water pollution potential by using measures such as on-site biofiltration.
- The buildings use sustainable, energy efficient materials, appliances, and design.
- Outdoor lighting is shielded to minimize light pollution. Lighting in walkable areas is at human scale.

- Surface parking lots are shared by multiple uses.
- Parking is located behind or to the side of buildings and never at corners and is generally buffered by landscaping or walls with little street visibility.
- Driveway consolidation reduces vehicle-pedestrian conflicts and reduces impacts on roadway access.
- Redevelopment that converts vacant or underutilized commercial areas to mixed use assets.
- New developments that contain a mix of residential and commercial uses at scale to compliment the surrounding area.
- Properly buffer and screen new commercial development or redevelopment sites from neighboring residential areas.

Specific Uses Allowed in the Character Area

- Commercial uses that serve the traveling public;
- Neighborhood commercial centers;
- Mixed-use centers;
- Office buildings;
- Self-storage warehouses or other light industrial uses that would blend with the neighboring residential, commercial, and public/institutional uses (between Highway 18 E and Cumslo Road south of the downtown area only);
- Public/institutional.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Gray Highway Corridor Character Area.

- Employment Option
- Appropriate Businesses
- Environmental Protection
- Transportation Alternatives
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Conduct design plan for the Highway 18 Connector portion of the character area and amend existing development ordinance to establish overlay district for this corridor that incorporates the recommendations from this plan.
- Establish corridor improvement program for the Highway 129 portion of the character area that implements the desired development patterns.
- Continue existing business expansion and retention program in this corridor using recognition programs, on-going surveys, and improving competitiveness as its hallmark for success.
- Establish shop-at-home program to capture sales tax dollars and to enhance the financial well-being of businesses along this corridor.

Historic Clinton Area

The portion of the **Historic Clinton Area** character area that is within the City of Gray includes a small tract west of Jackson Avenue.

Recommended Development Patterns

- Protect and preserve the historical integrity of the Old Clinton Historic District, including existing structures and sites and the pastoral landscape.

Specific Uses Allowed in the Character Area

- Suburban residential uses.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Historic Clinton Area Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation

Implementation Measures to Achieve Desired Development Patterns

- Implement existing preservation plan for the Old Clinton Historic District by the Jones County Historic Preservation Commission and the Old Clinton Historical Society.

Ocmulgee-Piedmont Scenic Corridor - City of Gray Portion

The section of the **Ocmulgee-Piedmont Scenic Corridor** located within the City of Gray includes the area along Highway 11 North from the Gray Downtown Character area to the City Limits.

Recommended Development Patterns

- Greyfield redevelopment that converts vacant and underutilized industrial buildings along Industrial Boulevard to light industrial assets.
- New development that contains a mix of residential, commercial, and community facility uses that complements the surrounding residential and downtown areas, blends with the redevelopment effort recommended along Industrial Boulevard, and is consistent with the overall scenic corridor objectives.
- The project creates or contributes to a compact center or district, rather than a commercial strip.
- At least 10% of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping).
- Ten percent of surface area devoted to off-street parking for 10 or more cars is landscaped and includes canopy trees (5% of parking area for less than 10 cars).
- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.

- The project retains existing natural amenities, including trees, or includes constructed natural amenities, and they are accessible to pedestrians.
- The project approximates pre-development drainage conditions and reduces water pollution potential by using measures such as on-site biofiltration.
- The buildings use sustainable, energy efficient materials, appliances, and design.
- Outdoor lighting is shielded to minimize light pollution. Lighting in walkable areas is at human scale.
- There are attractive sidewalks and/or pathways leading to and through the site to promote comfortable safe walking between all destinations within the project.
- Parking is located behind or to the side of buildings and never at corners and is generally buffered by landscaping or walls with little street visibility.
- Restrictions on the number and size of signs.
- Shared parking arrangements that reduce overall parking needs.

Specific Uses Allowed in the Character Area

- Urban residential uses
- Mixed-use center
- Office parks
- Public/institutional
- Parks/recreation
- Light industrial along Industrial Boulevard only

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Ocmulgee-Piedmont Scenic Corridor Character Area.

- Appropriate Businesses
- Environmental Protection
- Open Space Preservation
- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhood
- Infill Development
- Sense of Place

Implementation Measures to Achieve Desired Development Patterns

- Amend existing city zoning ordinance to establish an overlay zone for the scenic byway corridor that addresses signage, design, and other land use issues.
- Establish a consistent signage and landscaping program at the community entrances along the scenic byway corridor.
- Construct new bike paths and walkways in the scenic byway corridor to promote bicycle and pedestrian usage.

Rural Residential

The **Rural Residential** character area includes a subdivision currently under development off of Highway 129 South.

Recommended Development Patterns

- Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and with strong neighborhood identity.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings on conventional subdivision lots of five acres or greater.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Residential Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities

Implementation Measures to Achieve Desired Development Patterns

- Build-out of existing subdivision.
- Enforcement of existing land development regulations to maintain development patterns in the character area.

Suburban Area Developing

The **Suburban Area Developing** character area includes the northwestern, southern, and southwestern portions of the City.

Recommended Development Patterns

- Projects are to define a neighborhood that is roughly a ten-minute walk from edge to edge.
- Street trees, sidewalks, front porches, and front doors dominate streetscapes, not garage doors and driveways.
- There are plenty of housing types and sizes that most residents of the City of Gray can afford.
- Small greenspaces and playgrounds are located within ¼-mile walk of every residential unit.
- There is a neighborhood center with retail, office, a public meeting space, and/or a park or other greenspace within ½-mile of all residents (may or may not be part of project).
- On-street parking is encouraged.

- The project works with the natural topography and minimizes grading. Most natural amenities are retained, or new amenities constructed.
- The project approximates pre-development drainage conditions and reduces water pollution potential by using measures such as on-site biofiltration.
- The buildings use sustainable, energy-efficient materials, appliances, and design.
- The site is developed to preserve as many existing trees as possible, especially specimen trees.
- Streets integrate all modes of transportation, with safe sidewalks and pathways throughout.
- Streets are organized in a connected network internally and are connected to existing or planned adjacent streets. Blocks are short (<400').
- Cul-de-sacs are avoided except where absolutely necessary due to natural conditions.
- Traffic-calming measures such as curb bulb-outs are incorporated.
- Roadways are relatively narrow (e.g. 29' from curb-to-curb for local residential streets), and parking is allowed on both sides of the street.
- Sidewalks are 4-5' wide and detached, or >10' wide at the neighborhood center; 5-10' tree planter strips have shade trees planted an average of 30' on center.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations;
- Smaller single-family lots that are ½ to ¾ acres in size would be appropriate;
- Urban residential uses east of Highway 18 E and south of the Jones County Sheriff's Office complex.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Area Developing Character Area.

- Growth Preparedness
- Appropriate Businesses
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Traditional Neighborhood Design;
 - Residential infill development.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:

- Innovative lot and street layout to protect critical natural resources and promote energy conservation;
- Creation of open space within neighborhoods and buffers between different uses;
- Minimizing the destruction of trees during housing construction;
- Encouraging homebuyers to plant trees and/or have a tree planting budget in their housing construction package; and
- Providing an aesthetically-pleasing landscape at their various housing projects.

Suburban Neighborhood Buildout

The **Suburban Neighborhood Buildout** character area includes the residential subdivision located in the extreme northwestern portion of the City.

Recommended Development Patterns

- No change in existing development patterns which is single-family detached dwellings in a subdivision setting.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings in subdivision setting.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Neighborhood Buildout Character Area.

- Housing Opportunities
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Build-out of existing subdivision.
- Enforcement of existing land development regulations to maintain development patterns in the character area.

Traditional Neighborhood Stable

The **Traditional Neighborhood Stable** character area encompasses the area north and south of Highway 129 in the proximity of the Highway 18 Connector and east of Clinton; and North and south of Highway 22 just east of the downtown area.

Recommended Development Patterns

- No change in existing development patterns in currently developed areas which is mostly single-family detached dwellings in a subdivision setting.
- North of Highway 22
 - New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to above commercial/institutional area and downtown area.
 - Small greenspaces and playgrounds are located within the development.

- The project works with the natural topography and minimizes grading. Most natural amenities are retained, or new amenities constructed.
- The project approximates pre-development drainage conditions and reduce water pollution potential by using measures such as on-site biofiltration.
- The buildings use sustainable, energy-efficient materials, appliances, and design.
- The site is developed to preserve as many existing trees as possible, especially specimen trees.
- Streets integrated with safe sidewalks and pathways throughout.
- Traffic-calming measures such as curb bulb-outs are incorporated.
- Roadways are relatively narrow (e.g. 29' from curb-to-curb for local residential streets), and parking is allowed on both sides of the street.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings in subdivision setting in existing developed areas.
- North of Highway 22
 - Residential subdivisions that reflect Traditional Neighborhood Design (TDN);
 - Small parks and greenspaces.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Traditional Neighborhood Stable Character Area.

- Housing Opportunities
- Infill Development
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Traditional Neighborhood Design;
 - Residential infill development.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging homebuyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically-pleasing landscape at their various housing projects

Traditional Neighborhood Declining

The **Traditional Neighborhood Declining** character area includes the Sawmill area and the residential neighborhood located just west of the downtown area in the vicinity of Dolly Street and Martin Luther King, Jr. Boulevard.

Recommended Development Patterns

- Uninhabitable structures are removed from the neighborhood and substandard residential dwellings are rehabilitated.
- Uses that are not compatible with the residential character of the neighborhoods are gradually eliminated.
- Small greenspaces and playgrounds are located within the development.
- Vacant lots are free from litter and uncontrolled vegetative growth.
- Existing occupied lots are adequately maintained and landscaped with few if any vehicles parked in the front lawns.
- Infill residential development on vacant or underutilized sites.
- Properly buffer and screen the borders of the neighborhoods that front on commercial areas.
- Retrofitting where possible existing residential neighborhoods to improve pedestrian and bicycle accessibility.
- Increase the opportunities for homeownership in the neighborhoods.

Specific Uses Allowed in the Character Area

- Urban residential uses;
- Public/institutional uses that compliment residential character of neighborhood;
- Small parks and greenspaces.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Traditional Neighborhood Declining Character Area.

- Housing Opportunities
- Open Space Preservation
- Infill Development
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Adopt and enforce Minimum Housing Codes.
- Establish and implement program to rehabilitate deteriorated housing in this character area through grants and other financial assistance.
- Continue existing efforts to stimulate the market for first-time homebuyers and increase the supply of low- and moderate-income housing.
- Amend existing land development regulations to eliminate incompatible uses in these neighborhoods, to properly buffer and screen the borders of these neighborhoods, and to reduce and eliminate vehicles parked in the front yards.
- Establish new greenspaces and playgrounds in this character area.
- Conduct regular neighborhood clean-up campaigns in the character to eliminate litter and vegetative growth in vacant lots and the rights-of-way.
- Retrofit, where possible, existing streets for pedestrian and bicycle accessibility.

Community Issues and Opportunities - Jones County

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

Economic Development

- Lack of industrial parks that are equipped with necessary infrastructure.
- Lack of financing mechanisms to help new industries and small business ventures.
- Lack of active business recruitment and retention program.
- Lack of long-term infrastructure plan that guides, directs, and supports economic development.
- Lack of a small business entrepreneurship program.
- Maintain full-time director of Chamber of Commerce and Development Authority to recruit new businesses and industries, and to work on business retention and expansion.
- Provide quality Chamber website to attract commercial and industrial prospects.
- Maintain membership in Central Georgia Joint Development Authority and partnerships with Georgia Power, Tri-County EMC, and other regional and state economic development support organizations and institutions.
- Maintain Chamber-sponsored Leadership Jones County training.
- Outstanding historical and natural resources that provide opportunity for heritage- and eco-tourism.
- Process to measure the financial impact of heritage and eco-tourism on the community.
- Low “pull factor,” which means most of the county’s retail sales is going to neighboring residents.

Housing

- Lack of countywide minimum housing codes.
- Lack of starter homes for first-time homebuyers.
- Lack of housing authority or other mechanism to coordinate the County’s housing program.
- Encouraging developers to think “green” in their design of residential and mixed-use neighborhoods.
- Preserving and protecting historic residential resources that are endangered or may become endangered.

Natural and Cultural Resources

- Protection of the Ocmulgee and Lucas Lake Water Supply Watersheds and intakes.
- Protection of significant groundwater recharge areas.
- Protection of wetlands within Jones County.
- Protection of the Ocmulgee River Corridor.
- Protection of major scenic areas including proposed Ocmulgee-Piedmont Scenic Byway.

- Education on the importance of cluster residential developments and conservation subdivisions.
- Planning and establishment of greenspace areas in the unincorporated area of Jones County.
- Participation in DCA's Water First Program.
- Update historic resource survey of County to provide a more clear and comprehensive assessment of County's preservation needs and potential.
- Protection of significant historic/cultural resources through designated local historic districts and historic preservation commission in Jones County, and becoming a Certified Local Government.
- Promote heritage tourism as a means of showcasing Jones County's significant historic/cultural resources.
- Promote the value of historic preservation through a public education and awareness program.

Community Facilities and Services

- Getting water supply to areas that need it to meet the future growth demands.
- Inflow problems in River North Subdivision's sewerage collection system.
- Active and passive recreational parks in Haddock and other outlying areas.
- Additional supervised youth activities beyond the existing programs at the two recreational complexes.
- Cultural arts center focused on both youth and adult events and programs.
- Improve ISO rating in unincorporated Jones County.
- Financing mechanism to fund system-wide community facility projects.

Intergovernmental Coordination

- City and County governments working with each other and other local governments to provide or share appropriate services, such as public transit, tourism, parks and recreation, emergency response, E-911, homeland security, etc.
- City and County governments working with local school board on growth preparedness issues.

Transportation

- Traffic congestion along Gray Highway corridor.
- Establish attractive entranceways along major thoroughfares in Jones County.
- Commuter strategies including car- and vanpooling that will help reduce traffic between Jones County and the employment centers in Baldwin, Bibb, and Houston Counties.
- Provision of satisfactory alternative forms of transportation including transit and bicycle/pedestrian facilities in Gray-Jones County.

Community Issues and Opportunities - City of Gray

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

Economic Development

- Lack of financing mechanisms to help new small business ventures.
- Lack of active business recruitment and retention program.
- Lack of long-term infrastructure plan that guides, directs, and supports economic development.
- Lack of a small business entrepreneurship program.
- Maintain full-time director of Chamber of Commerce and Development Authority to recruit new businesses and industries, and to work on business retention and expansion.
- Provide quality Chamber website to attract commercial and industrial prospects.
- Maintain membership in Central Georgia Joint Development Authority and partnerships with Georgia Power, Tri-County EMC, and other regional and state economic development support organizations and institutions.
- Maintain Chamber-sponsored Leadership Jones County training.
- Development of downtown Gray using newly designated Better Hometown Program.
- Outstanding historical resources that provide opportunity for heritage-tourism.
- Process to measure the financial impact of heritage and eco-tourism on the community.
- Low “pull factor,” which means most of the county’s retail sales are going to neighboring residents.

Housing

- Lack of citywide minimum housing codes.
- Lack of starter homes for first-time homebuyers.
- Encouraging developers to think “green” in their design of residential and mixed-use neighborhoods.
- Preserving and protecting historic residential resources that are endangered or may become endangered.

Natural and Cultural Resources

- Protection of significant groundwater recharge areas in City of Gray.
- Protection of wetlands within City of Gray.
- Protection of major scenic areas including proposed Ocmulgee-Piedmont Scenic Byway.
- Education on the importance of cluster residential developments and conservation subdivisions.
- Participation in DCA’s Water First Program.
- Update historic resource survey of City to provide a more clear and comprehensive assessment of County’s preservation needs and potential.

- Protection of significant historic/cultural resources through designated local historic districts and historic preservation commission in City of Gray.
- Promote heritage tourism as a means of showcasing Gray's significant historic/cultural resources.
- Promote the value of historic preservation through a public education and awareness program.

Community Facilities and Services

- Getting water supply to areas that need it to meet the future growth demands.
- Inadequate wastewater treatment capacity in the City of Gray to handle future demand.
- Inflow problems in the City of Gray's sewerage collection system.
- Stormwater drainage improvement in downtown Gray.
- Active and passive recreational parks in City of Gray.
- Additional supervised youth activities beyond the existing programs at the two recreational complexes.
- Cultural arts center focused on both youth and adult events and programs.
- Financing mechanism to fund system-wide community facility projects.

