

**PARTIAL UPDATE 2009-2011**  
**GREATER MACON COMPREHENSIVE PLAN**  
MACON COUNTY / IDEAL – MARSHALLVILLE – MONTEZUMA - OGLETHORPE

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## ***SITE LOCATION MAP***



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Shirley Lashley, City Clerk

Assistance provided by  
Middle Flint Regional Development Center  
228 West Lamar Street  
Americus, Georgia 31709

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## Introduction

The community's first comprehensive planning requirement was satisfied via preparation of separate, free-standing documents for each local jurisdiction pursuant to state-mandated planning standards and adopted in 1992-1996. Updates to these plans were originally scheduled for October, 2006; however, major revisions to local government planning standards took effect May, 2005. Because of the scope of the revisions, the proximity of the effective date of the new planning standards and the deadline for updating the local plans, the community was required to prepare a transition planning document, a Partial Update, to cover the period 2009-2011. The present effort addresses the Partial Update requirements. The local plan is scheduled to be updated in its entirety and in accordance with the state's "Standards and Procedures for Local Comprehensive Planning" in 2011.

The Partial Update is intended to serve as a policy guide to help local governments address critical issues and opportunities during the interim between the more encompassing and exhaustive Comprehensive Planning efforts.

This Partial Update was prepared with local government involvement and the benefit of public involvement through two public hearings in July, 2008. In respective sessions in August, 2008, each local jurisdiction authorized transmission of the draft Update for state-mandated regional and state reviews. Subsequent to notification that the draft Partial Update met with satisfactory regional and state reviews, the governing bodies of each jurisdiction adopted this Partial Update in October, 2008.

Population 1940-2000							
Jurisdiction	1940	1950	1960	1970	1980	1990	2000
Macon County	15,947	14,213	13,170	12,933	14,003	13,114	14,074
Ideal	238	319	432	543	619	554	518
Marshallville	905	1,121	1,308	1,376	1,540	1,457	1,335
Montezuma	2,346	2,921	3,744	4,125	4,830	4,506	3,999
Oglethorpe	1,048	1,204	1,169	1,286	1,307	1,302	1,200
municipal total	4537	5565	6653	7330	8296	7819	7052
rural balance	11,410	8,648	6,517	5,603	5,709	5,295	7,022
Population Estimates 2001-2007							
Jurisdiction	2001	2002	2003	2004	2005	2006	2007
Macon County	14,067	13,992	13,889	13,750	13,551	13,569	13,524
Ideal	516	515	506	492	483	480	477
Marshallville	1,323	1,311	1,300	1,288	1,266	1,249	1,240
Montezuma	3,990	3,979	3,963	3,954	3,936	3,888	3,860
Oglethorpe	1,179	1,175	1,157	1,144	1,140	1,117	1,105
municipal total	7008	6980	6926	6878	6825	6734	6682
rural balance	7,059	7,012	6,963	6,872	6,726	6,835	6,842

Source: U. S. Census

## Analysis of Consistency with Quality Community Objectives

The following text describing *Quality Community Objectives* is a statement of the development patterns and options that help preserve unique cultural, natural and historic resources while looking simultaneously to maximize future development potential. This assessment is intended to serve as a tool to evaluate progress towards sustaining a livable community, much like a more detailed and conventional demographic analysis or land use map.

### Regional Identity

*Each region should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

As the result of limited development throughout most of the region, scenery across the community is very similar to that of the surrounding counties. Forest and agriculture constitute the overwhelming land covers in Macon and each of the six adjoining counties. The community and surrounding area was settled by families of similar/identical cultural heritage. Consequently, similar architecture evolved across these jurisdictional boundaries. Similar construction is common throughout the larger area today. There is a strong cross-county worker commuting pattern between Macon and the adjoining counties. A homegrown industry processes vegetables grown locally and those grown out-of-county. With the exception of one of the six contiguous counties (the host community of a major military base) employment in the area is concentrated in the same two industrial sectors. Again, with the exception of the one military community, all affected counties are in the same state-designated economic tier. The community participates in the Andersonville Trail/regional tourism partnership, but has not fully capitalized on local tourism potential. Local developers have been active promoting economic development which draws upon the community’s strong agricultural heritage. The community participates in the Georgia Department of Economic Development’s regional tourism partnership. Although local tourism is promoted, the community has much undeveloped potential in this economic sector. Commercial activity flows in both directions across the adjoining county lines, local schools engage in athletic competition with surrounding communities, and residents take advantage of education and employment opportunities at post-secondary institutions located in adjoining counties.

### Growth Preparedness

*Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sanitary sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

A lower percentage of county maintained roads are paved than is the case across the state (46% v. 67%), but the local unpaved routes are concentrated in the large, undeveloped, sparsely populated area of the community. Conversely, the percentage of municipal streets that are paved exceeds the rate statewide by over a percentage point (98% v. 97%). County government has operated a communitywide transit system for several years. The community can boast one of the state’s ninety-three general aviation general-use airports, located adjacent to industrial park acreage. All incorporated jurisdictions have public water systems and sanitary sewer systems serving their

respective populations, with varying levels of reserve capacities. County government is also investigating the feasibility of developing a rural water system. All but the smallest jurisdiction (population 500) enforce zoning ordinances. Because of the limited scale of development throughout the community, land use guidelines for new development are relatively modest, facilitating an understanding of the land development process by both the public and private sectors. The ages of the ordinances are such that municipal zoning laws need wholesale review for possible update. The community maintains a chamber of commerce which actively supports existing business and sponsors community events, and an industrial development authority which actively promotes economic development. Marshallville, Montezuma and Oglethorpe have personnel in positions to promote downtown development. The community has over one hundred acres of industrial property available for development, and is currently pursuing additional acreage. Electric and natural gas services are available. Volunteer tutoring and mentoring programs are in place, and graduation coaches are in the school system to facilitate high school graduation and later employment performance. Adults lacking a high school diploma have three locations across the community to take advantage of GED classes; others qualify for GED instruction as part of workforce development assistance provided in an adjoining county through the Middle Flint Regional Workforce Investment Board. Continuing education computer courses are offered at South Georgia Technical College's satellite campus in Montezuma. Two-year technical colleges and four-year colleges and universities are located in two adjoining counties. The community is also pursuing the Work Ready designation, a state-sponsored program to validate that the local workforce is able to meet employment needs of businesses and industry. The community has already earned the state-sponsored Entrepreneur Friendly designation; a measure of the community's preparation to support start-up enterprises. Young residents are also identified and selected to participate in a leadership development program. Although local governments utilize population projections when making infrastructure decisions, the board of education uses other data prepared by the Georgia Department of Education, the state agency overseeing distribution of state funds for local school capital development projects. The larger jurisdictions have capital improvements budgets that support growth trends; the smaller governments budget such expenses year-by-year. Natural resources were considered when designating growth areas, especially at the county level. Staff is available to inform interested citizens about local development processes, and the community employs a public awareness/citizen participation process in local planning activities.

### **Appropriate Businesses**

*The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

Past successes employing local strengths and assets has resulted in Macon County becoming a good example of a rural community matching employment opportunities, long-term sustainability, renewable resources and higher-skill employment opportunities. Major private-sector employers have been attracted to the natural resources in Macon and surrounding counties. The community's largest, long term, international employer was attracted (1979) to the community because of abundant and renewable wood and water resources. Another international company employs, directly and indirectly, hundreds in the community and surrounding counties in poultry production and processing. Local investors established a

vegetable processing plant in the 1940s; capitalizing on the availability of prime farmland to give returning WW II veterans local employment opportunities. Now owned by a national company, it remains one of the community's largest employers. Each of these employers has provided strong economic linkages across county lines. The community itself has not yet been able to provide the higher-skilled workforce needed by some of these employers. Consequently, there are attractive, local employment opportunities yet available to appropriately educated/trained resident workers. This also holds true for the strong medical industry in the community; a highly rated rural hospital and three nursing home facilities. The correctional industry is another major employer providing an attractive employment opportunity for appropriately educated/trained resident workers. Local economic developers continue the effort to strengthen the economy by recruiting both kinds of prospects; those who are linked to existing employers and others who offer employment diversity.

### **Educational Opportunities**

*Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.*

GED classes are offered in the three largest municipalities, located in the northern and southern halves of the community. Between these class sites and an additional on-line option, enrollment has been increasing recently. Georgia Southwestern State University offers computer classes at a satellite campus in Montezuma. Workforce training opportunities are targeted toward local employer/employee needs through the Middle Flint Regional Workforce Investment Board, which also includes a GED component. The Quick Start program offered through the Technical College System of Georgia is available to facilitate on-site, job-specific training as needed. The county's transit service is available to transport residents to any of the above-mentioned sites, two two-year technical schools, and two four-year universities in adjoining counties; the latter also offering six-year and doctoral programs. There are employment opportunities in the community requiring these higher education attainment levels in manufacturing, health care and education.

