

RESOLUTION

**A RESOLUTION ADOPTING THE GREATER MACON COUNTY
COMPREHENSIVE PLAN FOR 2017 - 2026, AND FOR OTHER
PURPOSES.**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, Macon County has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Macon County Board of Commissioners that the Greater Macon County Comprehensive Plan 2017-2026 be adopted.

SO RESOLVED, this 20th day of October, 2016.

BOARD OF COMMISSIONERS
MACON COUNTY, GEORGIA


Mickey D. George, Chairman

ATTEST:


Regina M. McDuffie, County Manager

RESOLUTION OF ADOPTION
GREATER MACON COUNTY COMPREHENSIVE PLAN 2017-2026

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

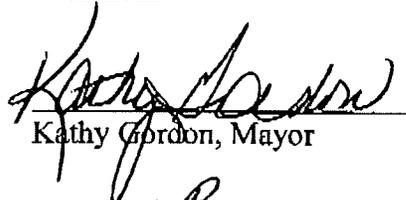
WHEREAS, the City of Ideal has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Ideal that the Greater Macon County Comprehensive Plan 2017-2026 be adopted.

SO RESOLVED, this 4th day of October, 2016.

CITY OF IDEAL

BY:


Kathy Gordon, Mayor

ATTEST:



RESOLUTION OF ADOPTION
GREATER MACON COUNTY COMPREHENSIVE PLAN 2017-2026

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Marshallville has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Marshallville that the Greater Macon County Comprehensive Plan 2017-2026 be adopted.

SO RESOLVED, this 11th day of October, 2016.

CITY OF MARSHALLVILLE

BY: Adeline Felton
Adeline Felton, Mayor

ATTEST: Valerie Davis



Valerie Denise Davis

RESOLUTION #649

RESOLUTION OF ADOPTION
GREATER MACON COUNTY COMPREHENSIVE PLAN 2017-2026

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

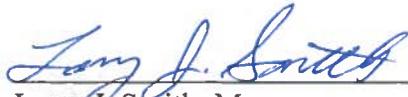
WHEREAS, the City of Montezuma has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Montezuma that the Greater Macon County Comprehensive Plan 2017-2026 be adopted.

SO RESOLVED, this 11th day of October, 2016.

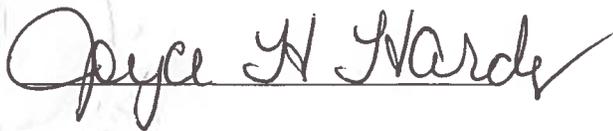
CITY OF MONTEZUMA

BY:

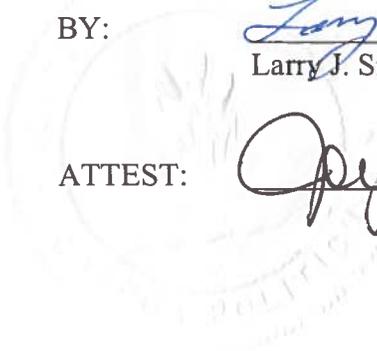


Larry J. Smith, Mayor

ATTEST:



Opice H. Ward



RESOLUTION OF ADOPTION
GREATER MACON COUNTY COMPREHENSIVE PLAN 2017-2026

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

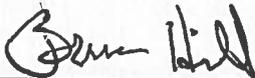
WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

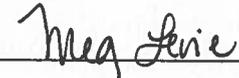
WHEREAS, the City of Oglethorpe has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Oglethorpe that the Greater Macon County Comprehensive Plan 2017-2026 be adopted.

SO RESOLVED, this 20th day of October, 2016.

CITY OF OGLETHORPE

BY: 
Bruce Hill, Mayor

ATTEST: 

Greater Macon County
Comprehensive Plan
Ideal
Marshallville
Montezuma
Oglethorpe
2017 - 2026

October, 2016

MACON COUNTY BOARD OF COMMISSIONERS

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A. Richmond Felton Bob Melvin
Ben Haugabook Gordon Sutton

Regina McDuffie, County Manager

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Joyce Hardy, City Administrator

OGLETHORPE MAYOR AND CITY COUNCIL

Bruce Hill, Mayor
Gail H. Coogle Keith McCants
Carey Mahone Mark Poole
Madison Porter

Meg Levie, City Clerk

Assisted by River Valley Regional Commission
228 West Lamar St. 710 Front Avenue
Americus Columbus

SITE LOCATION MAP



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Introduction

This is the second, full comprehensive planning document prepared in compliance with the Georgia Planning Act of 1989 by Macon County and the Cities of Ideal, Marshallville, Montezuma and Oglethorpe. The first was adopted in the 1990s and an intervening document, a Partial Update, was also prepared in compliance with applicable regulations and adopted in 2008. The legislative intent and purpose of said law, codified at O.C.G.A. 36-7-1, is as follows:

The local governments of the State of Georgia are of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining, and assisting local governments. In addition, the natural resources, environment, and vital areas of the state are of vital importance to the state and its citizens. The state has an essential public interest in protecting and preserving the natural resources, the environment, and the vital areas of the state. The purpose of this article is to provide for local governments to serve these essential public interests of the state by authorizing and promoting the establishment, implementation, and performance of coordinated and comprehensive planning by municipal governments and county governments, and this article shall be construed liberally to achieve that end. This article is enacted pursuant to the authority granted the General Assembly in the Constitution of the State of Georgia, including, but not limited to, the authority provided in Article III, Section VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV.

The Georgia Department of Community Affairs was charged with providing a framework for development, management and implementation of local comprehensive plans. The framework developed and published by the Department took the form of Minimum Standards and Procedures for Local Comprehensive Planning and has undergone revisions since passage of the 1989 Act. This plan was prepared in compliance with the Minimum Standards and Procedures which took effect March 1, 2014.

The five required plan elements applicable to this document and the options selected, where applicable, are:

Community Goals Element

Of the four options available to address this element the community opted for a brief vision statement.

Needs and Opportunities Element

Reference to needs and opportunities identified in previous planning efforts helped participants recognize lingering needs and untapped opportunities. Consolidation of that information with issues of the day resulted in an updated list of needs and opportunities the community intends to address.

Community Work Program Element

This is a list of specific activities the city and the county plan to undertake during the next five years to address needs and capitalize on opportunities identified during plan development. This section includes a Report of Accomplishments revealing the status of activities in the previous five-year program.

Economic Development Element

This element is a requirement for local governments in Georgia Job Tax Credit Tier 1. This element identifies needs and opportunities related to economic development and vitality of the community, and a work program addressing these needs and opportunities considering

such factors a diversity of the economic base, quality of the local labor force, effectiveness of local economic development agencies, programs and tools.

Land Use Element

This element is a requirement for local governments with zoning regulations. Although Ideal does not have a zoning ordinance the city nevertheless prepared a land use element for the sake of overall plan consistency. Of the two allowable options to address this planning element, a land use map or character area identification, the latter has been used because of the greater similarity to the more recent planning effort. The unique characteristics which distinguish several geographical areas of each jurisdiction were identified as were the features of each which need to be preserved/maintained or redeveloped and how to accomplish those ends.

Beyond satisfying these planning requirements; however, is the higher need for the community to determine the quality of life it desires and how to achieve it. Decisions concerning the level and quality of public services to develop and sustain, where these services are to be provided and by whom, which resources are to be developed and which to preserve head the list of decisions to be made locally. Such decisions are beyond the authority of other levels of government and by design are to be made within the community. If not carefully planned and implemented the ultimate financial and quality of life costs to the community will be higher.

Plan Development

Activity began with demographic data presented at a joint meeting of the five elected bodies. At this meeting initial public hearings were scheduled for each jurisdiction for data presentation and solicitation of public input and participation. After the first round of hearings follow-up sessions were held periodically in each jurisdiction to identify strengths and weaknesses and needs and opportunities and to further advance plan development. Additional meetings were held with the county fire departments meeting jointly and the Local Emergency Planning Committee, both of which have members representing a cross section of the community. A summary of findings was presented at a second joint meeting of the elected bodies. From this point more meetings were held in each jurisdiction for development of individual work programs. A second round of public hearings was held for/in each jurisdiction at which a draft of the plan was presented for further input and comment. Plan hearings and meetings were advertised via newspaper, social media and public message boards. Articles about plan development were published in the local organ and the local independent news service. The findings of a previous Macon County Development Authority planning session were considered in development of the Economic Development element.

The steering committee consisted of the elected officials of each jurisdiction, the chief appointed/administrative official and the director of the local development authority/chamber of commerce. Some elected officials also serve on the development authority board of directors. These parties constituted the core of stakeholders, which included representation from emergency responders-EMS, police and fire, Red Cross, public works departments, both local electrical utilities, coroner, the board of education and hospital.

Plan Organization

This document was developed as a joint plan. Needs and Opportunities are imbedded in the demographic data compiled for Greater Macon County and presented in the front of the document. Visions, Character Areas and Work Programs unique to each local government are combined by jurisdiction for greater utility. The final document is available in two versions; the Greater Macon County Comprehensive Plan

consolidated for all local governments, and the demographic data with Needs and Opportunities combined with the Vision Statement, Character Areas and Work Program unique to each jurisdiction.

Needs and Opportunities Element

Plan Requirement

Needs and Opportunities is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.

Needs and Opportunities are imbedded in the Greater Macon County demographic and economic data.

Greater Macon County Demographic and Economic Data

with

Needs and Opportunities

Population

The resident population of Macon County fluctuated little for over a century as there were reportedly twenty fewer residents in 2000 than in 1900. Five decades (1920-1970) of persistent loss (-4,700/-27%), fueled by the Great Depression and the economic devastation wrought by the boll weevil was the dominant trend of the 1900s. The 9% increase between the population low-point in 1970 and the 2000 Census could be interpreted as a positive change, as the 2010 Census documented an additional 5% increase. However, 2000 was the first census after the opening Macon State Prison in the unincorporated area of the county. All four cities experienced population loss during the ‘90s but the prison opening fueled a 33% increase in the unincorporated area; enough to result in a net decennial increase for the county.

With very few exceptions all four cities were credited with population increases decade-to-decade during the half-century of countywide decline. Aggregate municipal population increased steadily both numerically and as a proportion of the county total from 27% (1930) to 60% (1990). The cities did not capture all the migration off the farms, however. Between 1930 and 1990 the county population decreased by 6,600 while the municipal population increased only 2,900. The more recent municipal trend has been quite different. During the past quarter-century (1990 Census - 2015 estimates) the municipal population contributed to the countywide decline as proportional shares decreased from 60% to 45%. Census Bureau annual population estimates indicate constant population losses throughout the community since 2010.

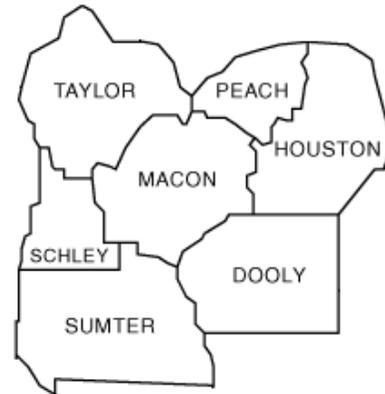
Population Macon County, Ideal – Marshallville – Montezuma – Oglethorpe Adjoining Counties and Georgia							
Jurisdiction	1960	1970	1980	1990	2000	2010	2015 ¹
Macon	13,170	12,933	14,003	13,114	14,074	14,740	13,632
Ideal	432	543	619	554	518	499	459
Marshallville	1,308	1,376	1,540	1,457	1,335	1,448	1,333
Montezuma	3,744	4,125	4,830	4,506	3,999	3,460	3,189
Oglethorpe	1,169	1,286	1,305	1,302	1,200	1,328	1,211
Unincorporated area	6,517	5,603	5,709	5,295	7,022	8,005	7,440

¹ US Census Bureau, annual estimate of resident population 7-1-15
Source: U. S. Census

Population trends among the six surrounding counties over the past half century (1960-2010) varied between essentially no growth to rates that outpaced the state. Taylor had as many fluctuations between loss and gain as Macon and increased by 600, compared to almost 1,600 locally. Dooley also experienced as many fluctuations but netted an increase of over 3,400. Dooley’s census, like Macon, was enhanced

significantly by the opening of a state prison between 1990 and 2000. Schley and Sumter experienced almost uninterrupted growth which resulted in net increases of 54% and 33, respectively.

Peach grew consistently, influenced heavily by proximity to one of the nation’s largest military bases, Robins Air Force Base, in Houston County. The largest proportion of Peach County’s population resides in the census tract nearest the military base. The base and spin-off development it generated increased Houston County’s population by 257% (110,000). During this period Georgia, one of the fastest growing states in the nation, recorded a population increase of 149%. In 2010, Houston accounted for 57% of the surrounding six-county area total, and its status as a metropolitan statistical area makes it unique among area counties. Hence, surrounding area totals in this document are often presented with and without Houston County data.



Population 1960 - 2015							
Macon County - Adjoining Counties - Georgia							
Jurisdiction	1960	1970	1980	1990	2000	2010	2015 ¹
Macon	13,170	12,933	14,003	13,114	14,074	14,740	13,632
Dooly	11,474	10,404	10,826	9,901	11,525	14,918	14,035
Houston	39,154	62,924	77,605	89,208	110,765	139,900	150,003
Peach	13,846	15,990	19,151	21,189	23,668	27,695	26,720
Schley	3,256	3,097	3,433	3,590	3,766	5,010	5,168
Sumter	24,652	26,931	29,360	30,232	33,200	32,819	30,779
Taylor	8,311	7,865	7,902	7,642	8,815	8,906	8,330
Area total inc. Macon	113,863	140,144	162,280	174,876	205,813	243,988	248,667
Macon’s proportion	12%	9%	9%	8%	7%	6%	5%
Area total exc. Houston ²	74,709	77,720	84,675	85,668	95,048	104,088	98,664
Macon’s proportion	18%	17%	17%	15%	15%	14%	14%
Georgia	3.9M	4.6M	5.5M	6.5M	8.2M	9.7M	10.1M

¹ US Census Bureau, annual estimate of resident population 7-1-15

² Houston is a single-county metropolitan statistical area
source: US Census

Population projections prepared by the Governor’s Office of Planning and Budget (OPB)¹ are presented in the following table. The twenty-five year projection for Macon County suggests a loss of almost 3,200 residents, an average of approximately 125 per year. Annual estimates prepared by the Census Bureau indicate that since 2010 the longer-term downward trend projected by OPB for Macon County is in fact already occurring, and that each jurisdiction has been contributing annually to the decrease. OPB projects the countywide decrease will continue uninterrupted to 2050.

¹ Georgia’s official source of state and county demographic data

OPB does not project populations below the county level. The following municipal projections reflect their respective proportions of the county totals aggregated across the censuses of 1980-2010. This was a period of high proportional consistency, with the exception of Montezuma which fell eleven percentage points. This methodology locks the cities into the population loss OPB projects for the county.

Population Projections 2010 - 2035						
Macon County, Ideal – Marshallville – Montezuma – Oglethorpe						
Jurisdiction	2010	2015	2020	2025	2030	2035
Macon Co.	14,740	13,832	13,366	12,835	12,234	11,580
Ideal ¹	499	539	521	501	477	452
Marshallville ¹	1,448	1,425	1,377	1,322	1,260	1,193
Montezuma ¹	3,460	4,150	4,010	3,851	3,670	3,474
Oglethorpe ¹	1,328	1,273	1,230	1,181	1,126	1,065
unincorp. balance	8,005	6,445	6,228	5,980	5,701	5,396

¹ 2015 and following derived from the average proportion of county totals aggregated for 1980, 1990, 2000 and 2010
source: county data provided by the Governor’s Office of Planning and Budget; city projections by River Valley Regional Commission

OPB projections indicate divergent trends among area counties with Dooly, Sumter, and Taylor Counties losing considerable populations, Schley and Peach Counties growing gradually, and Houston County continuing its rapid growth.

Population Projections 2010 - 2035						
Macon County – Surrounding Counties - Georgia						
Jurisdiction	2010	2015	2020	2025	2030	2035
Macon	14,740	13,832	13,366	12,835	12,234	11,580
Dooly	14,918	14,160	13,797	13,412	12,978	12,477
Houston	149,111	152,213	163,444	174,362	185,016	195,316
Peach	27,695	27,214	27,611	27,850	28,090	28,320
Schley	5,010	5,231	5,600	5,988	6,358	6,697
Sumter	32,819	31,110	30,389	29,463	28,345	27,057
Taylor	8,906	8,371	8,129	7,848	7,509	7,128
Georgia	9.7M	10.2M	10.9M	11.5M	12.2M	12.8M

Source: Georgia Office of Planning and Budget

At the time of the 2010 Census one-third of the community’s adult population reportedly lacked a high school diploma or the equivalent. According to 2013 Census estimates this had improved to 30% and the highest level of achievement for another 38% was a high school diploma. An additional 22% had at least some exposure to post-secondary education but only a small percentage of them earned a two-year degree. One-tenth of adults had a four year degree or higher. Statewide, the highest levels of attainment were essentially equal percentages of high school graduates (29%), ≤AS degree (28%) or ≥BS (28%). Only fifteen percent of adults across the state reportedly had less than a high school diploma in 2013.

Local attainment compares little better with the surrounding counties. Macon and Dooly County have very similar attainment levels with 68% of adults having a high school diploma or less. In both counties one-in-five adult residents has at least some exposure to post-secondary education and one-in-ten has at

least a four year degree. Since Macon has such a high proportion at the elementary and secondary attainment levels it lags the post-secondary attainment levels of the other surrounding counties.

Highest Educational Attainment of Adults - 2013											
Macon County, Ideal – Marshallville – Montezuma – Oglethorpe											
Adjoining Counties											
Attainment*	Macon Co.	Ideal	Marshallville	Montezuma	Oglethorpe	Dooly	Houston	Peach	Schley	Sumter	Taylor
Less than HS diploma	30%	36%	25%	24%	35%	29%	11%	17%	27%	24%	24%
HS diploma	38%	29%	34%	42%	26%	39%	29%	32%	34%	34%	40%
Some college or Associate Degree	22% (19%) (3%)	32%	29%	22%	20%	21%	36%	31%	25%	24%	26%
Bachelor's degree or higher	10%	3%	13%	13%	20%	10%	24%	19%	14%	19%	10%

* Highest level of attainment achieved
 Resident population 25 years of age and older
 Source: US Census 2009-2013 American Community Survey, 5-year survey

The community has been credited with the area's lowest on-time² high school graduation rate. While the accompanying statistics document some of that history (2013), they also reveal improved local performance both within the local school system and in comparison with neighboring counties where performance is impressive. The 2015 rates of four bordering counties exceeds statewide performance by several points. The community's improved performance actually placed it above the state's 2014 graduation rate. As this plan nears completion the county school system is finalizing plans to begin construction of a new high school.