Intergovernmental Coordination

- City and County governments working with each other and other local governments to provide or share appropriate services, such as public transit, tourism, parks and recreation, emergency response, E-911, homeland security, etc.
- City and County governments working with local school board on growth preparedness issues.

Transportation

- Traffic congestion along Gray Highway corridor.
- Extensive amount of traffic (including trucks) through the City of Gray's downtown area.
- Establish attractive entranceways along major thoroughfares in the City of Gray.
- Commuter strategies including car- and vanpooling that will help reduce traffic between Jones County and the employment centers in Baldwin, Bibb, and Houston Counties.
- Provision of satisfactory alternative forms of transportation including bicycle/pedestrian facilities in the City of Gray.

Implementation Program - Jones County

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the Plan. The Implementation Plan includes a Short-Term Work Program and Policies. On the following pages, the Short-Term Work Program and Policies recommended by Jones County are presented.

SHORT-TERM WORK PROGRAM FOR JONES COUNTY

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2007	2008	2009	2010	2011			
ECONOMIC DEVELOPMENT									
1	Support an active Chamber of Commerce and Development Authority and various other community organizations, such as Jones County PLAN that participate in the economic, leadership, and strategic planning process of Jones County and the City of Gray.	X	X	X	X	X	Jones County, City of Gray, Chamber, Development Authority of Jones County, Jones County PLAN	Staff Time in Budget	Jones County, City of Gray
2	Explore eco- and heritage tourism opportunities that would promote the historic, scenic, and natural resources in Jones County and the City of Gray.	X	X	X	X	X	Jones County, City of Gray, Development Authority of Jones County, Chamber of Commerce	\$2,000/yr.	Jones County, City of Gray, USDA, DCA, DNR, GEFA, GOED
3	Establish and implement a process to measure the financial impact of eco- and heritage tourism on the economies of Jones County and Gray.	X	X	X	X	X	Chamber of Commerce	Staff Time in Budget	Private Sources
4	Continue existing leadership development program to recruit and train future leaders.	X	X	X	X	X	Chamber of Commerce	\$3,500/yr.	Private Sources
5	Acquire, design (consistent with development patterns set forth in Defining Narrative), develop and market a publicly-owned industrial park and equip it with the necessary infrastructure.	X	X	X	X	X	City of Gray, Jones County, Development Authority of Jones County, Chamber of Commerce	\$5,500,000	OneGeorgia Authority, EDA, USDA, DCA, SPLOST

6	Establish financing mechanisms, such as special tax districts and revolving loan funds to help new industries and small business ventures with start-up capital or to act as an incentive for businesses to invest in the community.	X	X	X	X	X	Jones County, City of Gray, Development Authority of Jones County, Chamber of Commerce, DCA, GA Small Business Lender, Central Georgia Joint Development Authority	\$500,000	Jones County, City of Gray, Development Authority of Jones County, DCA, DCMG, CGDA, Private Sources
7	Continue existing small business entrepreneurship program.	X	X	X	X	X	Development Authority of Jones County, Chamber of Commerce, GDEcD	\$6,000/yr.	Development Authority of Jones County, GDEcD, Private Sources
8	Continue existing business expansion and retention program using recognition programs, on-going surveys, and improving competitiveness as its hallmark for success.	X	X	X	X	X	Development Authority of Jones County, Chamber of Commerce, Ga. Tech, GDEcD, DCA	\$6,000/yr.	Development Authority of Jones County, Ga. Tech, GDEcD, DCA, Private Sources
9	Maintain full-time director of the Chamber of Commerce and Development Authority.	X	X	X	X	X	Development Authority of Jones County, Chamber of Commerce	\$60,000/yr.	Development Authority of Jones County, Private Sources
10	Maintain membership in Central Georgia Joint Development Authority and partnerships with Georgia Power, Tri-County EMC, and other regional and state economic development support organizations and institutions.	X	X	X	X	X	Jones County, City of Gray, Development Authority of Jones County, Chamber of Commerce, CGJDA, Ga. Power, Tri-County EMC, Other Regional/State Org.	Staff Time in Budget	Jones County, City of Gray, Development Authority of Jones County, Private Sources
11	Conduct a target industry study to determine the appropriate industries that should locate in Gray-Jones County.		X				Development Authority of Jones County, Chamber of Commerce	\$50,000	Development Authority of Jones County, Private Sources

12	Establish a joint industrial park with Bibb and Twiggs Counties with up to 900 acres located at the intersection of all three counties.	X	X	X	X	X	Jones County, Bibb County, Twiggs County, Macon-Bibb Industrial Authority, Twiggs County Development Authority, Development Authority of Jones County, CGJDA, Macon Water Auth., GDOT	\$10,000,000	EDA, USDA, DCA, One Georgia Authority, GEFA, SPLOST, Bonds, CGDA
13	Establish shop at home program to capture sales tax dollars that are going to the larger surrounding markets.	X	X	X	X	X	Jones County, City of Gray, Chamber of Commerce, Local Merchants	\$5,000/yr.	Private Sources
14	Continue the existing Gray Station Better Hometown Program within the City of Gray that would be used as a springboard to develop an attractive, mixed-use pedestrian/bicycle-friendly place within the downtown area where people choose to gather for shopping, dining, socializing, and entertainment.	X	X	X	X	X	Gray Station BHT, City of Gray, Jones County, Development Authority of Jones County, Chamber of Commerce, DCA, University of Georgia, Private Sources	\$100,000	Gray Station BHT, City of Gray, Jones County, Development Authority of Jones County, DCA, University of Georgia, Private Sources
15	Offer specific training and education programs targeted to the special needs population to make them marketable for new jobs that are created.	X	X	X	X	X	Jones County, City of Gray, BOE, CGTC, GDOL, Chamber	\$5,000/yr.	Jones County, City of Gray, BOE, CGTC, GDOL, Private Sources
16	Continue existing database of Jones County businesses with contact and other information.	X	X	X	X	X	Chamber of Commerce	Staff Time in Budget	Private Sources
17	Continue existing "How's Your Community Doing" Campaign that establishes benchmarks of success for the local economic development program.	X	X	X	X	X	Jones County, City of Gray, Chamber, Development Authority of Jones County, Private Sector	\$2,500/yr.	Jones County, City of Gray, Development Authority of Jones County, Private Sources

18	Implement the Presidents Club from the existing civic clubs to share activities and to enhance the overall civic environment in the City and County.	X	X	X	X	X	Chamber, Development Authority of Jones County, Local Civic Clubs	Staff Time in Budget	Jones County, City of Gray, Private Sources
HOUSING									
1	Continue existing efforts to identify and demolish dilapidated housing through the enforcement of the Unsafe Building Abatement Program.	X	X	X	X	X	Jones County	\$15,000/yr.	Jones County
2	Continue existing efforts to stimulate the market for new first-time homebuyers, greater housing diversity, increase supply of low and moderate-income housing, and encourage innovative residential development design.	X	X	X	X	X	Jones County, DCA, Habitat for Humanity, Jones County PLAN, Development Authority, Private Interests	Staff Time in Budget	Jones County, City of Gray, DCA, Private Sources
3	Adopt changes in current land development regulations, that encourage residential developers to: 1) Incorporate innovative lot and street design to protect critical natural resources, encourage energy conservation, and reduce development costs; 2) Create open space within neighborhoods and buffers between different uses; and 3) Minimize the destruction of trees during construction and encourage tree planting on developed lots.		X				Jones County	Staff Time in Budget	Jones County, Urban Forest Grant
4	Based on the recently completed needs assessment, seek grants and other financial assistance for the rehabilitation of deteriorated housing.	X	X	X	X	X	Jones County, DCA	Staff Time in Budget	DCA, CHIP Program
5	Identify eligible historic residential property that is endangered of being lost.			X			Jones County Historic Preservation Commission	\$3,000	Jones County

NATURAL AND CULTURAL RESOURCES									
1	Assist the Macon Water Authority in implementing the Source Water Protection Plan for the Ocmulgee and Lucas Lake intakes.	X	X	X	X	X	Jones County, Macon Water Authority	Staff Time in Budget	Jones County
2	Enforce the existing Part V Environmental Criteria ordinances (wetlands, groundwater recharge areas, water supply watersheds and river corridor), which include coordination with local, state, and federal agencies.	X	X	X	X	X	Jones County, Jones County Health Department, U.S Army Corps of Engineers	Staff Time in Budget	Jones County
3	Establish Scenic Byway non-profit corporation and 501(c) 3 designations.	X					Development Authority of Jones County, Chamber of Commerce	\$2,000	Chamber of Commerce, Development Authority of Jones County, Private Sources
4	Amend existing county zoning ordinance to establish an overlay zone for the scenic byway corridor that addresses signage, design, and other land use issues, including the protection of the farmland viewsheds.		X	X			Scenic Byway Corporation, Jones County	Staff Time in Budget	Scenic Byway Corporation, Jones County
5	Establish a consistent signage and landscaping program at the community entrances along the scenic byway corridor.			X	X	X	Scenic Byway Corporation, Keep Jones County Clean and Beautiful, GDOT, Jones County, City of Gray, Volunteers	\$2,500/yr.	Scenic Byway Corporation, Jones County, City of Gray, GDOT, Private Sources
6	Establish passive recreation area and other improvements at the Ocmulgee River Bridge-Old Grist Mill area in East Juliette or the Dames Ferry area that allows for public access to the Ocmulgee River.				X		Scenic Byway Corporation, Keep Jones County Clean and Beautiful, DNR, Jones County, Volunteers	\$50,000	Scenic Byway Corporation, Jones County, State/Federal Grants, Private Sources
7	Construct new bike paths and walkways in the scenic byway corridor to promote bicycle and pedestrian usage.				X	X	Scenic Byway Corporation, Jones County, City of Gray, GDOT, RDC	\$150,000	Scenic Byway Corporation, Jones County, City of Gray, State/Federal Grants

8	Coordinate with appropriate agencies on the Gray Bypass project related to the overpass and land development near the Scenic Byway Corridor and the Civil War Heritage Trail.				X	X	Scenic Byway Corporation, Jones County, GDOT	Staff Time in Budget	Scenic Byway Corporation, Jones County, City of Gray, GDOT
9	Develop preservation plans for the four communities along the scenic byway route.			X	X	X	Scenic Byway Corporation, Jones County HP Commission, RDC	\$50,000	Scenic Byway Corporation
10	Develop historic and scenic turn-offs along the scenic byway route.			X	X	X	Scenic Byway Corporation, Jones County HP Commission, Jones County Clean and Beautiful, RDC, Volunteers	\$20,000	Scenic Byway Corporation, State/Federal Grants, Private Sources
11	Improve and maintain existing historic markers, add new markers and replace missing ones, as appropriate.			X	X	X	Scenic Byway Corporation, Jones County HP Commission, Volunteers	\$3,000/yr.	Scenic Byway Corporation, Private Sources
12	Make improvements to downtown Gray for use as a byway trailhead, including designing and maintaining streetscape and facades.		X	X	X	X	Gray Station Better Hometown Program, Scenic Byway Corporation, Jones County, City of Gray, DCA, University of Georgia	\$60,000	Gray Station BHT, Jones County, City of Gray, State/Federal Grants
13	Hold workshops and other public forums for builders and land developers on innovative techniques to protect sensitive natural resources, such as, cluster residential developments, conservation subdivisions, and greenspace corridors.		X				Jones County, RDC	\$5,000	Jones County
14	Develop County Greenspace Plan to identify priority areas for greenways and trails in the unincorporated area of Jones County, including the Gray Bypass and Ocmulgee River Corridors and the Agricultural Area Character Area.					X	Jones County, Public and Private Sector Stakeholders	\$35,000	Jones County, State and Federal Grants

15	Begin acquisition of the priority areas for greenways and trails identified in the County Greenspace Plan that includes the possible use of conservation easements.					X	Jones County, Trust for Public Land	\$20,000	Jones County, State and Federal Grants, Private Sources
16	Apply for DCA's Water First Program.		X				Jones County, City of Gray, DCA	Staff Time in Budget	Jones County, City of Gray
17	Make it a policy of Jones County to provide sound enforcement of erosion and sedimentation laws where development may cause adverse effects to wetlands, floodplains and streams.	X	X	X	X	X	Jones County	Staff Time in Budget	Jones County
18	Promote the best management practices for agricultural and forestry activities benefiting soil management through an education program for and dissemination of information to those involved in agricultural/forestry practices.	X	X	X	X	X	Jones County, NRCS, Georgia S&WCC, Georgia Forestry Commission	\$2,000	Jones County, NRCS, Georgia S&WCC, Georgia Forestry Commission
19	Promote the use of the National Forest and all other public lands.	X	X	X	X	X	Jones County, U.S. Forest Service, DNR, Chamber	\$2,000	Jones County, U.S Forest Service, DNR, Private Sources
20	Establish effective land use policies and regulations that protect and preserve the major park, recreation and conservation areas in Jones County, including the implementation of state/federal management plans.	X	X	X	X	X	Jones County, U.S. Forest Service, DNR	Staff Time in Budget	Jones County, U.S Forest Service, DNR
21	Promote the value of natural resources through a public awareness program, eco-tours, chamber of commerce promotions and the county's website.	X	X	X	X	X	Jones County, City of Gray, Chamber of Commerce	\$10,000	Jones County, City of Gray, Private Sources
22	Update 1988 Historic Resources Survey within the unincorporated area of Jones County and identify eligible sites and districts for placement on the National Register for Historic Places.		X				Jones County HP Commission, RDC	\$4,000	Jones County, GA DNR-EPD

23	Designate local landmarks, districts, and sites for protection in unincorporated Jones County as recommended by the Jones County Historic Preservation Commission.	X	X	X	X	X	Jones County HP Commission, Jones County, RDC	\$6,000	Jones County
24	Promote the value of historic preservation through public education programs, chamber of commerce promotions, heritage tours, and county website.	X	X	X	X	X	Jones County, City of Gray, Chamber of Commerce, Jones County Historic Preservation Comm., Gray Historic Preservation Comm., Old Clinton Historical Society, History and Heritage, Inc.	\$10,000	Jones County, City of Gray, Private Sources
25	Protect the rural character and historical agricultural context of the county through tax incentives, conservation easements, and land use planning.	X	X	X	X	X	Jones County, Non-Profit Land Trusts	\$5,000/yr.	Jones County
26	Apply for Certified Local Government Status.		X				Jones County, Jones County Historic Preservation Commission, RDC	Staff Time in Budget	Jones County
27	Increase public awareness of the National Register of Historic Places Program, Centennial Farm Program, and the Georgia African-American Historic Preservation Network and other related preservation programs.	X	X	X	X	X	Jones County, City of Gray, Jones County Historic Preservation Comm., Gray Historic Preservation Comm., Old Clinton Historical Society, History and Heritage, Inc., Ga. DNR-HPD, RDC	\$1,000/yr.	Jones County, City of Gray Private Sources
28	Provide guide for historic sites throughout Jones County and the City of Gray.	X	X	X	X	X	Jones County, City of Gray, Jones County Historic Preservation Comm., Gray Historic Preservation Comm., Old Clinton Historical Society, History and Heritage, Inc.	\$5,000	Jones County, City of Gray, DCA, DNR-HPD

COMMUNITY FACILITIES AND SERVICES									
1	Implement Jones County/City of Gray water system enhancement project.	X	X	X	X	X	Jones County, City of Gray, Development Authority of Jones County, Chamber of Commerce, Macon Water Authority	\$500,000	SPLOST
2	Establish plan to improve sewerage system inflow problems at the River North Subdivision.		X				Jones County	\$50,000	Jones County
3	Establish long-term water and sewerage infrastructure plan in coordination with the land use, economic development and fire prevention plans for Jones County and City of Gray.		X	X			Jones County, City of Gray, Development Authority of Jones County, Macon Water Authority, RDC	\$100,000	Jones County, City of Gray, Development Authority of Jones County, State/Federal Grants
4	Construct recreational complex in the Haddock area to include a swimming pool, ballfields, tennis courts, community center, family pavilion and other active and passive facilities.		X				Jones County	\$750,000	Jones County, City of Gray, Development Authority of Jones County, State/Federal Grants
5	Prepare a plan that identifies future active and passive recreation areas that is the best "fit" for the area in which it is to be located.			X			Jones County, City of Gray	\$50,000	DNR, DCA, Jones County, City of Gray
6	Construct a boat launch area on the Ocmulgee River.		X				Jones County, US Forest Service, DNR	\$75,000	US Forest Service, DNR, Jones County
7	Establish and implement an academy to promote music and the performing arts for the youth of Gray and Jones County.	X	X	X	X	X	Private Citizens, Jones County, City of Gray	\$75,000	Private Sources
8	Construct a cultural arts center designed initially to provide music and performing arts enrichment for the youth in Gray and Jones County with later expansion for all ages.			X			Jones County, City of Gray, Private Citizens	\$350,000	State, Local, and Private Sources
9	Conduct a study on the feasibility of moving to a full-time fire department.			X			Jones County	Staff Time in Budget	Jones County