### **Employment Options**

*A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

For a small, rural community there is an attractive diversity of local job types covering a wide range of skill sets. Historically, the community has had one of the most diversified, agriculturally-based economies in the state, covering production in conventional agriculture, horticulture and dairy. There is a strong medical component, comprised of one hospital and three nursing home facilities. Manufacturing, the single largest employment sector, includes wood, poultry and vegetable processing and a plastic extrusion manufacturer. The public school system is a major employer. The Census divides the workforce into six, summary, occupational categories based on the type work performed. According to the 2000 Census the local workforce exhibited greater balance among these six categories than did the state. This gives local economic developers greater flexibility in industrial recruitment because of the wide range of job types available. The community has not been able to provide the higher-skilled workforce needed by some local employers. Consequently, there are attractive opportunities yet available to appropriately educated/trained resident workers. The state-

sponsored Entrepreneur Friendly designation is a measure of the community’s preparation to support start-up enterprises.

**Heritage Preservation**

*The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.*

Over 800 potentially historic resources were identified in a 1990/91 survey of the community. This information has not been updated; however, and it is not known which of these resources still exist and which others might have since become historically significant. These resources were widely distributed both within and among the five jurisdictions; 235 in the unincorporated area, 42 in Ideal, 104 in Marshallville, 118 in Oglethorpe and 314 in Montezuma. Eleven individual or district resources are listed on the National Register of Historic Places.<sup>1</sup>

National Register of Historic Places		
Andersonville National Historic Site (unincorporated area)	Marshallville Multiple Resource District	
	Alma Fruit Farm (unincorporated area)	Knob-Wilkes Plantation (unincorporated area)
DeVaughn-Lewis House (Montezuma)	Billy Place (unincorporated area)	Felton-William-Hamilton House (Marshallville)
Montezuma Depot (Montezuma)	East Main Street Residential District (Marshallville)	
Montezuma Historic District (Montezuma)	Marshallville Commercial District (Marshallville)	
Macon County Courthouse (Oglethorpe)	-	

Source: Georgia Department of Natural Resources, Historic Preservation Division; NAHRGIS

Marshallville has five locally designated historic districts; four residential and one commercial. Two of these are included in the larger Multiple Resource District listing on the National Register of Historic Places which extends into the unincorporated area around Marshallville. Montezuma has one locally designated commercial district. Montezuma has two potential residential districts, Ideal and Oglethorpe both have a potential multiple resource district; some of which are eligible for listing on the National Register. At this writing the City of Oglethorpe is working to get some local resources listed.

Most local historic resources are dwellings, and the character of housing has changed significantly in recent decades. Between 1980 and 2000, manufactured housing accounted for 90% of the units added to the local housing stock. The trend was strong communitywide, although Marshallville was the only jurisdiction in which manufactured housing did not account for a majority of the units added to local housing inventory during the period. The increased presence of this housing type has resulted in a significant alteration of the community’s housing landscape.

The Marshallville Historic Preservation Commission (HPC) is being reactivated at this writing and will be charged with the responsibility to update historic district design

<sup>1</sup> Another resource, the Lamson-Richardson School in Marshallville, was destroyed after listing.

guidelines. During its recent period of dormancy the commercial district lost some historic integrity. The Montezuma HPC employs design guidelines to preserve the locally designated commercial district. These are the only ordinances requiring new development to complement the community’s historic development.

Nine historical markers have been placed in the community.

Historical Markers	
Lumpkin Academy, Oglethorpe	Home of Samuel Henry Rumph, Marshallville
Macon County, Oglethorpe	Timothy Barnard burial site, Montezuma
Timothy Barnard, Oglethorpe	Timpoochee (John) Barnard, Montezuma
Mt. Zion Lutheran Church, unincorporated	Barnard’s Reserve, Montezuma
Lanier/Miona Springs, unincorporated	

The Andersonville National Historic Site is one of only three National Parks in the state. In an attempt to preserve the character of the surrounding area, the county developed a special (Cultural/Historical) district in the zoning ordinance limiting the type of development that can take place within the viewshed of this nationally significant resource.

Eighty-seven archaeological sites have, to date, been documented in the community. Such sites are most typically discovered as develop occurs. Since the vast majority of the community is undeveloped, there is the potential that a significantly larger number of sites could yet be identified. Information about the location of these sites and the artifacts found are maintained in a state database and released to only “authorized” parties on an as-needed basis to reduce the potential for vandalism.

**Open Space Preservation**

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

In aggregate, the four local cities account for 3% of the community’s total area, which includes significant forested acreage. Over 90% of the unincorporated area is comprised of forest and agricultural lands. Open space, greenbelts and wildlife corridors are abundant resources, not local issues. Because of this vast acreage, active recreation facilities are greater issues than passive parks and open spaces. The historic and current pace of development is such that there is no need for cluster development or compact development provisions in the unincorporated area’s land use regulations. In the long-term the community should assume a proactive posture; however, and be prepared to implement these or similar measures before these quality-of-life resources are compromised. A first step toward helping preserve the open space character of the rural area in the long-term would be to add road frontage setback and/or buffer requirements to county zoning and subdivision ordinances. There are not any local conservation subdivision ordinances.

### **Environmental Protection**

*Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.*

Wetlands, floodplains, significant groundwater recharge areas and river corridors are present in almost all local jurisdictions. The county, Ideal, Montezuma and Oglethorpe have adopted ordinances appropriate for regulating activity within environmentally sensitive resources present in their respective jurisdictions. Marshallville has delayed such actions pending revisions to applicable state regulations. All local jurisdictions have adopted the specific ordinance necessary to participate, and are participating, in the National Flood Insurance Program. Some jurisdictions need to consolidate environmental protection ordinances with permit issuance procedures for ease-of-reference by code enforcement personnel. The community lacks the staff necessary to review development proposals and issue state-mandated land disturbing permits for development projects. Consequently, this review is deferred to a state regulatory agency. The pace of development and predominantly flat topography essentially preclude the potential for significant alteration of the natural terrain, drainage and/or vegetation of the community. Montezuma and Oglethorpe both have tree preservation ordinances through participation in the Tree City program. Although storm sewers do exist in the community, storm water management consists primarily of maintenance of open drainage channels. The community has not compiled a comprehensive natural resources inventory. There are not any tree-replanting ordinances for new development in the community.

### **Regional Cooperation**

*Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

For four decades the community has been a participating member of the eight-county, federally-designated Economic Development District and the multi-county Andersonville Trail Association. Over the years the community has participated in multi-county anti-drug task forces, and is currently organizing a similar intra-county agency. The county is a charter and current member of an active three-county industrial development authority, and a charter and current member of an active three-county solid waste management authority. Local leaders also worked with colleagues in six surrounding counties to put into operation the state's largest E-911 service area. The community shares a housing authority with an adjoining county. During the course of preparing this multi-jurisdictional planning document, all local jurisdictions are updating the original Service Delivery Strategy with minor revisions.

### **Transportation Alternatives**

*Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

Because the population base is both sparse and widely distributed, local services must be provided from a community, rather than a neighborhood, perspective. Typically, there is only one grocer, library, etc. per municipality, and all such services must be easily accessible by automobile. In absence of the type neighborhoods that are characterized by mixed land uses,

residential, commercial, office, etc., sidewalk is most often limited to city thoroughfares (state routes). The larger cities do; however, have ordinances addressing standards for sidewalk and/or parking areas. Because development has been limited, interconnectivity with future developments has not been addressed. There are not any local or state designated bicycle or pedestrian routes, nor any official park-and-ride lots in the community. County government has; however, provided the community public transit service for several years. Rural transit service is available throughout the community. Because development has been so limited, there are not any local requirements that new developments be connected by a street network, nor a requirement for sidewalk. Sidewalks are very limited; existing almost exclusively along some state routes in cities and downtown areas. There are not any local or state designated bicycle routes in the community. Shared parking areas are not addressed in local ordinances.

### **Regional Solutions**

*Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.*

The community has been a decades-long member of a federally designated regional economic development district, the Middle Flint Regional Development Center, and works with two adjoining counties to facilitate economic development through an industrial development authority. Macon County is a charter member and host community of the Middle Georgia Regional Solid Waste Management Authority. Created by three member counties in 1993 to address long term solid waste management needs, the entity presently operates a construction and demolition landfill and transfer station. The authority also has a state-approved municipal solid waste landfill site. Community leaders worked with colleagues from six other counties to establish and operate the state's largest E-911 service area. The emergency responding entities in each of the seven participating counties have mutual aid agreements. Although not presently participating, the county has been a member of a multi-county anti-drug task force.