Four-Year Cohort Graduation Rates			
Macon and Surrounding Counties			
Jurisdiction	2013	2014	2015
Macon	61.0	73.4	76.9
Dooly	73.6	73.4	74.4
Houston	78.8	77.3	84.9
Peach	63.3	68.6	82.8
Schley	77.8	84.7	90.6
Sumter	65.9	83.7	86.8
Taylor	68.5	74.8	77.0
Georgia	71.8	72.6	78.8

Source: Georgia Department of Education

For many local high school graduates who in the past pursued a four-year college degree, the community offered insufficient choice of employment opportunities requiring and compensating higher educational credentials. Those who attained a Bachelor's degree and higher typically looked elsewhere for employment, careers and homes, leaving a larger plurality of their cohorts in the community with a decreasing population and comparatively low educational attainment. For many who stayed home their plight become a characteristic of the family. Lacking education, family support and opportunity, the latter

² proportion of the graduating class which earned a regular high school diploma by completing grades 9, 10, 11 and 12 in four years

generation generally lacks a good work ethic, personal motivation and many social mores of the larger community.

According to the U. S. Census Bureau, recent income growth in the City of Marshallville outpaced inflation by a significant margin. Census estimates credited the city with a growth rate in median family income between 2000 and 2013 almost 3.5 times the national inflation rate during that period. Sixty percent of the reported increase occurred during the last three years of the period.³ The city also experienced a 52% increase in per capita income, 90% of which occurred between 2000 and 2010. The only other local jurisdiction experiencing income growth outpacing the national inflation rate was Montezuma with a 38% increase in median family income. Families in both cities experienced real growth in income during the period which cannot be said for the larger community or even statewide. The state’s reported growth rate in each of these three measures ranged between 16% and 19%. Even so, at the end of the period both state medians were approximately \$20,000 above county levels; per capita income statewide reportedly \$11,000 higher than the county level.

Changes in Income Macon County, Ideal – Marshallville – Montezuma – Oglethorpe Surrounding Counties						
Income Measure	Jurisdiction	2000 ¹	2010 ²	2013 ³	% Change 2000- 2013	% Inflation 2000- 2013 ⁴
Median Family*	Macon Co.	\$29,402	\$37,218	\$37,668	28%	34%
	Ideal	\$21,250	\$41,625	\$17,083	-20%	
	Marshallville	\$24,375	\$36,010	\$52,981	117%	
	Montezuma	\$27,469	\$27,827	\$37,967	38%	
	Oglethorpe	\$28,971	\$34,049	\$30,469	33%	
	Area Average of Medians	\$36,885	\$46,028	\$46,509	26%	
	Area without Houston	\$34,635	\$42,495	\$43,222	25%	
Median Household**	Macon Co.	\$24,224	\$27,950	\$30,240	25%	
	Ideal	\$16,538	\$26,731	\$14,659	-11%	
	Marshallville	\$21,800	\$26,875	\$25,000	15%	
	Montezuma	\$23,022	\$23,214	\$26,343	14%	
	Oglethorpe	\$22,875	\$32,958	\$27,396	20%	
	Area Average of Medians	\$31,197	\$35,409	\$36,238	16%	
	Area without Houston	\$29,124	\$32,128	\$33,129	14%	
* Family – two or more people who reside together and who are related by birth, marriage or adoption						
** Household – all the people who occupy a housing unit as their usual place of residence						
¹ US Census						
² US Census, 2006-2010 American Community Survey 5-year estimates						
³ US Census, 2009-2013 American Community Survey 5-year estimates						
⁴ The Inflation Calculator http://www.westegg.com/inflation/ using Consumer Price Index statistics published annually in the <i>Statistical Abstract of the United States</i>						

³ The reader should be aware that for small jurisdictions there are significant margins of error for these data. For example, in Marshallville’s case even at the 90 percent confidence level the lower confidence boundary for 2013 median family income is \$33,481, the upper confidence boundary is \$72,481, a margin of error of ±19,500. For Macon County the margin of error for the same income measure is ±2,900, with the lower and upper confidence boundaries being \$34,768 and \$ 40,568, respectively.

Local improvement in median family income was marginally better than the surrounding area, significantly better in median household income but lagged significantly area performance in per capita growth. In aggregate, neither the community nor surrounding area performed well relative to the national inflation rate.

Changes in Income						
Macon County, Ideal – Marshallville – Montezuma – Oglethorpe						
Surrounding Counties						
Income Measure	Jurisdiction	2000 ¹	2010 ²	2013 ³	% Change 2000-2013	% Inflation 2000-2013 ⁴
Per Capita*	Macon Co.	\$11,820	\$12,902	\$13,865	17%	34%
	Ideal	\$9,712	\$13,074	\$9,466	-2.5%	
	Marshallville	\$11,306	\$16,611	\$17,163	52%	
	Montezuma	\$12,168	\$13,341	\$15,125	24%	
	Oglethorpe	\$13,673	\$14,127	\$15,741	15%	
	Area Average	\$17,200	\$21,562	\$21,878	27%	
	Area without Houston	\$14,502	\$16,460	\$17,246	19%	

* Per Capita – the average obtained by dividing the aggregate income of an area by the total population of that area

¹ US Census

² US Census, 2006-2010 American Community Survey 5-year estimates

³ US Census, 2009-2013 American Community Survey 5-year estimates

⁴ The Inflation Calculator <http://www.westegg.com/inflation/> using Consumer Price Index statistics published annually in the *Statistical Abstract of the United States*

Again, because of small sample sizes it is difficult to glean whether sharp fluctuations in data are, (1) the result of the migration of a small number of residents and not a trend or true measure of local poverty, (2) attributable to the margin of error inherent to small datasets and hence not an accurate measure, (3) both (1) and (2), or (4) whether they are in fact true measures of conditions. At the 90 percent confidence level the county's 2013 family poverty rate had a margin of error of ± 4.4 , with lower and upper confidence bounds of 17% and 26%. Ideal had a margin of error of ± 21 which yielded lower and upper confidence bounds of 38% and 80%. By comparison, poverty rates at the state level maintained steady increases; 10%-12%-14%, respectively, for families and 13%-16%-18%, respectively, for individuals, all with margins of error in the range of ± 0.2 . At both the local and state levels the poverty rate is higher for individuals than for families.

Percent in Poverty				
Category	Jurisdiction	2000 ¹	2010 ²	2013 ³
Families	Macon County	22%	24%	22%
	Ideal	31%	32%	59%
	Marshallville	27%	21%	19%
	Montezuma	22%	40%	26%
	Oglethorpe	19%	33%	19%
Individuals	Macon County	26%	33%	29%
	Ideal	31%	33%	60%
	Marshallville	30%	27%	30%
	Montezuma	26%	43%	32%
	Oglethorpe	23%	39%	30%

¹ US Census

² US Census, 2006-2010 American Community Survey 5-year estimates

³ US Census, 2009-2013 American Community Survey 5-year estimates

Community Needs and Opportunities

1. The community has a poor perception of the quality of local education and as a result is not sufficiently supportive of the system.
2. The community has access to numerous 'out-of-town' sources of post-secondary education.
3. There is a local need for additional secondary and post-secondary educational opportunities better tuned to local career training.
4. The long-term decline in population and economic conditions along with the presence of hospitals in larger adjoining communities, among other factors, have contributed to the loss of access to local health care facilities.
5. The labor force, and many of those not participating in the labor force, lack many basic and higher level work skills.
6. Internet and other telecommunications services are lacking in much of the community due, in large part, to the small and declining population base.

Housing

The Census reported an 11% (587 units) increase in housing between 2000 and Census estimates of 2013. Among surrounding counties individual growth rates ranged from 1% (Sumter) to 39% (Dooly). Houston County accounted for 74% of the six-county 25% increase. Exclusion of Houston reveals a five-county 15% increase, similar to Macon's 11%. Growth rates within the county varied almost as much as in the surrounding area. Montezuma was credited with a 4% decrease (-72 units), Ideal +1%, Marshallville +19% and Oglethorpe +27%. Housing in the unincorporated area reportedly increased 16% (from 2450 to 2850).

Local homeownership has hovered around the state rate for decades, varying slightly from $\pm 66\%$ with each census. Homeownership in the surrounding area is very similar county-to-county, including the metropolitan county. The one notable difference is Sumter whose 58% rate is influenced greatly by the presence of assisted housing. In 2013, Ideal's rate was sixteen points below its long-time average while Marshallville's rate was six points above its historical average. In recent decades Montezuma and Oglethorpe have been on trends of decreasing homeownership rates, both of which are influenced by assisted housing.

Housing vacancy rates increased for all area counties between 2000 and 2013, most commonly by five percentage points. Macon recorded the largest change, increasing from 12% to 20% to be the area's highest. Similarities in the local rates for 2013 belies major changes from 2000. During that period Ideal increased two points, Marshallville ten, Montezuma and Oglethorpe both increased nine points.

Housing Tenure - 2013						
Tenure	Macon Co.	Ideal	Marshallville	Montezuma	Oglethorpe	Macon and Surrounding Counties
Total Housing Units	6,082	219	695	1,601	717	102,868 (43,971 exc. Houston)
Occupied	80%	78%	80%	81%	76%	87% (83% exc. Houston)
Owner	67%	60%	74%	58%	49%	66% (64% exc. Houston)
Renter	34%	40%	26%	42%	51%	34% (36% exc. Houston)
Vacant	20%	22%	20%	19%	24%	14% (17% exc. Houston)
Mobile Home	27%	33%	10%	10%	23%	13% (22% exc. Houston)
No Vehicle	13%	15%	20%	21%	11%	7% (11% exc. Houston)

source: US Census, 2009-2013 American Community Survey 5-year estimates

Better than one-quarter of currently occupied residential units in the community are reported to be of mobile home or similar construction. The highest ratio is in Ideal, reported to be one-third followed by Oglethorpe with 23%. Marshallville and Montezuma have the lowest rates at 10% each. Deduction of

these units from the county total yields a mobile home or similar housing rate in the unincorporated area of 41%. Rates in surrounding counties vary widely from (8% in Houston) 13% in Peach to 38% in Taylor. The area rate exclusive of Houston is 22%. This housing type accounts for 9% of occupied housing statewide.

Macon has the area’s highest incidence (13%) of households without a vehicle for the sole use of household occupants. After Sumter, which in rounded percentages currently has the same rate as Macon, and Schley (12%), the percentages range between 7% and 10%. Exclusion of Houston’s 4% rate results in a five surrounding county aggregate rate of 11%. Oglethorpe is the only local city with a rate lower than the county total. The “no vehicle” rate for unincorporated Macon County is 7%.

Over two-thirds of the community’s owner-occupied housing has a value of less than \$100,000. Housing in this range is most heavily concentrated in the cities at an aggregate rate of 74%. 65% of owner-occupied housing in the unincorporated area is in this value range. This value accounts for 31% of Houston and 40% of Peach; among the other four counties the rates range from 54% to 75%. The area proportion including Houston is 40%, excluding Houston 56%. Statewide, 29% are in this value range. The county’s median value is 43% of the state (\$151,300). The county’s median gross rent is among the lowest in the area, only Dooley (\$531) is lower and Taylor is marginally higher (\$543). Median gross rent ranges from \$570 to \$818 among the other counties. The median gross rent for Georgia in 2013 was \$860.

Housing Values 2013						
Value	Macon Co.	Ideal	Marshallville	Montezuma	Oglethorpe	Macon and Surrounding Counties
Value of Owner-occupied Housing						
<\$100K	69%	85%	66%	73%	88%	42% (58% exc. Houston)
\$100K-199,999	25%	7%	27%	27%	12%	39% (29% exc. Houston)
≥\$200,000	6%	8%	7%	0.8%	0%	19% (13% exc. Houston)
Median	\$65,500	\$54,500	\$83,300	\$62,500	\$53,300	-
Gross Rent of Renter-occupied Housing						
<\$300	17%	13%	35%	25%	11%	7% (13% exc. Houston)
\$300-\$499	24%	71%	20%	24%	37%	12% (21% exc. Houston)
\$500-\$749	37%	0%	27%	32%	44%	33% (42% exc. Houston)
≥\$750	22%	16%	19%	19%	8%	48% (25% exc. Houston)
Median	\$540	\$463	\$480	\$507	\$509	-

source: US Census, 2009-2013 American Community Survey 5-year estimates

The local housing inventory is among the oldest in the area. Only Dooley has a larger proportion (32%) of housing constructed prior to 1960. Metropolitan Houston’s 18% rate in the oldest category has little impact on the area’s ratios; 19% vs. 20%. The community’s oldest housing is concentrated in the four cities as all four exceed the county’s 24% rate. In the aggregate, 34% of the municipal housing supply

was constructed at least fifty years ago. Many of these units retain historic and/or architectural significance.

Age of Housing						
Year Built	Macon County	Ideal	Marshallville	Montezuma	Oglethorpe	Area
≥2000	8%	3%	3%	5%	7%	21% (12% exc. Houston)
1980-1999	41%	45%	32%	29%	43%	38% (39% exc. Houston)
1960-1979	27%	21%	30%	31%	22%	29% (31% exc. Houston)
<1960	24%	31%	36%	36%	29%	13% (20% exc. Houston)

source: US Census, 2009-2013 American Community Survey 5-year estimates

The combined factors of low resident income, proportion of manufactured construction, age of housing, value of housing and physical condition in general make for unattractive housing conditions in the community.

<u>Housing Needs and Opportunities</u>
<ol style="list-style-type: none"> 1. The housing stock is not adequate for either current or prospective residents 2. The large proportion of mobile homes and the preferential property tax rates the owners pay have an adverse impact on local government ability to raise revenues needed to maintain public infrastructure and services.

Economic Development

Macon County is a major contributor to the state’s agricultural economy, ranking as the highest, or among the highest, volume producer of several commodities. Agriculture is a significantly larger employment sector (10%) than is the case in surrounding and state economies, up to ten times the state level (2013). There are two other industrial sectors with double-digit employment levels. The largest is Educational Services, Health Care...at 23%, also the largest in the surrounding area (22%) and statewide (20%). Despite decreasing proportions for a half-century, Manufacturing remains a major local employer at 19%.

Employment by Industry 2010, 2013 ¹														
Industrial Category	Macon County		Ideal		Marshallville		Montezuma		Oglethorpe		Macon and Surrounding Counties		Area exc. Houston Co.	
	2010	2013	2010	2013	2010	2013	2010	2013	2010	2013	2010	2013	2010	2013
Agriculture, Forestry, Fishing, Hunting, and Mining	8%	10%	0%	0%	4%	6%	4%	9%	11%	8%	2%	3%	5%	5%
Construction	9%	6%	25%	16%	6%	7%	2%	3%	6%	1%	7%	6%	8%	8%
Manufacturing	21%	19%	11%	10%	21%	19%	19%	26%	24%	22%	11%	11%	15%	13%
Wholesale Trade	1%	1%	2%	0%	1%	1%	0%	0%	2%	2%	2%	2%	3%	2%
Retail Trade	9%	8%	0%	0%	10%	16%	10%	5%	9%	12%	11%	11%	9%	11%
Transportation and Warehousing, And Utilities	4%	5%	17%	18%	6%	3%	0%	0%	5%	4%	4%	4%	4%	5%
Information	0%	1%	0%	0%	0%	2%	0%	0%	0%	0%	1%	1%	1%	2%
Finance and Insurance, Real Estate, Rental and Leasing	3%	2%	0%	2%	3%	1%	4%	<1%	3%	0%	5%	5%	4%	4%
Professional, Scientific, and Administrative and Waste Management Services	4%	7%	0%	0%	14%	15%	3%	4%	2%	3%	7%	7%	5%	5%
Educational Services, Health Care, Social Assistance	26%	23%	34%	45%	25%	15%	38%	25%	22%	26%	23%	22%	25%	25%
Arts, Entertainment, Recreation, Accommodation and Food Services	4%	5%	3%	8%	2%	4%	6%	8%	3%	3%	7%	8%	6%	7%
Other Services, Except Public Administration	3%	5%	4%	0%	6%	4%	4%	4%	5%	3%	5%	5%	6%	5%
Public Administration	8%	9%	4%	2%	3%	7%	9%	17%	10%	18%	15%	15%	9%	9%
Civilian Employment	4,792	4,851	242	121	484	474	1,065	1,115	580	530	98,061	101,140	38,004	38,424

¹ a business producing a product or service
source: U.S. Census, 2006-2010, American Community Survey 5-year estimates, U.S. Census 2009-2013, American Community Survey 5-year estimates

Thus, the two largest sectors account for 42% of jobs in the community. With the addition of Agriculture... over half of local jobs are concentrated in three sectors.

Production, Transportation... is the community's largest occupational sector, employing one-quarter of the labor force. The benefit of this large employment level is mitigated somewhat by median earnings. At \$24,000 (2013) it ranks third among the five sectors in earnings, \$10,000 below the highest median wage. Management, Business..., with an employment level only two percentage points below Production, Transportation... is reported to be the highest median earnings sector at \$34,000 (2013). The community's third largest occupational sector, Service, is credited with the lowest median earnings, just below \$16,000 (2013). At the state level Management, Business... was reported to be the largest sector (35%/36%) and the highest paying sector with median earnings of \$53,000. Median earnings of the community's civilian employed population sixteen years of age and over in 2013 was \$24,000, 75% of the state level. The adjoining metropolitan county's median for that time was \$32,400 while the five other counties ranged between \$23,087 and \$26,600.

Employment by Occupation 2010, 2013 ¹												
Occupational Category	Macon County		Ideal		Marshallville		Montezuma		Oglethorpe		Macon and Surrounding Counties	
	2010	2013	2010	2013	2010	2013	2010	2013	2010	2013	2010	2013
Management, Business, Science, and Arts	24%	22%	14%	17%	35%	32%	32%	25%	19%	27%	34% (28% exc. Houston)	34% (27% exc. Houston)
Service	18%	21%	26%	26%	21%	18%	20%	30%	12%	11%	17% (17% exc. Houston)	18% (19% exc. Houston)
Sales and Office	15%	17%	2%	2%	8%	17%	14%	19%	16%	16%	23% (21% exc. Houston)	22% (22% exc. Houston)
Natural Resources, Construction, and Maintenance	18%	15%	29%	16%	14%	12%	8%	11%	20%	22%	12% (14% exc. Houston)	13% (14% exc. Houston)
Production, Transportation, Material Moving	25%	24%	29%	40%	21%	22%	26%	16%	32%	25%	14% (20% exc. Houston)	13% (18% exc. Houston)
Civilian Employment	4,792	4,851	242	121	484	474	1,065	1,115	580	530	95,235 (35,178 exc. Houston)	97,944 (35,228 exc. Houston)

¹ the kind of work performed on the job

source: U.S. Census, 2006-2010 American Community Survey 5-year estimates; 2009-2013 American Community Survey 5-year estimates

Macon County has a history of chronically high unemployment, having recorded the state's highest rate, or among the highest rates, on numerous occasions. For the eight time periods in the table below the local rate averages 3.2 points higher than the state. The impact of the national recession which began in late 2007/2008 is evident in increased unemployment rates at the local, regional and state levels.