10	Construct a fire training center.		X				Jones County	\$350,000	Jones County State/Federal Grants
11	Construct a new fire station on Highway 18.		X				Jones County	\$250,000	Jones County State/Federal Grants
12	Implement the Phase II Stormwater Management Program in southern Jones County	X	X	X	X	X	Jones County, DNR	Staff Time in Budget	Jones County
13	Develop and implement a joint City-County Impact Fee System (includes Capital Improvements Element) to help finance system-wide community facility projects.	X	X	X	X	X	Jones County, Development Authority of Jones County, Chamber of Commerce, City of Gray Ross + Associates	\$80,000	Jones County, City of Gray
14	Partner with Jones County Community Partnership (formerly Family Connection), Adult Literacy Program, CGTC to decrease adult illiteracy and increase percentage of graduates.	X	X	X	X	X	Jones County, City of Gray, JCCP, Adult Literacy Program, CGTC	\$15,000	Jones County, City of Gray, CGTC, Private Sources
15	Establish and implement incentive program for law enforcement recruits and replacements.				X		Jones County	\$50,000	Jones County, State, Private Sources
16	Plan and construct training facility for firefighters.		X	X			Jones County	\$30,000	SPLOST
17	Investigate the feasibility of a water authority for the City and County.	X	X	X			Jones County, City of Gray	Staff Time in Budget	Jones County, City of Gray
18	Work with Jones County Development Authority to expand tax base that would contribute to the expansion of water and sewer service.	X	X	X	X	X	Jones County, Development Authority of Jones County	\$100,000	Jones County, Development Authority of Jones County, State Sources
19	Continue to work towards local goal of reducing solid waste by recycling, education, and availability.	X	X	X	X	X	Jones County, City of Gray	\$1,000	Jones County, City of Gray

INTERGOVERNMENTAL COORDINATION									
1	Establish and implement a mechanism for Jones County to work with other governments to provide or share appropriate services.	X	X	X	X	X	Jones County, Neighboring Local Governments	Staff Time in Budget	Jones County
2	Establish and implement a mechanism for Jones County to coordinate with the Jones County Board of Education on growth preparedness issues.	X	X	X	X	X	Jones County, Jones County Board of Education	Staff Time in Budget	Jones County, BOE
TRANSPORTATION SYSTEM									
1	Implement the FY 2007-2009 State Transportation Improvement Program (STIP) for Jones County that includes the Gray Bypass.	X	X	X			GDOT, Jones County, City of Gray	\$10, 673,000	Federal/State/Other Sources
2	Participate in the Macon Area Transportation Study.	X	X	X	X	X	Jones County, MATS, GDOT, FHWA	Staff Time in Budget	Jones County
3	Establish attractive entranceways to Jones County that are outside the scenic byway corridor.		X	X	X	X	Keep Jones County Clean and Beautiful, GDOT, Jones County, Volunteers	\$10,000	Jones County, GDOT, Private Sources
4	Study the feasibility of park and ride lots and other commuter strategy choices.				X	X	GDOT, Jones County, City of Gray, Middle Georgia Clean Air Coalition	\$15,000	GDOT, Clean Air Coalition
5	Acquire the right-of-way for a shared-use trail in the Jones County portion of the abandoned rail line from Macon to Milledgeville.			X	X	X	CGRTA, Inc.	\$3 Million	CGRTA, Inc., State and Federal Funds

6	Implement existing plan to pave all dirt roads in the unincorporated area of the county on priority basis.	X	X	X	X	X	Jones County	\$2.5 Million	Jones County, GDOT
7	Plan and establish inter-connecting bike trails and sidewalks that include Clinton, Highway 18 Connector, new high school, and recreation park on Highway 18.	X	X	X	X	X	Jones County, City of Gray	\$150,000	Jones County, City of Gray, GDOT
8	Plan and establish sidewalks on Dusty Lane, Haddock area, and City of Gray.	X	X	X	X	X	Jones County, City of Gray	\$450,000	Jones County, City of Gray, GDOT, CDBG
9	Coordinate with Ga. DOT to install traffic lights at Highway 49 at Joycliff Road; Highway 49 at Henderson Road; and Highway 129 at Greene Settlement Road.	X	X	X	X	X	Jones County, GDOT	\$65,000	GDOT
10	Establish and implement a prioritized bridge maintenance program within Jones County based on the latest bridge inspection reports, local needs, and other data.	X	X	X	X	X	Jones County, GDOT, MATS	\$150,000	Jones County, GDOT
11	Establish a continuous safety and customer service training program for transit van operators.	X	X	X	X	X	Jones County, MGCAA	Staff Time in Budget	Jones County, MGCAA
12	Conduct a study on how existing transit service can coordinate with the Macon Transit Authority system to reduce congestion and improve air quality.					X	Jones County, MGCAA, MTA, MATS, MGCAC	\$25,000	FTA, GDOT, MGCAA, Jones County
13	Prepare a Multi-County Transportation Plan for Butts, Jones, and Monroe Counties.		X				Jones County, Butts County, Monroe County, GDOT, McIntosh Trail RDC, MGRDC	\$200,000	GDOT, Jones County, Butts County, Monroe County

14	Coordinate with GDOT and Jones County Commission on the maintenance of the roads and rights-of-way along the scenic byway corridor, and reducing the impact of any future road improvement on the scenic quality of the byway.	X	X	X	X	X	Scenic Byway Corporation, GDOT, Jones County	Staff Time in Budget	Scenic Byway Corporation
15	Coordinate and cooperate with Norfolk Southern Railroad in the areas of vegetation control and appearance of railroad properties along the scenic byway.	X	X	X	X	X	Scenic Byway Corporation, Norfolk Southern Railway	Staff Time in Budget	Scenic Byway Corporation, Norfolk Southern Railway
LAND USE AND CHARACTER AREAS									
1	Encourage development only where infrastructure can support it, through the development of an infrastructure expansion plan that is consistent with the gradual expansion of the urban development boundary recommended in the Future Development Map.	X	X	X	X	X	Jones County, City of Gray	Staff Time in Budget	Jones County, City of Gray
2	Continue to implement the Macon Water Authority's Reservoir Protection Plan in the Conservation Area and Greenspace Character Area.	X	X	X	X	X	Macon Water Authority	Staff Time in Budget	Macon Water Authority
3	Establish specific buffer zone near Lucas Lake protection area and existing hunting preserve.			X			Jones County, MWA, Private Interests	Staff Time in Budget	Jones County
4	Establish and Implement Ocmulgee River Overlay Zone that implements recommended development patterns identified in the Community Agenda.			X	X	X	Jones County, Private Stakeholders	Staff Time in Budget	Jones County
5	Explore various options, including amending the land development regulations to prevent the intrusion of incompatible development along the periphery of the National/State Forest and WMAs.				X		Jones County, U.S. Forest Service, DNR	Staff Time in Budget	Jones County

6	Explore various options to protect, preserve and promote the natural and historic resources along or near the rail-to-trail facility.					X	Jones County, CGRTA, Inc., Jones County Historic Preservation Commission, DNR, RDC, Private Stakeholders, Chamber	Staff Time in Budget	Jones County, DNR, Private Sources
7	Revise existing land development regulations that will encourage: 1) Conservation subdivisions; 2) Larger minimum lot size for individual and subdivision lots outside of areas not currently served by public water and sewer and to protect farmland and rural character; 3) Agricultural land designation , agricultural use notice and waiver, and agricultural buffers; 4) Mixed-use developments and village centers; 5) Residential infill development; 6) Cluster development; and 7) Traditional neighborhood design.	X	X	X	X	X	Jones County	Staff Time in Budget	Jones County
8	Create incentives for developers to think “green” in their design of residential neighborhoods in the various character areas.	X	X	X	X	X	Jones County	Staff Time in Budget	Jones County
9	Educate landowners (area between Government Center, Bradley, Wayside, and Round Oak) on techniques to protect farmland viewsheds and related benefits.		X	X			Scenic Byway Corporation, Property Owners	\$2,500/yr	Scenic Byway Corporation
10	Sponsor annual clean-up events along the scenic byway.		X	X	X	X	Scenic Byway Corporation, Keep Jones County Clean and Beautiful, Piedmont NWR, Community Organizations and Volunteers	\$2,000/yr.	Scenic Byway Corporation, Keep Jones County Clean and Beautiful, Piedmont NWR, Private Sources
11	Establish the State Adopt-a-Highway Program along the scenic byway.		X	X	X	X	Scenic Byway Corporation, GDOT, Keep Jones County Clean and Beautiful, Community Organizations, Volunteers	Staff and Volunteer Time	Volunteer Time, and GDOT Provided Supplies

12	Establish a comprehensive conservation plan for the Piedmont National Wildlife Refuge.			X			Piedmont National Wildlife Refuge	\$50,000	U.S Fish and Wildlife Service
13	Provide assistance and sponsorship to the Juliette Road cleanup and the hiking trail cleanup at the Piedmont National Wildlife Refuge.		X	X	X	X	Piedmont National Wildlife Refuge, Scenic Byway Corporation, GDOT, Keep Jones County Clean and Beautiful, Community Organizations, Volunteer	Staff and Volunteer Time	U.S Fish and Wildlife Service; Private Sources; Volunteers
14	Conduct annual butterfly survey and Christmas bird count at the Piedmont National Wildlife Refuge.		X	X	X	X	Scenic Byway Corporation, Piedmont NWR, Volunteers	Staff and Volunteer Time	Volunteers, Piedmont NWR
15	Designate local historic districts in portions of the City of Gray and in the communities of Bradley, Wayside, Round Oak, and East Juliette.			X			Gray Historic Preservation Commission, Jones County HP Commission	\$10,000	City of Gray, Jones County, Scenic Byway Corporation
16	Conduct workshops in association with the Jones County Historic Preservation Commission for economic developers, business owners, and citizens along the byway on public and private funding sources available for the protection and promotion of the historic resources and how best to secure this funding.		X		X		Scenic Byway Corporation, Jones County HP Commission	\$2,500	Scenic Byway Corporation, Jones County
17	Plan and implement special events and publications to highlight the byway to the target markets, including the promotion of Native American, railroad and Civil War history and the recreational qualities along the byway, in coordination with events held at the Piedmont National Wildlife Refuge, Jarrell Plantation, Old Clinton, and the Ocmulgee River.		X	X	X	X	Scenic Byway Corporation, Chamber, Ga. DecD, U.S Fish & Wildlife Service (PNWR), Jarrell Plantation, Old Clinton Historic Society, Norfolk Southern RR, Georgia Civil War Commission, Volunteers	\$5,000/yr.	Scenic Byway Corporation, Chamber, Ga. DecD, PNWR, DNR (Jarrell Plantation), Old Clinton Historic Society, Norfolk Southern RR, Georgia Civil War Commission, Private Sources
18	Establish and implement a marketing consortium with other scenic byway organizations in the area.		X	X	X	X	Scenic Byway Corporation, Chamber, Other Byway Organizations	\$3,000/yr.	Scenic Byway Corporation, Chamber, Other Byway Organizations

19	Continue implementation of River North development plan.	X	X	X	X	X	Private Developer, River North Communities Association	Cost Unknown	Private Sources, River North Communities Association
20	Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.			X			Jones County	Staff Time in Budget	Jones County
21	Continue to implement existing preservation plan for the Old Clinton Historic District.	X	X	X	X	X	Jones County Historic Preservation Commission, Old Clinton Historic Society	Staff Time in Budget	Jones County, Private Sources
22	Purchase threatened greenspace areas in the Old Clinton Historic District.		X	X			Old Clinton Historic Society	\$500,000	State, Federal and Private Sources
23	Conduct a review, and revise if necessary, existing buffer and screening regulations to insure protection of the Old Clinton Historic District.			X	X		Jones County, Jones County Historic Preservation Commission	Staff Time in Budget	Jones County
24	Complete the red barn renovation project.		X				Old Clinton Historic Society	\$10,000	State, Federal, and Private Sources
25	Complete the archeological interpretation of the tan yard and surrounding 13-acre tract.			X	X		Old Clinton Historic Society	\$ 50,000	State, Federal, and Private Sources
26	Construct the tan yard building.				X	X	Old Clinton Historic Society	\$100,000	State, Federal, and Private Sources
27	Construct the various trails described in the Defining Narrative section.				X	X	Old Clinton Historic Society	\$125,000	State, Federal, and Private Sources

28	Prepare community plans for Haddock and James communities.				X	X	Jones County, Haddock Community Action Program, UGA, DCA, RDC	\$40,000	Jones County, State, and Federal Sources
29	Amend existing development regulations, where necessary, to implement the recommendations from the two community plans.					X	Jones County	Staff Time in Budget	Jones County
30	Conduct historic resource survey for the Haddock and James communities and, if warranted, pursue National Register nominations and local historic district designations.			X	X	X	Jones County Historic Preservation Commission, Haddock Community Action Program, Ga. DNR-EPD	\$10,000	Jones County, State and Federal Sources
31	Identify and demolish unsafe abandoned structures in the Haddock area.		X	X	X	X	Jones County, Private Owners	\$10,000	Jones County, Private Sources
32	Develop specific plan for Highway 129 corridor that incorporates recommended development patterns specified in the Defining Narrative; and amend existing development ordinance, where necessary to implement the recommendations from this corridor plan.				X	X	Jones County, Private Stakeholders, UGA, RDC, DCA	\$25,000	Jones County
33	Develop specific plan for Highway 49 corridor between Bibb County Line and Chapman Road that incorporates recommended development patterns specified in the Defining Narrative; and amend existing development ordinance, where necessary to implement the recommendations from the corridor plan.			X	X		Jones County, Private Stakeholders, UGA, RDC, DCA	\$15,000	Jones County
34	Prepare plan for Highway 57 corridor with guidelines that will establish the linkage of residential and commercial development with the new industrial park, while incorporating the existing rural residential character; and amend existing development ordinance, where necessary to implement the recommendations from the corridor plan.		X	X			Jones County, Private Stakeholders, UGA, RDC, DCA	\$15,000	Jones County

35	Prepare plan for Gray Bypass corridor with guidelines that will establish the linkage of residential and commercial development while protecting the existing rural, scenic, and historic character of the surrounding area, including the intersections of the Scenic Byway and the Civil War Heritage Trail; and amend existing development ordinance, where necessary to implement the recommendations from the corridor plan.		X	X			Jones County, Private Stakeholders,, UGA, RDC, DCA	\$15,000	Jones County
36	Coordinate with appropriate agencies and organizations on the Gray Bypass project related to the overpass and land development near the Scenic Byway Corridor.	X	X	X	X		Jones County, GDOT, Ga. DNR, Old Clinton Historic Society	Staff Time in Budget	Jones County, GDOT, GA. DNR
37	Conduct an assessment of existing development regulations to determine if changes are warranted to protect uses planned near the existing heavy industrial uses from potentially harmful impacts and, if warranted, amend the regulations as required.					X	Jones County	Staff Time in Budget	Jones County

Policies

Below are the policies Jones County will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision and addressing the Issues and Opportunities.

Economic Development

- We will support an active Chamber of Commerce and Development Authority and various other community organizations that participate in the economic, leadership, and strategic planning process of Jones County.
- We will support tourism programs that promote the county's rich historic, scenic, and natural resources, and measure the financial impact such programs have on Gray-Jones County.
- We will continue to support leadership development programs that recruit and train future leaders of Jones County.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to create an atmosphere in which entrepreneurial enterprise is nurtured in the county.
- We will encourage the development of various funding mechanisms to help new industries and small business ventures.
- We will continue to support the efforts of the Gray Station Better Hometown Program to develop an attractive and economically vibrant downtown area that serves as an important focal point of the community.
- We will continue to work with the Central Georgia Development Authority, Georgia Power, Tri-County EMC, and other regional and state economic development support organizations and institutions.
- We will encourage entities engaged in economic development and business support to develop working relationships with local businesses and industries to have greater insight into specific needs and concerns of those companies.
- We will continue to work with local colleges and technical schools to provide educational opportunities and job skills training for local citizens.

Housing

- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will ensure development to provide for a variety of residential types and densities for our diverse population that will enable the city to be competitive in most housing market sectors.
- We will promote residential amenities, such as parks, open space, and other features that add to the quality of life and enjoyment of the residential experience.