### **Housing Opportunities**

*A range of housing size, cost and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and provide a range of housing choice to meet market needs.*

Housing options are very limited. With the exception of one recently-completed (subsidized elderly housing) apartment complex in Oglethorpe, assisted and subsidized housing maintain full occupancy and waiting lists. Conventionally-constructed starter homes and housing for middle- and upper-income families are essentially nonexistent. This is complicated by the difficulty of finding suitable acreage available for purchase near the municipalities. The increasing vacancy rates documented with the last three decennial censuses (6%-9%-12%) and even more recently are more a measure of substandard housing conditions and population loss than a healthy housing market. In the face of an overwhelming preference for detached, single-family housing, virtually all unassisted housing added to the housing stock between 1980 and 2000 was of manufactured/industrial construction. This is one factor contributing to the high number of managerial personnel commuting to local jobs from out-of-county. Overall, 37% of jobs in the community are held by workers living out-of-county (2000 Census). Despite all five local jurisdictions' participation in housing assistance programs over the past three decades,

substandard housing is common. The housing authority has developed new housing units in recent years and continues to plan for single- and multi-family assisted housing. A local chapter of Habitat for Humanity is also working to address the housing need, building one or two new units of conventional construction a year. In light of the current housing need, the community needs to position itself to be able to assist with conventional housing construction. There is no provision for accessory housing units (garage apartments, mother-in-law units) nor lot apartment or downtown residential in the community. The housing that exists in the community is affordable, but in very short supply at all income levels. Beyond infill development in zoning districts, there are no provisions for maintaining the development pattern of the original town layout. While multi-family housing is welcome, developers have difficulty obtaining sites for development; appropriate site, willing seller, etc. The only special needs and lower-income housing developments are those undertaken by the housing authority.

### **Traditional Neighborhood**

*Traditional neighborhood development patterns should be encouraged, including use of more human-scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*

This is a planning term with more urban than rural (local) application. The few retail and service establishments that the small population base can sustain must be community, not neighborhood, oriented. Consequently, commercial establishments in each of the four municipalities must be easily accessible by automobile to a much larger and more distant customer base. For example, there is only one grocer (or similar establishment) in each of the four cities. The majority of sidewalks that exist are concentrated along state thoroughfares and are relatively well maintained. Because the community can justify only one elementary, one middle and one high school, they must be easily accessible communitywide, and relatively few students reside within walking/biking distance of any of these facilities. The board of education must; therefore, provide transportation for students. The limited recreation facilities also must serve the greater community, not individual residential neighborhoods, and must therefore be automobile accessible to the general public. All but the smallest jurisdiction have maintained a conventional zoning ordinance for years. Although there are not any local ordinances requiring new development to plant shade-bearing trees, Montezuma and Oglethorpe have participated in the Tree City program of the Georgia Forestry Commission for several years. Sidewalk facilities are limited almost exclusively to state route thoroughfares and in downtown areas. There is only one elementary school and one middle school serving the county. There are very few students of the appropriate age residing proximate to the school to safely walk or ride bicycles to school. As a result of the acreage needed for schools and the relative absence of appropriate sites within incorporated areas, the most recent school construction projects occurred near the perimeter of incorporated areas.

### **Infill Development**

*Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

The community has never experienced significant growth pressure and remains sparsely developed. The development that has occurred is characterized as the logical extension from the historic core, not peripheral development. The few exceptions to this rule have been developments with floor space and parking needs that could not be met on sites nearer the

downtown areas. (One national retailer reportedly cited insufficient acreage as the reason it could not locate a franchise store in the City of Oglethorpe.) Nevertheless, with the passage of time there are business sites in the community where economic activity has ceased, and in terms of numbers this is most common in the downtown areas of Marshallville, Montezuma and Oglethorpe. All three jurisdictions have initiated, or are in the process of initiating, programs to attract private economic investment in these areas. The area has not experienced sufficient development to generate economic pressure for undersized lot development. In addition, the number of economically adaptable vacant buildings is small. The local chamber of commerce and development authority maintains a written inventory of available buildings and specifications. The limited level of development experienced to-date has also saved the community from significant instances of industrial and business contamination needing reclamation. The county zoning ordinance identifies areas of concentrated residential development. Local economic developers maintain an inventory of sites available for development and buildings available for redevelopment. The community is not involved in any brownfield development activity, but is addressing greyfield redevelopment. Nodal development is not promoted in existing ordinances or policies. Four thousand square feet is the smallest allowable lot size in the community.

### **Sense of Place**

*Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.*

The community has not experienced the level of development which would divert new investment from the original downtown core. Rather, the combination of a limited conventional market area and high mobility of the resident population has served to reduce economic activity in the historic downtowns. These areas remain physically intact and generally have pedestrian connectivity to surrounding residential neighborhoods. Marshallville's downtown commercial area is listed on the National Register of Historic Places, and at this writing city leaders are working to reactivate the Historic Preservation Commission and update design guidelines for downtown redevelopment. Montezuma's downtown commercial area is also listed on the National Register of Historic places. The Downtown Development Authority has recently created and filled a staff position for the purpose of spearheading the revitalization of a downtown that has been rebuilt after occasional and major flooding events. Oglethorpe is nearing implementation of a downtown streetscape project, also overseen by paid staff. Most jurisdictions have sign regulations, some of which need to be updated. The county has an officially designated agriculture district, but allows single acre developments. The community is overwhelmingly agriculture and forest, like the surrounding counties, making it hard to distinguish one jurisdiction from another. However, one natural feature, the Flint River distinguishes Macon County from most communities, and one historic feature, Andersonville National Historic Site and more specifically the National Prisoner of War Museum, distinguishes it from all other communities. In recognition of the significance of these sites, the county incorporated an adjoining "cultural/historical" district to preclude conflicting land uses near the park boundary. The community does not address aesthetics in highly visible areas through ordinances. A development guidebook illustrating the type of new development desired is not

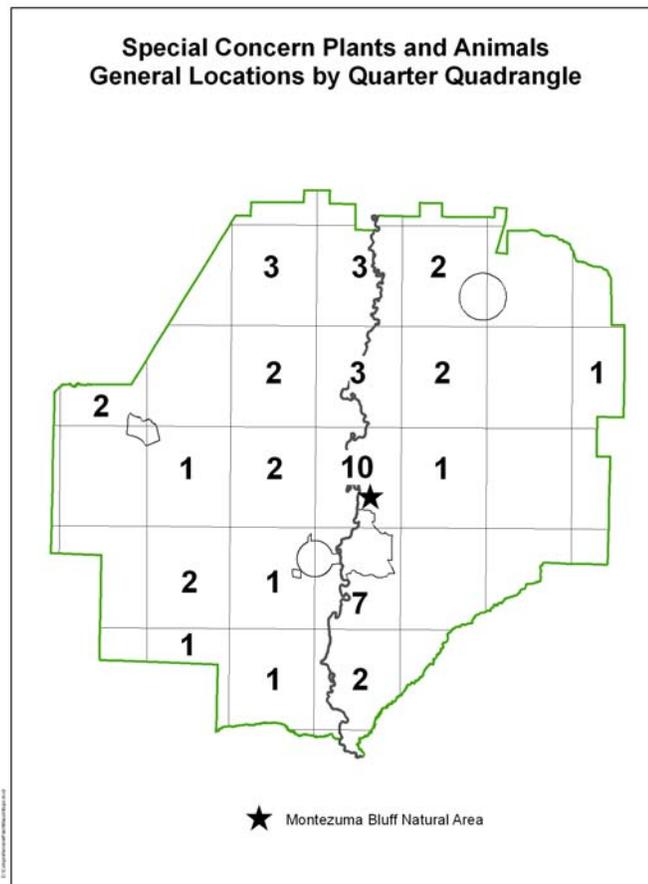
available. Although the county has a designated agriculture district, it does not protect farmland because single-acre residential development is allowed in the district.

### Analysis of Areas Requiring Special Attention

This component consists of an evaluation of existing land use patterns and trends for the purpose of identifying areas requiring special attention.

#### *Areas of significant natural or cultural resources*

According to the Georgia Department of Natural Resources, there are approximately two dozen species of plants and animals of “Special Concern” believed to be present in the community. Not all these species (identified on the following page) have been sited locally, but their presence is assumed based on the existence of preferred habitats. While the natural habitats of these resources are widely distributed, the endangered, rare and threatened species are most heavily concentrated north-south through the heart of the community along both sides of the Flint River. The Montezuma Bluff Natural Area, a 500 acre state-owned conservation area located near the geographic center of the county, is the site of a large number of these resources.