Annual Unemployment Rates								
Jurisdiction	2000	2002	2004	2006	2008	2010	2012	2014
Macon	6.5%	7.5%	7.9%	7.7%	8.5%	13.2%	13.3%	12.3%
Macon and Surrounding Counties	3.9%	4.8%	4.9%	5.0%	6.1%	10.1%	9.5%	8.0%
Macon and Surrounding Counties excluding Houston County	4.7%	5.8%	6.3%	6.2%	7.5%	12.7%	11.9%	9.9%
Georgia	3.5%	4.8%	4.7%	4.7%	6.3%	10.5%	9.2%	7.2%

source: Georgia Department of Labor;
individual county unemployment was aggregated for conversion to area rates; computations by River Valley Regional Commission

The Censuses of 1970 and 1980 credited Macon County with a worker out-commuting rate of 19%. More recently, that has been reported as high as 46% (2013). At the statewide level 40%-41% of workers are currently employed outside their county of residence.

Place of Work – Macon County Residents				
		2000	2010	2013
Workers 16 Years Of Age and Older		4,724	4,596	4,521
Lived in Macon Co...	and worked in Macon Co.	59%	60%	54%
	but worked elsewhere	41%	40%	46%
Working Age Population Not In Labor Force ¹		51%	55%	50%

¹ people sixteen years of age or older comprised primarily of students, housewives, retired workers, institutionalized people and others not looking for work

source: 2000 Census, American Community Survey 2006-2010, American Community Survey 2009-2013

Data in the preceding table also reveals the community has a high proportion of working-age residents who are not in the labor force. This group includes individuals sixteen years of age or older and comprised primarily of students, housewives, retired workers, institutionalized people and others not looking for work. One-half of the local working-age population is not participating in the labor force. Dooly's ratio is higher at 57%, the other four rural counties range between 41%-45% and Houston County's ratio is 34% (2013). The statewide rates for the three time periods increased 34%-35%-36%, respectively.

Employment and wage information reported by employers to the Georgia Department of Labor reveals the loss of 1,400 jobs (34%) in the community between 2000 and 2014, the highest percentage loss in the area. Manufacturing accounted for 53% of the loss but virtually every other sector contributed. The only two sectors recording any increase for the period were Health Care and Social Assistance (+30 jobs) and Accommodation and Food Services (+10 jobs). Most surrounding counties experienced a 22%-24% loss while Houston and Peach Counties experienced increases of 26% and 2%, respectively. However, all area counties recorded increases in average weekly wages. The local increase (34%) outpaced that of two area counties (30%) while the others were equally distributed between 39% and 51%. Employment and wage trends were both positive at the state level where employment increased 4% and average weekly wages reportedly increased 41%.

The increase in local wages (34%) during the period was not sufficient to counter the negative impact of job loss (also 34%) on the aggregate payroll. The net effect was a 12% reduction (\$13M) paid in annual wages from the 2000 level. All surrounding counties experienced an increase in aggregate wages despite their respective job losses.

Jobs in Macon County		
Year	Average Monthly Employment	Average Weekly Wages
2000	4,106	\$515
2005	3,949	\$554
2010	3,165	\$608
2013	2,911	\$650
2014	2,709	\$688

Jobs covered by unemployment insurance laws, or approximately 96% of wage and salary civilian jobs.
 source: Georgia Department of Labor, Employment and Wages

The local economy did not absorb the full brunt of this \$13M payroll loss. Many of the jobs lost were held by in-commuters. The US Census reported that in 2000, 1,600 workers traveled across the county line daily to work in Macon County, or 37% of the local jobs documented by the census. Relevant figures for 2010 were 1,300 commuters and 33% of jobs in the community.

The number of jobs held by in-commuters takes on additional significance in light of local wages. According to the Georgia Department of Labor the community offers a major incentive for in-commuting; local wages compare quite favorably with the bordering counties. In 1990, Macon County ranked 25th highest among the 159 counties in average weekly wages. The only area county higher was Houston. By 2000 Macon County had slipped ten spots to be one position behind Peach. After falling a dozen more positions by 2014/2015 Macon falls right behind Houston and Peach with the third highest average wage among area counties, ten places above the nearest area competitor. Yet, income data suggests the community is forgoing much of the financial benefit that comes from offering highly competitive wages as many of these jobs are, apparantly, preformed by in-commuters. Five-year census estimates (2009-2013) reveal the county ranks 140th among Georgia counties in median household income (\$30,240) and 153rd in per capita income (\$13,865) despite comparing so favorably in average wekly wages.

The community was in economic distress long before the 2008 onset of the national recession. These recent years of additional economic decline further complicates an already difficult recovery for the community. In its current state the community has difficulty maintaining, much less enhancing, both public and private infrastructure. Hence, downtowns are in physical decline, failing components of utilities are repaired rather than replaced, the incidence and level of blight increases in virtually all areas, etc. It is critical that existing resources, internal and external, be brought to bear and new resources, internal and external, be acquired and implemented to overcome the cumulative, adverse impacts of the community's economic history and the more recent economic calamity. New initiatives are needed to significantly improve the quality of life for residents and to attract investors to the community.

Economic Development Tools and Resources					
Macon County and Cities					
Tools and Resources	Macon County	Ideal	Marshallville	Montezuma	Oglethorpe
Airport in the county	X	X	X	X	X
Cash Reserve to “Close the Deal”	X ¹	X	X	X	X
Chamber of Commerce	X	X	X	X	X
Downtown Development Authority	-	-	-	X	-
Entrepreneur Friendly Community (county level designation)	X	X	X	X	X
Freeport (100%)	X	²	X	X	X
Higher Ed Opportunities Nearby (SGTC, GSW, FVSU)	X	X	X	X	X
Industrial Development Authority	X	X	X	X	X
Industrial Park	X	-	-	X	X
Joint (multi-county) Dev. Auth.	X ¹	-	-	-	-
Literacy Center ³	X	X	X	X	X
Water/Sanitary Sewer Excess Capacity	n/a	X	X	X	X
Natural Gas Service	X	-	X	X	X
Rail Access	X	X	X	X	X
River Valley Regional Commission (workforce development, loan packaging, RLF)	X	X	X	X	X
Revolving Loan Fund	X ¹	-	-	X	X
Social Media	-	-	-	-	X
Tax Credits – Tier 1 Community	X	X	X	X	X
Transportation Investment Act	X	X	X	X	X
Website	X	-	X	X	X

¹ funding assistance and services are available countywide

² scheduled for upcoming ballot

³ services available to residents across the community

An attractive toolbox has been assembled for economic development. The community should investigate the need for targeting areas for concentrated planning and/or investment/redevelopment incentives, and acquiring any tools necessary to implement such a focus.

Economic Development Needs and Opportunities

- 1 Macon County is a Tier 1 community
- 2 The community has one of the state's strongest and most diversified agricultural economies
- 3 The community is not capitalizing on the value-added processing potential of locally produced commodities
- 4 The community has numerous untapped natural and man-made resources
- 5 The community is developing a greater capacity for cooperation
- 6 The community is proximate (adjoining counties) to two four-lane, north-south highways but needs better (four lane) access to the interstate highway.
- 7 The airport needs infrastructure enhancements to facilitate industrial recruitment; runway extension, terminal, fueling capability, etc.
- 8 Additional overnight accommodations are needed
- 9 Deterioration of the tax base reduces the service delivery capabilities of local governments – utilities, transportation, et al.
- 10 The community needs a definitive, clear plan for economic development
- 11 Old, unoccupied industrial buildings are unattractive to residents and industrial prospects

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement:

With a history deeply rooted in rich, highly productive agricultural soils, Macon County will broaden its economic base and improve the quality of life by capitalizing on sustainable development of its many resources, natural and man-made.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

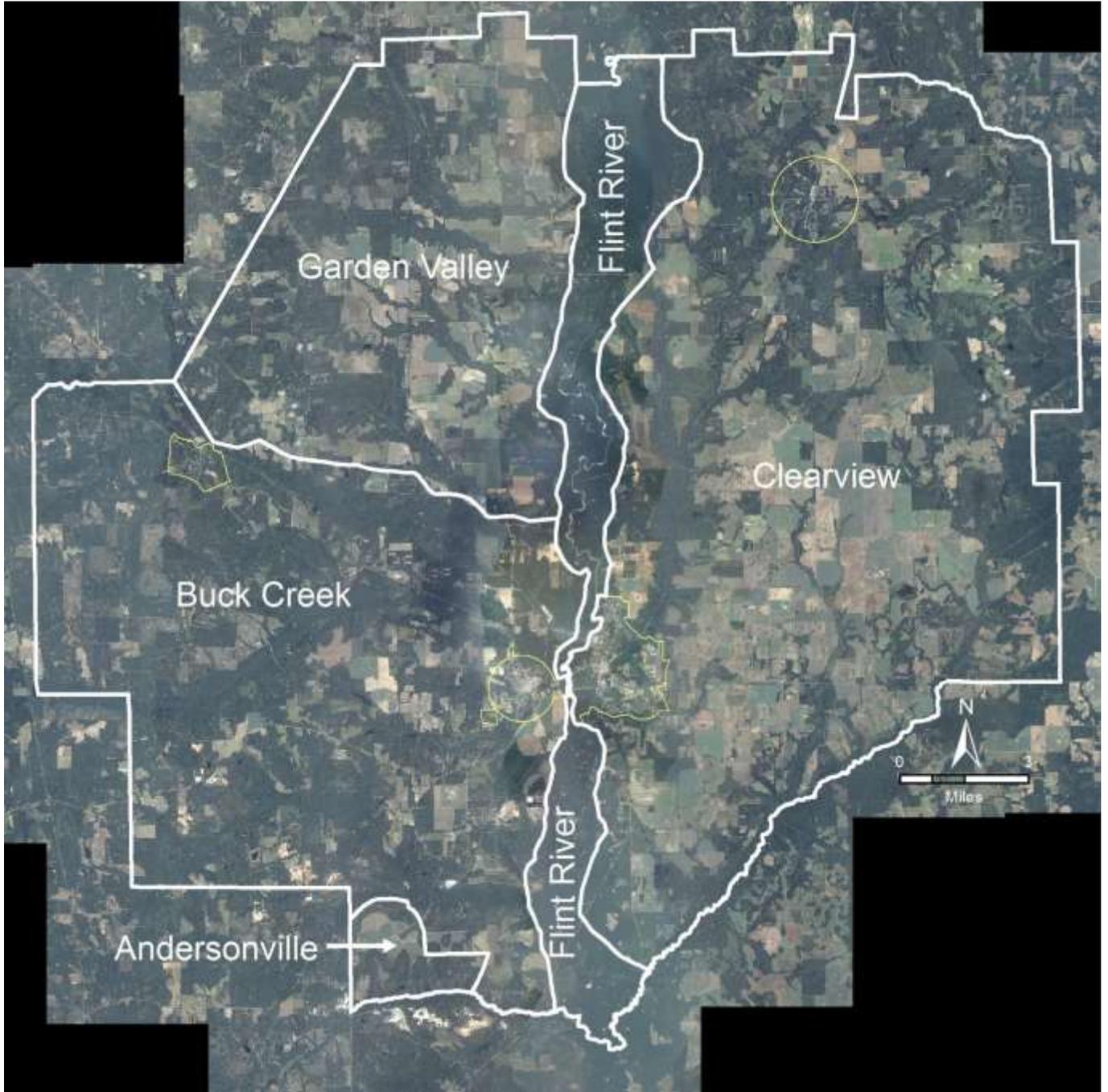
- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not necessarily uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Because of the vast size of the character areas in unincorporated Macon County aerial images are presented to help visualize the conditions in, and character of, each area. Review of these images in conjunction with the accompanying text should give a vision of the features needing attention and those needing protection.

Character Area Map



CHARACTER AREAS

ANDERSONVILLE

Description

The Andersonville National Historic Site and Prisoner of War Museum is the focal point of the county's smallest character area. While a small percentage of the national park property extends into a neighboring county, the full extent of the national cemetery and museum are located on \pm 500 acres in Macon County. The balance of the character area consists of \pm 2,500 acres historically in conventional row-crop agriculture and woodland and is the view shed from the park entrance.



Vision

Retention of the historic pastoral setting, prohibiting land uses that could conflict with the aura, or compromise the integrity of, the national cemetery and museum.

Primary Land Use

Agriculture (row-crop agriculture, pasture, horticulture)
Silviculture

Implementation Measures

Maintain compliance with zoning ordinance

BUCK CREEK

Description

Located in the southwest quadrant of the county Buck Creek is bounded on the north by Whitewater Creek and on the east by the Flint River. This area is not as productive agriculturally as the rest of the county; prime farmland accounts for 15%-20% of the soils. Other natural resources are present; however, which are not found elsewhere in the county. It overlies kaolin

deposits which have been mined since the 1960s. Surface mines, located primarily in the southern portion of the area, have been reclaimed and are blending into the surrounding woodlands which are more common here than in other areas of the county. Even active mines are typically not visible from the roadway because of buffers erected to block the view. This area exhibits the greatest variation in topography as slopes get as high as 15%. A majority of the local road network is unpaved. Population density is the highest in the county with approximately thirty-five persons per square mile. Residences are scattered along the road frontage with very few subdivisions present.



Vision

Maintenance of a rural residential setting with a higher degree of mixed uses (residential, agriculture, silviculture, surface mining) than anywhere else in the county

Primary Land Use

Agriculture
Silviculture,

Implementation Measures

Zoning with conditional use standards as appropriate

CLEARVIEW

Description

The largest character area in the county is in intense agricultural production. Comprising the eastern half of the county, approximately 80% of this area meets the definition of prime farmland. For comparison, $\pm 40\%$ of Macon County, $\pm 20\%$ of the state and $\pm 15\%$ of the nation's land area, regardless of actual use, meets the technical definition of prime farmland. This is the flattest area in the county with slope generally $< 5\%$. Woodland is present but from virtually any given location the view shed is most often a vast expanse of open farmland supporting any of over a dozen cultivated crops and dotted with poultry houses and dairy barns/parlors. The network of local roads is the sparsest in the county and is predominantly unpaved. The area has the lowest population density in the county; < 1 person per square mile in the northern half and < 6 persons per square mile overall. (Marshallville and Montezuma are not included in these densities). Residences are distributed along the road frontage as there are not any planned subdivisions in the area.





Vision

Intensive production of food and fiber crops

Primary Land Use

Agriculture (row crop, fruits, nuts, dairy, cattle, pork, poultry, aquaculture, horticulture)

Implementation Measures

Maintenance of zoning preference for agricultural activity

FLINT RIVER

Description

One of the state's major rivers flows freely north-south dividing the county into roughly equal halves. The river channel and complementary wetland borders comprise the largest natural area in the county.



Vision

Preservation of the undisturbed character of the river corridor with the possible addition of some of the more passive (commercial) recreational opportunities, e g, tubing, canoeing, kayaking

Primary Land Use

Silviculture

Implementation Measures

Maintain strict enforcement of zoning

Widening of protected river corridor (currently 100')

GARDEN VALLEY

Description

Garden Valley is located in the northwest quadrant of the county bounded on the east by the Flint River and on the south by Whitewater Creek. Approximately 55% of the area is classified as prime farmland. For comparison, $\pm 40\%$ of Macon County, $\pm 20\%$ of the state and $\pm 15\%$ of the nation's land area, regardless of actual use, is prime farmland. Slope in this area typically ranges up to 8%. Woodland is more common here than in the Clearview area. Poultry houses dot the countryside. Distributed across the area is the largest concentration of historic (primarily residential) structures in the unincorporated area. The majority of the local road network is unpaved. Population density is low, approximately ten persons per square mile and residences are scattered along the road frontage as there are not any planned subdivision developments.