- We will continue to encourage high quality housing through the continued enforcement of local building codes and regulations.
- We will eliminate substandard or dilapidated housing in our community by establishing minimum housing codes and a process to administer and enforce those codes.
- We will continue to support efforts to provide affordable housing to qualified citizens.
- We will promote safe, walkable neighborhoods.
- We will encourage home ownership.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Natural and Cultural Resources

- We will continue to develop and maintain regulations for the protection of natural resources within the county, such as water supply watersheds, wetlands, groundwater recharge areas, river corridors, and other natural resources deemed important.
- We will support enhanced solid waste reduction and recycling initiatives.
- We will develop and manage land and transportation networks to ensure the quality of our air and water.
- We will ensure safe and adequate supplies of water through protection of groundwater sources.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological, or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact development and preservation of open space.
- We will continue to promote the protection of and maintenance of trees and open space in all new development.
- We will continue to protect our historic districts from encroachment of incompatible building designs.

Community Facilities and Services

- We will continue to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- We will provide facilities and materials necessary to remain responsive in the face of growth.
- We will ensure that new development does not cause a decline in locally adopted levels of service.

- We will ensure that capital improvements needed to accommodate the impacts of new development are made concurrent with such development.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified as suitable for such development.
- The community will seek ways for new growth to pay for itself to the maximum extent possible.
- We will continue to provide recreational and cultural programs and facilities for all segments of the population.
- We will continue to invest in parks and open space to enhance the quality of life for our citizens.
- We will seek additional funding sources that will assist in the development and upgrade of county parks.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Transportation

- We will address the location, design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure, and development of the community.
- We will make decisions that encourage alternative transportation choices, including transit and bicycle/pedestrian.
- We will target transportation improvements to support desired development patterns for the community.
- We will promote connectivity of our road network.
- Our new and reconstructed roadways will be designed to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, such as pedestrian facilities and bike routes as well as vehicular circulation.

- We will ensure that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods and economic viability of the Gray downtown area.

Implementation Program - City of Gray

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the Plan. The Implementation Plan includes a Short-Term Work Program and Policies. On the following pages, the Short-Term Work Program and Policies recommended by the City of Gray are presented.

SHORT-TERM WORK PROGRAM FOR CITY OF GRAY

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2007	2008	2009	2010	2011			
ECONOMIC DEVELOPMENT									
1	Support an active Chamber of Commerce and Development Authority and various other community organizations, such as Jones County PLAN that participate in the economic, leadership, and strategic planning process of Jones County and the City of Gray.	X	X	X	X	X	Jones County City of Gray	Staff Time in Budget	Jones County, City of Gray
2	Explore eco- and heritage tourism opportunities that would promote the historic, scenic, and natural resources in Jones County and the City of Gray.	X	X	X	X	X	Jones County, City of Gray, Development Authority of Jones County, Chamber of Commerce	\$2,000/yr	Jones County, City of Gray, USDA, DCA, DNR, GEFA, GOED
3	Continue existing leadership development program to recruit and train future leaders.	X	X	X	X	X	Chamber of Commerce	\$3,500/yr.	Private Sources
4	Establish financing mechanisms, such as special tax districts and revolving loan funds to help new industries and small business ventures with start-up capital or to act as an incentive for businesses to invest in the community, including the downtown area.		X	X	X	X	Jones County, City of Gray, Development Authority of Jones County, Chamber of Commerce, DCA, Georgia Small Business Lender, Central Georgia Joint Development Authority, Gray Station BHT Program	\$500,000	Jones County, City of Gray, Development Authority of Jones County, DCA, DCMG, CGDA, Private Sources

5	Acquire, develop, and market a publicly-owned industrial park and equip them with the necessary infrastructure.	X	X	X	X	X	City of Gray, Jones County, Development Authority of Jones County, Chamber of Commerce	\$5,500,000	OneGeorgia Authority, EDA, USDA, DCA, SPLOST
6	Continue existing small business entrepreneurship program.	X	X	X	X	X	Development Authority of Jones County, Chamber of Commerce, GDEcD	\$6,000/yr.	Development Authority of Jones County, GDEcD, Private Sources
7	Continue existing business expansion and retention program using recognition programs, on-going surveys, and improving competitiveness as its hallmark for success.	X	X	X	X	X	Development Authority of Jones County, Chamber of Commerce, GDEcD, Ga. Tech, DCA, Gray Station Better Hometown Program	\$6,000/yr.	Development Authority of Jones County, Ga. Tech, GDEcD, DCA, Private Sources
8	Maintain full-time director of the Chamber of Commerce and Development Authority.	X	X	X	X	X	Development Authority of Jones County, Chamber of Commerce	\$60,000	Development Authority of Jones County, Private Sources
9	Maintain membership in Central Georgia Joint Development Authority and partnerships with Georgia Power, Tri-County EMC, and other regional and state economic development support organizations and institutions.	X	X	X	X	X	Jones County, City of Gray, Development Authority of Jones County, Chamber of Commerce, CGDA, Georgia Power, Tri-County EMC, Other Regional/State Organ.	Staff Time in Budget	Jones County, City of Gray, Development Authority of Jones County, Private Sources
10	Establish shop-at-home program to capture sales tax dollars that are going to the larger surrounding markets.	X	X	X	X	X	Jones County, City of Gray, Chamber of Commerce, Local Merchants, Gray BHT Program	\$5,000/yr.	Private Sources
11	Conduct a target industry study to determine the appropriate industries that should locate in Gray-Jones County.		X				Development Authority of Jones County, Chamber of Commerce	\$50,000	Development Authority of Jones County, Private Sources

12	Continue the existing Gray Station Better Hometown Program within the City of Gray that would be used as a springboard to develop an attractive, mixed-use pedestrian/bicycle friendly place within the downtown area where people choose to gather for shopping, dining, socializing, and entertainment (includes market analysis and business location and recruitment)	X	X	X	X	X	Gray Station BHT, City of Gray, Jones County, Development Authority of Jones County, Chamber of Commerce, DCA, Univ. of Georgia, Private Sources	\$100,000	Gray Station BHT, City of Gray, Jones County, Development Authority of Jones County, DCA, University of Georgia, Private Sources
13	Continue the existing database of Jones County businesses with contact and other information.	X	X	X	X	X	Chamber of Commerce	Staff Time in Budget	Private Sources
14	Offer specific training and education programs targeted to the special needs population to make them marketable for new jobs that are created.	X	X	X	X	X	Jones County, City of Gray, BOE, CGTC, GDOL, Chamber	\$5,000/yr.	Jones County, City of Gray, BOE, CGTC, GDOL, Private Sources
15	Continue the existing "How's Your Community Doing" Campaign that establishes benchmarks of success for the local economic development program.	X	X	X	X	X	Jones County, City of Gray, Chamber, Development Authority of Jones County, Private Sector	\$2,500/yr.	Jones County, City of Gray, Development Authority of Jones County, Private Sources
16	Implement the Presidents Club from the existing civic clubs to share activities and to enhance the overall civic environment in the City and County.	X	X	X	X	X	Chamber, Development Authority of Jones County, Local Civic Clubs	Staff Time in Budget	Jones County, City of Gray, Private Sources
HOUSING									
1	Adopt and enforce Minimum Housing Codes		X	X	X	X	City of Gray	\$5,000/yr.	City of Gray
2	Continue existing efforts to stimulate the market for first-time homebuyers, greater housing diversity, increase the supply of low- and moderate-income housing and encourage innovative residential development design.	X	X	X	X	X	Jones County, City of Gray, DCA, Habitat for Humanity, Jones County PLAN, Development Authority of Jones County, Private Interests	Staff Time in Budget	Jones County, City of Gray, DCA, Private Sources

3	Adopt changes in current land development regulations, that encourage residential developers to: 1) Incorporate innovative lot and street design to protect critical natural resources, encourage energy conservation, and reduce development costs; 2) Create open space within neighborhoods and buffers between different uses; and 3) Minimize the destruction of trees during construction and encourage tree planting on developed lots.		X					City of Gray	Staff Time in Budget	City of Gray, Urban Forest Grant
4	Identify eligible historic residential property that is endangered of being lost.			X				Gray Historic Preservation Commission	\$1,000	City of Gray
NATURAL AND CULTURAL RESOURCES										
1	Enforce the existing Part V Environmental Criteria ordinances (wetlands and groundwater recharge areas), which include coordination with local, state, and federal agencies.	X	X	X	X	X		City of Gray, Jones County Health Department, U.S. Army Corps of Engineers	Staff Time in Budget	City of Gray
2	Establish Scenic Byway non-profit corporation and 501 (c) 3 designation.	X						Development Authority of Jones County, Chamber of Commerce	\$2,000	Chamber of Commerce, Development Authority of Jones County, Private Sources
3	Amend existing city zoning ordinance to establish an overlay zone for the scenic byway corridor that addresses signage, design, and other land use issues.		X	X				Scenic Byway Corporation, City of Gray	Staff Time in Budget	Scenic Byway Corporation, City of Gray
4	Establish a consistent signage and landscaping program at the community entrances along the scenic byway corridor.			X	X	X		Scenic Byway Corporation, Keep Jones County Clean and Beautiful, GDOT, Jones County, City of Gray, Volunteers	\$2,500/yr.	Scenic Byway Corporation, Jones County, City of Gray, GDOT, Private Sources
5	Construct new bike paths and walkways in the scenic byway corridor to promote bicycle and pedestrian usage.				X	X		Scenic Byway Corporation, Jones County, City of Gray, GDOT, RDC	\$150,000	Scenic Byway Corporation, Jones County, City of Gray, State/Federal Grants

6	Make improvements to downtown Gray for use as a scenic byway trailhead.		X	X	X	X	Gray Station Better Hometown Program, Scenic Byway Corporation, Jones County, City of Gray, DCA, University of GA	\$60,000	Gray Station BHT, Jones County, City of Gray, State/Federal Grants
7	Hold workshops and other public forums for builders and land developers on innovative techniques to protect sensitive natural resources, such as cluster residential developments, conservation subdivisions, and greenspace corridors.		X				City of Gray, RDC	\$5,000	City of Gray
8	Apply for DCA's Water First Program.		X				Jones County, City of Gray, DCA	Staff Time in Budget	Jones County, City of Gray
9	Make it a policy of the City of Gray to provide sound enforcement of erosion and sedimentation laws where development may cause adverse effects to wetlands, floodplains, and streams.	X	X	X	X	X	City of Gray	Staff Time in Budget	City of Gray
10	Promote the value of natural resources through a public awareness program, eco-tours, chamber of commerce promotions and the county's website.	X	X	X	X	X	Jones County, City of Gray, Chamber of Commerce	\$10,000	Jones County, City of Gray, Private Sources
11	Update 1988 Historic Resources Survey within the City of Gray and identify eligible sites and districts for placement on the National Register for Historic Places.		X				Gray HP Commission, RDC	\$1,000	City of Gray, GA DNR-EPD
12	Establish locally designated Historic Districts in City of Gray as recommended by the Gray Historic Preservation Commission.	X	X	X	X	X	Gray Historic Preservation Commission, City of Gray, RDC	\$2,000	City of Gray
13	Establish a public education and awareness program to promote the value of historic preservation for residents in the City of Gray	X	X	X	X	X	Gray Historic Preservation Commission, City of Gray, RDC	\$2,000	City of Gray

14	Increase public awareness of the National Register of Historic Places Program, Centennial Farm Program, and the Georgia African-American Historic Preservation Network and other related preservation programs.	X	X	X	X	X	Jones County, City of Gray, Jones County Historic Preservation Comm., Gray Historic Preservation Comm., Old Clinton Historical Society, History and Heritage, Inc., Ga. DNR-HPD, RDC	\$1,000/yr.	Jones County, City of Gray Private Sources
15	Provide guide for historic sites throughout Jones County and the City of Gray.	X	X	X	X	X	Jones County, City of Gray, Jones County Historic Preservation Comm., Gray Historic Preservation Comm., Old Clinton Historical Society, History and Heritage, Inc.	\$5,000	Jones County, City of Gray, DCA, DNR-HPD
16	Promote the value of historic preservation public education programs, chamber of commerce promotions, heritage tours and county website.	X	X	X	X	X	Jones County, City of Gray, Chamber of Commerce, Jones County Historic Preservation Comm., Gray Historic Preservation Comm., Old Clinton Historical Society, History and Heritage, Inc.	\$10,000	Jones County, City of Gray, Private Sources
COMMUNITY FACILITIES AND SERVICES									
1	Implement Jones County/City of Gray water system enhancement project.	X	X	X	X	X	Jones County, City of Gray, Development Authority of Jones County, Chamber of Commerce, Macon Water Authority	\$500,000	SPLOST
2	Expand City of Gray's wastewater treatment capacity.	X	X	X	X	X	City of Gray	\$12,000,000	City of Gray, USDA, DCA, GEFA

3	Establish and implement plan to improve sewerage system inflow problems in the City of Gray's sewerage collection system.	X	X	X	X	X	City of Gray	\$500,000	City of Gray
4	Establish long-term water and sewerage infrastructure plan in coordination with the land use and economic development plans for Jones County and City of Gray.		X	X			Jones County, City of Gray, Development Authority of Jones County, Macon Water Authority, RDC	\$100,000	Jones County, City of Gray, Development Authority of Jones County, State/Federal Grants
5	Establish and implement a plan to improve stormwater drainage in downtown Gray.		X	X	X	X	City of Gray, Gray Station BHT	\$250,000	City of Gray
6	Develop and implement a joint City-County Impact Fee System (includes Capital Improvements Element) to help finance system-wide community facility projects.	X	X	X	X	X	Jones County, Development Authority of Jones County, Chamber of Commerce, City of Gray, Ross + Associates	\$80,000	Jones County, City of Gray
7	Partner with Jones County Community Partnership (formerly Family Connection), Adult Literacy Program, CGTC to decrease adult illiteracy and increase percentage of graduates	X	X	X	X	X	Jones County, City of Gray, JCCP, Adult Literacy Program, CGTC	\$15,000	Jones County, City of Gray, CGTC, Private Sources
8	Investigate the feasibility of a water authority for the City and County.	X	X	X			Jones County, City of Gray	Staff Time in Budget	Jones County, City of Gray
9	Continue to work towards local goal of reducing solid waste by recycling, education, and availability.	X	X	X	X	X	Jones County, City of Gray	\$1,000	Jones County, City of Gray
10	Prepare a plan that identifies future active and passive recreation areas that is the best "fit" for the area in which it is to be located.			X			Jones County, City of Gray	\$50,000	DNR, DCA, Jones County, City of Gray
11	Establish and implement an academy to promote music and the performing arts for the youth of Gray and Jones County	X	X	X	X	X	Private Citizens, Jones County, City of Gray	\$75,000	Private Sources

12	Construct a cultural arts center designed initially to provide music and performing arts enrichment for the youth in Gray and Jones County with later expansion for all ages.			X			Jones County, City of Gray, Private Citizens	\$350,000	State, Local, and Private Sources
INTERGOVERNMENTAL COORDINATION									
1	Establish and implement a mechanism for City of Gray to work with other governments to provide or share appropriate services.	X	X	X	X	X	City of Gray, Neighboring Local Governments	Staff Time in Budget	City of Gray
2	Establish and implement a mechanism for City of Gray to coordinate with the Jones County Board of Education on growth preparedness issues.	X	X	X	X	X	City of Gray, Jones County Board of Education	Staff Time in Budget	City of Gray, BOE
TRANSPORTATION SYSTEM									
1	Implement the FY 2007-2009 State Transportation Improvement Program (STIP) for Jones County that includes the Gray Bypass.	X	X	X			GDOT, Jones County, City of Gray	\$10,673,000	Federal/State/Other Sources
2	Establish attractive entranceways to the City of Gray that are outside the scenic byway corridor.		X	X	X	X	Keep Jones County Clean and Beautiful, GDOT Jones County, City of Gray, Volunteers	\$5,000	City of Gray, Jones County, GDOT, Private Sources
3	Plan and establish interconnecting bike trails and sidewalks that include Clinton, Highway 18 Connector, new high school and recreation park on Highway 18.	X	X	X	X	X	Jones County, City of Gray	\$150,000	Jones County, City of Gray, GDOT
4	Plan and establish sidewalks on Dusty Lane, Haddock area, and City of Gray.	X	X	X	X	X	Jones County, City of Gray	\$450,000	Jones County, City of Gray, GDOT, CDBG
5	Study the feasibility of park and ride lots and other commuter strategy choices.				X	X	GDOT, Jones County, City of Gray, Middle Georgia Clean Air Coalition	\$15,000	GDOT, Clean Air Coalition