Plants

Arkansas Oak  
 Atlantic White-cedar (rare)  
 Boradleaf Marsh St. Johnswort  
 Cayaponia  
 Dwarf Witch-alder (threatened)  
 Heartleaf Needle Vine  
 Indian Olive (rare)  
 Ovate Catchfly (rare)  
 Relict Trillium (endangered)  
 Skullcap  
 Sweet Pitcherplant (threatened)

Animals

Apalachicola Redhorse  
 Barbour's Map Turtle (threatened)  
 Bluestripe Shiner (rare)  
 Fat Threeridge (endangered)  
 Gulf Coast Waterdog  
 Oval Pigtoe (endangered)  
 Purple Bankclimber (threatened)  
 Shinyrayed Pocketbook (endangered)  
 Southern Elktoe (endangered)  
 Sculptured Pigtoe  
 Winged Spike

While protected plant species generally become the property of the landowner, there is the potential that federal and/or state penalties and sanctions could be levied against those who destroy protected animals or their habitats. The community is not experiencing the level of development pressure that would adversely impact these habitats. Nevertheless, the community needs additional information identifying specific sites/locations of these natural resources to better promote environmental stewardship, help prevent residents from destroying critical resources, and to help protect residents from legal actions that could possibly result from habitat destruction. This information would be valuable in helping to determine whether and how best the county zoning ordinance may need to be revised to afford protection measures.

With the sole exception of the City of Marshallville, all local jurisdictions have adopted state-approved environmental protection measures; ordinances regulating development in wetlands, groundwater recharge areas, floodplains and river corridors, as applicable to each jurisdiction. The state granted Marshallville, and the city accepted, a grace period for ordinance(s) adoption pending state review/revision of environmental standards.

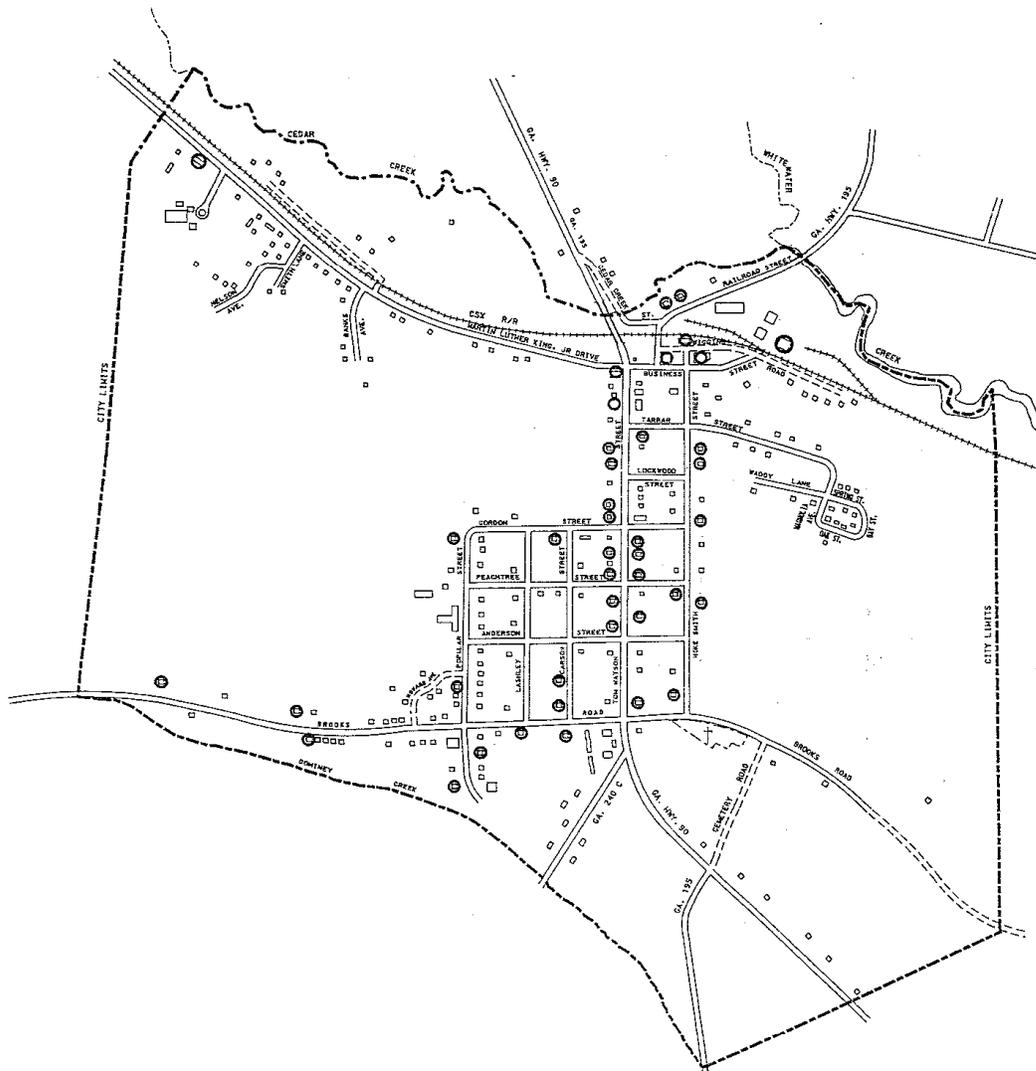
Over 800 potentially historic resources were identified in a 1990/91 historic resource survey of the community. These resources were widely distributed both within and among the five jurisdictions; 235 in the unincorporated area, 42 in Ideal, 104 in Marshallville, 118 in Oglethorpe and 314 in Montezuma. Eleven resources (sites and/or districts) are listed on the National Register of Historic Resources.<sup>2</sup> The historic resource survey needs to be updated as a foundation for resource protection measures.

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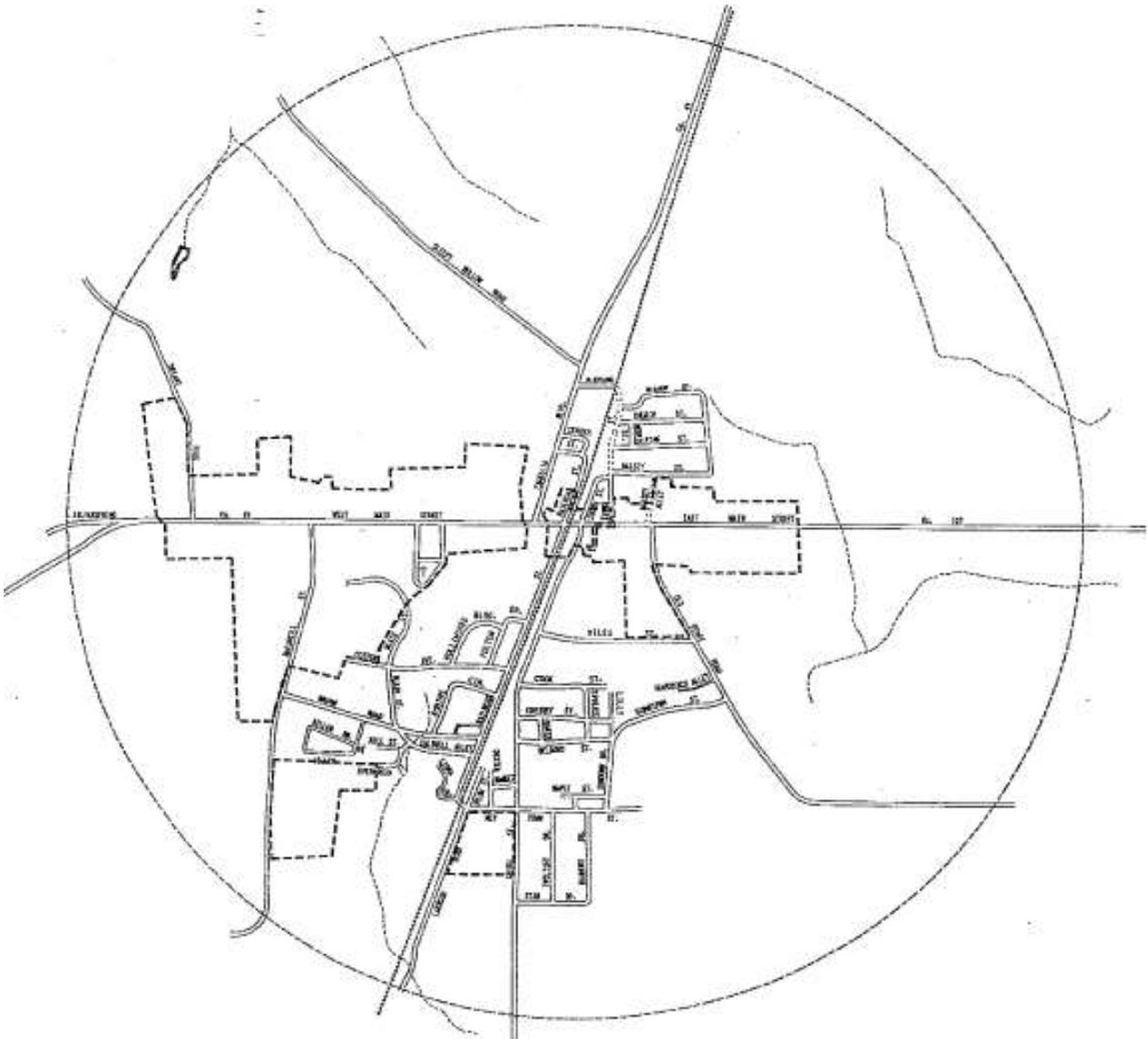
<sup>2</sup> A twelfth, Lamson-Richardson School in Marshallville, was destroyed after listing on the Register.