Vision

Intensive production of food and fiber crops
Preservation of historic/architectural character

Primary Land Use

Agriculture
Silviculture

Implementation Measures

Maintenance of zoning preference for agricultural activity
Educate owners of historic properties of the educational and economic significance of their properties to the county
Encourage owners of historically/architecturally significant properties to be sensitive to the historic/architectural character of the property when performing exterior maintenance and improvements.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

Macon County Community Work Program 2017-2021								
Project/Activity ¹	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Pursue housing and/or housing-related assistance (water, storm sewer, sidewalk)/Neighborhood Revitalization		X		X		≤\$1M /yr.	CDBG CHIP USDA	County Manager
Explore options for developing opportunities for new housing	X	X	X			Staff time	Staff time	DA/Chamber of Commerce
Pursue external sources of funding to match/leverage resurfacing, paving and drainage projects	X	X	X	X	X	±\$500K/yr.	DOT USDA	County Manager
Develop and implement road ordinance and work plan	X					Staff Time	General Fund	County Manager
Implement road safety improvements	X					\$50K	LMIG Local	County Manager
Work with DOT to install passing lanes on SR 224			X			\$8M	TIA	County Manager
Complete bridge replacement on SR 128 (Whitewater Creek Bridge)			X			\$3M	TIA	County Manager
Meet with Mercer medical school, health care and state officials to discuss potential options for restoring medical and technical services to the community	X	X				Staff time	Staff time	DA/Chamber of Commerce
Building improvements at Health Department	X					\$22K	SPLOST	County Manager
Increase support ² for Family Connection initiatives: - Healthy Children - Children Ready to Start School - Children Succeeding in School - Stable, Self-Sufficient Families - Strong Communities	X					Staff time	local	Board of Commissioners
Encourage BOE to incorporate EMS, fire and other career training into dual enrollment programming	X	X				Staff time	Staff time	DA/Chamber of Commerce

¹ Highlighted activities are similar or identical to others repeated elsewhere in the Grater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

² funding &/or services &/or facilities

Activity or Project	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Promote underutilized public services, specifically public transit, the Senior Citizen's Center and Adult Literacy Center through web site, utility billings, etc.	X	X	X	X	X	Staff time	local	County Manager
Identify and increase recreational and outdoor opportunities across the community: Hiking/walking trails Water trails Whitewater Park/Flint R. linkage	X		X			\$50K/yr	LWCF SPLOST	Recreation Director
Construct gymnasium			X			\$500K	SPLOST	County Manager
Incentivize private investment in upgraded internet service delivery	X	X	X	X	X	TBD	TBD	County Manager
Technology upgrades and updates		X				\$200K	USDA/local	County Manager
Implement the collection of solid waste fees through property tax bills	X					Staff Time	General Fund	County Manager
Create pay plan and performance evaluation procedures		X				Staff Time	General Fund	County Manager
Roof replacement at public works barn		X				\$40K	SPLOST	County Manager
Construct two fire stations	X					\$45K ea.	SPLOST	County Manager
Continue discussions with cities about consolidating fire and other select services, or otherwise explore better means of delivering services	X	X				Staff Time	General Fund	County Manager
Perform comprehensive review of EMS and fire operations	X	X				Staff time	Staff time	County Manager
Jail maintenance/improvement		X				\$100K	SPLOST	County Manager
Enhance local communications infrastructure to resolve emergency communications issues with E-911 center		X				±\$100K	Local	EMA Director

Activity or Project	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Vehicle replacements: EMS fire apparatus sheriff's patrol vehicles (5) dump truck (2) flatbed truck motorgrader. large recreation bus		X				\$200K \$150K \$30K ea \$90K ea \$40K \$225K \$100K	USDA/local	County Manager
Equipment replacement: EMS Fire Backhoe (purchase)		X				\$35K \$75K \$100K	USDA/local USDA/local SPLOST	County Manager
Pursue animal shelter or appropriate alternative					X	±\$10K	local	County Manager
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X	X	X	X	X	TBD	local	County Manager
Update pre-disaster mitigation plan	X					\$20K	GEMA Local	EMA Director
Pursue hardened emergency operations center	X	X	X	X	X	\$500K	FEMA GEMA	EMA Director
Pursue hardened vehicle/equipment storage facility	X	X	X	X	X	\$600K	FEMA GEMA	EMA Director

Macon County								
Economic Development Work Program 2017-2021								
Project/Activity ³	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Organize the community to plan, prioritize and develop a concerted economic development plan (with each jurisdiction appointing representatives, setting a regular, meeting schedule, etc.)	X	X				Staff time	local	DA/Chamber of Commerce
Capitalize on the agri-tourism potential by expanding and promoting community events: Ag Day, City Farm Week, seasonal Farm Tours, Turkey Day, Deer Day, Crape Myrtle Festivals, et al.	X	X	X	X	X	Staff time	Staff time	DA/Chamber of Commerce
Develop/implement a marketing campaign for Whitewater Creek Park and other events/activities	X					\$1K	local	County Manager
Survey the farm community to determine the support/skill needs the community may help address	X	X				Staff time	Staff time	Farm Bureau
As appropriate, discuss with SGTC the possibilities of developing and offering a training curriculum, e.g., Quick Start, in the community addressing the farm community's services need(s)	X	X				Staff time	Staff time	DA/Chamber of Commerce
Meet with Georgia Department of Agriculture, Georgia Farm Bureau, UGA, et al., for identification and direction to develop local value-added processing and sales capabilities	X	X	X			Staff time	Staff time	DA/Chamber of Commerce
Seek placement on the Governor's Road Improvement Program (GRIP) for community access to four lane highway	X	X	X	X	X	Staff time	Staff time	Chairman BOC
Facilitate economic development through service delivery, financial packaging, etc.	X	X	X	X	X	Staff time	Local	Development Authority
Develop the new industrial park site – utilities, access, etc.,		X	X			\$500K	One GA	Development Authority

³ Highlighted activities are similar or identical to others repeated elsewhere in the Grater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

Project or Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Develop standards for development and maintenance of individual industrial sites in the new industrial park			X			Staff time	Local	Development Authority

**Macon County Report of Accomplishments
Short Term Work Program 2012 - 2016**

Project or Activity	Complete ¹	Underway, to be completed	Postponed until ...	Not accomplished
2012				
Replace sheriffs vehicle	X			
Construct fire station and substations	X			
Purchase fire equipment	X			
Housing rehabilitation and/or related activity	X			
Acquire/update Communication equipment to meet federal narrow banding requirements	X			
Obtain the national guard facility to expand county's recreation and youth activities	X			
Resurface 11 miles of roads 2012-2013	X			
Review and update zoning ordinance as necessary	X			
Expand revolving loan fund resources for use community wide	X			
Update Pre-Disaster Mitigation Plan	X			
Implement the collection of solid waste fees through property tax bills		2017		
Facilitate economic development through service delivery, financial packaging, etc.	X			
Prioritize and implement recommendations from 2009 EMS Review	X			
Maximize investment earnings through diversification and other proven strategies				Lingering recession
Execute intergovernmental agreement with City of Oglethorpe to provide Building Inspection services	X			
Create pay plan and performance evaluation procedures		2018		
Adopt ordinance imposing a 9-1-1 charge on prepaid wireless service	X			
Investigate possibility of scenic byway designation (SR 49) (investigation revealed project not feasible at the time)	X			
2013				
Replace sheriffs vehicle	X			
Replace motorgrader	X			
Codify county ordinances	X			
Explore and implement a wellness program for employees	X			
Purchase new ambulance	X			

Project or Activity	Complete	Underway, to be completed	Postponed until ...	Not accomplished
Develop and implement Road Ordinance and work plan		2017		
Expand recreational opportunities	X			
Facilitate economic development through service delivery, financial packaging, etc.	X			
Revise personnel policies and procedures		2018		
Work with Tax Commissioners on a plan to reduce tax payer delinquencies	X			
Refurbish agricultural extension office	X			
2014				
Replace sheriffs vehicle	X			
Purchase front end loader	X			
Housing rehabilitation and/or related activity		2017		
Enhance website and explore e-commerce options	X			
Facilitate economic development through service delivery, financial packaging, etc.	X			
Work with Sheriff to reduce jail expenses and increase departments and jail revenues	X			
Work with DOT to install passing lanes on SR224		2019		
Proceed with capital improvements on several county facilities	X			
2015				
Pursue revenue enhancements for Whitewater Park	X			
Develop and implement process for increasing public participation in government process	X			
Purchase backhoe		2017		
Purchase motorgrader	X			
Facilitate economic development through service delivery, financial packaging, etc.	X			
Pave /resurface county roads	X			
Explore options and implement a process to provide routine maintenance and repair at all county property	X			
2016				
Construct aquatic facility	X			
Facilitate economic development through service delivery, financial packaging, etc.	X			
Begin formal process with other government entities (School Board, Cities, State) to pursue mutual goals & program enhancements and/or consolidation	X			

Project or Activity	Complete	Underway, to be completed	Postponed until ...	Not accomplished
Develop a property owner/county cooperative paving & resurfacing option	X			
Bridge replacement on SR128 (Whitewater Creek Bridge)		2019		

¹ Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement

Georgia's only *Ideal* town...

a caring and welcoming community where small town values still live.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Images are presented in the body of each character area description which, when reviewed in conjunction with the accompanying narrative, are intended to provide a clear picture of the desirable characteristics to be retained or preserved and those which need attention or improvement. *While images are intended to be representative of the characteristics described, all of them are not from the specific character area.*

CHARACTER AREA MAP



CHARACTER AREAS

APARTMENTS

Description

This is a single property in south-central Ideal comprised of a well-planned complex of a dozen units of subsidized rental-housing. The units and grounds are well-maintained. The vision is for continued use.



Primary Land Use

Multi-family residential

Implementation Measures

Code enforcement

DOWNTOWN

Description

There are ten free-standing structures distributed across the 5-6 blocks of hilly terrain. Dominant among them are city hall, police department, post office and a convenience store, all of varying construction types facing each other across the main thoroughfare, and a large vacant retail building, vacant general merchandise store and railroad depot serving as a community center, all of historic/architectural significance. There is such a change in elevation here grade level at the convenience store is thirty-five feet higher than at the depot/community center. These sites are at opposite ends of the area and are linked directly with sidewalk. Pedestrian features are absent in the rest of the area. The vision for the area is to preserve this as the center of community

activity. Preservation of the remaining historic/architectural fabric can be facilitated by encouraging expansion, wherever possible, with complementary infill development.



Primary Land Use

Mixed uses - commercial, public, office

Implementation Measures

Encourage appropriate compatible infill development

Facilitate the provision of customer parking with infill development

GREENSPACE

Description

All of this area is designated floodplain and approximately half is designated wetlands. Over 90% is woodland. Most of the ±fifteen residential and industrial structures front the limited road access and are deteriorating/dilapidated, although two well-maintained architecturally significant residences survive on Railroad Street. The half dozen undeveloped lots are larger than average for the city, approximately ten acres in size but there are no boundaries marked. Because of the

dominant presence of sensitive environmental resources development of the area should not be encouraged.



Primary Land Use

Woodland

Implementation Measures

Maintain compliance with the National Flood Insurance Program

MIONA

Description

Miona is the residential neighborhood in the center of the city. Nine city blocks are crisscrossed by a tight grid pattern of streets wide enough for two-way traffic. There is not any sidewalk in the neighborhood. Storm waters drain via grassed swales. Residences, mostly built on site, and lots are well-maintained with good uniform setbacks and consistent orientation to the street. The setbacks and numerous vacant lots give the feeling of openness across most of the area. Shade trees here are less common than in other developed areas of the city. The west portion of the area, (especially southwest corner), is evolving (has evolved) a different character. Mobile homes account for a much larger proportion of residences, houses and lots are not as well maintained, there are some dilapidated units, and there is less uniformity in setbacks and “disorientation” to the street very evident. This distinction within the area is sufficient to map them separately; rather, the area is extended to include an adjacent, undeveloped area further west for residential development to expand the character first described.



Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization

Develop subdivision standards

POPLAR SOUTH

Description

This small residential neighborhood is heavily wooded and without pattern. A single loop street, partially paved, serves residents. Drainage improvements are nominal. There are not any internal sidewalks nor pedestrian linkage to other neighborhoods. Houses have random setbacks, random placement on the lots and random orientation to the street. Predominantly substandard housing conditions include some dilapidated and vacant units. The vision for the area is neighborhood revitalization.



Primary Land Use

Single-family residential

Implementation Measures

Neighborhood stabilization, rehabilitation

Sidewalk where possible

Code enforcement

RURAL

Description

The large acreages on the east and west boundaries are in (predominantly) woodland and agricultural production. Few houses dot the roads servicing these areas. The vision is to retain the rural character with very little development.



Primary Land Use

Silviculture
Agriculture

Implementation Measures

Limit extension of municipal utilities

SCHOOL DRIVE

Description

School Drive is a heavily wooded residential area of varying terrain without pattern. Streets conform to previously existing developments which consisted of random lot sizes, configurations and dimensions. Older model mobile home dimensions differ significantly from housing built on site, and both housing types have random setbacks, placement on the lots and orientation to the street. Predominantly substandard housing conditions include some dilapidated and vacant units. There are not any sidewalk within or linking the neighborhood to downtown. The vision for the area is neighborhood revitalization, including clearance of the abandoned elementary school site on the west end of the area for possible residential development. The school site was unused for decades until the city installed playground equipment on an open field around 2010. An industrial prospect for the school site was lost in recent years in large part because of historic preservation concerns and the presence of hazardous materials.



Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization
Brownfield assistance for site clearance
Identify incentives to facilitate development of new housing

TARRER

Description

Tarrer is an incomplete subdivision several years old with fifteen occupied residences. Structures are placed close to the rollover curb and gutter which, in conjunction with the small lots gives the area a crowded feeling. Sediment in the street is common, there is not any

sidewalk within or linking the subdivision to downtown. Shade trees are present. Residences in good condition are outnumbered by unkempt properties; substandard housing, numerous code violations related to litter, debris, inoperable vehicles in front and side yards. Rapidly deteriorating conditions threaten the neighborhood's long-term viability. The vision for the neighborhood is revitalization. Included in the area is comparably-sized undeveloped acreage to the south for planned single-family expansion which should be designed to link with the city's grid street network.



Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization, rehabilitation
Infill appropriate to and sensitive to the neighborhood
Add sidewalk where possible

WATSON

Description

Watson Street, and to a lesser degree Hoke Smith, comprise the city's greatest concentration of historic resources. A dozen (over half) of the residences fronting the city's main thoroughfare retain their historic/architectural significance. Smith retains three of these residential resources. Setbacks and orientation to the street are uniform. Lot sizes and configurations are very similar. There are numerous vacant lots, especially on Hoke Smith. The heavily-shaded streets run parallel north-south. Sidewalk extends the full length of Watson, on both sides, but is absent on Hoke Smith. The vision for the area is retention of the historic character.



Primary Land Use

Single-family residential

Implementation Measures

Encourage resident sensitivity to historic/architectural character when making exterior renovations

Housing rehabilitation

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- *Brief description of the activity,*
- *Legal authorization for the activity, if applicable,*
- *Timeframe for initiating and completing the activity,*
- *Responsible party for implementing the activity,*
- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

Ideal Community Work Program FY 2017-2021								
Project/Activity ¹	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Pursue housing and/or related assistance (water, sanitary sewer, street, drainage)		X			X	\$500K	CDBG USDA	City Clerk
Talk with city attorney about <i>in rem</i> proceedings against chronic tax delinquencies	X					Staff time	Staff time	Mayor
Bankroll TIA and LMIG receipts for use as match and leverage for neighborhood redevelopment; housing, clearance, street improvements	X	X	X	X	X	\$350K	TIA LMIG CDBG	City Clerk
Code enforcement	X	X	X	X	X	Staff time	Staff time	Police Chief
Remove any limitations on subsequent use of vacated school site included in property transfer and initiate process of clearing abandoned school site (possible brownfield)	X	X	X	X	X	TBD	TBD	City Clerk
Create web site	X					\$1K	Local	City Clerk
Replace water service lines and meter boxes-numerous locations			X			\$150K	USDA CDBG	Utility Super
Replace high service pumps (2) at water tank				X		\$15K ea.	USDA GEFA	Utility Super
Lagoon repairs-concrete apron, et al.	X					\$30K	USDA	Utility Super
Replace sanitary sewer lift station					X	\$100K	USDA GEFA	City Clerk
GPS utility infrastructure	X	X	X	X	X	As available	Grantor agency	Utility Super
Monitor facilities, infrastructure and equipment closely to resolve emergent needs and issues	X	X	X	X	X	TBD	TBD	Utility Super
Continue discussions with county over fire service consolidation	X					Staff time	Staff time	Mayor
Renovate/expand community park		X				\$25K	Local	City Clerk
Replace tractor		X				\$30K	USDA Local	Utility Super

¹ Highlighted activities are similar or identical to others repeated elsewhere in the Greater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Negotiate with the county for assistance with disposal of yard waste	X	X				Staff time	Staff time	Mayor
Petition the sheriff for enhanced local drug interdiction	X					Staff time	Staff time	City Council
Acquire backup generator for utilities					X	\$25K	USDA	Utility Super
Harden storage site for city vehicles and equipment					X	TBD	GEMA USDA	City Clerk
Update pre-disaster mitigation plan	X					\$20K	GEMA Local	City Clerk

Ideal
Economic Development Work Program FY 2017-2021

Project/Activity ³	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Organize the community to plan, prioritize and develop a concerted economic development plan (with each jurisdiction appointing representatives, setting a regular, meeting schedule, etc.)	X	X				Staff time	Local	DA/Chamber of Commerce
Capitalize on the agri-tourism potential by expanding and promoting community events: Ag Day, City Farm Week, seasonal Farm Tours, Turkey Day, Deer Day, Crape Myrtle Festivals, et al.	X	X	X	X	X	Staff time	Staff time	DA/Chamber of Commerce
Survey the farm community to determine the support/skill needs the community may help address	X	X				Staff time	Staff time	Farm Bureau DA/Chamber of Commerce
As appropriate, discuss with SGTC the possibilities of developing and offering a training curriculum, e.g., Quick Start, in the community addressing the farm community's services need(s)	X	X				Staff time	Staff time	DA/Chamber of Commerce
Meet with Georgia Department of Agriculture, Georgia Farm Bureau, UGA, et al., for identification and direction to develop local value-added processing and sales capabilities	X	X	X			Staff time	Staff time	DA/Chamber of Commerce
Facilitate economic development through service delivery, financial packaging, etc.	X	X	X	X	X	Staff time	Local	Development Authority

³ Highlighted activities are similar or identical to others repeated elsewhere in the Greater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

**City of Ideal Report of Accomplishments
Short Term Work Program 2012 - 2016**

Project or Activity	Completed ¹	Underway	Postponed why?	Not accomplished
2012				
Housing and/or related assistance (water/wastewater/drainage) CDBG '10	X			
Adopt housing/environmental nuisance ordinance	X			
Participate in creation and maintenance of Intra-county anti-drug force				No support from SO
Replace water lines on MLK CDBG '10	X			
2013				
Continue investigating need for a zoning ordinance or an alternative				Deemed no current need
Continue investigating options for animal control				Cost Prohibitive
Facilitate economic and residential development through service delivery, financial packaging etc.				State/Fed regulations proved insurmountable for recent prospect
Gateway enhancements				Funds not available
2014				
Housing and/or related assistance (water/wastewater/drainage) CDBG '13	X			
Street resurfacing	X			
Purchase fire equipment	X			
Gateway enhancements				Funds not available
2015				
Street resurfacing	X			
Replace tractor			\$ / 2018	
Facilitate economic and residential development through service delivery, financial packaging etc.				No activity or prospects this period
Replace truck for water department	X			
2016				
Housing and/or related assistance (water/wastewater/drainage) county assistance	X			
Street resurfacing	X			
Piping improvements at water tank	X			

¹ Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement

Marshallville will improve the quality of life for all its citizens by merging its rich history and a bright future.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land uses are identified for each character area, they are intended to be the primary, not exclusive, uses.

Images are presented in the body of each character area description which, when reviewed in conjunction with the accompanying narrative, are intended to provide a clear picture of the desirable characteristics to be retained or preserved and those which need attention or improvement. *While images are intended to be representative of the characteristics described, all of them are not from the specific character area.*

CHARACTER AREA MAP



CHARACTER AREAS

COMMERCIAL CENTER

Description

This quarter-mile segment along the most heavily travelled route in the city is home to those businesses generating the most traffic on a daily basis, most significant among them are the U.S. Post Office, grocery store, senior citizens center and the recent (2015) addition, Dollar General. Seasonally, the local grain elevator on the area's west side and agricultural commodity storage facility on the north end generate a significant volume of traffic. Distinguishing features of these structures are varying construction types and individual, asphalt surfaces. In the case of the agri-business an especially large asphalt surface fronting the street. This state route has double-lined sidewalk. The vision for the area is to make this commercial area more attractive to the public while preserving the historical significance of the grain elevator.