6	Prepare a Multi-County Transportation Plan for Butts, Jones, and Monroe Counties.	X	X				GDOT, Jones County, City of Gray, Butts County, Monroe County	\$200,000	GDOT, Jones County, Butts County, Monroe County
7	Coordinate with GDOT and the City of Gray on the maintenance of the roads and rights-of-way along the scenic byway corridor, and in reducing the impact of any future road improvement on the scenic quality of the byway.	X	X	X	X	X	Scenic Byway Corporation, GDOT, City of Gray	Staff Time in Budget	Scenic Byway Corporation
8	Coordinate and cooperate with Norfolk Southern Railroad in the areas of vegetation control and appearance of railroad properties along the scenic byway.	X	X	X	X	X	Scenic Byway Corporation, Norfolk Southern Railway	Staff Time in Budget	Scenic Byway Corporation, Norfolk Southern Railway
LAND USE AND CHARACTER AREAS									
1	Require development only where infrastructure can support it, through the development of an infrastructure expansion plan that is consistent with the gradual expansion of the urban development boundary recommended in the Future Development Map.	X	X	X	X	X	Jones County, City of Gray	Staff Time in Budget	City of Gray, Jones County
2	Work with County to provide zoning and land use planning.	X	X	X	X	X	City of Gray, Jones County	Staff Time in Budget	City of Gray, Jones County
3	Determine sites with existing structures for commercial and/or industrial development, which are or could be served by public services.	X	X	X	X	X	Chamber, Development Authority of Jones County	Staff Time In Budget	City of Gray, Jones County, Private Sources
4	Sponsor annual clean-up events along the scenic byway.		X	X	X	X	Scenic Byway Corporation, Keep Jones County Clean and Beautiful Commission, Piedmont NWR, Community Organizations and Volunteers	\$2,000/yr.	Scenic Byway Corporation, Keep Jones County Clean and Beautiful, Piedmont NWR, Private Sources

5	Establish the State Adopt-a Highway Program along the scenic byway.		X	X	X	X	Scenic Byway Corporation, GDOT, Keep Jones County Clean and Beautiful, Community Organizations, Volunteers	Staff and Volunteer Time	Volunteer Time, GDOT Provided Supplies
6	Plan and implement special events and publications to highlight the byway to the target markets, including the promotion of Native American, railroad and Civil War history, and the recreational qualities along the byway, in coordination with events held at the Piedmont National Wildlife Refuge, Jarrell Plantation, Old Clinton, and the Ocmulgee River.		X	X	X	X	Scenic Byway Corporation, Chamber, Ga. DecD, U.S Fish & Wildlife Service (PNWR), Jarrell Plantation, Old Clinton Historic Society, Norfolk Southern RR, Georgia Civil War Commission, Volunteers	\$5,000/yr.	Scenic Byway Corporation, Chamber, Ga. DecD, PNWR, DNR (Jarrell Plantation), Old Clinton Historic Society, Norfolk Southern RR, Georgia Civil War Commission, Private Sources
7	Establish and implement a marketing consortium with other scenic byway organizations in the area.		X	X	X	X	Scenic Byway Corporation, Chamber, Other Byway Organizations	\$3,000/yr.	Scenic Byway Corporation, Chamber, Other Byway Organizations
8	Prepare design plan for Highway 18 Connector portion of Gray Highway Corridor Character Area and amend existing development ordinance to establish overlay district for this corridor that incorporates the recommendations from this plan.			X			City of Gray, Private Stakeholders, UGA, DCA, RDC	\$15,000	City of Gray, State and Federal Sources
9	Establish corridor improvement program for the Highway 129 portion of the Gray Highway Corridor Character Area that implements the desired development patterns.					X	City of Gray, Private Stakeholders, UGA, DCA, RDC	\$10,000	City of Gray, State and Federal Sources
10	Continue to implement existing preservation plan for the Old Clinton Historic District.	X	X	X	X	X	Jones County Historic Preservation Commission, Old Clinton Historic Society	Staff Time in Budget	Jones County, Private Sources

11	Purchase threatened greenspace areas in the Old Clinton Historic District.		X	X			Old Clinton Historic Society	\$500,000	State, Federal and Private Sources
12	Conduct a review and revise, if necessary, existing buffer and screening regulations to insure protection of the Old Clinton Historic District.			X	X		Jones County, Jones County Historic Preservation Commission	Staff Time in Budget	Jones County
13	Complete the red barn renovation project.		X				Old Clinton Historic Society	\$10,000	State, Federal and Private Sources
14	Complete the archeological interpretation of the tan yard and surrounding 13-acre tract.			X	X		Old Clinton Historic Society	\$ 50,000	State, Federal and Private Sources
15	Construct the tan yard building.				X	X	Old Clinton Historic Society	\$100,000	State, Federal and Private Sources
16	Construct the various trails described in the Defining Narrative section.				X	X	Old Clinton Historic Society	\$125,000	State, Federal and Private Sources
17	Revise existing land development regulations that will encourage: 1) Traditional neighborhood design; and 2) Residential infill development.	X	X	X	X	X	City of Gray, Jones County	Staff Time in Budget	City of Gray, Jones County
18	Create incentives for developers to think “green” in their design of residential neighborhoods in the various character areas.	X	X	X	X	X	City of Gray, Jones County	Staff Time in Budget	City of Gray, Jones County
19	Continued enforcement of existing land development regulations to maintain development patterns in the Suburban Neighborhood Buildout and Rural Residential Character Areas.	X	X	X	X	X	City of Gray, Jones County	Staff Time in Budget	City of Gray, Jones County
20	Complete build-out of Suburban Neighborhood Buildout and Rural Residential Character Areas.	X	X	X	X	X	Private Landowners	Cost Unknown	Private Sources
21	Establish and implement program to rehabilitate deteriorated housing in the Traditional Neighborhood Declining Character Area through grants and other financial assistance.		X	X	X	X	City of Gray, DCA, RDC, Private Landowners	\$200,000	State, Federal and Private Sources

22	Amend existing land development regulations to eliminate incompatible uses in the neighborhoods within the Traditional Neighborhood Declining Character Area, to properly buffer and screen the borders of these neighborhoods and to reduce and eliminate vehicles parked in the front yards.		X				City of Gray, Jones County	Staff Time in Budget	City of Gray, Jones County
23	Establish new greenspaces and playgrounds in the Traditional Neighborhood Declining Character Area.			X	X	X	City of Gray, Keep Jones County Clean and Beautiful Commission, Volunteer and Civic Organizations	\$15,000	City of Gray, Private Sources, Volunteer Time
24	Conduct regular neighborhood clean-up campaigns in the Traditional Neighborhood Declining Character Area to eliminate litter and vegetative growth in vacant lots.		X	X	X	X	City of Gray, Keep Jones County Clean and Beautiful Commission, Volunteer and Civic Organizations	\$1,000/yr.	City of Gray, Private Sources, Volunteer Time
25	Conduct a study in the neighborhoods within the Traditional Neighborhood Declining Character Area to determine the streets where retrofitting is possible for pedestrian and bicycle accessibility.				X		City of Gray, Jones County, RDC, Volunteer and Civic Organizations	\$2,500	City of Gray, Private Sources, Volunteer Time
26	Begin retrofitting process in the Traditional Neighborhood Declining Character Area in the high priority areas identified in the above study.					X	City of Gray	\$50,000	City of Gray, State, Federal and Private Sources
27	Participate in the Annual Boundary and Annexation Survey to reconcile differences in boundary map.		X				City of Gray, DCA	\$5,000	City of Gray

Policies

Below are the policies the City of Gray will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision and addressing the Issues and Opportunities.

Economic Development

- We will support an active Chamber of Commerce and Development Authority and various other community organizations that participate in the economic, leadership, and strategic planning process of the City of Gray.
- We will support tourism programs that promote the county's rich historic, scenic, and natural resources, and measure the financial impact such programs have on Gray-Jones County.
- We will continue to support leadership development programs that recruit and train future leaders of the City of Gray.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to create an atmosphere in which entrepreneurial enterprise is nurtured in the county.
- We will encourage the development of various funding mechanisms to help new industries and small business ventures.
- We will continue to support the efforts of the Gray Station Better Hometown Program to develop an attractive and economically vibrant downtown area that serves as an important focal point of the community.
- We will continue to work with the Central Georgia Joint Development Authority, Georgia Power, Tri-County EMC, and other regional and state economic development support organizations and institutions.
- We will encourage entities engaged in economic development and business support to develop working relationships with local businesses and industries to have greater insight into specific needs and concerns of those companies.
- We will continue to work with local colleges and technical schools to provide educational opportunities and job skills training for local citizens.

Housing

- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will ensure development to provide for a variety of residential types and densities for our diverse population that will enable the city to be competitive in most housing market sectors.
- We will promote residential amenities, such as parks, open space, and other features that add to the quality of life and enjoyment of the residential experience.

- We will continue to encourage high quality housing through the continued enforcement of local building codes and regulations.
- We will eliminate substandard or dilapidated housing in our community by establishing minimum housing codes and a process to administer and enforce those codes.
- We will continue to support efforts to provide affordable housing to qualified citizens.
- We will promote safe, walkable neighborhoods.
- We will ensure that our neighborhoods are interactive communities where people have easy access to schools, parks, residences, and businesses through sidewalks, multi-use paths, roads, and public transportation.
- We will encourage homeownership.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Natural and Cultural Resources

- We will continue to develop and maintain regulations for the protection of natural resources within the city, such as wetlands and groundwater recharge areas and other natural resources deemed important.
- We will support enhanced solid waste reduction and recycling initiatives.
- We will develop and manage land and transportation networks to ensure the quality of our air and water.
- We will ensure safe and adequate supplies of water through protection of groundwater sources.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological, or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact development and preservation of open space.
- We will continue to promote the protection and maintenance of trees and open space in all new development.
- We will continue to protect our historic districts from encroachment of incompatible building designs.

Community Facilities and Services

- We will continue to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- We will provide facilities and materials necessary to remain responsive in the face of growth.

- We will ensure that new development does not cause a decline in locally adopted levels of service.
- We will ensure that capital improvements needed to accommodate the impacts of new development are made concurrent with such development.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified as suitable for such development.
- The community will seek ways for new growth to pay for itself to the maximum extent possible.
- We will continue to provide recreational and cultural programs and facilities for all segments of the population.
- We will continue to invest in parks and open space to enhance the quality of life for our citizens.
- We will seek additional funding sources that will assist in the development and upgrade of city parks.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Transportation

- We will address the location, design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure, and development of the community.
- We will make decisions that encourage alternative transportation choices, including transit and bicycle/pedestrian.
- We will target transportation improvements to support desired development patterns for the community.
- We will promote connectivity of our road network.
- Our new and reconstructed roadways will be designed to enhance community aesthetics and to minimize environmental impacts.

- Our new and reconstructed roadways will be designed to accommodate multiple functions, such as pedestrian facilities, parking, bike routes, as well as vehicular circulation.
- We will ensure that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods and economic viability of the downtown area.

**Report of Accomplishments
Jones County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Establish a joint City-County Housing Commission appointed by the Board of Commissioners and Mayor and City Council	Not Accomplished	This is not a priority of the City and County at the present time.
HO 2	Hire a Housing Director on a part-time basis.	Not Accomplished	This is not a priority of the City and County at the present time.
HO 3	Compile a housing survey and develop a current needs assessment.	Completed	
HO 4	Based on needs assessment, seek grants and other financial assistance for the rehabilitation of deteriorated housing and work with DCA and Habitat for Humanity to increase supply of low- and moderate-income housing and obtain necessary financing for prospective homebuyers.	Underway	This is done on an ongoing basis by the County, and includes the use of CHIP Program and the first-time homebuyer program.
HO 5	Adopt Minimum Housing Codes.	Completed	An Unsafe Building Abatement Code was adopted in 2005. This only covers vacant homes; it does not address homes with occupants.
HO 6	Develop and implement community housing code and homebuyer education program for Jones County and City of Gray.	Underway	The County implements the Unsafe Building Abatement Code and participates in the homebuyer education program on an ongoing basis.
HO 7	Enforce Minimum Housing Codes.	Underway	Enforcing the Unsafe Building Abatement Code on an ongoing basis.
HO 8	Identify and demolish dilapidated housing.	Underway	Enforcing the Unsafe Building Abatement Code on an ongoing basis.
HO 9	Establish coalition of builders, developers, realtors, bankers, mortgage lenders, housing manufacturers, local governmental officials, environmental interests, etc. to develop a plan for use by the new Housing Commission that will stimulate the market for greater housing diversity and encourage innovative residential development design.	Underway	Jones County PLAN Group & Development Authority work on an ongoing basis to work toward greater housing adversity and encourage innovative residential development design.

**Report of Accomplishments
Jones County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
HO 10	Adopt changes in current land development codes, that encourage residential development that: (1) provide for a variety of housing types and densities; (2) incorporate innovative lot and street design to protect critical natural resources; encourage energy conservation, and reduce development costs; (3) create open space within neighborhoods and buffers between different uses; and (4) minimize the destruction of trees during construction and encourage tree planting on developed lots.	Underway	An overlay was created in 1999 that requires specific plantings on newly developed sites along the major routes in the county. This strategy will be reviewed at the completion of the Community Agenda.
HO 11	Establish Heritage Foundation.	Not Accomplished	This is not a priority of the City and County at this present time.
HO 12	Identify eligible historic residential property that is endangered of being lost, and use the new Heritage Foundation to acquire and stabilize it.	Underway	The Jones County Historic Preservation Commission on an ongoing basis, identifies endangered historic residential property.
HO 13	Develop a list of financial incentives for consideration by the City of Gray and Jones County to encourage new homebuyers to invest in innovative housing developments mentioned above.	Not Accomplished	Establishing financial incentives is not a priority of the City and County at this time, but may be reviewed in the future.
HO 14	Provide appropriate staff in the Planning and Zoning Office to enforce new design standards and development review process.	Not Accomplished	This has not been budgeted at this time, but is continuously reviewed for future funding.
NATURAL RESOURCES (NR)			
NR 1	Request 100-year base flood elevation maps from FEMA to upgrade the zoning ordinance and community rating system.	Completed	
NR 2	Make it a policy of Jones County and the City of Gray to provide sound enforcement of erosion and sedimentation laws where development may cause adverse effects to wetlands, floodplains, and streams.	Underway	Ongoing task.
NR 3	Promote the best management practices for agricultural and forestry activities benefiting soil management through an education program for and dissemination of information to those involved in agricultural/forestry practices.	Underway	Ongoing task.
NR 4	Adopt and enforce the Part V Environmental Criteria ordinances (wetlands, groundwater recharge, water supply watershed and river corridor) which includes coordination with the Jones County Health Department, U.S. Army Corps of Engineers, and other state and federal agencies.	Completed	

**Report of Accomplishments
Jones County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
NR 5	Encourage the protection of wetlands from sedimentation by advocating the use of boundary setbacks when development, agricultural practices occur.	Completed	
NR 6	Coordinate with U.S. Army Corps of Engineers in implementing the Federal 404 Permit Process.	Completed	
NR 7	Provide training to the Planning and Zoning staff to properly enforce the Part V Environmental Ordinances and to educate the development community and the general public on the requirements and impacts of the Part V Environmental ordinances.	Not Accomplished	No public education program in place at this time, but may be considered in the future.
NR 8	Create a special greenspace zoning district for the area along the Ocmulgee River.	Not Accomplished	Presently in the process of updating the Comprehensive Plan and identifying special character areas, will work toward inclusion of this matter in the process.
NR 9	Request an educational program through DNR to help the public recognize and aid threatened and endangered plant and animal species.	Not Accomplished	Due to higher priority projects in the county, this project was not accomplished during this time period, but will work towards obtaining this goal in the future.
NR 10	Maintain AG-1 zoning districts where land use plan indicates farming and forestry.	Completed	
NR 11	Promote the use of the National Forest and all other public lands.	Underway	Placing information on the new developed county website. Other promotion efforts will be conducted on an ongoing basis.
NR 12	Create a park area or use a portion of an existing park allowing public access to the Ocmulgee River, possibly in the Juliette or Dames Ferry areas.	Underway	Working with State officials to secure a site and identify funding. Completed date is anticipated in 2010.
NR 13	Establish partnerships between Natural Resource Conservation Service, Georgia Forestry Commission, local Home Builders Association, Macon Water Authority and local governments to implement BMPs that will improve water quality and protect sensitive natural resources.	Completed	
NR 14	Develop natural resource overlay zones to protect plant, animal, and other important natural resources.	Completed	

**Report of Accomplishments
Jones County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
NR 15	Hold workshops and other forums for builders and land developers to review guidelines and other innovative techniques being considered to protect sensitive natural resources.	Underway	Ongoing process through Planning and Zoning and Code Enforcement.
NR 16	Establish effective land use policies and regulations that protect and preserve the major park, recreation, and conservation areas in Jones County and the City of Gray.	Underway	Ongoing process through Planning and Zoning and Code Enforcement.
NR 17	Promote the value of natural resources through a public awareness program, eco-tours, chamber of commerce promotions and the county's website.	Underway	Promotion efforts will be conducted by the chamber and the County on an ongoing basis.
NR 18	Establish a Georgia Adopt-A-Stream Program in Jones County and the City of Gray by enlisting and training volunteers to conduct visual surveys and biological and chemical monitoring with emphasis on the impaired streams.	Completed	
HISTORIC RESOURCES (HR)			
HR 1	Update 1988 Historic Resource Survey and identify eligible sites for placement on the National Register for Historic Places.	Not Accomplished	No funding was provided during this time period.
HR 2	Designate local landmarks, districts, and sites for protection under the local review process.	Underway	The designation review process is ongoing; currently Haddock, Round Oak, and Roberts family land on Lite-N-Tie Road are under review for designation.
HR 3	Establish Jones County Historical Society and have that group work in close coordination with the Old Clinton Historical Society and new Heritage Foundation.	Completed	History & Heritage, Inc. was formed through the Jones County PLAN organization. They work in concert with the Old Clinton Historical Society. Not aware of a New Heritage Foundation.
HR 4	Create new signage to identify National Register and locally designated properties throughout Jones County and the City of Gray.	Not Accomplished	No funding was provided during this time period.
HR 5	Protect the rural character and historical agricultural context of the county through tax incentives, conservation easements, and land use planning.	Underway	Ongoing program; future land use map designates these types of areas and is used as a tool in evaluation potential changes to the use of land. Tax incentives are provided through the designation of conservation land through the Tax Assessor's Office.
HR 6	Establish local government incentives for the protection of county's historic resources.	Not Accomplished	Local government incentives for the protection of the county's historic resources has not been established at this time.
HR 7	Apply for Certified Local Government Status.	Underway	Anticipate completion in 2008.