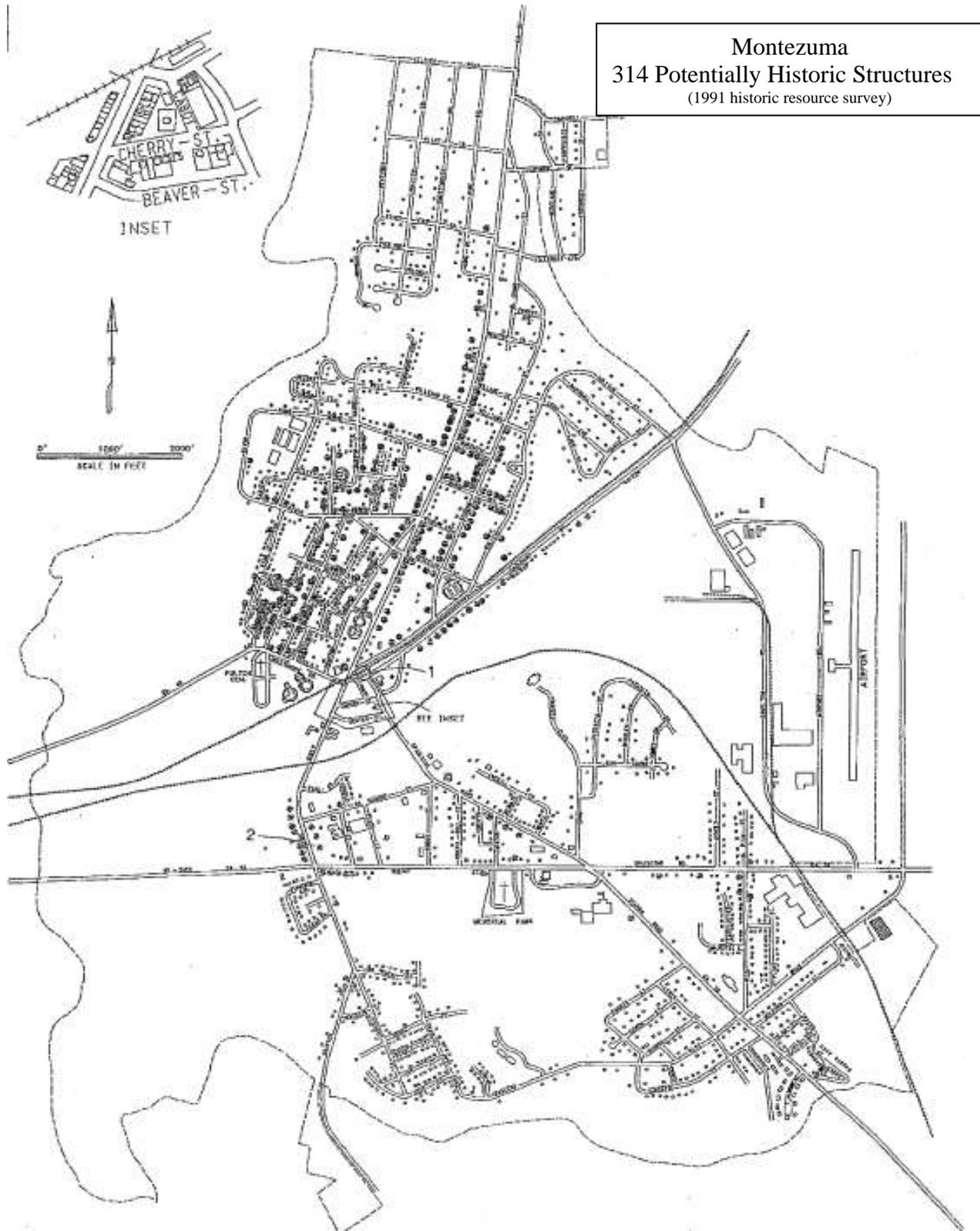


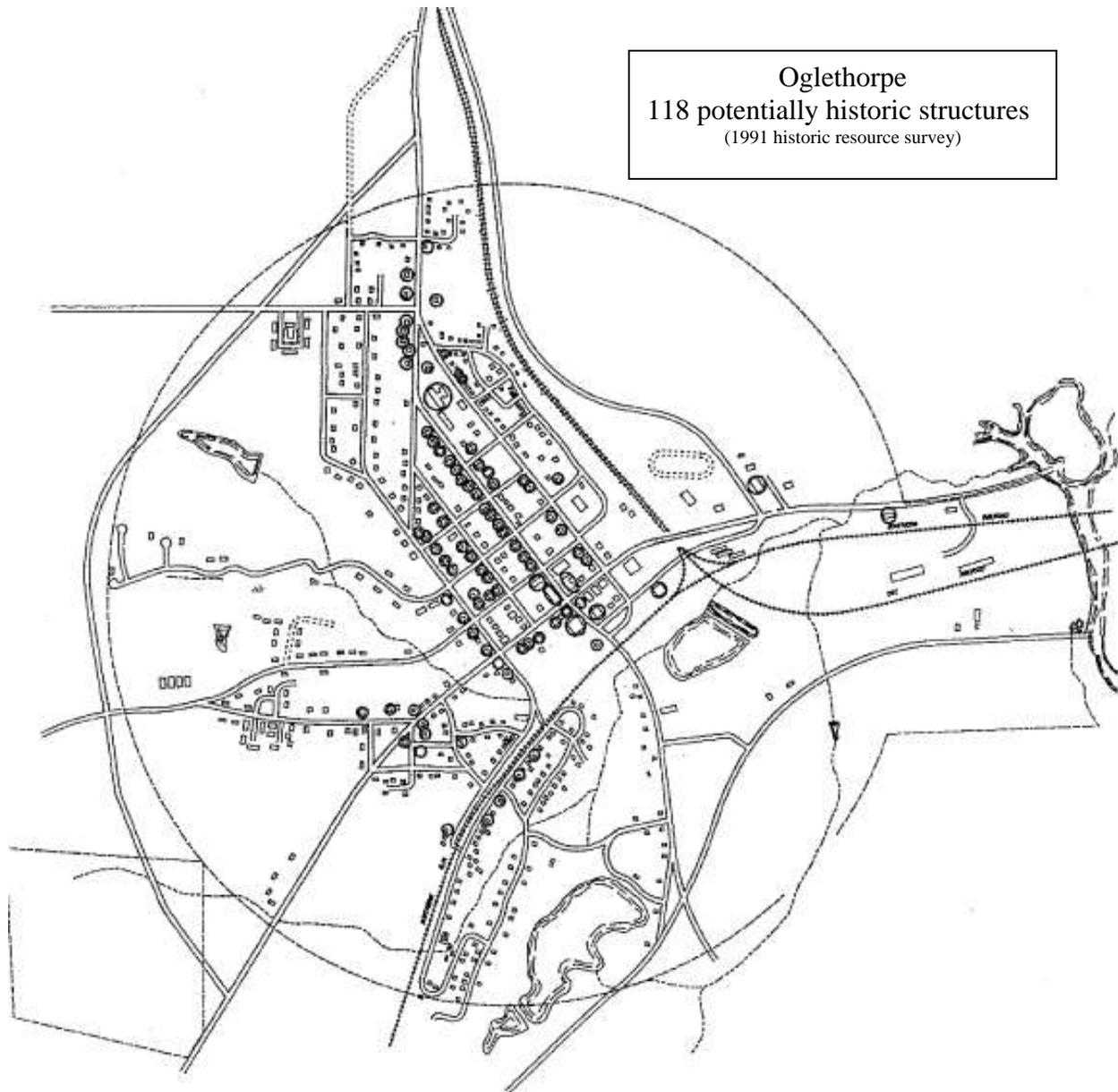
Ideal  
42 potentially historic resources  
(1991 historic resource survey)



Marshallville National Register Historic Districts  
104 potentially historic resources  
(1991 historic resource survey)