Primary Land Use

Commercial

Implementation Measures

Landscaping along the roadside to complement other areas and soften the view of harsh surfaces from roadside

Better management of commercial signage

COTTON AVENUE/BROWN ROAD

Description

This residential area is in the southwest quadrant of the city. Single- and two-lane streets are more often curvilinear than straight. Sidewalks connect the area to downtown but there are no pedestrian features within the neighborhood. Drainage is a mix of natural/unimproved flow, roll-over curbing, graded swales and open ditches. Shade trees are common. Small lots and older housing are the rule. Across the area there are variations in building setbacks and orientation toward the street. Dimensions of single-wide mobile homes and the orientations of many alter neighborhood character. The combination of varying street patterns, single-lane streets, housing setbacks, street orientations and undersized/crowded lots gives a “crowded” fell at several locations. There are numerous substandard houses, some vacant/dilapidated houses, overgrown lots, code and nuisance violations in the form of debris and inoperable vehicles. The general appearance of the neighborhood is of decline. The vision for neighborhood is revitalization to restore long-term viability.



Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization (housing rehabilitation, code enforcement)

Depending on the extent of revitalization consolidation of undersized lots should be a goal

Construction of sidewalk where possible

DOWNTOWN

Description

The dominant feature is architecturally significant, single- and two-story brick buildings with shared exterior walls. Narrow sidewalk separates the street from the predominantly Victorian commercial architecture. Construction within this two block core is clearly distinguishable from the rest of the city. There is not any economic activity in Downtown. The vision for the area is restoration of economic activity while preserving the historic fabric with complementary infill development.



Primary Land Use

Commercial

Implementation Measures

Revolving loan fund assistance for new storefront business

Façade grants

Compatible infill development

Off-street parking sensitive to the district to accommodate tourists/patrons of redeveloped downtown

EVANS SUBDIVISION

Description

The four neighborhood streets are approximately one-thousand feet long connected at both ends but lacking cross streets. The terrain is flat; storm water is channeled to sewerage via roll-over curbing. There is not any sidewalk within or linking the neighborhood to other parts of the city. A playground is on a large lot on the west end and a church on the northernmost and southernmost streets. The subdivision is laid out in narrow, deep, tree-shaded lots of varying sizes. A couple areas in the neighborhood appear crowded where houses are present on adjoining lots. Areas where lots have either been consolidated or every lot is not developed give the neighborhood an open feeling. Residences are most often oriented toward the street with general consistency in setbacks. Placement of long, narrow mobile homes, especially with flat roofs alter the character. Indicators of neighborhood decline are evident; physical deterioration of houses, vacant and even dilapidated structures, some overgrown lots. There are code violations related to litter, debris and inoperable vehicles in front and side yards. Collectively, such conditions threaten the neighborhood's long-term viability. Additionally, street side parking of commercial transit vans and buses on the east end of the neighborhood is a major distraction to the residential character of the neighborhood. Damage to the natural ground cover and the curbing from the heavy vehicles contribute to the general decline of the neighborhood. The vision is to restore the original character of the neighborhood.



Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization

Residential infill appropriate to and sensitive to the neighborhood

Update and maintain zoning ordinance

Add sidewalk linking the neighborhood to other areas

HISTORIC CORRIDOR

Description

The corridor is a mile-and-a-half drive through a century-and-a-half of history. The resources are so numerous and of such architectural and historic significance they are part of a Multiple Resource District on the National Register of Historic Places. Some individual properties have been documented by the Historic American Building Survey. The character of this area has been preserved since being listed on the National Register in 1980. The heart of the area is the east-west thoroughfare through the city with tree-shaded, larger residential lots. All structures are oriented toward the street, but there is variation in setbacks, especially along East Main Street. The state highway has double-lined sidewalk separated from the roadside by a grassed, landscaped, tree-lined buffer. Non-contributing properties are well-maintained with setbacks similar those of the historic properties. Two-three vacant structures are in the early stages of deterioration. These need to be resolved before they begin to compromise overall integrity of the area. Two side streets, McCaskill and Old Perry Road are included in this area. Both are two-lane streets with resources included in the National Register listing. However, the historic resources are not as numerous here and sidewalk is absent. The vision for the area is preservation of historic character without the designation of a local historic district.



Primary Land Use

Single-family residential

Implementation Measures

Code enforcement

LAMSON-RICHARSON

Description

The Lamson-Richardson School was placed on the National Register of Historic Places in 1981, but the original structure has been replaced with a modern brick school facility. The site is complemented with parking and open-air recreation facilities. The vision is for additional public uses; museum, etc.



Primary Land Use

Public

Implementation Measures

Update and maintain zoning ordinance

NEWTOWN NORTH

Description

Newtown is a single-family residential neighborhood in the south-central portion of Marshallville. Streets and blocks are laid out in an irregular pattern. Main streets are two-lane but most cross streets are single-lane. Drainage is a mix of unimproved/natural flow, grassed swales, and roll-over curbing. The neighborhood's main street links it with downtown, but the pedestrian feature is not present elsewhere. The development pattern is irregular with varying lot

sizes; some areas have dense residential placement others are open. Housing is a combination of mid-century and older wood-frame construction, ranch type and contemporary construction. Orientation is consistently toward the street but many houses are essentially on the right-of-way contributing to a crowded feeling. Lots are heavily shaded. Despite the favorable living features in some areas, the overall character of the neighborhood is deterioration. When considered collectively numerous instances of substandard, deteriorating and even dilapidated housing, code violations consisting of overgrown lots, debris, inoperable vehicles and silt-covered streets threaten the viability of the neighborhood. The vision for this area is neighborhood revitalization.



Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization through housing rehabilitation, code enforcement

Depending on the extent of revitalization, consolidation of undersized lots should be a goal

Construction of sidewalk where possible

NEWTOWN SOUTH

Description

This residential neighborhood has the most consistent layout in the city. The neighborhood is accessed via three parallel streets, approximately 1,200 feet long, half of which is complemented with sidewalk. Drainage features consist of grassed swales and curbing and gutters with storm sewerage. Fifteen single-family residences and fifteen duplex units, all contemporary with brick facades, have consistent setbacks and are oriented toward the street. Trees were removed from the row of duplexes at construction. The few undeveloped lots in the neighborhood are usually well-maintained in keeping with the rest of the neighborhood. The vision for the area is to maintain the residential character.



Primary Land Use

Single-family, duplex residential

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

NILES

Description

Niles is immediately south of the downtown stores and is identified by the street which constitutes its south boundary. The forty acre tract is undeveloped, covered with woodland, a small pecan grove and overgrown grass. Moist soils make the southwest corner less attractive for development. The sole occupant sits at the mid-point of the access road and a Quonset hut near the center bears witness to some commercial activity in the distant past.



Primary Land Use

Undeveloped

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

NORTH ENTRANCEWAY

Description

Located on the north boundary of Commercial Center is a 6-7 acre, triangular-shaped stand of mature, planted pine trees between the roadway and railroad. The roadway's east side is also lined with mature Crape Myrtles. The vision for the area is to retain this attractive entranceway along the city's most heavily travelled route.



Primary Land Use

Managed trees
Crape Myrtles

Implementation Measures

Update and maintain zoning ordinance
Signage control
Maintain roadside

OLD PERRY ROAD

Description

Old Perry Road is a south entrance/exit for locals. Grassed swales and open ditches provide drainage along the two-lane roadway but heavy grassed shoulders impede runoff. Hence, sediment is common on the pavement edge. There are not any sidewalk in this area. Trees are abundant and the south end of this route merges into the rural area which surrounds the city. This is an area of sparse residential development with only ± 15 houses. Houses on small (5-10) acreages are mixed with other single-family residences on typical one acre lots. Older wood frame houses are placed at roadside while others of similar construction have deep setbacks. Variations in setbacks are also evident among ranch-style housing. Mobile homes also add variety to the construction types. There are some instances of housing deteriorating along the southern extremity. Code violations are evident in the form of inoperable vehicles in front and side yards. The vision is to retain the area's desirability as a residential neighborhood with limited development.



Primary Land Use

Single-family residential

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

RURAL

Description

The largest character area in the city is appropriately described as rural, consisting of hundreds of acres most often in managed production of pines, pecans and, to a much lesser degree, pasture. Roads and residences here are few and far between as the area merges with the rural area beyond the corporate limits. The vision for this area is retention of the historic rural setting subject to development that would complement the quality of life in the community.



Primary Land Use

Agriculture
Silviculture

Implementation Measures

Update and maintain zoning ordinance
Develop subdivision ordinance

SLEEPY HOLLOW

Description

Sleepy Hollow is a mile long, two-lane street exiting the city's northwest quadrant. There are not any pedestrian features, drainage is provided via combination of open ditch and grassed swale. Less than a dozen single-family residences are scattered along the street's north side. On the south side a group of there, modern, multi-family apartment complexes are clustered on the east half of the street and a large-field recreation complex on the west end. Uniform setbacks grace both sides of the road. Trees on the back sides of all lots blend into managed pine forests. The combination of setbacks and spacing between housing gives the area a feeling of openness. Multi-family housing developments display a well-maintained appearance. This area includes one half dozen single-family residences fronting the city's north entranceway, Camellia Boulevard/Ga Highway 49. Many of the single-family dwellings on Sleepy Hollow are showing signs of physical deterioration and nuisance/code violations. Unaddressed, such conditions usually result in neighborhood deterioration. The vision is maintenance of the area as a desirable residential neighborhood.



Primary Land Use

Residential, single- and multi-family

Implementation Measures

Housing assistance

Code enforcement

Addition of sidewalk linked to Camellia Boulevard

Update and maintain zoning ordinance

Subdivision ordinance to manage possible future residential development off the road frontage

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

Marshallville
Community Work Program FY 2017-2021

Project/Activity ¹	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Pursue housing and/or housing-related assistance (water, sanitary/storm sewer, code enforcement, sidewalk)/Neighborhood Revitalization		X		X		≤\$1M	CDBG CHIP USDA	City Clerk
Explore best options (enterprise zone, land bank, et al.) for community development (neighborhood, downtown, industrial)	X	X				Staff time	Staff time	City Council
Maintain periodic clean-up events as a way to stimulate community involvement	X	X	X	X	X	Staff time	Staff time	City Clerk
Review and update zoning ordinance	X	X				\$5K	Local	City Clerk
Develop subdivision ordinance	X					\$2K	local	City Clerk
Continue efforts to attract basic medical care/service	X	X	X	X	X	unknown	Staff time	City Clerk
Pursue external sources of funding to match/leverage resurfacing, paving and drainage projects		X		X	X	±\$20K/ yr. (as available)	DOT USDA CDBG	City Clerk
Maintain and upgrade city streets (resurface, drainage)	X	X	X	X	X	TBD ²	TIA, LMIG	City Clerk
Purchase equipment for street and right-of-way maintenance		X				\$45K	USDA	City clerk
Sidewalk extension		X		X		\$10K	TIA/LMIG	City Clerk
Discuss with the county the possibility of providing transit service to out-of-county destinations	X					Staff time	Staff time	City Council
Major upgrades to water plant; baffles, filters, lab, deteriorating facilities		X				\$200K	GEFA USDA	Utility Super

¹ Highlighted activities are similar or identical to others repeated elsewhere in the Greater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

² funds are “bankrolled” over a period of time to achieve an economy of scale

Project or Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Water distribution system; meter installations and replacements, install fire hydrants and replace numerous water lines			X			\$600K	GEFA USDA	Utility Super
Installation of flow meter and bar screen at wastewater plant		X				\$18K	OneGa	Utility Super
Pave road access through wastewater plant facilities					X	\$35K	OneGa TIA	Utility Super
Upgrade sanitary sewer line on Cook St			X			\$15K	GEFA USDA	Utility Super
GPS utility infrastructure	X	X	X	X	X	As available	Grantor entity	Utility Super
Utility truck replacements in utility department	X			X		\$50K	USDA Local	Utility Super
Electrical for Utility Building/Julius Rice Park (pavilion)	X					\$5K	Local	Public Works Dir
Pursue new library		X				\$400K	MGRLS Local	City Clerk
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X	X	X	X	X	As Needed	As Needed	City Clerk
Replace Reflective Streets, Stop, and House Signs	X					\$15K	Local	Public Works Dir
Hardened storage site for vehicles, equipment			X			TBD	GEMA USDA	City Clerk
Update pre-disaster mitigation plan	X					\$20K	GEMA Local	EMA Director

Marshallville
Economic Development Work Program FY 2017-2021

Project/Activity ³	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Organize the community to plan, prioritize and develop a concerted economic development plan (each jurisdiction appointing reps, setting regular, frequent meeting schedule, etc.)	X	X	X	X	X	Staff time	local	Development Authority/CofC,
Complete the update of the 1989-1991 architectural/historic resource survey, target, develop and implement tourism plan (plan elements likely to include: agri-tourism, arts and literature, downtown redevelopment, historic resources, et al.)	X	X	X	X	X	TBD	local	City Council Member
Capitalize on the agri-tourism potential by expanding and promoting community events: Crape Myrtle Festival, Ag Day, City Farm Week, seasonal Farm Tours, Turkey Day and Deer Day	X	X	X	X	X	Staff time	Staff time	DA/Chamber of Commerce
Meet with Georgia Department of Agriculture, Georgia Farm Bureau, UGA, et al., for identification and direction to develop local value-added processing and sales capabilities	X	X	X			Staff time	Staff time	DA/Chamber of Commerce
Facilitate economic development through service delivery, financial packaging, etc.	X	X	X	X	X	Staff time	Staff time	Development Authority/City Clerk

³ Highlighted activities are similar or identical to others repeated elsewhere in the Greater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

City of Marshallville Report of Accomplishments				
Short Term Work Program 2012 - 2016				
Project or Activity	Complete ¹	Underway, to be completed	Postponed why? until	Not accomplished
2012				
Purchase Trash Truck for leaves and limbs disposal				No longer a need
Storm Drain repair on Caldwell Alley and Evergreen St.				Lost priority
Replace two (2) rear backhoe tires	X			
Install baffles in Clearwell			\$ / 2018	
Install water meters at service locations not currently metered			\$ / 2019	
Electrical for Utility Building/Julius Rice Park (pavilion)		2017		
Install additional fire hydrants FY '10 CDBG	X			
Purchase equipment for Police Department's Personnel	X			
Purchase safety gear and equipment for streets/roads employees	X			
Replace Reflective Streets, Stop, and House Signs		2017		
Pursue housing and/or related assistance (water/sanitary sewer/drainage) not eligible	X			
Continue efforts to reactivate DDA and HPC	X			
Support community planning effort for tourism development and promotion <u>historic survey</u>	X			
2013				
Purchase Backhoe Thumb Attachment/Asphalt-cutting Machine	X			
Storm Drain Installations at Blair/Cotton and Morris St.	X			
Filters installation at (2) two wells			\$ / 2018	
Replace water main on Railroad Street				Not needed
Pave roadway access through Wastewater Plant Facilities			\$ / 2021	
Repair Wastewater Plant's perimeter fence	X			
Sewer Line upgrade on Cook Street			\$ / 2019	
Rehabilitate captivated Lift Station pumps	X			
Upgrade computers with scanning/color printing				Lost priority
Replace Trucks for Fire and Utility Departments Pumper Emergency/Brush/pickup			\$ / 2017/ 2019	

2014				
Project or Activity	Complete ¹	Underway, to be completed	Postponed why? until	Not accomplished
Purchase commercial-grade lawnmowers	X			
Replace water meters that have exceeded recommended replacement schedule			\$ / 2019	
Flow Meter installation on Lift Station 1 Effluent			\$ / 2018	
Expand City Hall Conference Room and storage areas	X			
Establish Revolving Loans for Downtown businesses				No seed capital available
Purchase Bus for Parks & Recreation				No funds
Purchase Playground equipment for 2 City Parks				No funds
Build additional pavilion at Julius Rice Park				No funds
Improve Parks Esthetics				Lost priority
Provide Fitness Center for Police, EMT, and Fire Departments	X			
Pursue housing and/or related assistance (water/sanitary sewer/drainage) FY '13 CDBG	X			
Street resurfacing				No funds
2015				
Replace deteriorating Water Plant Facilities (Pump house building and 90-year-old pipes and valves)			\$ / 2018	
Replace all water lines not previously upgraded			\$ / 2019	
Replace make-shift laboratory with real lab			\$ / 2018	
Seek funding for new public library			\$ / 2018	
Purchase kitchen appliances to equip Public Safety building and city hall				Lost priority
Enhance code enforcement activity	X			
Employ Animal Control Officer				No funds
Purchase furnishings for Public Safety/ City Hall/Conference Room	X			
Street resurfacing				No funds
2016				
Add sidewalks and storm gutters where appropriate				No funds
Pursue housing and/or related assistance (water/sanitary sewer/drainage) FY '16 CDBG	X			
Street resurfacing				No funds
video wastewater collection lines				No funds
Pave parking lot at recreation field				No funds

¹ Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement

As good stewards, we will maximize sustainable use of our resources to enhance the quality of life for today and tomorrow.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

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Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