**Report of Accomplishments
Jones County**

PROJ		ACTIVITY	STATUS	EXPLANATION
#				
HR	8	Increase public awareness of the National Register of Historic Places program, Centennial Farm Program, and the Georgia African-American Historic Preservation Network and other related preservation programs.	Underway	Public awareness is an ongoing effort. A monument has been erected on the Court House front lawn. Booths have been set up by the History and Heritage group, and the Old Clinton Historical Society at numerous civic functions since 2001.
HR	9	Provide guide to historic sites throughout Jones County and City of Gray.	Underway	This is an ongoing effort. Driving tour for Clinton and Civil War Heritage tours have been created since 2004. A preliminary draft of the tour has been completed and is under review.
HR	10	Promote the value of historic preservation public education programs, chamber of commerce promotions, heritage tours, and county's website.	Underway	Promoting the value of historic preservation is an ongoing effort. Booths have been set up by the History and Heritage group, and the Old Clinton Historical Society at numerous civic functions since 2001.
COMMUNITY FACILITIES (CF)				
CF	1	Develop coordinated long-range water and sewer plan for the City of Gray and the unincorporated area of Jones County.	Underway	This is ongoing effort by the City of Gray and Jones County. Water system improvements are planned from the Town Creek Reservoir to Dames Ferry School on Highway 18 West.
CF	2	Establish five-year capital improvement plan for coordinated water and sewer system.	Underway	Commission is looking at Impact fee Program, which will include capital improvement elements. Water and sewer will be a part in 2007.
CF	3	Develop Impact Fee System for the coordinated water and sewer system.	Underway	Commission is looking at Impact fee Program in which water and sewer will be a part in 2007.
CF	4	Partner with Jones County Family Connection, Adult Literacy Program, Central Georgia Tech to decrease adult illiteracy and increase percentage of graduates.	Underway	Ongoing process.
CF	5	Plan and maintain a viable state and local road network for Jones County and the City of Gray in coordination with the Macon Area Transportation Study and Ga. DOT and to assist MATS in improving regional air quality.	Underway	Ongoing; Jones County is a member of MATS and representatives regularly attend meetings. Commission has approved the financing for a regional transportation study to be performed by GDOT in 2007.
CF	6	Establish and implement a plan to pave all dirt roads in the unincorporated area of the county on a priority basis.	Underway	Ongoing; the county has a priority list and as funds are available and right-of-way has been obtained, dirt roads are paved.
CF	7	Plan and establish inter-connecting bike trails and sidewalks that include Clinton, Highway 18 Connector, new high school, and recreation park on Highway 18.	Underway	An ongoing process using assistance from various GDOT programs.
CF	8	Plan and establish sidewalks on Dusty Lane, Haddock area, and City of Gray.	Underway	This is an ongoing process. Funding through TE and CDBG Grants for improvements to these areas.
CF	9	Incorporate bike trails, sidewalks, and streetscape with Ga. DOT by-pass plans.	Not Accomplished	No conversation has been held with DOT about bike trails adjacent to the bypass.

**Report of Accomplishments
Jones County**

PROJ		ACTIVITY	STATUS	EXPLANATION
#				
CF	10	Establish and implement incentive program for law enforcement recruits and replacements.	Postponed	Due to higher priority projects, the county will postpone this project during this time period, with a set goal to proceed by the year 2010.
CF	11	Plan and construct training facility for firefighters.	Underway	To be constructed by SPLOST funds in 2008-2009.
CF	12	Plan and construct adult recreation facilities at central complex.	Not Accomplished	Due to higher priority projects, the county will pursue this as future funding becomes available.
CF	13	Coordinate with Ga. DOT to install signal lights at Highway 49 at Joycliff Road; Highway 49 at Henderson Road; and Highway 129 at Greene Settlement Road.	Underway	Ongoing process; studies are being performed for Highway 49 and Henderson and Highway 129 at Greene Settlement Road. Joycliff/Highway 49 has been approved; waiting on a partnering pay plan with the City of Macon.
CF	14	Investigate the feasibility of a water authority for the City and County.	Underway	Ongoing; Discussions have been held on the feasibility of a water authority; but no decisions made at this time.
CF	15	Map existing water and sewer systems.	Completed	
CF	16	Upgrade Haddock Water System.	Completed	
CF	17	Connect Haddock Water System to Baldwin County System.	Not Accomplished	Due to current studies, Baldwin County does not have enough water at the present time.
CF	18	Work with Jones County Development Authority to expand tax base that would contribute to the expansion of water and sewer service.	Underway	Ongoing; the Development Authority has purchased 965 acres on Highway 57 to establish a park for industry. This is the first step in expanding the tax base.
CF	19	Continue to use developer responsibility for municipal services expansion.	Completed	
CF	20	Apply for CDBG funding for new senior center or expansion of existing one.	Not Accomplished	Due to higher priority projects, the county will pursue this as future funding becomes available.
CF	21	Design and construct North Gray Bypass.	Underway	PE and ROW acquisition is identified in FY 07-09 STIP for this project with construction slated for after FY 09.

**Report of Accomplishments
Jones County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 22	Continue to meet law requiring 25% reduction solid waste by recycling, education, and availability.	Underway	This is an ongoing project of the Keep Jones County Beautiful Commission to reduce solid waste by recycling, education, and availability. However, there is no longer a state goal of 25% reduction.
CF 23	Establish and implement a prioritized bridge maintenance program within Jones County based on the latest bridge inspection reports, local needs, and other data.	Underway	Ongoing; GDOT inspects bridges every year. Public Works complies with its demands.
CF 24	Establish a continuous safety and customer service training program for transit van operators.	Underway	Ongoing; drivers receive training videos from the MGCAA and GDOT.
CF 25	Replace two transit vehicles to insure the dependability of service and convenience to the transit customer.	Not Accomplished	Not funded due to budget constraints.
CF 26	Conduct a study on how existing transit service can coordinate with the Macon Transit Authority system to reduce congestion and improve air quality.	Underway	A resolution to support GDOT Multi-County Transportation Plan was adopted 2006. The Plan, if funded by GDOT, is to be completed in FY 08.
ECONOMIC DEVELOPMENT (ED)			
ED 1	Support an active Chamber of Commerce and Development Authority and various other community organizations, such as Jones County PLAN that participates in the economic, leadership, and strategic planning process of Jones County and the City of Gray.	Underway	Ongoing; the Chamber and Development Authority have active members, an executive director, and are supported financially by membership and taxpayer contributions. Jones County PLAN is an ongoing and active grassroots community group involved in the strategic planning process of the City and County.
ED 2	Establish and implement a promotional campaign for the tourism industry that would include historic, scenic, and natural resources in Jones County and the City of Gray.	Completed	The Chamber has addressed this through their website. Promotional tourism information can be found addressing all three categories on the website: www.jonescounty.org . Future marketing collaterals will address all areas as well.
ED 3	Create and implement a leadership development program to recruit and train future leaders.	Underway	The Chamber has an ongoing leadership development program.
ED 4	Complete industrial survey with site priorities and present this information to Jones County Commission and Gray City Council.	Completed	Completed by Georgia Power Company, December 2000.
ED 5	Acquire and develop one or more of the industrial sites identified in the site survey and equip them with all the necessary infrastructure including fiber optics.	Underway	Ongoing; purchased 965 acres off Highway 57 in January 2007.
ED 6	Adopt Freeport Tax Exemption.	Completed	
ED 7	Develop a database of Jones County businesses with contact and other information, and implement a procedure for validating and updating the database.	Underway	Ongoing; the Chamber continuously updates this database.

**Report of Accomplishments
Jones County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
ED 8	Offer specific training and education programs targeted to the special needs population to make them marketable for new jobs that are created.	Underway	This is an on-going effort through the K-12 system, Central Ga. Technical College, and the Georgia Department of Labor and their partner Experience Works.
ED 9	Establish financing mechanisms, such as special tax districts and revolving loan funds to help new industries and small business ventures with start-up capital or to act as an incentive for businesses to invest in the community; maximize existing loan and grant programs.	Underway	The Development Authority will continue its ongoing work with local elected officials to address financing mechanisms and to review the option of special tax districts to help start-up businesses and give incentive to businesses to relocate to Jones County. The Chamber will continue to bring partners to the table to talk with prospects on grants and start-up funding that is available to them.
ED 10	Establish and implement a small business entrepreneurship program.	Underway	The Chamber and Development Authority is continuously working with the Georgia Department of Economic Development regional manager to implement the program for Gray and Jones County.
ED 11	Establish and implement a business expansion and retention program using recognition programs, on-going surveys, and improving competitiveness as its hallmark for success.	Underway	This is an on-going effort of surveying and retention effort. The Chamber will continue to work with their economic development partners; Ga. Tech, GDEcD, and DCA to continually improve this process and report findings from these surveys to all of their partners.
ED 12	Establish and implement a "How's Your Community Doing" Campaign that establishes benchmarks of success for the local economic development program.	Underway	The Chamber and Development Authority has already begun surveying their community leaders, those elected and company officials to garner needed input into their efforts. They will continue this effort and will communicate and market their program.
ED 13	Establish Presidents Club from the existing civic clubs to share activities and to enhance the overall civic environment in the City and County.	Underway	The Chamber and Development Authority is updating all community clubs' and organizations' contact database. Meetings will be held quarterly with all clubs'/organizations' Presidents to gain community insight and needs.
ED 14	Conduct a study to determine the resources necessary for the Chamber of Commerce and the Development Authority to effectively implement the initiatives described in the economic development section of this work program.	Completed	The Chamber and Development Authority have assessed the needs to effectively carry out these activities and to implement their programs. All necessary partners have been brought to the table to ensure its success.
LAND USE (LU)			
LU 1	Update existing land development regulations and zoning maps to reflect land use recommendations from comprehensive plan.	Underway	This is an ongoing process. The Comprehensive Plan is used to formulate recommendation to the Planning Commission.
LU 2	Require development only where infrastructure can support it.	Underway	Ongoing; new proposals are required to present evidence that existing facilities can accommodate the development.
LU 3	Identify scenic views and sites which Jones County and the City of Gray are interested in protecting.	Completed	Scenic Byway Committee was formed to accomplish this task. In addition, the Historical Preservation Commissions (Jones County and Gray) are also working to identify scenic views and sites.
LU 4	Establish overlay areas to protect the scenic views and sites identified above.	Not Accomplished	This is not a priority of the County at this time.

**Report of Accomplishments
Jones County**

PROJ		ACTIVITY	STATUS	EXPLANATION
#				
LU	5	Establish design guidelines for new development in the overlay areas.	Not Accomplished	This is not a priority of the County at this time, but may be reviewed at the completion of the Comprehensive Plan.
LU	6	Establish design guidelines for tree preservation, landscaping, and buffering for new development and redevelopment located outside of overlay areas.	Not Accomplished	This is not a priority of the County at this time, but may be reviewed at the completion of the Comprehensive Plan.
LU	7	Develop corridor management plan for scenic byways program.	Completed	
LU	8	Incorporate cluster development into zoning regulations.	Not Accomplished	This is not a priority of the County at this time, but may be reviewed at the completion of the Comprehensive Plan.
LU	9	Lobby local legislators to expand the Georgia Greenspace Program to include counties currently outside program's thresholds.	Not Accomplished	The Georgia Greenspace Program is no longer in existence.
LU	10	Establish a non-profit corporation to administer local greenspace trust fund.	Not Accomplished	This is not a priority of the County at this time.
LU	11	Hold workshops and other forums for builders, land developers, and citizens to review the innovative techniques being considered to protect natural resources and to establish greenspace corridors.	Underway	Ongoing process through Planning and Zoning and Code Enforcement.
LU	12	Develop sign ordinance to ensure that signs on occupied/unoccupied buildings, either permanent or portable are neat, orderly, and compatible with the surrounding features.	Completed	
LU	13	Establish greenway corridor along Ocmulgee River.	Not Accomplished	This is not a priority of the County at the present time.

Report of Accomplishments
City of Gray

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Establish a joint City-County Housing Commission appointed by the Board of Commissioners and Mayor and City Council.	Not Accomplished	This is not a priority of the City and County at this time.
HO 2	Hire a Housing Director on a part-time basis.	Not Accomplished	This is not a priority of the City and County at this time.
HO 3	Compile a housing survey and develop a current needs assessment.	Completed	
HO 4	Based on needs assessment, seek grants and other financial assistance for the rehabilitation of deteriorated housing and work with DCA and Habitat for Humanity to increase supply of low- and moderate-income housing and obtain necessary financing for prospective homebuyers.	Not Accomplished	This is not a priority of the City at this time.
HO 5	Adopt Minimum Housing Codes.	Not Accomplished	This is not a priority of the City at this time.
HO 6	Develop and implement community housing code and homebuyer education program for Jones County and City of Gray.	Not Accomplished	This is not a priority of the City at this time.
HO 7	Enforce Minimum Housing Codes.	Not Accomplished	This is not a priority of the City at this time.
HO 8	Identify and demolish dilapidated housing.	Not Accomplished	This is not a priority of the City at this time.
HO 9	Establish coalition of builders, developers, realtors, bankers, mortgage lenders, housing manufacturers, local governmental officials, environmental interests, etc. to develop a plan for use by the new Housing Commission that will stimulate the market for greater housing diversity and encourage innovative residential development design.	Underway	Jones County PLAN and Development Authority work on an ongoing basis to work towards greater housing diversity and encourage innovative residential development design.
HO 10	Adopt changes in current land development codes that encourage residential development that: (1) provide for a variety of housing types and densities; (2) incorporate innovative lot and street design to protect critical natural resources; encourage energy conservation, and reduce development costs; (3) create open space within neighborhoods and buffers between different uses; and (4) minimize the destruction of trees during construction and encourage tree planting on developed lots.	Not Accomplished	This is not a priority of the City at this time, but may be reviewed at the completion of the Community Agenda.
HO 11	Establish Heritage Foundation.	Not Accomplished	This is not a priority of the City at this time.
HO 12	Identify eligible historic residential property that is endangered of being lost and use the new Heritage Foundation to acquire and stabilize it.	Not Accomplished	This was not accomplished in the City of Gray during this time, but may be a priority of the newly formed Gray Historic Preservation Commission.