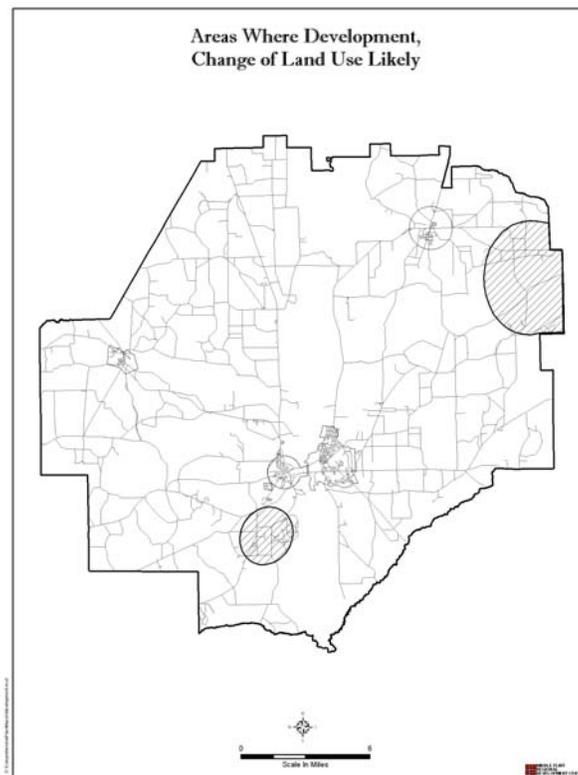




Eighty-seven archaeological sites have, to date, been documented in the community. Such sites are most typically discovered in the course of development, and since the vast majority of the community is undeveloped there is potential for a significantly larger number of sites to be identified. Information about the location of these sites and the artifacts found are maintained in a state database and released to only “authorized” parties on an as-needed basis to reduce the potential for vandalism. Many such sites are discovered as part of a cultural resource review triggered by development projects.

***Areas where rapid development or change of land uses is likely to occur***

Rapid development or significant change of land use is not anticipated. None of the local jurisdictions are currently experiencing development. In fact, during the 1980s and 1990s, all local jurisdictions experienced a loss of population.<sup>3</sup> U.S. Census Bureau estimates suggest each jurisdiction has experienced a steady population loss since the 2000 Census.<sup>4</sup> The community did experience increases in the number of jobs at some points between 1985 and 2005, but by the end of the twenty year period there was a net loss of local employment opportunities. The rumored citing of a poultry processing plant in the community could stimulate construction of a significant number of additional poultry houses, perhaps concentrated in the northwest (undeveloped) quadrant of the community. This would not necessitate a change of zoning; however, as the area is already zoned for such agricultural activity. The source of any development in the northeast quadrant of the county would likely be residential spillover from the adjoining county; the greatest potential being along state routes 127 east of Marshallville, and/or 224 northeast of Montezuma. The greatest potential for a significant level of development would appear to be in the vicinity of, and south of, the intersection of Georgia highways 26 and 49, an unincorporated area south of Oglethorpe. This area has numerous industrial development advantages, is already zoned for industrial development and is the most heavily traveled crossroads in the community. Public water service is also available in this vicinity.



<sup>3</sup> Opening of a state prison in the unincorporated area shortly after the 1990 Census resulted in a double-digit population increase reflected in the 2000 Census.

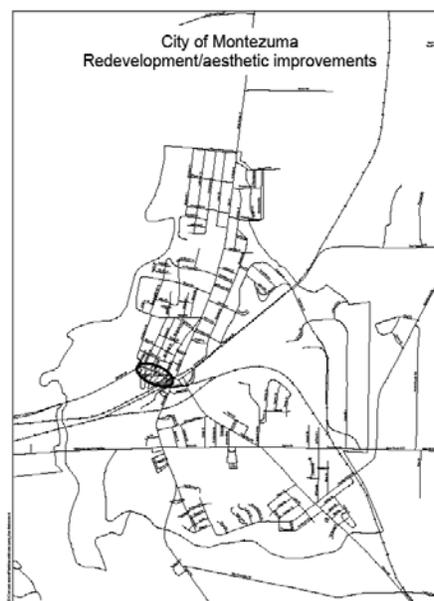
<sup>4</sup> For the period 2000-2007 only Montezuma was credited with an increase; five residents 2000-2001.

***Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation***

Development in the community has been, and continues to be, minimal. In the current economic environment the greatest concern for continued availability of community facilities and services derives from the long-term impact on the property tax base resulting from placement of increasing numbers of manufactured housing units. In accordance with state law, manufactured housing is taxed on a depreciating schedule which yields a declining, annual revenue stream from each such unit. This housing type increased from 12% to 28% of the community's housing stock between 1980 and 2000. Over the long term this will impede local governments' ability to generate the revenues to maintain, much less expand, public services demanded by residents. This concern applies to the community as a whole and is not limited to any specific geographical area. With respect to transportation, city streets, in aggregate, have a higher paved rate than city streets across the state. The paved rate of county roads in the heavily rural, unincorporated area is twenty percentage points below the rate of county roads across the state.

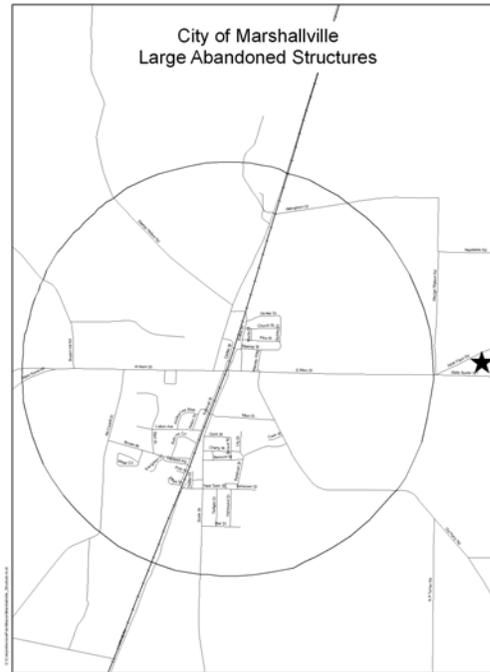
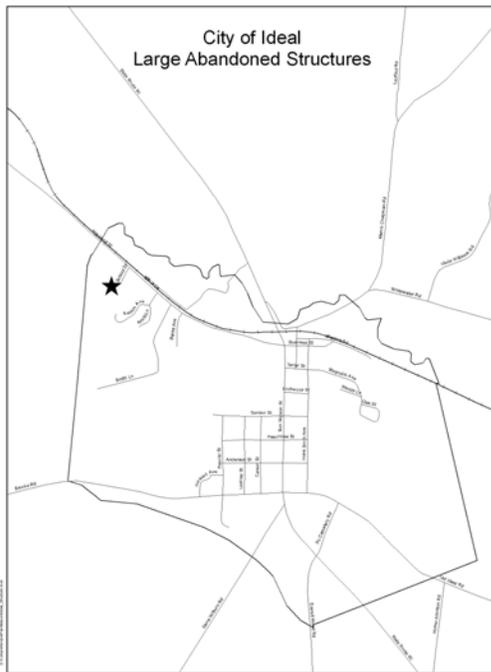
***Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness***

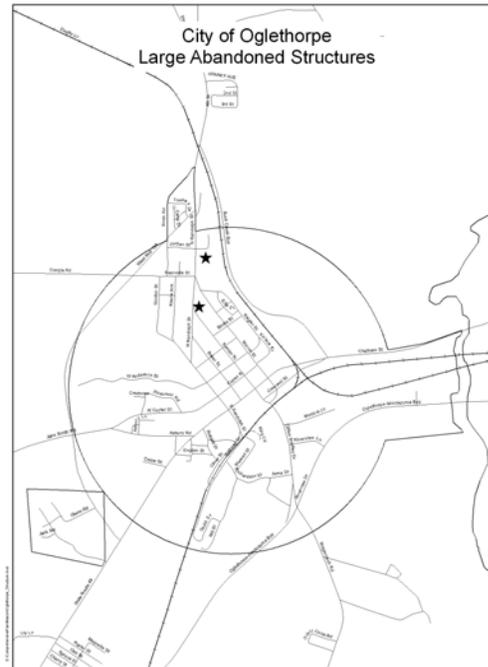
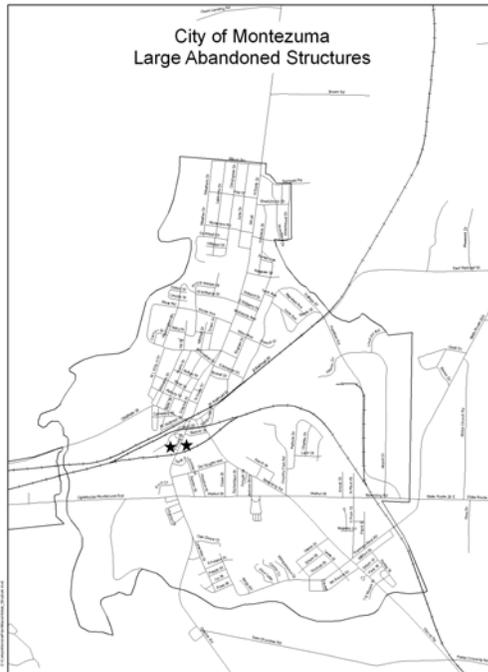
This is less a site-specific concern than a general need throughout the community. At the time of the 2000 Census the poverty level was twice the state rate (26% v. 13%), and 37% of local adults (25 years of age and older) did not have a high school diploma; fifteen percentage points higher than the state rate. Residential neighborhoods where these socio-economic characteristics are common are most in need of redevelopment. These areas are included in the graphics presented on page 24, (concentrations of private sector disinvestment). Although not included in the accompanying graphics, an example of a non-residential area in need of improvement to aesthetics or attractiveness is the west entrance to Montezuma's central business district (Oglethorpe Street). Many such improvements to attractiveness can be addressed through sustained enforcement of housing/ environmental/nuisance codes in the municipalities. The above cited socio-economic characteristics are also contributing factors to litter in the community.