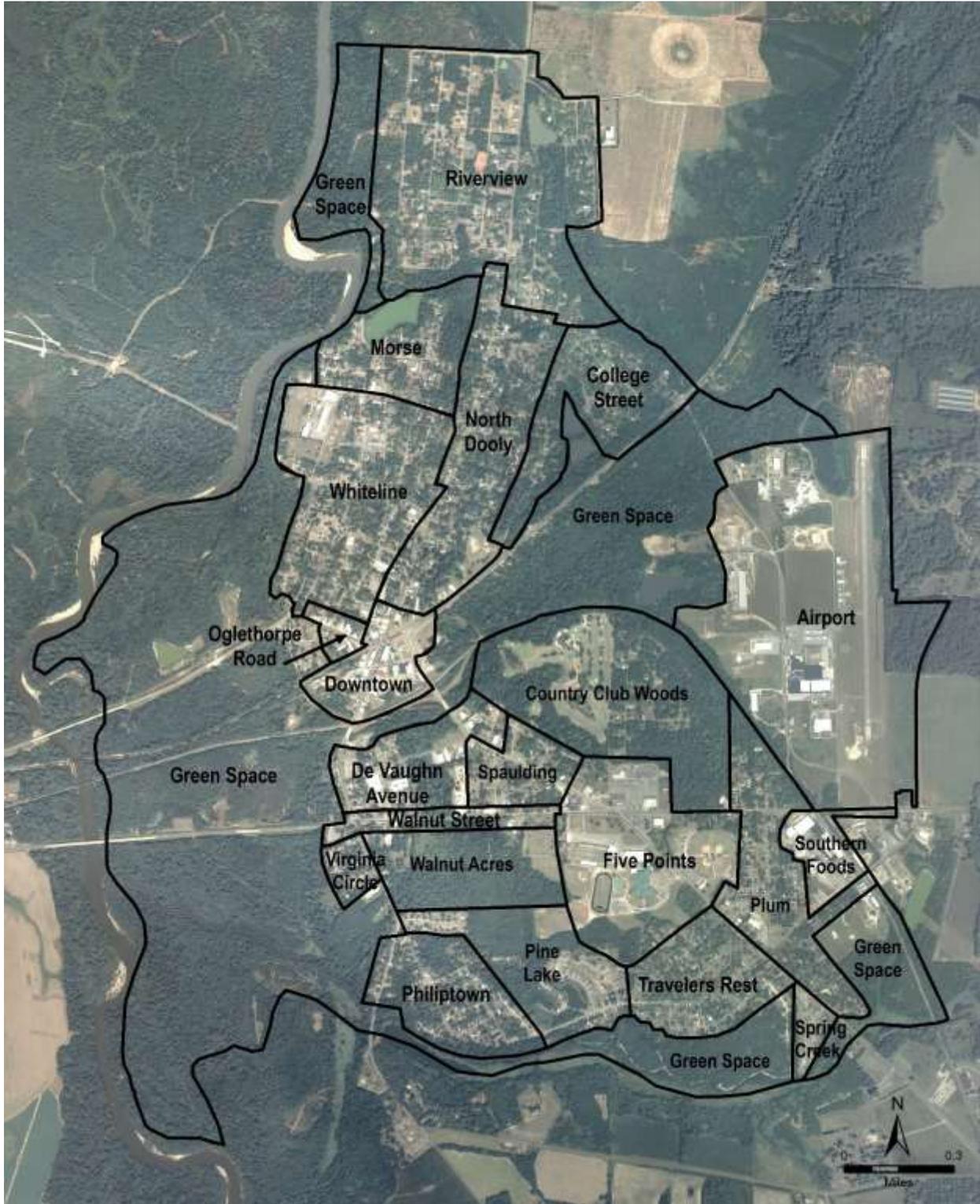
- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Images are presented which, in conjunction with the accompanying narrative, are intended to provide a clear picture of the desirable characteristics to be retained or preserved in each area and those which need attention or improvement. *While images are intended to be representative of the characteristics described, all of them are not from the specific character area.*

CHARACTER AREA MAP



CHARACTER AREAS

AIRPORT

Description

The character area is comprised of an expanse of open acreage, both paved and grassed. It is bordered on the west by large industrial buildings which are surrounded by large open areas either paved, grassed or in cultivation. Hence, the area exudes a large, open feel. Approximately 75% of the perimeter is woodland; hence, the airport and adjoining industrial acreage is visible only from the area's southeast corner. The vision is to increase the functionality of the airport and enhance the industrial parks appeal to industrial prospects.



Primary Land Use

Transportation
Industrial

Implementation Measures

Runway extension
New terminal
Develop industrial park design and maintenance standards
Grounds maintenance

COLLEGE STREET

Description

College Street is a flag-shaped residential neighborhood with linear and curvilinear streets. Most streets have curbing but some lack drainage improvements. There is not any sidewalk within or connecting the neighborhood to other areas of the city. Contemporary, single-family housing setback fifty feet from the street on large lots gives the neighborhood a feeling of openness. The area is heavily shaded and heavily landscaped. The neighborhood is sound and stable with no indicators of housing or related needs. The vision is preservation of neighborhood character.



Primary Land Use

Single-family residential

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

Maintain public infrastructure

COUNTRY CLUB WOODS

Description

This is a nine-hole golf club with adjoining residential area. There are thirty residences on heavily-wooded lots. There is not any sidewalk and drainage is provided via grassed swales. This is a stable, sound residential area. The vision is character retention.



Primary Land Use

Single-family residential

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

DE VAUGHN AVENUE

Description

De Vaughn Avenue is the major east-west route through the city's greatest concentration of mixed uses. Daily activities here include government offices (city hall/police department), numerous commercial enterprises on individual sites, various medical facilities, light manufacturing (assembly) and residential, including some of the community's most significant historic/architectural residential resources (National Register of Historic Places). There is also significant wooded acreage which, in conjunction with mature trees retained on developed lots serves to mitigate the commercial and institutional character. The vision is to retain the mixed use character.



Primary Land Use

Mixed use (commercial, institutional, residential)

Implementation Measures

Code enforcement

Update and maintain zoning ordinance with signage regulations

DOWNTOWN

Description

This is the larger community's historic commercial core located near the geographical center of the city. The dominant feature is closely-arranged historic, one- and two-story brick buildings. Approximately forty buildings on zero lot lines line the downtown intersection of North Dooly and Cherry Streets. The architecture of this core is of such significance that a historic/architectural resources survey released in 1991/1992 included the finding that with appropriate restoration of the original historic and architectural features on some of these buildings it may be eligible for listing on the national register of historic places. However, despite streetscape enhancements, depot renovation and other stabilization efforts the more

common instances of lack of building maintenance to the point of dilapidation and numerous empty store fronts paints a picture of economic distress. The vision for the area is one of restoration and preservation of the historic fabric to restore economic vitality.



Primary Land Use

Commercial

Implementation Measures

Code enforcement

Compatible infill development

Façade grants

Maintain rear of buildings visible from other areas of town

Revolving loan funds

Investment/redevelopment incentives

Redevelopment planning and implementation

FIVE POINTS

Description

Five Points is a large concentration of open space. The largest occupants are the Macon County Middle and High Schools, a small strip shopping mall and the Macon County Recreation Complex. A common feature among these and the other, smaller occupants of the area is the space and type surface separating on-site facilities from the public street; either asphalt for traffic flow and parking or grassed. Asphalt surfaces present a stark or harsh image of the area, with or without scores of parked vehicles, including semi-trailers. Some building facades contribute to this image as well as the chain-link fencing present at some locations. The vision is to introduce transportation enhancements. Appropriate streetscape improvements will not only make the area more aesthetically appealing, but can help focus drivers' attention on pedestrians and the traffic light at the city's busiest intersection.



Primary Land Use

Public

Commercial

Implementation Measures

Code enforcement

Property maintenance standards

On-site landscaping and/or streetscape improvements

Update and maintain zoning ordinance with signage regulations

GREENSPACE

Description

Over 90% of the city's Greenspace is designated floodplains and/or wetlands. The balance is heavily wooded and undesirable for development because of slope and/or inaccessibility. Minimal recreation trail development may be possible near the river for thrill-seekers and minimal park and trail development along Beaver Creek. Any such development would have to be sensitive to wetlands and comply with the city flood damage prevention ordinance.



Primary Land Use

Natural, undeveloped

Implementation Measures

Update and maintenance of the zoning ordinance

Possible trail development

MORSE AVENUE

Description

The Morse Avenue residential neighborhood is comprised of ±fifteen blocks of varying sizes accessed by linear, curvilinear and dead-end streets. Two-lane streets are in good physical condition with curb/gutter and storm sewerage or roll-over curbing on all but the smallest streets (Merritt, Lincoln, Colbert). Silt is not an issue in the neighborhood. Sidewalk is present on one side of Morse Avenue and W. Williams St. Although there are exceptions across the area setbacks are relatively consistent. There is heavy tree canopy in the area. Undeveloped lots are numerous; few are overgrown. At a couple locations the density of small lot developments created crowded conditions. The only significant character interruptions are a former school site (west) and large church and grounds (center). An architectural/historic resource survey released in 1991-1992 cited approximately 40 structures in this area as possessing possible architectural or historic significance, primarily vernacular in character; single pen, double pen, saddlebag, central hall cottage and Georgian cottage. Many of these resources have been removed and many of them replaced with manufactured housing placed perpendicular to the street. The neighborhood is sound and stable with few indicators of housing or related needs. There are approximately one dozen sites most heavily concentrated along a central street and in the northwest corner showing distress; substandard housing, inoperable vehicles, yard debris, etc. The vision is neighborhood preservation.



Primary Land Use

Residential

Implementation Measures

Code enforcement

Targeted housing rehabilitation assistance

Additional sidewalk where possible

NORTH DOOLY

Description

North Dooly is an approximately twenty block area with scores of single-family residences steeped in local history. An architectural/historic resource survey released in 1991/1992 cited approximately 100 residences in this area as possessing possible architectural or historic significance, most of which remain intact. Present here are good examples of Queen Anne, Colonial Revival, Neoclassical architectural styles and numerous common and rural vernacular resources. Most of the streets are lined with curb and/or curb and gutter, and double lined with sidewalk. Lots are heavily shaded with setbacks of approximately thirty-five feet. The vision for this area is character preservation.



Primary Land Use

Residential

Implementation Measures

Code enforcement

Maintain local historic preservation ordinance

Encourage B&B

OGLETHORPE ROAD

Description

This small area is the location of approximately one half dozen, often vacant, small-to-medium sized older buildings. Two businesses maintain operations year-in-and-year-out, one maintains serviced vehicles by the roadside the other is in the largest building in the area with no setback and is positioned on the lot at a 45° angle. The most notable features are older buildings and asphalt. The vision is streetscape enhancement and development of local services.



Primary Land Use

Commercial

Implementation Measures

Code enforcement

Streetscape enhancements

Incentivize services for nearby neighborhoods

PHILLIPTOWN

Description

Philliptown is a six-eight block residential neighborhood near the south city limits. Wide, two-lane streets form a grid pattern, and are lined with curbing and gutter with the benefit of sewerage. There is not any sidewalk within the area but pedestrian features do connect the neighborhood with adjoining areas to the north. Generally small houses on small, tree-shaded lots are oriented toward the street. Lot dimensions resulted in some manufactured housing being placed perpendicular to the street, however. The neighborhood appears sound physically. However, closer examination of conditions could reveal issues not evident from an assessment of community character. There are some housing maintenance issues which, if left unaddressed, could initiate neighborhood decline. Code enforcement could resolve the more egregious violations, such as removal of burned-out and dilapidated units. Correction of substandard, occupied housing is needed to prevent the onset of neighborhood decline.



Primary Land Use

Residential

Implementation Measures

Code enforcement

Neighborhood stabilization, housing rehabilitation, nuisance codes

PINE LAKE

Description

Pine Lake refers to an area of four, somewhat separated, residential cul-de-sacs. Uniform features across the area are single-story, single-family and duplex housing on small lot areas, setbacks and orientation to the street, sidewalk, curb and gutter with storm sewerage, paved driveways for off-street parking, underground electrical service and relative absence of trees. These are managed developments. The vision is to retain neighborhood character.



Primary Land Use
Residential

Implementation Measures

Code enforcement
Encourage landscape enhancements

PLUM STREET

Description

Plum is a residential street one-half mile in length oriented north-south in the southeast quadrant. It is paralleled by shorter streets; on the south by Plant Street and Lancing Lane and on the north by Arnold Street. The southern two-thirds of this area is lined with small residences dating from the mid-1900s. Lots are small and shaded, houses are close with consistent setbacks and orientation to the street. Some lots are lined with chain-link fencing. The very few mobile homes in this area are concentrated on Plant Street. Streets are curbed and guttered (Plum, Lancing) or lined with roll-over curbing with drainage facilitated by storm sewers (Plant). There is no sidewalk within the neighborhood; the middle and high schools are in an adjoining character area. Sound housing is present throughout the area but Plum Street is on a rapid rate of decline. There are numerous substandard, vacant and/or abandoned structures and unkempt lots with code and nuisance violations along the full length. Conditions on Plum are threatening the integrity of the entire area. Plant is also showing significant signs of decay. Housing on Lancing is not as dated as on Plum but the onset of decline is evident. Arnold Street does not exhibit such conditions. The street is less well defined, no curbing or drainage improvements and there is no chain-link fencing. Housing on Arnold, though similar in age to Plum, appears to be sound. Proximity to conditions on Plum is a serious threat to the long-term residential viability of area streets further south; (East) Travelers Rest Road, Milford, Salem, Field and Spring Streets. The vision for the area is revitalization.



Primary Land Use

Residential, single-family

Implementation Measures

Code enforcement

Revitalization through housing rehabilitation assistance

Infill appropriate for the neighborhood

Add sidewalk where possible

RIVERVIEW

Description

Riverview Road is the east-west cross street at the approximate mid-point of this character area on the north corporate limits. This area has the largest residential lots in the city. Consequently, setbacks are the city’s deepest. Residences are consistently oriented toward the street. Mature trees have been retained and provide heavy shade but much of the area is undeveloped and is in a natural wooded state. Generally, curb and gutter with storm sewerage is limited to the south half of this area while grass swales and shallow, grassed ditches provide drainage elsewhere. There is not any sidewalk. This is a sound, stable residential area. The vision is character retention.



Primary Land Use

Residential

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

SOUTHERN FOODS

Description

The large industrial buildings that for decades housed a series of nationally known vegetable processing and packaging companies sits vacant. Gray asphalt employee parking and long, stark industrial walls are visible from ground level while industrial roofing and piping are clearly visible at eye level as a highway bridge raises traffic above the adjoining railroad. This latter view is in contrast to the natural vegetation across the highway. The vision is to restore the area's productive and aesthetic values to the community. This includes the need for aesthetic enhancements on the small adjoining property across the corporate limits.



Primary Land Use

Industrial

Implementation Measures

Environmental assessments to include determination of possible brownfield status
Assessment of condition and improvements needed for future use
Creative and aggressive efforts to market or acquire the facility and grounds
Industrial park development and maintenance standards
Streetscape enhancements to buffer unattractive views from the right of way
Incentives for investment/redevelopment

SPAULDING ROAD

Description

Spaulding Road divides a residential area comprised of a mix of older, publicly-owned, rent-assisted and older, owner-occupied single-family housing. The rental units are separated into

concentrations of small apartments on the north/east of Spaulding and duplexes on the south/west. Sites of assisted housing were “clear cut” at the time of construction in contrast to lots with conventional single-family housing where trees were retained. Most streets lack drainage improvements but curbing, gutters and sidewalk line Richardson Street where duplex units are concentrated. Occupants of duplex housing park on the street. There is good uniformity of placement, orientation toward the street and setback on the small lots. There are few mobile homes in the area. Many of the conventional single-family units are showing signs of deterioration and substandard conditions. There are some vacant units, overgrown lots, inoperable vehicles and debris at various locations. The vision is for revitalization to retain neighborhood integrity.



Primary Land Use

Residential

Implementation Measures

Code Enforcement

Neighborhood revitalization through housing rehabilitation

Update and maintain zoning ordinance

SPRING CREEK

Description

Spring Creek is a planned complex of fifteen, single-story, primarily duplex apartments with uniform setbacks and orientation. The cul-de-sac is lined with double-sided sidewalk and curb and gutter with the benefit of storm sewer. Parking is recessed street side. The development was cleared of virtually all trees at the time of construction. The vision is for character retention.



Primary Land Use

Residential

Implementation Measures

Code enforcement

Encourage landscape enhancements

TRAVELERS REST

Description

Travelers Rest is a residential area of approximately ten large city blocks in the southeast quadrant. Housing here maintains a near-uniform setback and orientation on \pm half-acre, tree-shaded lots. Brick veneer is the dominant construction type. Sidewalk is limited to one block on the east end of the area through-street, Travelers Rest Road. Storm drainage varies from natural flow to curb and gutter with storm sewerage. This is a sound residential area, but there are exceptions in scattered locations. On the north side two-three adjoining interior lots with residences and chain-link fencing appear to be vehicle storage sites, and a couple residences are in an obvious state of deterioration if not abandoned. On the south side there is a higher incidence of housing with signs of deterioration and some inoperable autos on residential lots. The vision is for neighborhood preservation.



Primary Land Use

Residential

Implementation Measures

Code enforcement

Targeted housing rehabilitation assistance

Update and maintain zoning ordinance

VIRGINIA CIRCLE

Description

Virginia Circle is a U-shaped residential area with a short street in the center. Twenty houses on tree-shaded lots have a uniform setback and orientation to the street. The streets do not have sidewalk but do have curb and gutter with storm sewerage. A few lots have paved driveways while most residents park on dirt drives in the front yard. The few houses in sound condition are greatly overshadowed by deteriorated and dilapidated units. These conditions are exacerbated by debris and to some degree by inoperable vehicles. The vision for this area is revitalization.



Primary Land Use
Residential

Implementation Measures

Code enforcement
Housing rehabilitation assistance with possible site clearance
Add sidewalk where possible

WALNUT ACRES

Description

Walnut Acres is an undeveloped, wooded area due south of Walnut Street. The city cemetery is located in the northeast corner. The vision is for residential development.



Primary Land Use
Residential

Implementation Measures

Update and maintain zoning ordinance

WALNUT STREET

Description

This is the most heavily travelled route in the city providing its greatest exposure to commercial potential. Some national franchises have located on this route already, concentrated in the Five Points area, and some local entrepreneurs at other locations along the route. Historically, this state route has been fronted by residences but is gradually transforming over the past three decades. The vision is for future commercial development but mitigated to reflect the “small town” atmosphere.



Primary Land Use

Commercial

Implementation Measures

Update and maintain zoning ordinance with signage regulations and sensitivity to roadway widening needs.

WHITELINE

Description

The Whiteline residential neighborhood is a ±fifteen block area developed in a modified street grid pattern most often fronted by narrow lots. Two-lane streets are in good physical condition with curb/gutter and sewerage or roll-over curbing. The slope in this area is sufficient for stormwater flow to keep the drainage improvements flushed of sediment. Although houses are

typically placed at the street edge leaving no room for sidewalk, there are variations in setback. A 1990 architectural/historic resource survey of the city cited approximately 75 structures in this area as possessing possible architectural or historic significance. Few of those resources remain. In their place are ruins, vacant lots or manufactured housing. Some of the latter are placed perpendicular to the street to fit on narrow lots, but their narrow frontage does not compliment the shotgun residence next door. Deteriorating, substandard, dilapidated structures and ruins are located across the neighborhood. There are many undeveloped/overgrown lots, some with tall vegetation up to the roadside which, with typical house placement gives much of the area a crowded feel. These conditions overpower the many attractive features found in the neighborhood. The vision is neighborhood revitalization with an eye for employing some vernacular features of the neighborhood's past; single pens, double pens, saddlebags, central hall cottages, Georgian Cottages.