Report of Accomplishments

City of Gray

PROJ #	ACTIVITY	STATUS	EXPLANATION
HO 13	Develop a list of financial incentives for consideration by the City of Gray and Jones County to encourage new homebuyers to invest in innovative housing developments mentioned above.	Not Accomplished	Establishing financial incentives is not a priority of the City and County at this time, but may be reviewed in the future.
HO 14	Provide appropriate staff in the Planning and Zoning Office to enforce new design standards and development review process.	Not Accomplished	This has not been budgeted at this time, but is continuously reviewed for future funding.
NATURAL RESOURCES (NR)			
NR 1	Request 100-year base flood elevation maps from FEMA to upgrade the zoning ordinance and community rating system.	Not Accomplished	This is not a priority of the City at this time.
NR 2	Make it a policy of the City of Gray and Jones County to provide sound enforcement of erosion and sedimentation laws where development may cause adverse effects to wetlands, floodplains, and streams.	Underway	Ongoing task.
NR 3	Promote the best management practices for agricultural and forestry activities benefiting soil management through an education program for and dissemination of information to those involved in agricultural/forestry practices.	Not Accomplished	There is little or no agricultural and forestry activities currently or planned in the City of Gray.
NR 4	Adopt and enforce the Part V Environmental Criteria ordinances (wetlands and groundwater recharge) which include coordination with the Jones County Health Department, U.S. Army Corps of Engineers, and other state and federal agencies.	Completed	
NR 5	Encourage the protection of wetlands from sedimentation by advocating the use of boundary setbacks when development, agricultural practices occur.	Completed	
NR 6	Coordinate with U.S. Army Corps of Engineers in implementing the Federal 404 Permit Process.	Completed	
NR 7	Provide training to the Planning and Zoning staff to properly enforce the Part V Environmental Ordinances and to educate the development community and the general public on the requirements and impacts of the Part V Environmental ordinances.	Not Accomplished	No public education program in place at the present time, but may be considered in the future.
NR 8	Request an educational program through DNR to help the public recognize and aid threatened and endangered plant and animal species.	Not Accomplished	Due to higher priority projects in the City and County, this project was not accomplished during this time, but will work towards obtaining this goal in the future.
NR 9	Promote the use of the National Forest and all other public lands.	Not Accomplished	This is not a priority of the City at this time.

Report of Accomplishments

City of Gray

PROJ #	ACTIVITY	STATUS	EXPLANATION
NR 10	Establish partnerships between Natural Resource Conservation Service, Georgia Forestry Commission, local Home Builders Association, Macon Water Authority and local governments to implement BMPs that will improve water quality and protect sensitive natural resources.	Completed	
NR 11	Develop natural resource overlay zones to protect plant, animal, and other important natural resources.	Completed	
NR 12	Hold workshops and other forums for builders and land developers to review guidelines and other innovative techniques being considered to protect sensitive natural resources.	Underway	Ongoing process through Planning and Zoning Department and Code Enforcement.
NR 13	Establish effective land use policies and regulations that protect and preserve the major park, recreation, and conservation areas in City of Gray and Jones County.	Not Accomplished	There are no major park, recreation, and conservation areas in the City of Gray.
NR 14	Promote the value of natural resources through a public awareness program, eco-tours, chamber of commerce promotions, and the county's website.	Underway	Promotion efforts will be conducted by the chamber and the City and County on an ongoing basis.
NR 15	Establish a Georgia Adopt-A-Stream Program in City of Gray and Jones County by enlisting and training volunteers to conduct visual surveys and biological and chemical monitoring with emphasis on the impaired streams.	Not Accomplished	This is not a priority of the City at this time.
HISTORIC RESOURCES (HR)			
HR 1	Update 1988 Historic Resource Survey and identify eligible sites for placement on the National Register for Historic Places.	Not Accomplished	No funding was provided during this time period.
HR 2	Designate local landmarks, districts, and sites for protection under the local review process.	Not Accomplished	This was not accomplished during this time period, but will be a priority of the Gray Historic Preservation Commission.
HR 3	Establish Jones County Historical Society and have that group work in close coordination with the Old Clinton Historical Society and new Heritage Foundation.	Completed	History and Heritage, Inc. was formed through the Jones County PLAN organization. They work in concert with the Old Clinton Historical Society.
HR 4	Create new signage to identify National Register and locally designated properties throughout City of Gray and Jones County.	Not Accomplished	No funding was provided during this time period.
HR 5	Protect the rural character and historical agricultural context of the county through tax incentives, conservation easements, and land use planning.	Not Accomplished	This pertains only to the unincorporated area and not the City of Gray.
HR 6	Establish local government incentives for the protection of City of Gray's and Jones County's historic resources.	Not Accomplished	Local government incentives for the protection of the City's historic resources have not been established at this time.
HR 7	Apply for Certified Local Government Status.	Not Accomplished	This is not a priority of the City of Gray at this time.

Report of Accomplishments

City of Gray

PROJ #	ACTIVITY	STATUS	EXPLANATION
HR 8	Increase public awareness of the National Register of Historic Places program, Centennial Farm Program, and the Georgia African-American Historic Preservation Network and other related preservation programs.	Underway	Public awareness is an ongoing effort. A monument has been erected on the Courthouse lawns. Booths have been set up by the History & Heritage group at numerous civic functions since 2001.
HR 9	Provide guide to historic sites throughout City of Gray and Jones County.	Underway	This is an ongoing effort. A preliminary draft of the tour has been completed and is under review.
HR 10	Promote the value of historic preservation public education programs, chamber of commerce promotions, heritage tours, and county's website.	Underway	Promoting the value of historic preservation is an ongoing effort. Booths have been set up by the History and Heritage group at numerous civic functions since 2001.
COMMUNITY FACILITIES (CF)			
CF 1	Develop coordinated long-range water and sewer plan for the City of Gray and the unincorporated area of Jones County.	Underway	This is an ongoing effort by the City of Gray and Jones County.
CF 2	Establish five-year capital improvement plan for coordinated water and sewer system.	Underway	Ongoing. The City is looking a various options related to an impact fee program which will include a Capital Improvement Element.
CF 3	Develop Impact Fee System for the coordinated water and sewer system.	Underway	Ongoing. The City is looking at various options related to an impact fee program.
CF 4	Partner with Jones County Family Connection, Adult Literacy Program, Central Georgia Tech to decrease adult illiteracy and increase percentage of graduates.	Underway	Ongoing process.
CF 5	Plan and maintain a viable state and local road network for Jones County and the City of Gray in coordination with the Macon Area Transportation Study and Ga. DOT and to assist MATS in improving regional air quality.	Underway	The City of Gray participates in the GDOT State Transportation Improvement Program on an ongoing basis.
CF 6	Plan and establish inter-connecting bike trails and sidewalks that include Clinton, Highway 18 Connector, new high school, and recreation park on Highway 18.	Underway	An ongoing process using assistance from various GDOT programs.
CF 7	Plan and establish sidewalks on Dusty Lane, Haddock area, and City of Gray.	Underway	This is an ongoing process. Funding through TE and CDBG grants for improvements to these areas.
CF 8	Incorporate bike trails, sidewalks, and streetscape with Ga. DOT bypass plans.	Not Accomplished	No conversation has been held with GDOT about bike trails adjacent to the Bypass.
CF 9	Investigate the feasibility of a water authority for the City and County.	Underway	Ongoing. Discussions have been held on the feasibility of a water authority, but no decisions have been made at this time.
CF 10	Map existing water and sewer systems.	Completed	

Report of Accomplishments

City of Gray

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 11	Design and construct North Gray Bypass.	Underway	PE and ROW acquisition is identified in FY 07-09 STIP for this project; with construction slated for after FY 09.
CF 12	Continue to meet law requiring 25% solid waste reduction by recycling, education, and availability.	Underway	This is an ongoing project of the Keep Jones County Beautiful Commission to reduce solid waste by recycling, education, and availability. However, there is no longer a State goal of 25% reduction.
CF 13	Secure State Certification of City Police Department.	Not Accomplished	This is not a priority of the City at this time.
CF 14	Develop and implement Drug Enforcement Task Force.	Not Accomplished	The Drug Enforcement Task Force for the City of Gray is not needed at this time. The City of Gray Police Department currently coordinates with the Jones County Sheriff's Office and other state/federal agencies on drug prevention and enforcement.
CF 15	Plan and implement supplemental career training for police officers.	Not Accomplished	This is not a priority of the City at this time.
CF 16	Investigate alternatives to solid waste disposal.	Completed	
ECONOMIC DEVELOPMENT (ED)			
ED 1	Support an active Chamber of Commerce and Development Authority and various other community organizations, such as Jones County PLAN that participates in the economic, leadership, and strategic planning process of City of Gray and Jones County.	Underway	Ongoing. The Chamber and Development Authority have active members, an executive director and are supported financially by membership and taxpayer contributions. Jones County PLAN is an ongoing and active grassroots community group involved in the strategic planning process of the City and County.
ED 2	Establish and implement a promotional campaign for the tourism industry that would include historic, scenic, and natural resources in City of Gray and Jones County.	Completed	The Chamber has addressed this through their website. Promotional tourism information can be found addressing all three categories on the website: www.jonescounty.org . Future marketing collaterals will address all areas as well.
ED 3	Create and implement a leadership development program to recruit and train future leaders.	Underway	The Chamber has an ongoing leadership development program.
ED 4	Complete industrial survey with site priorities and present this information to Jones County Commission and Gray City Council.	Completed	Completed by Georgia Power Company, December 2000.
ED 5	Acquire and develop one or more of the industrial sites identified in the site survey and equip them with all the necessary infrastructure including fiber optics.	Underway	Ongoing. Purchased 965 acres off Highway 57 in January 2007.
ED 6	Adopt Freeport Tax Exemption.	Completed	
ED 7	Develop a database of Jones County businesses with contact and other information, and implement a procedure for validating and updating the database.	Underway	Ongoing. The Chamber continuously updates this database.
ED 8	Offer specific training and education programs targeted to the special needs population to make them marketable for new jobs that are created.	Underway	This is an on-going effort through the K-12 system, Central Ga. Technical College and the Georgia Department of Labor and their partner Experience Works.

Report of Accomplishments

City of Gray

PROJ #	ACTIVITY	STATUS	EXPLANATION
ED 9	Establish financing mechanisms, such as special tax districts and revolving loan funds to help new industries and small business ventures with start-up capital or to act as an incentive for businesses to invest in the community; maximize existing loan and grant programs.	Underway	The Development Authority will continue its ongoing work with local elected officials to address financing mechanisms and to review the option of special tax districts to help start-up businesses and give incentive to businesses to relocate to Jones County. The Chamber will continue to bring partners to the table to talk with prospects on grants and start-up funding that is available to them.
ED 10	Establish and implement a small business entrepreneurship program.	Underway	The Chamber and Development Authority is continuously working with the Georgia Department of Economic Development regional manager to implement the program for Gray and Jones County.
ED 11	Establish and implement a business expansion and retention program using recognition programs, on-going surveys, and improving competitiveness as its hallmark for success.	Underway	This is an on-going effort of surveying and retention effort. The Chamber will continue to work with their economic development partners; Ga. Tech, GDEcD and DCA to continually improve this process and report findings from these surveys to all of their partners.
ED 12	Establish and implement a "How's Your Community Doing" Campaign that establishes benchmarks of success for the local economic development program.	Underway	The Chamber and Development Authority has already begun surveying their community leaders, those elected and company officials to garner needed input into their efforts. They will continue this effort and will communicate and market their program.
ED 13	Establish Presidents Club from the existing civic clubs to share activities and to enhance the overall civic environment in the City and County.	Underway	The Chamber and Development Authority is updating all community clubs' and organizations' contact database. Meetings will be held quarterly with all clubs'/organizations' Presidents to gain community insight and needs.
ED 14	Conduct a study to determine the resources necessary for the Chamber of Commerce and the Development Authority to effectively implement the initiatives described in the economic development section of this work program.	Completed	The Chamber and Development Authority have assessed the needs to effectively carry out these activities and to implement their programs. All necessary partners have been brought to the table to ensure its success.
ED 15	As residential development occurs, where possible, place the burden of municipal services expansion on the developer in addition to the current requirements.	Underway	Ongoing. The City is looking at various options related to an impact fee program.
ED 16	Initiate and implement a Better Hometown Program within the City of Gray that would be used as a springboard to develop attractive, mixed-use, pedestrian-friendly places within the downtown area where people choose to gather for shopping, dining, socializing, and entertainment.	Underway	Ongoing. The Gray Station Better Hometown Program was recently designated by DCA. It will be used to develop a viable and attractive downtown area.
LAND USE (LU)			
LU 1	Update existing land development regulations and zoning maps to reflect land use recommendations from comprehensive plan.	Underway	This is an ongoing process. The Comprehensive Plan is used to formulate recommendations to the Planning Commission.
LU 2	Require development only where infrastructure can support it.	Underway	Ongoing. New proposals are required to present evidence that existing facilities can accommodate the development.
LU 3	Identify scenic views and sites, which Jones County and the City of Gray are interested in protecting.	Completed	Scenic Byway Committee was formed to accomplish this task.





Report of Accomplishments
City of Gray

PROJ #	ACTIVITY	STATUS	EXPLANATION
LU 4	Establish overlay areas to protect the scenic views and sites identified above.	Not Accomplished	This is not a priority of the City at this time.
LU 5	Establish design guidelines for new development in the overlay areas.	Not Accomplished	This is not a priority of the City at this time, but may be reviewed at the completion of the Comprehensive Plan.
LU 6	Establish design guidelines for tree preservation, landscaping, and buffering for new development and redevelopment located outside of overlay areas.	Not Accomplished	This is not a priority of the City at this time, but may be reviewed at the completion of the Comprehensive Plan.
LU 7	Develop corridor management plan for scenic byways program.	Completed	
LU 8	Incorporate cluster development into zoning regulations.	Not Accomplished	This is not a priority of the City at this time, but may be reviewed at the completion of the Comprehensive Plan.
LU 9	Lobby local legislators to expand the Georgia Greenspace Program to include counties currently outside program's thresholds.	Not Accomplished	The Georgia Greenspace Program is no longer in existence.
LU 10	Establish a non-profit corporation to administer local greenspace trust fund.	Not Accomplished	This is not a priority of the City at this time.
LU 11	Hold workshops and other forums for builders, land developers, and citizens to review the innovative techniques being considered to protect natural resources and to establish greenspace corridors.	Underway	Ongoing process through Planning and Zoning Department and Code Enforcement.
LU 12	Work with County to provide zoning and land use planning.	Underway	This is an ongoing process through Planning and Zoning Department.
LU 13	Determine sites with existing structures for commercial and/or industrial development, which are or could be served by public services.	Underway	This is an ongoing process of the Chamber and Development Authority.