***Large abandoned structures or sites***

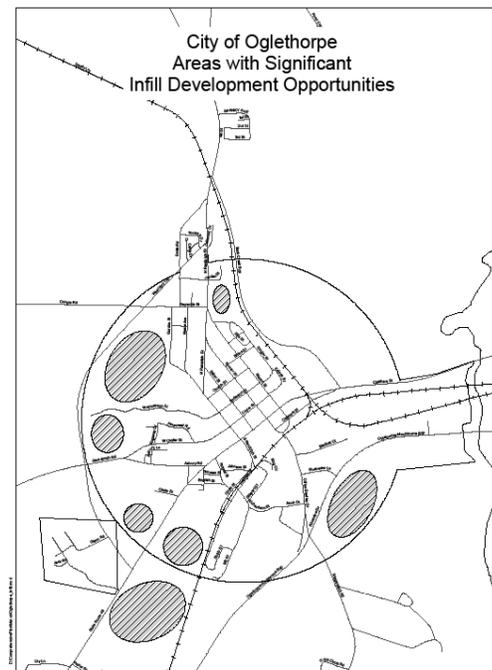
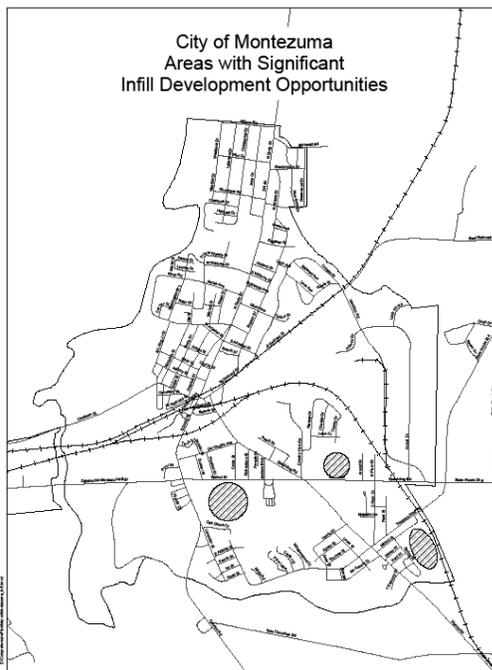
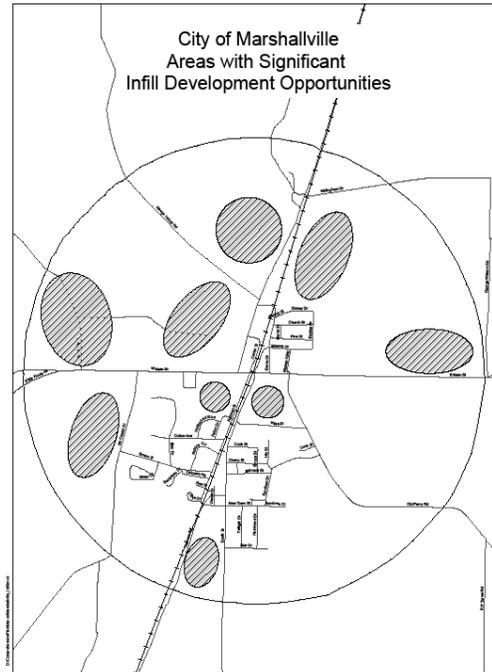
Large abandoned structures or sites are not common in the community. The community's highest decennial census (1920) was only 3,500 residents more than the most recent (2000) tally. The local experience has not been one of economic calamity resulting in closure and abandonment of large production facilities, but of chronic, economic distress which has served as a significant barrier to growth and development. The few vacant structures that exist are small, scattered, and with rare exception, none are known to be abandoned. Most such facilities include a dilapidated school building in Ideal, a vacant industrial building east of Marshallville, two former schools near Oglethorpe's north city limits, one of which is scheduled for renovation, and commercial buildings on the south side of Montezuma's central business district.





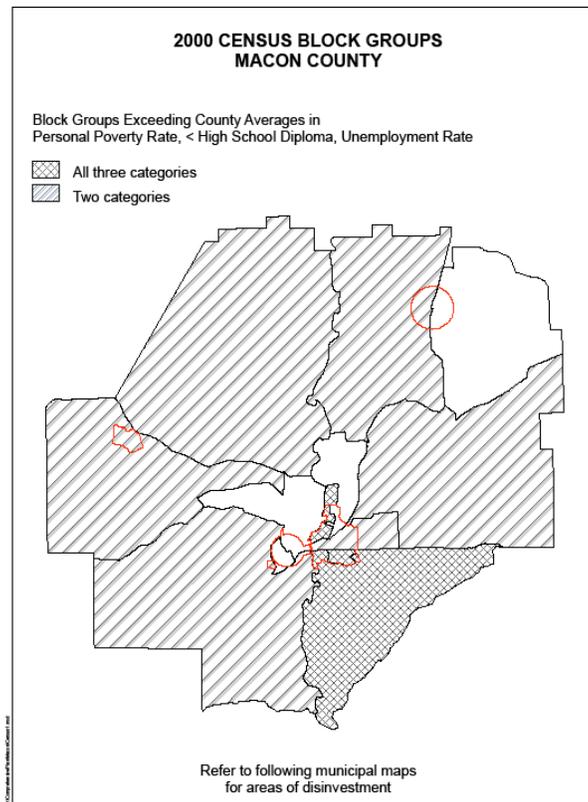
### ***Areas with significant infill development opportunities***

The low level and concentration of development that has occurred to date essentially precludes the need for large area infill. Areas with greatest potential for such development in terms of the number of properties are the downtown areas/central business districts of Marshallville, Montezuma and Oglethorpe. The combination of a limited conventional market area and high mobility of the resident population has served to reduce economic activity in the historic downtowns. Sites beyond the small historic downtown areas and which require relatively minor (if any) utility expansions to accommodate development are identified in the graphics that follow. Developable acreage in some of these areas will be less than indicated because of the presence of floodplains/wetlands and the fact that much/most of the acreage is not available for sale.