Primary Land Use

Residential

Implementation Measures

Code enforcement

Neighborhood revitalization, housing rehabilitation, nuisance codes

Urban redevelopment planning with the possibility of creating a land bank for property redevelopment, lot consolidation, etc.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- *Brief description of the activity,*
- *Legal authorization for the activity, if applicable,*
- *Timeframe for initiating and completing the activity,*
- *Responsible party for implementing the activity,*
- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

Montezuma								
Community Work Program FY 2017-2021								
Project/Activity ¹	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Pursue housing and/or housing-related assistance (water, sanitary/storm sewer, sidewalk)		X		X			CDBG CHIP USDA	City Administrator
Review housing/ environmental/ nuisance codes and develop sustainable enforcement plans.			X			\$5K	Local	P&Z Pol Chief
Explore best options (enterprise zone, urban redevelopment planning, land bank, et al.) for community development/ redevelopment issues (blight, residential, downtown, industrial)	X	X				Staff time	Local	City Administrator
Update zoning ordinance with special attention to downtown					X	\$9K	Local	P&Z
Increase support for Boys and Girls Club	X					Staff time	Local	City Administrator
Promote underutilized public services, specifically public transit and the Literacy Center, through city web site and library	X	X	X	X	X	Staff time	Local	City Administrator
Pursue external sources of funding to match/leverage resurfacing, paving, and drainage projects		X		X	X	±\$20K/yr. (as available)	DOT USDA CDBG	City Clerk
Sidewalk extensions		X		X		\$15K	Local	Public Works Dir
Streetscape program	X	X	X	X				
Water Plant #1-Erosion Control					X	\$175K	GEFA Local	W&WW
Water Plant #1- Pipe Gallery Replacement					X	\$80K	Local	W&WW
Water Plant #1 & Water Plant #2- Security Fencing					X	\$40K	Local	W&WW

¹ Highlighted activities are similar or identical to others repeated elsewhere in the Greater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Water Plant #2-Replace Motor Control Center					X	\$115K	GEFA Local	W&WW
Water Plant #2-Well #102 Inspect and Rehab.	X					\$30K	Local	W&WW
When identified, replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains				X		TBD	GEFA/ One Ga CDBG Local USDA	W&WW
Pursue funding for backup generators for water distribution system	X	X	X	X	X	\$250K	GEMA Local	W&WW
Watershed Protection Phases 3 & 4					X	\$85K	Street Drainage W&WW	W&WW
Wastewater Plant upgrade that will economize operations	X					\$1.75M	USDA/ OneGA/ SPLOST	W&WW
Establish Storm Water Utility					X	Staff time	Local	PW Dir W&WW
GPS utility infrastructure	X	X	X	X	X	As available	Grantor agency	W&WW
Develop 2 nd phase of walking trail and botanical garden between Beaver Creek and East Railroad St.					X	50K	LWCF Local	DDA Dir
Develop Natural RV Park Phase of Walking Trail & Botanical Gardens between Beaver Creek and East RR St					X	\$25K	LWCF Local	DDA Dir
Flooring for administrative offices	X					\$15K	Local	City Administrator
Paint interior of city hall	X					\$15K	Local	City Administrator
Telephone system for city hall	X					\$15K	Local	City Administrator
Replace carpet and drapes in council room			X			\$20K	Local	City Administrator
Generators for City Hall & Fire Stn #2		X				\$110K	FEMA Local	Fire Chief
Renovate & Furnish Police Department		X				\$33K	SPLOST	Pol Chief
Pursue funding for backup generators for public safety buildings	X	X	X	X	X	\$100K	GEMA Local	Police Chief
Remodel Break Room at Public Works	X					\$25K	Local	PW Dir
Replace Vehicle #75	X					\$20K	SPLOST	W&WW

Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Purchase Bucket Truck				X		\$130K	GEFA SPLOST	PW Dir
Purchase Knuckleboom Loader		X				\$130K	SPLOST	PW Dir
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X	X	X	X	X	TBD	Local	City Administrator
Update pre-disaster mitigation plan	X					\$20K	GEMA Local	EMA Director
Pursue funding for a hardened emergency operations center	X	X	X	X	X	\$500K	GEMA USDA	Public Works Dir
Pursue funding for a hardened vehicle/equipment storage facility	X	X	X	X	X	\$250K	GEMA USDA	Public Works Dir

Montezuma
Economic Development Work Program FY 2017-2021²

Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Organize the community to plan, prioritize and develop a concerted economic development plan (each jurisdiction appointing reps, setting regular, frequent meeting schedule, etc.)	X	X	X	X	X	Staff time	Local	Development Authority/Chamber of Commerce
Capitalize on the agri-tourism potential by expanding and promoting community events: Ag Day, City-Farm Week, seasonal Farm Tours, Turkey Day and Deer Day Festivals	X	X				Staff time	Local	Development Authority/Chamber of Commerce
Meet with Georgia Department of Agriculture, Georgia Farm Bureau, UGA, et al, for identification and direction to develop local value-added processing capacities	X	X	X	X	X	Staff time	Local	Development Authority/Chamber of Commerce
Increase support ³ for Family Connections collaborative initiatives: - Healthy Children - Children Ready to Start School - Children Succeeding in School - Stable, Self-Sufficient Families - Strong Communities	X					Staff time	Local	City Council

² Highlighted activities are similar or identical to others repeated elsewhere in the Greater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

³ In the form of funding &/or services &/or facilities
City of Montezuma

Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Educate the general public about the multifaceted educational services offered by the Macon County Literacy Center	X	X	X	X	X	Staff time	Local	Development Authority/Chamber of Commerce
Facilitate economic development through service delivery, financial packaging, etc.	X	X	X	X	X	Staff time	Local	Development Authority/Chamber of Commerce
Develop design and maintenance standards for industrial park tenants		X				Staff time	Local	Development Authority
Investigate possible brownfield designation for industrial site	X					Staff time	Local	Development Authority
Airport runway extension		X				\$4.6M	USDOT GaDOT	Airport authority
Construct new airport terminal	Long-term					TBD	DOT/local	Airport authority

Montezuma Report of Accomplishments

Short Term Work Program 2012 – 2016

Project or Activity	Complete¹	Underway, to be completed	Postponed why? until	Not accomplished
2012				
Replace water meters city-wide to radio read.	X			
When identified, replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains	X			
Renovate & Furnish Police Dept			\$ / 2018	
3 New Computers in Police Dept.	X			
Air Compressor	X			
Small Pick Up Truck to Replace #74 (Sewer)	X			
Generators for City Hall & Fire Stn #2			\$ / 2018	
Multi-Purpose Vehicle for Fire Dept				lost priority
Review and update zoning ordinances related to downtown.			\$ / 2021	
Review housing/environmental/nuisance codes and develop sustainable enforcement plans.			\$ / 2019	
Public Parks and Playground Enhancements				County now provides Rec
Enhance Downtown By Replanting and re-mulching planters and repairing downtown benches.	X			
Spring Cr. Water Reclamation Lime Building Construction	X			
Spring Cr. Water Reclamation LAS Pump Replacement				No longer needed
Spring Cr. Water Reclamation In-Plant Reuse System Design				lost priority
Spring Cr Water Reclamation Facility In-Plant Reuse System (submit until awarded)				lost priority
Watershed Protection (Phase 3 & 4) - This could be part of Storm Water Utility and budgeted over next two years.			\$ / 2021	
Establish Storm Water Utility			\$ / 2021	
Collection System Mapping and Repair- On going for a number of years, (included in current \$500,000 CDBG)	X			
Lift Stn #5 Replacement/Elimination Study	X			
Replace Vehicle #74 with fuel efficient economy vehicle	X			

Project or Activity	Complete	Underway, to be completed	Postponed why? until	Not accomplished
Water Plant #1- Pipe Gallery Replacement			\$ / 2021	
Water Plant#1 Roof Replacement	X			
Water Plant #2-Well #102 Inspect and Rehab.			\$ / 2017	
Water Plant #2 Increase Capacity of Wells	X			
Housing and/or related (water, FY'12 CDBG sanitary/storm sewer) assistance	X			
replace carpet and drapes in council room			\$ / 2019	
replace all lighting in city hall	X			
flooring for administrative offices			\$ / 2017	
paint interior of city hall			\$ / 2017	
telephone system for city hall			\$ / 2017	
2013				
Walkie-Talkie Radios for Police Dept	X			
2 New Computers	X			
Protective Vests	X			
5 Laptops for Patrol Vehicles	X			
5 Glock Pistols	X			
Lifescan Fingerprint System				
Fire Chief Vehicle	X			
Renovate White Columns Building for Commercial and/or Medical Office space and business incubator				No longer own building
New Garbage Packer Truck				Contract svc.
Purchase Bucket Truck			\$ / 2020	
Spring Cr Water Reclamation Fac. LAS Pump Addition (Redundancy)				No longer needed
Spring Cr Water Reclamation Facility Upgrade and Expand Laboratory and Office -material purchase				Cancelled lost priority
Spring Cr Water Reclamation Facility Influent Equalization Basin (apply until awarded)				Lack of funds
Spring Cr Water Reclamation Facility Expansion/Replacement Study				Lack of funds
Spring Cr Water Reclamation Facility Agriculture and irrigation Reuse System (apply until awarded)				lost priority
Lift Stn #5 Replace or Eliminate - Based on study	X			
Map and Repair Storm Water System- On going for a number of years.				Lack of funds
Water Plant #1 - Pave Entrance and Load In Area				Lack of funds

Project or Activity	Complete	Underway, to be completed	Postponed why? until	Not accomplished
2014				
Water Plant #1-Sedimentation Basin Bypass				Lack of funds
Water Plant #1-Well #101 Inspect and Rehab.	X			Lack of funds
Downtown Distribution Line Rehab				Lack of funds
5 New Police Vehicles	X			
Speed Trailer	X			
5 Laptops for Patrol Vehicles	X			
5 Glock Pistols	X			
Fire Engine				Planning to consolidate
Develop Trail Entrance Kiosk to include restroom facilities for walking trail and botanical garden in Gladys Hair Park.				Lack of funds
Purchase Knuckleboom Loader				Lack of funds
Sidewalk Repairs - City Wide				Lack of funds
Remodel Break Room at Public Works			\$ / 2017	
Spring Cr Water Reclamation Facility Pave all surfaces				lost priority
Spring Cr Water Reclamation Facility Upgrade and Expand Laboratory and Office -Construction				lost priority
Replace Vehicle #75			\$ / 2017	
Water Plant #1-Well #103 Inspect and Rehab.	X			
Water Plant #2-Replace Motor Control Center			\$ / 2021	
Water Plant #2-Remove Pressure Filter				Lack of funds
Water Plant #1 & Water Plant #2-Security Fencing			\$ / 2021	
Water Plant #1-Erosion Control			\$ / 2021	
Water Towers - SCADA	X			
When identified, replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains	X			
Housing and/or related (water, FY'12 CDBG sanitary/storm sewer) assistance '15 CDBG	X			
2015				
New Card Entrance Pad	X			
Mobile Command Vehicle				Planning to consolidate
Electronic Ticketing System	X			
5 Tasers	X			
New Fire Station				Planning to consolidate
Develop 2nd phase of walking trail and botanical garden between Beaver Creek and East Railroad St.			\$ / 2021	

Project or Activity	Complete	Underway, to be completed	Postponed why? until	Not accomplished
New Garbage Packer Truck				Not needed
Spring Cr Water Reclamation Facility Replace Plant Golf Cart	X			
Combine Industrial and Municipal Water Systems	X			
When identified, replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains	X			
2016				
2 New Computers	X			
5 Tasers	X			
5 Laptop Computers	X			
Brush Truck	X			
Develop Natural RV Park Phase of Walking Trail & Botanical Gardens between Beaver Creek and East RR St			\$ / 2021	
Purchase Boom Mower SC WRF –	X			
Replace Vehicle #72 SC WRF –				lost priority
Plant Upgrade that will economize operations			\$ / 2017	

¹ Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement

While maintaining the richness of our past and in anticipation of a promising future, the City of Oglethorpe strives to nurture a culture that assists and provides our citizens with an enjoyable place to live, learn and work now and for future generations.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

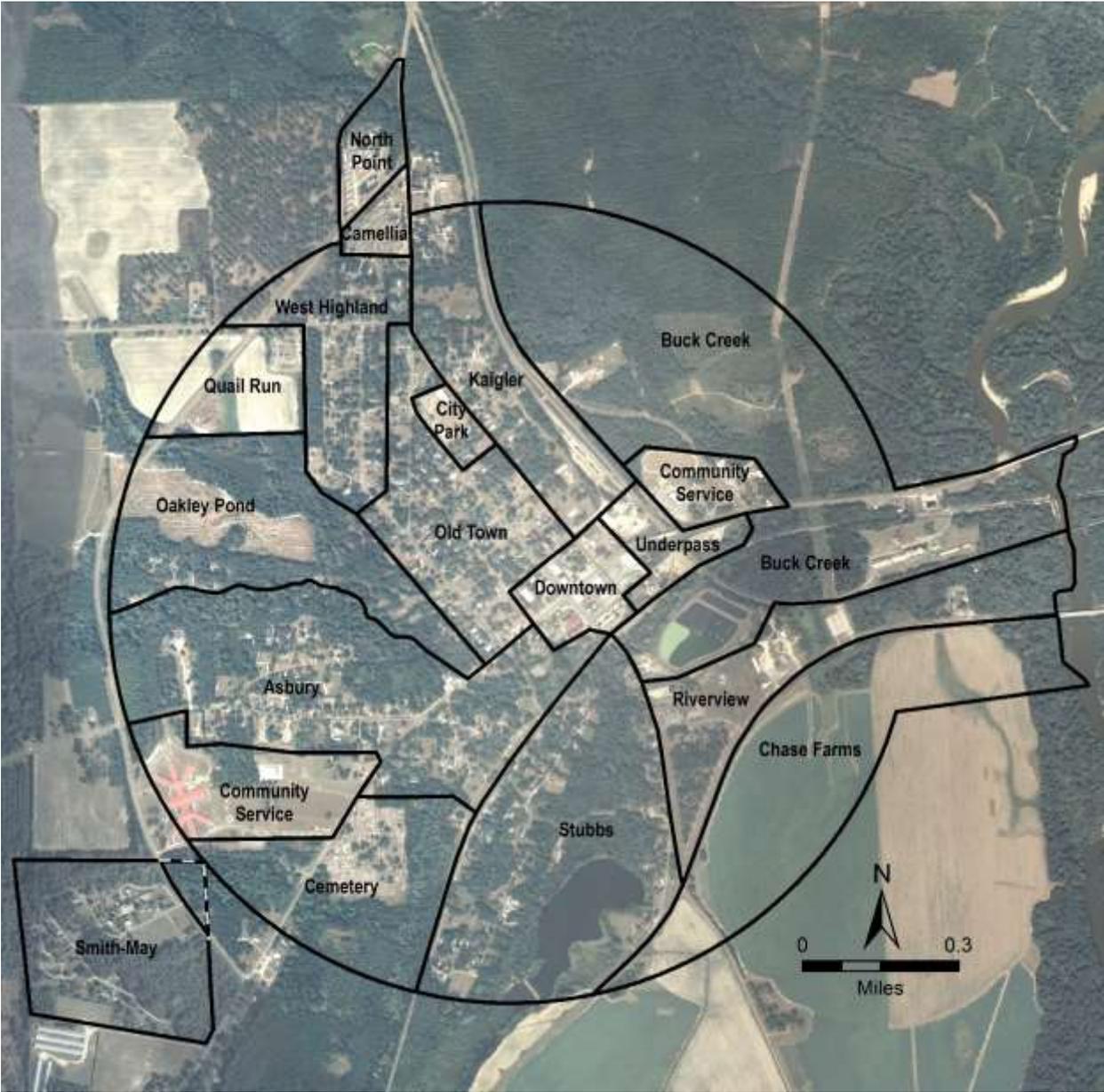
- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Images are presented in the body of each character area description which, when reviewed in conjunction with the accompanying narrative, are intended to provide a clear picture of the desirable characteristics to be retained or preserved and those which need attention or improvement. *While images are intended to be representative of the characteristics described, all of them are not from the specific character area.*

CHARACTER AREA MAP



CHARACTER AREAS

ASBURY

Description

Asbury is the name of the primary collector street in Oglethorpe’s west-central residential neighborhood. Passage through is via combination of grid and curvilinear streets. The curbing along the full length and sidewalk improvements complementing half the length of Asbury Street are absent elsewhere in the neighborhood. The single-family neighborhood has approximately one dozen blocks of varying sizes and dimensions. A public housing complex occupies one block. Single-lane streets serve most of the area and sediment can be seen at numerous locations. Small lots and narrow side streets with landscaping and/or residences near the street edge give a “crowded” feel at several locations. The area has not experienced any new construction since the 1980s/1990s but modern housing is present, as well as units dating to mid-century, perhaps the 1930s. Numerous single-wide industrial housing units are also present. Mixed in with the varying street patterns are varying housing setbacks, varying street orientations and undersized/crowded lots. While a large percentage of the houses appear to be structurally sound, the number of substandard and deteriorating units, substandard and overgrown lots, code and nuisance violations are sufficient to indicate the neighborhood is in transition and in need of stabilization/revitalization to forestall overall neighborhood decay. The vision for Asbury is revitalization to achieve long-term viability as a residential neighborhood.



Primary Land Use

Single-family residential

Implementation Measures

Urban redevelopment activities to stabilize and revitalize the neighborhood; housing rehabilitation, substandard lot consolidation, code enforcement

BUCK CREEK

Description

Buck Creek is the heavily wooded area east of Buck Creek Bypass. Approximately 85% of this area is an officially designated floodplain. Four of five smaller parcels which are at a higher elevation and on the road frontage have been developed. The two other large tracts are in managed timber. This area extends south across Chatham Street (Ga 49/90) and Norfolk Southern RR to CSX RR. This area is also heavily wooded and generally inaccessible and undesirable for most development because of the confluence of the state highway, two railroads and perhaps more significantly, the presence of officially designated wetland. A large (formerly) agricultural commodity buying station/storage facility is located between the two railroads near the eastern corporate limits. The site is surrounding by mature woodland and is barely visible from the roadways. Four or five commercial sites front Chatham Street (Ga 49/90) in this area. A couple are vacant and in a rapidly deteriorating state, a couple others are also in older buildings with outside sales. While the large agricultural complex is not in the floodplain, least portions of the commercial lots on Chatham Street apparently are. The area extends further to the southwest incorporating the city's wastewater treatment ponds. The vision for the limited acreage appropriate for development/redevelopment (Chatham Street) is code enforcement and visual buffers in select areas (wastewater treatment).