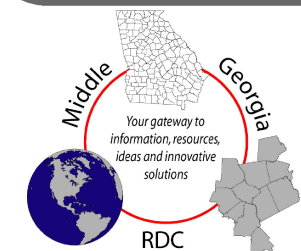
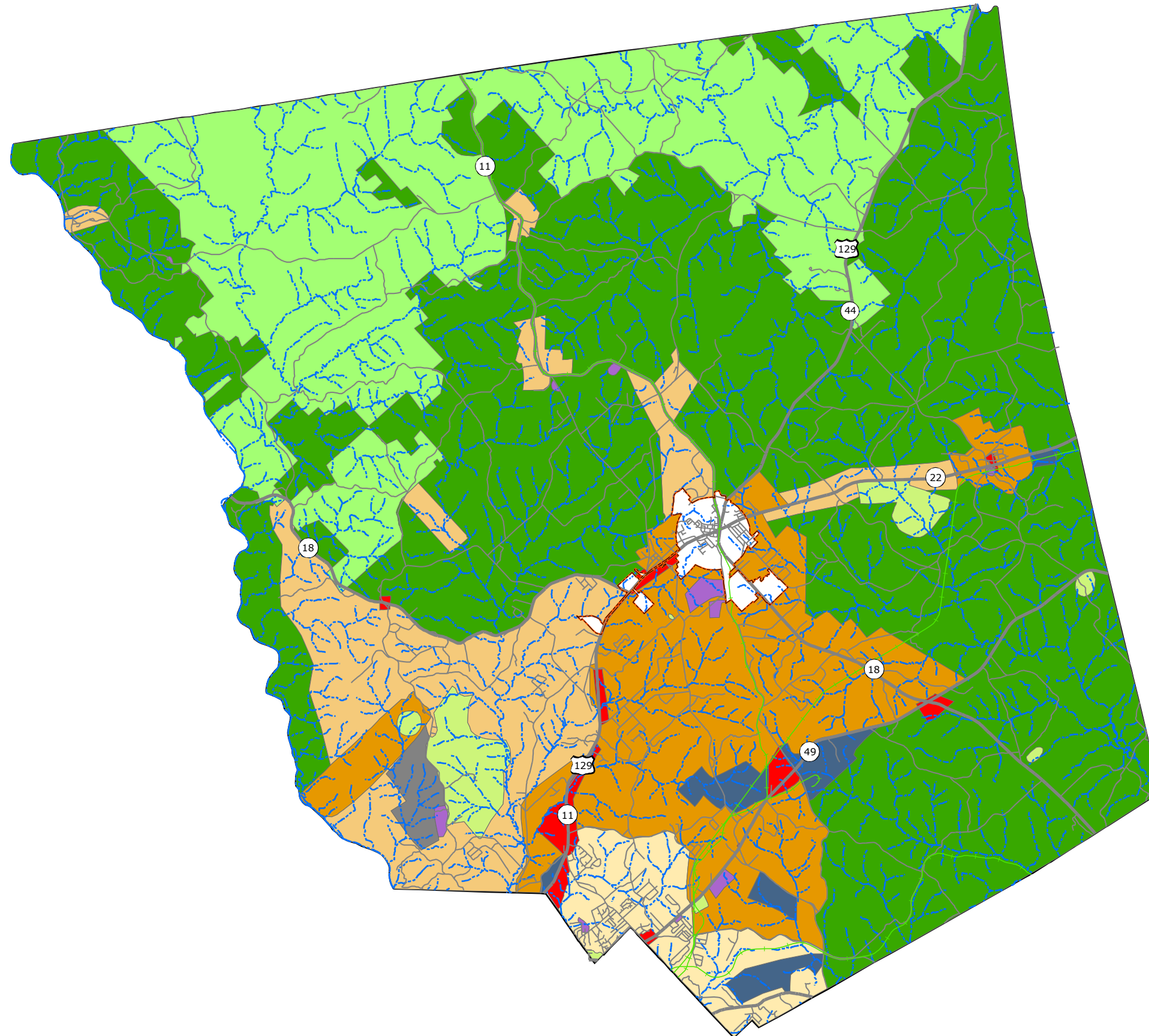
Gray-Jones County Comprehensive Plan

Future Land Use Jones County

Legend

-  Agriculture/Forestry
-  Commercial
-  Industrial
-  National Wildlife Re
-  Park/Recreation/Cons
-  Public/Institutional
-  Rural Residential
-  Suburban Residential
-  Transportation/Commu
-  Urban Residential

-  City of Gray Per DCA
-  City Street
-  County Road
-  State Highway






















Map 1a

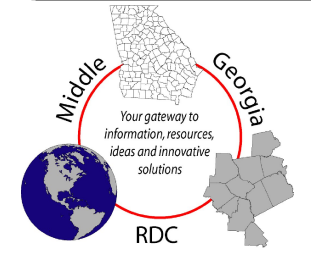
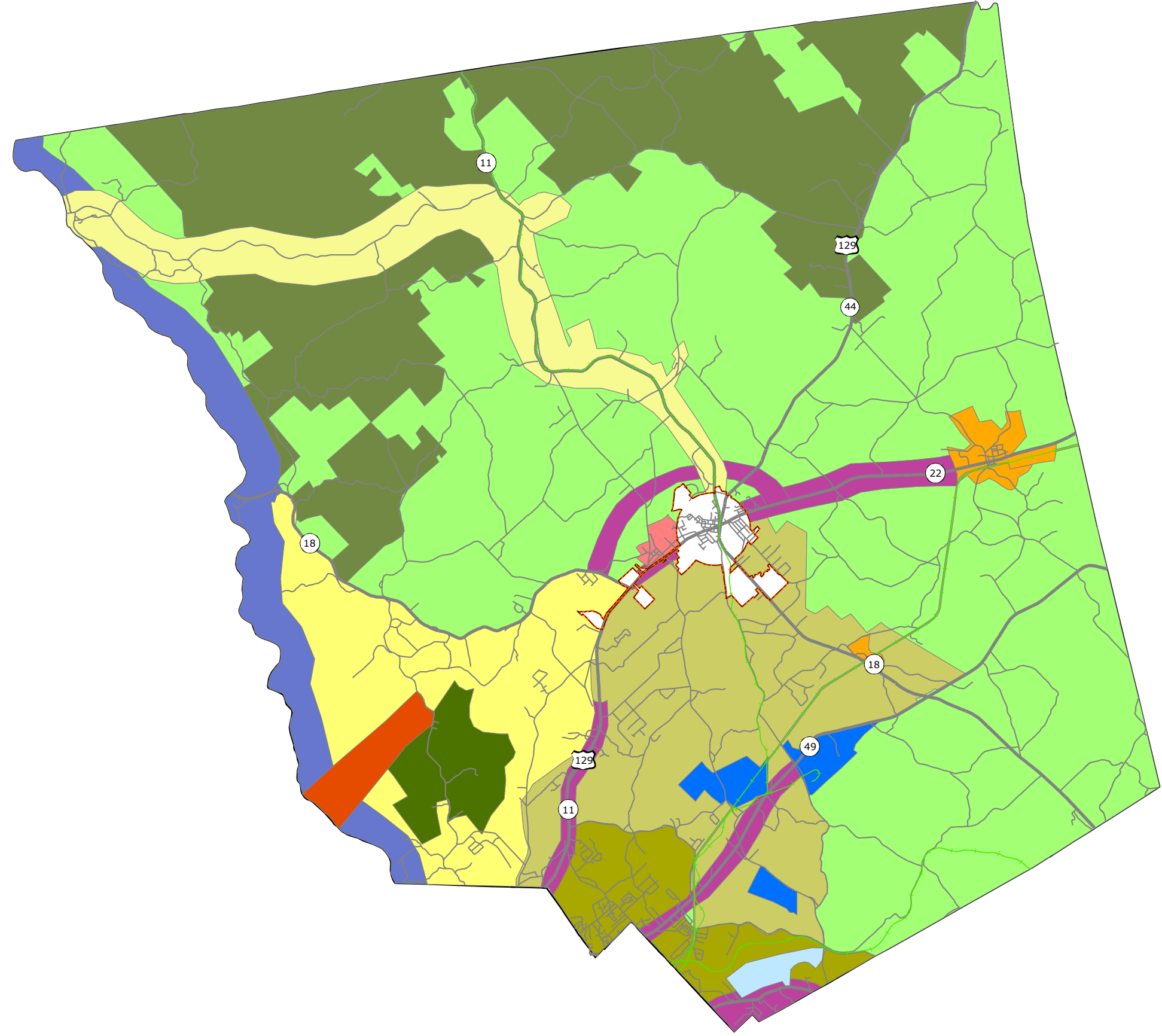
Gray-Jones County Comprehensive Plan

Recommended Character Areas - Jones County

Legend

-  Agricultural Area
-  Conservation/Open Space
-  Heavy Industrial
-  Historic Clinton Area
-  Industrial
-  Major Highway Corridor
-  National/State Forest and WMAs
-  Ocmulgee River Corridor
-  Ocmulgee-Piedmont Scenic Corridor
-  Proposed Rail to Trail
-  Rural Residential
-  Rural Village
-  Suburban Area Developing
-  Suburban Neighborhood Buildout
-  Traditional Neighborhood Stable
-  Urban Residential

 City Street
 County Road
 State Highway













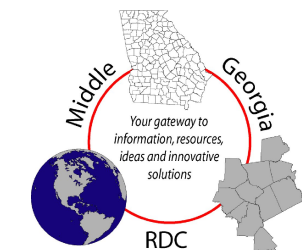
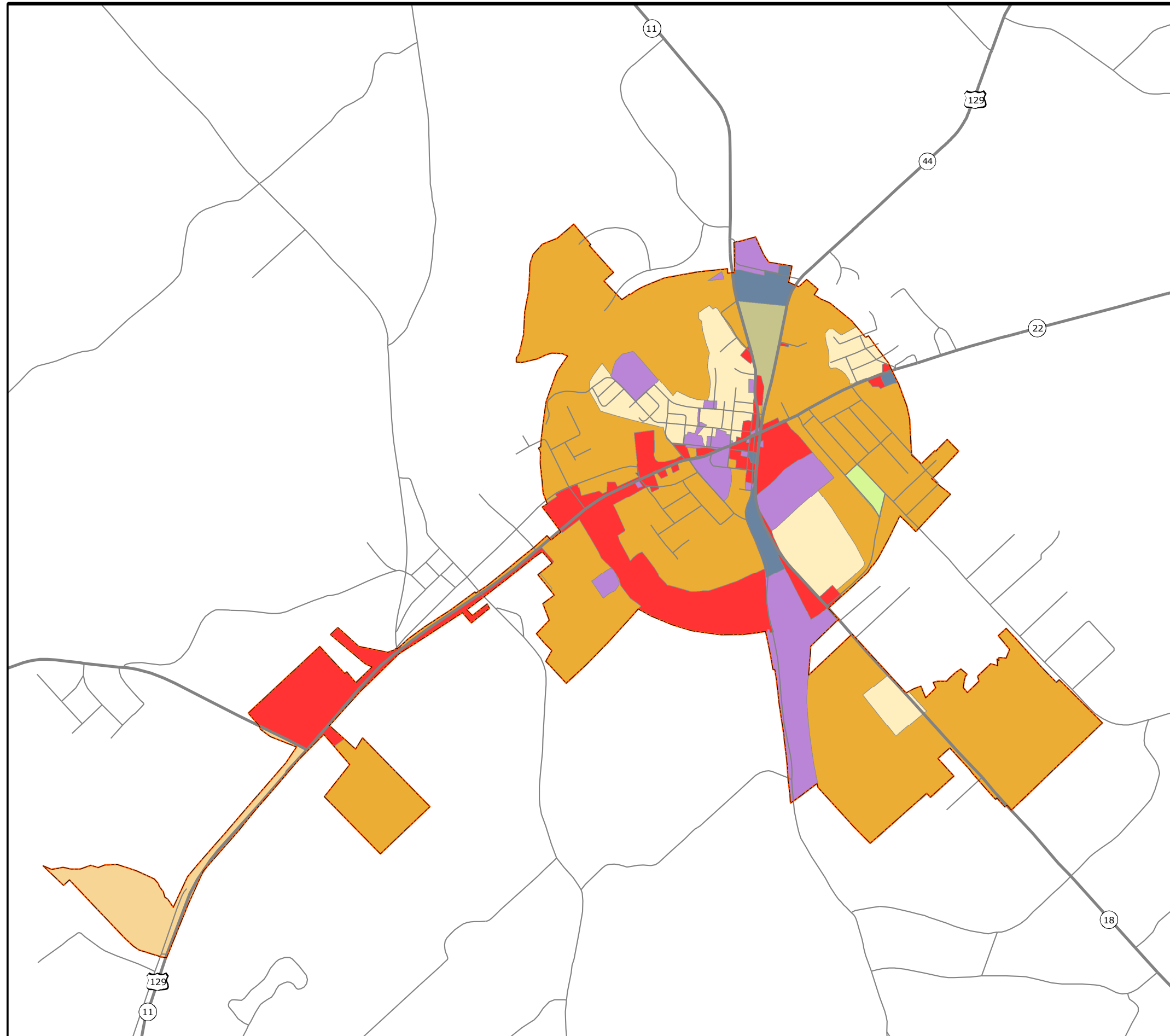
Map 1b

Gray-Jones County Comprehensive Plan

Future Land Use City of Gray

Legend

-  Commercial
 -  Industrial
 -  Mixed Use Center
 -  Park/Recreation/Conservation
 -  Public/Institutional
 -  Urban Residential
 -  Rural Residential
 -  Suburban Residential
 -  Transportation/Communication/Utilities
-  City of Gray
- City Street
- County Road
- State Highway



0 0.5 1 Miles

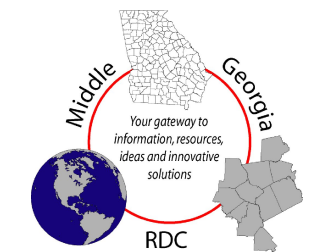
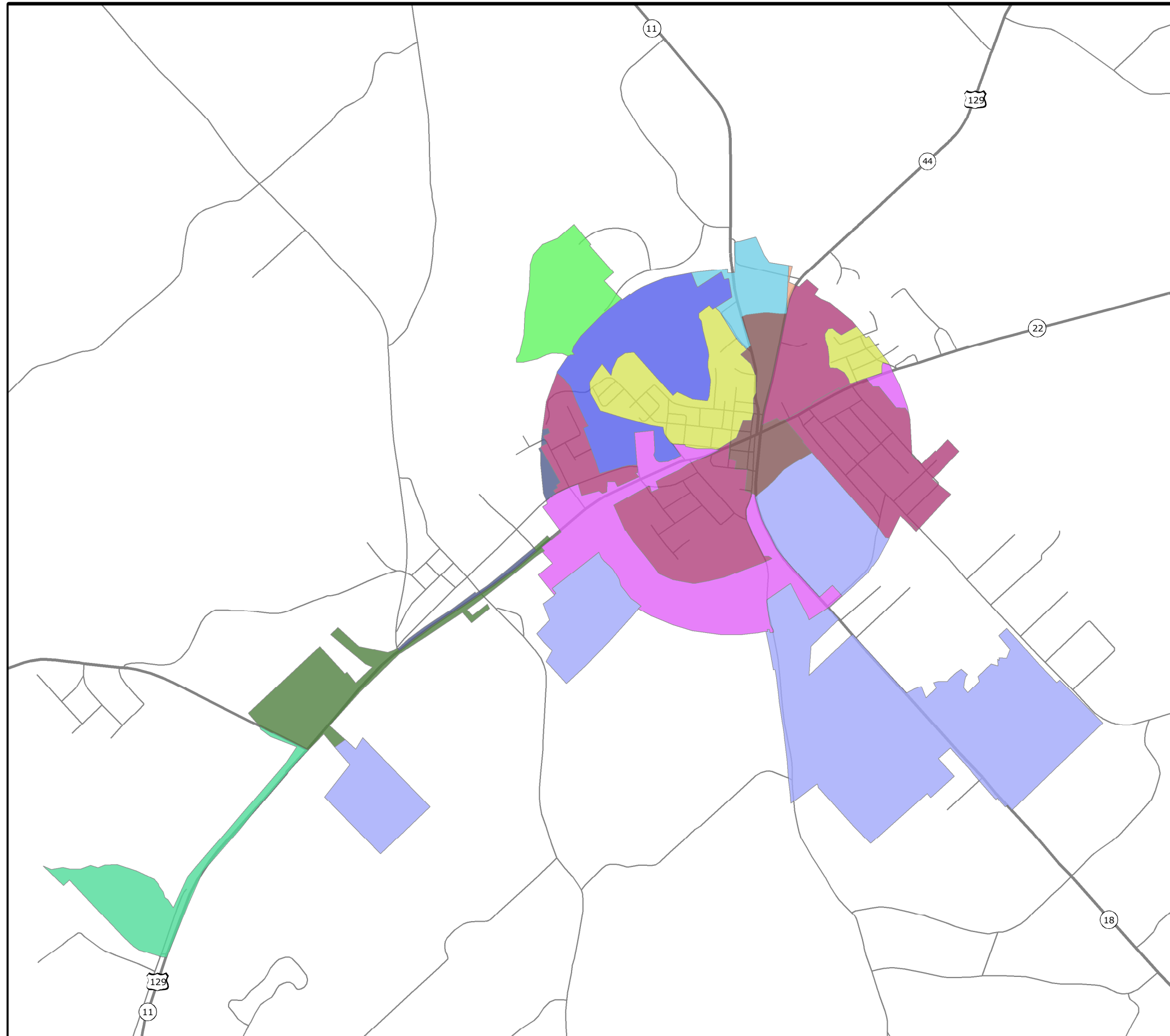
Map 2a

Gray-Jones County Comprehensive Plan

Recommended Character Areas - City of Gray

Legend

- Gray Downtown
- Gray Industrial Area
- Gray Strip Commercial
- Highway Corridor
- Historic Clinton Area
- Major Highway Corridor
- Ocmulgee-Piedmont Scenic Corridor
- Rural Residential
- Suburban Area Developing
- Suburban Neighborhood Buildout
- Suburban Neighborhood Developing
- Traditional Neighborhood Declining
- Traditional Neighborhood Stable
- City Street
- County Road
- State Highway



0 0.5 1 Miles

Map 2b