Primary Land Use

Wooded/wetlands

Implementation Measures

Code enforcement

Enforcement of the flood damage prevention ordinance

Zoning controls for outside sales

CAMELLIA

Description

Camellia Manor is a modern housing complex owned and operated by the public housing authority. One dozen triplex units are well-planned and positioned on a single property. The site has internal sidewalk, though there are not any pedestrian facilities linking the site with other areas of town. Double entrances provide ingress/egress from neighborhood streets. The site is well maintained and the vision is for continued use.



Primary Land Use

Multi-family

Implementation Measures

Code enforcement

CEMETERY

Description

The city cemetery is located in the southwest quadrant of the city surrounded on three sides by woodland. The cemetery is fully developed and the surrounding woodlands offer limited development potential due to poor soils, and to some degree limited access.



Primary Land Use

Cemetery and woodland

Implementation Measures

Update and enforce zoning ordinance

CHASE FARMS

Description

Located in the southeast quadrant of the city Chase Farms is an undeveloped area intended to remain in agricultural production for the foreseeable future.



Primary Land Use
Agriculture

Implementation Measures
Update and enforce zoning ordinance

CITY PARK

The city converted a vacated school property to a multi-use complex with off-street parking. The gymnasium has been upgraded and doubles as a community center. Enhancements include a picnic shelter, playground and walking track. The former classroom building has been converted for use by the police department, but additional space is available for professional businesses and government services. The vision for City Park is to host more community events, including possibly a farmers' market.



Primary Land Use
Multi-purpose public

Implementation Measures
Place landscape trees along the property frontage
Strategically place appropriate landscaping improvements in keeping with the rest of Sumter Street and to reduce the visibility of asphalt parking from the street

COMMUNITY SERVICES

Description
Community services, located on divided sites in the southwest and east-central areas of the city, are a combination of large, public buildings/facilities on large lots and open, public spaces. The county elementary school and public housing authority complex are on the west side, and on the

east side are a church/church school, the local office of the Georgia Forestry Commission and offices of the board of education and bus barn. The school property here is also the site of a regulation-size track (without bleachers) used by walkers. The vision for these areas is to maintain attractive viewsheds from surrounding areas.



Primary Land Use
Public/institutional

Implementation Measures

Encourage regular grounds maintenance
Encourage strategic placement of appropriate visual buffers

DOWNTOWN

Description

Despite construction of two bypass routes around the city in the early 1980s, the 8-10 block historic central business district remains the center of commerce and civic (city and county) activity. These activities attracted the city's greatest concentration of two types of construction; (1) modern single-story, large, freestanding buildings; (historic) courthouse, government office buildings (local/state/federal services), health department, jail, grocery, city hall and general commercial, and (2) multiple structures of historic and/or architectural significance on zero lot lines sharing exterior walls and appearing structurally to be one large building. The free standing structures are spread across the area and many have individual parking. Along the area's perimeter are railroad and agricultural properties with large structures reflective of the local economy. The historic structures are concentrated along both sides of a central street with on-street parking and separated from the street by wide sidewalk. Most streets are in a tight grid pattern and complemented with sidewalk. The vision for the area is restoration of original downtown storefronts where unsympathetic alterations have been made, retention of the historic fabric and encourage infill development that is sympathetic and complementary to the area's original character.



Primary Land Use

Mixed-use: commercial, government office

Implementation Measures

Continue recent streetscape improvements within the historic core

Continue façade grant program

Market revolving loan fund to facilitate appropriate business and infill development

Develop aesthetic enhancements to block view of parking lots from street

KAIGLER

Description

Kaigler is the two-lane street providing primary access into this small residential area in north-central Oglethorpe. The neighborhood has a combination of linear and curvilinear streets fronted by lots of varying sizes; some very small. Curbing along the eastern boundary, Macon Street, is the only drainage improvement. Heavy grass growth on most of the streets impedes storm flow and silt is a common sight in the area. Sidewalk along Macon Street provides pedestrian access to other areas of the city but there are not any such internal improvements. Some lots are tree-shaded others are open. There is generally consistent orientation toward the street. Setbacks vary and the combination of residences near the street edge, single-lane interior streets, chain-link fencing and mature trees overhanging the right-of-way give a crowded feel at several locations. There is a significant presence of undeveloped/overgrown lots, especially in the south half, of this neighborhood. The long-term viability of the neighborhood is jeopardized by the presence of substandard and deteriorating houses. A couple dilapidated structures are also present. These numbers in conjunction with overgrown lots, code and nuisance violations are sufficient to increase the rate of neighborhood decay. The southeast boundary of this area is a CSX rail yard. Because of a heavy tree buffer between residences and rails the sidetracks essentially do not have a “presence” in the character area. The character area extends north to the city limit incorporating

a pocket of housing in a similar plight. The vision is stabilization and revitalization to maintain long-term viability of the residential neighborhood.



Primary Land Use

Single family residential

Implementation Measures

Redevelopment to stabilize and revitalize the neighborhood

Consolidation of substandard lots

Housing rehabilitation

Code enforcement

NORTH POINT

Description

North Point is a rental mobile home park on the north corporate limits. At its greatest density, the units are placed eight per acre. All twenty-five are identical in color and dimension, and all units lack any adornment; there are no entrance decks, underpinnings, or shade, and steps are prefabricated fiberglass. The majority are offset at an angle to the interior paved street, while others are perpendicular to the public street. Separate propane gas tanks serve each residence. The topography is flat, on-site drainage is nominal, and there is no sidewalk on-site or linking the park with other parts of town. There are some natural growth trees but no landscaping for aesthetics. The site is free of debris. The vision is to maintain code compliance and introduce landscape/streetscape improvements.



Primary Land Use

Single family residential

Implementation Measures

Update and enforce zoning ordinance

Code enforcement

Aesthetic landscaping along the bypass

OAKLEY POND

Description

This area is in woodland and agriculture. The south boundary is dotted with single-family housing on heavily-wooded lots. The vision is for development as single-family housing.



Primary Land Use

Single family residential

Implementation Measures

Update and enforce zoning ordinance

OLD TOWN

Description

Located in north-central Oglethorpe Old Town is the residential neighborhood with the city's heaviest concentration of architecturally and historically significant structures. Present here are numerous good examples of several architectural styles present throughout the county, among them Queen Anne, Colonial Revival, Neoclassical and numerous common and rural vernacular resources. These resources are most common along the west side of Sumter Street and less so on the east sides of Sumter and Baker Streets. Setbacks, orientation, tree cover and lot sizes are very similar across the neighborhood. Streets are in a tight grid pattern. Most area streets are lined with double sidewalk which, in some cases, is separated from the street by a grassed, tree-lined strip. Curb and gutter direct stormwater to sewerage on most streets; in other areas there are not any drainage improvements. Time is taking a visible toll on some of the structures, an indication of ages of the structures, ages of many of the occupants and the community's economy in general. The vision for the area is retention of the original historic and architectural character.



Primary Land Use

Single-family residential

Implementation Measures

Provide area residents with information for use when considering exterior improvements to residence to help retain the neighborhood character

Housing rehabilitation

QUAIL RUN

Description

Quail run is the name of the modern apartment complex near the northwest corporate limits. Most of the area is in agriculture production and the vision is for additional multi-family housing.



Primary Land Use

multi-family residential

Implementation Measures

Update and enforce zoning ordinance

SMITH-MAY

Description

Smith-May is an “unplanned” mobile home subdivision for owner-occupants. With thirty residences half of the area remains wooded and undeveloped. Much of the housing placement is random, both in terms of setbacks and orientation. There are not any sidewalks or drainage improvements on-site. There are numerous instances where conditions on-site threaten the long-term viability of the neighborhood; dilapidated/deteriorating housing, debris and abandoned vehicles on site. The vision is neighborhood stabilization through code enforcement and housing assistance.



Primary Land Use

Single family residential

Implementation Measures

Stabilize and revitalize the neighborhood

Housing rehabilitation

Code enforcement

STUBBS

Description

Stubbs is a linear neighborhood of single-family housing situated between two streets in south-central Oglethorpe. Two elongated city blocks with perimeter streets surround individual lots of varying sizes and dimensions. The area is devoid of drainage and pedestrian facilities. Single-lane streets serve the entire area and sediment can be seen at numerous locations. The tree-shaded neighborhood gives a feel of both openness (space between some house sites) and crowdedness (houses placed on the street edge and placed-to-fit on undersized lots), especially where the street veers between residences. The area has not experienced any new construction since the 1970s, as well as units dating to mid-century, perhaps the 1930s. Numerous single-wide industrial housing units differ significantly from prevailing roof pitches and floor plans. Mixed in with the varying street patterns are varying housing setbacks, varying street orientations and undersized/crowded lots. While a large percentage of the houses appear to be structurally sound, the number of substandard and deteriorating units, substandard and overgrown lots, code and nuisance violations indicate the neighborhood is in transition and in need of stabilization/revitalization to forestall overall neighborhood decay. Thus, the vision for Stubbs is neighborhood stabilization to achieve long-term viability.



Primary Land Use

Single-family residential

Implementation Measures

Urban redevelopment to stabilize and revitalize the neighborhood; housing rehabilitation, substandard lot consolidation, code enforcement

UNDERPASS

Description

This small area is comprised of three industrial/agri-business sites located in opposite corners of the intersection of two railroads. One corner is the former site of a fertilizer distribution center. It has been vacated and temporary storage bins have been destroyed leaving piles of concrete debris which, when viewed together with areas of overgrown grass and bare, exposed soil gives the site a scarred appearance from the public roadways. Another corner is occupied by a local propane gas company sales office. Scores of individual service tanks surround two large-capacity storage tanks on a well-maintained parcel. Lastly, a set of small grain storage bins with a rusting, open-air, farm-equipment storage facility is in the third corner. Between these latter two is a level, gravel-covered staging area for railroad service and repair crews. The vision for this area is to minimize the more visually unattractive aspects of industrial activities.



Primary Land Use

Industry

Agri-business

Implementation Measures

Update and enforce zoning ordinance

Code enforcement

Streetscape improvements

WEST HIGHLAND

Description

West Highland is a tree-shaded residential area in the northwest quadrant. Two linear and two cross streets south of Reynolds Street form a grid pattern while to the north an alley (Reynolds Lane) provides access to interior lots of a single, large city block. This latter element is a unique feature in the city. The area includes predominantly wooded acreage west of the large block and extends across the west bypass. Drainage in the developed areas varies from unimproved, to grassed swales to open ditch. Sidewalk parallels both sides of the east-west collector (Reynolds Street) dividing the area, and lines Macon Road on the area's northeast boundary. The area is comprised of well-maintained, single-family, older housing almost exclusively site-built. A small percentage is industrial/manufactured housing. Lots are approximately one acre, houses are setback approximately fifty feet and are consistently oriented toward the street. There are a couple undeveloped, overgrown lots. A dense tree line on the west side of Gordon provides a buffer from the adjoining apartment complex. There are a few scattered indicators of the early stages of neighborhood deterioration; inoperable vehicles, minor housing condition issues. The vision for the area is neighborhood preservation with complementary residential expansion into the undeveloped portion.



Primary Land Use

Single-family residential

Implementation Measures

Code enforcement

Housing rehabilitation for homeowners

Add sidewalk

RIVERVIEW

Description

The Flint River bypass, constructed in the early 1980s, is the most heavily traveled route in the city. It serves as the dividing line between farm fields on the south and scattered commercial activity on the north. Half of the north side frontage is in heavy woodland, including a pecan grove and approximately 600 feet near the river in floodplain. Commercial activity includes a dental/pharmacy complex, electrical power substation and solar farm, convenience store, professional office and cell tower. Further west are buildings with a commercial appearance. The senior citizens' center, Visiting Nurses Association and Department of Family and Children Services are housed in modern buildings with individual parking street side. The most significant acreage for development in this area is in the south extent. The vision is to build-out the area before the city facilitates or incentivizes highway commercial activities elsewhere.



Primary Land Use
Highway Commercial

Implementation Measures

Update zoning ordinance to accommodate planned expansion of highway commercial activity
Ordinances for landscaped buffer of parking
Codes to minimize the extent of site clearance

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

Oglethorpe Community Work Program FY 2017-2021								
Project/Activity ¹	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Pursue housing and/or housing-related assistance (water (including asbestos-lined water lines), sanitary/storm sewer, sidewalk)/ Neighborhood Revitalization		X		X		≤\$1M	CDBG CHIP USDA	City Clerk
Explore best options (enterprise zone, land bank, et al.) for community development (neighborhood, downtown, industrial)	X	X				Staff time	Staff time	City Council
Increase support ² for Family Connections collaborative initiatives: - Healthy Children - Children Ready to Start School - Children Succeeding in School - Stable, Self-Sufficient Families - Strong Communities	X	X				As available	Local	City Council
Encourage BOE to incorporate EMS, fire and other career training into dual enrollment programming	X	X				Staff time	Staff time	DA/Chamber of Commerce
Promote underutilized public services, specifically public transit, Senior Citizens' Center and the Literacy Center, through city web site, social media and library, social media, utility billings?	X	X	X	X	X	Staff time	Staff time	City Clerk
Continue efforts to attract basic medical care/service, e.g., urgent care facility in vacated VNA office	X	X	X	X	X	unknown	Staff time	City Clerk
Review and update zoning and subdivision ordinances	X	X				\$5K	Local	City Clerk

¹ Highlighted activities are similar or identical to others repeated elsewhere in the Greater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

² in the form of funding &/or services &/or facilities

Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Pursue external sources of funding to match/leverage resurfacing, paving and drainage projects		X		X	X	±\$50K/yr. (as available)	DOT USDA CDBG	City Clerk
Add more decorative street lighting downtown			X			\$50K	SPLOST	City Clerk
Major sanitary sewer line replacements in Old Town	X	X				±\$600K	GEFA	Utility Super
GPS utility infrastructure	X	X	X	X	X	As available	Grantor agency	Utility Super
Acquire equipment for police department			X			\$8K	Local	Police Chief
Resolve the loss of emergency communications transmission from E-911 center	X					Staff time	Staff time	Police Chief
Implement River Walk plan			X			\$300K	TE/Local	City Clerk
Improvements, repairs to city hall, senior citizens' center, Business Center		X				\$50K	Local	City Clerk
Institute periodic community clean-up events	X					Civic Involvement	Rotated Civic Sponsors	Rotated Civic Sponsorship
Pursue options for a new library					X	≤ \$750K ≤ \$75K	MGRSL Local	City Clerk
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X	X	X	X	X	As Needed	As Needed	City Clerk
Incentivize private investment in upgraded internet service delivery	X	X	X	X	X	TBD	TBD	City Clerk
Update pre-disaster mitigation plan	X					\$20K	GEMA Local	EMA Director
Hardened storage site for city vehicles and equipment			X			TBD	GEMA USDA	City Clerk

Oglethorpe								
Economic Development Work Program FY 2017-2021								
Project/Activity ³	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Organize the community to plan, prioritize and develop a concerted economic development plan (with each jurisdiction appointing reps, setting regular, frequent meeting schedule, etc.)	X	X	X	X	X	Staff time	local	Chamber of Commerce/DA BOC, Ideal, Marshallville, Montezuma, Oglethorpe
Capitalize on the agri-tourism potential by expanding and promoting community events: Turkey Day and Deer Day Festivals Ag Day, City Farm Week, seasonal Farm Tours, et al.	X	X	X	X	X	Staff time	Staff time	Chamber of Commerce/DA all five jurisdictions
Expand downtown redevelopment activities (façade grants, RLF) with: - Enterprise Zone	X	X	X			Staff time	Staff time	BetterHome Town
Implement and promote Oglethorpe Farmers Market	X	X	X	X	X	Staff time	Staff time	City Clerk Chamber of Commerce
Develop a tourism plan focused on the river walk and Farmers Market		X				Staff time	Staff time	City Clerk Chamber of Commerce
Recruit professionals and government offices as tenants for Business Center	X	X	X	X	X	Staff time	Staff time	City Clerk

³ Highlighted activities are similar or identical to others repeated elsewhere in the Greater Macon County Comprehensive Plan to be implemented unilaterally or cooperatively.

Oglethorpe Report of Accomplishments				
Short Term Work Program 2012 – 2016				
Project or Activity	Completed	Underway, to be completed	Postponed why/until	Not Accomplished
2012				
complete TE streetscape	X			
city hall improvements			\$ / 2018	
begin last remodeling phase of Oglethorpe Business Center	X			
replace lift station, renovate water plant, pressure reducing valve to allow water at prison to return to city, bar screen	X			
sidewalks, road repair and resurface			\$ / 2020	
police equipment (cars, computers)	X			
replace computers in water & sewer department				\$
review/update zoning ordinance as necessary		2017		
replace carpet in city hall		2017		
pursue <u>housing</u> and/or related (water, FY'12 sanitary sewer, drainage) assistance <u>CDBG</u>	X			
study feasibility of recycling program				Lost priority
2013				
update city hall, paint and remodel			\$ / 2018	
update senior citizen center	X			
Study the feasibility of relocating police department and library to Oglethorpe Business Center (relocated PD)	X			
seek funding for water and sewer line improvements, continuation from previous STWP		CDBG 2016		
study feasibility of using Oglethorpe Business Center as a component of economic development plan				No prospective tenants
police equipment (cars, etc.)	X			
facilitate economic and residential development through service delivery, financial packaging, etc.				No prospects this period
complete codification of municipal ordinances	X			
2014				
apply for TE funding to implement River Walk plan, bicycle-pedestrian trail	X			
street repair, resurface and widen		2017		
sidewalk repair and maintenance TE	X			

Project or Activity	Completed	Underway, to be completed	Postponed why/until	Not Accomplished
equipment for water and sewer departments (including truck)	X			
equipment for street department (including tractor and equipment from 2009 and street/fire department vehicle from 2011)	X			
place receiver for the electronic meters on water tank				Lost priority
computer updates citywide	X			
pursue <u>housing</u> and/or related (water, <u>sanitary sewer</u> , drainage) assistance	X			
2015				
Implement river walk – bicycle trail plans			\$ / 2018	
police department equipment			\$ / 2018	
continue street and sidewalk work in city				\$
pursue <u>housing</u> and/or related (water, <u>sanitary sewer</u> , drainage) assistance	X			
facilitate economic and residential development through service delivery, financial packaging, etc.				No prospects this period
police department equipment				\$
seek funding for water and sewer line improvements and equipment, continuation from previous STWP				Lower priority
develop tourism focused on the river walk and Oglethorpe Business Center			\$ / 2019	
2016				
police department cars and equipment	X			
replace hazardous (asbestos) or otherwise impaired water lines			\$ / 2021	
sidewalk repair at scattered sites				\$
repair and update city hall, senior citizens' center and Oglethorpe Business Center as needed.		2017		
investigate options for animal control				Cost prohibitive