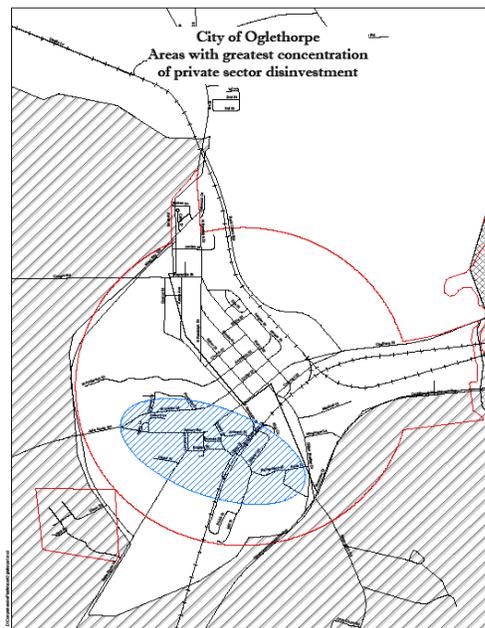
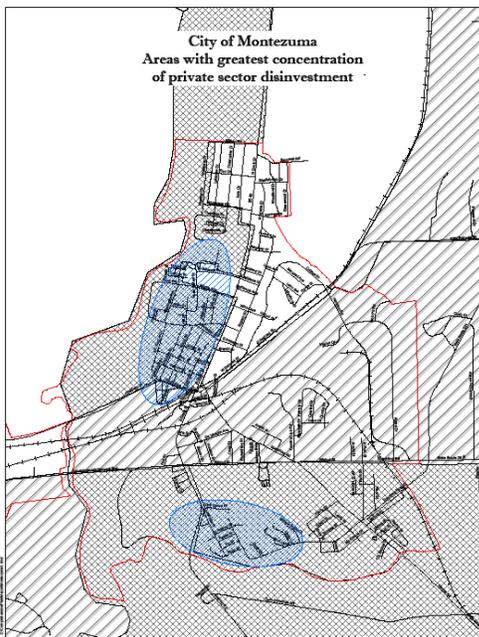
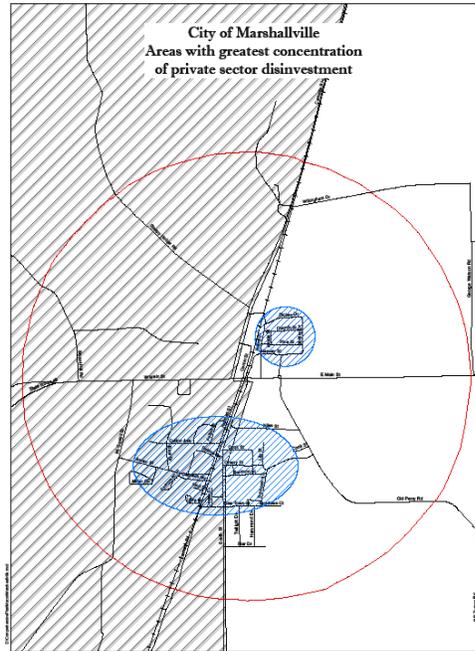
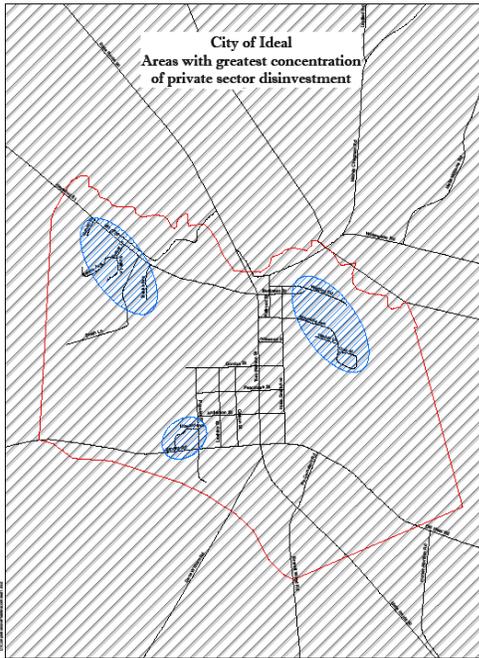
***Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole***

At the time of the 2000 Census the local poverty level was twice the state rate (26% v. 13%), and 37% of local adults (25 years of age and older) did not have a high school diploma; fifteen percentage points higher than the state rate. The community's unemployment rate is chronically 3+ points higher than the statewide rate. Residential neighborhoods where these socio-economic characteristics are most common are depicted in the following graphics. According to the 2000 Census, 26% of residents were living on incomes below the poverty rate and 37% of adults lacked a high school diploma (or equivalent). At the time of the 2000 Census, 9.1% of the labor force was reportedly unemployed. Of the community's thirteen census tabulation areas,<sup>5</sup> six had poverty rates higher than the community rate, nine had lower educational attainment (< high school diploma) than the community average, and seven had unemployment rates higher than the community average.<sup>6</sup> Three of these tabulation areas exceed the county average in all three demographics; six others exceeded the county average in combinations of any two of these demographics. Areas which exceeded the county average are highlighted in the graphic that follows. Subsequent graphics (of municipal areas) depict the greatest concentrations of private disinvestment; most of which are within these more disadvantaged areas of the community.



<sup>5</sup> Census block groups

<sup>6</sup> In some instances the actual numbers of residents was higher in other tabulation areas.



## Issues and Opportunities

### Population

#### Issues

1. low education attainment level
2. low income levels
3. significant at-risk youth population
4. high incidence of illegal drug use

#### Opportunities

1. increase community support for family connections and facilities
2. increase promotion of GED and adult literacy classes, e.g., web site promote scouting, junior achievement, etc.
3. creation of anti-drug task force

### Housing

#### Issues

1. inadequate housing options
2. increasing numbers and percentage of manufactured housing
3. long term erosion of tax digest with manufactured housing increase
4. need for residential neighborhood revitalization in each city
5. large number of substandard housing units

#### Opportunities

1. promote conventionally-constructed housing developments
2. continuation/expansion of housing assistance programs
3. expand housing/environmental code enforcement activities

### Community Facilities and Services

#### Issues

1. maintenance of/improvements to local government physical and service delivery infrastructure
2. insufficient government administrative office space (general government, health, et al)
3. need for additional recreation options
4. need for larger post office facilities in downtown areas

#### Opportunities

1. address housing needs to preserve property tax base
2. plan for enhancements to public facilities and services

### Economic Development

#### Issues

1. chronically depressed state of the local economy
2. preservation and restoration of economic activity in downtowns
3. vacant downtown storefronts

4. work ethic of some residents
5. business/industrial start-up costs
6. failure to capitalize on community's tourism potential
7. need for more higher-wage employers

#### Opportunities

1. development of spinoff businesses (from major employers)/cottage industries
2. expansion of community revolving loan fund
3. expansion of downtown development authority activity
4. business incubator development
5. community designation as opportunity/enterprise zone(s)

### **Natural and Cultural Resources**

#### Issues

1. potential for degradation and loss of natural and cultural resources
2. identification, recognition and protection of historic resources
3. adoption of environmental protection ordinances (Marshallville)

#### Opportunities

1. potential for developing tourism around natural and cultural resources
2. natural resource education through, e.g., Keep America Beautiful affiliation

### **Land Use**

#### Issues

1. general blighting influences/aesthetics
2. older municipal zoning ordinances

#### Opportunities

1. infill development via redevelopment of downtown areas
2. review of zoning ordinances

### **Transportation**

#### Issues

1. lack of jurisdictional identity
2. maintenance of, and improvements to, existing infrastructure; roads, streets, bridges, airport

#### Opportunities

1. gateway development

### **Intergovernmental**

#### Issues

1. none

## **Policies**

The following policies are intended to provide ongoing guidance and direction to the succession of local officials as they implement this plan.

### Housing

1. We will work to improve the quality of existing housing.
2. We will work to make greater housing choices/opportunities available for low-to-moderate income families.

### Community Facilities and Services

1. We will make efficient use of existing public infrastructure in order to minimize the need for costly new facilities and services.
2. We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
3. We will limit development within our community to areas that can be reasonably served by public infrastructure.
4. The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
5. The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

### Economic Development

1. We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
2. We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
3. We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

### Natural and Cultural Resources

1. The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
2. We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
3. Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
4. We will ensure safe and adequate supplies of water through protection of ground water sources.

### Land Use

1. We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
2. We will work to use land efficiently to avoid the costs and problems associated with urban sprawl.
3. We will preserve our rural character and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

4. Our gateways will create a "sense of place" for the community.
5. We will promote redevelopment of our downtowns to improve overall attractiveness and local quality of life.
6. Expansion of recreational opportunities is an important quality-of-life issue.
7. We support appropriate residential and non-residential in-fill development and redevelopment that complements surrounding areas.
8. We support new land uses that enhance housing options.

#### Transportation

1. Transportation improvements will be developed to support desired development patterns for the community.

#### Intergovernmental Coordination

1. We will take advantage of opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
2. We will continue to work jointly with neighboring jurisdictions to develop solutions for shared regional issues.
3. We will consult other public entities in our area when making decisions that are likely to impact them.
4. We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

IMPLEMENTATION PROGRAMS BY JURISDICTION  
FISCAL YEARS 2009 - 2013

<b>Macon County Short Term Work Program</b>			
<b>FY 2009-2013</b>			
<b>Project</b>	<b>Funding</b>		<b>Responsible Party</b>
	<b>Amount</b>	<b>Source</b>	
<b>FY 2009</b>			
pave two miles of dirt roads	\$500K	SPLOST	co manager
repair one bridge	\$200K	SPLOST/DOT	co manager
replace sheriff's vehicle	\$35K	Gen Fund	co manager
purchase motor grader for road department	\$185K	Gen Fund	co manager
renovate jail	\$500K	SPLOST	co manager
review, update zoning ordinance as necessary	staff time	Gen Fund	co manager
replace fire safety equipment	\$5K	Gen Fund	co manager
investigate options for animal control	staff time	Gen Fund	county comm.
create intra-county anti-drug task force	\$30K±	Gen Fund/seizures	sheriff
create dynamic web site	\$10K	Gen Fund	co manager
implement housing rehabilitation activity	\$500K	CDBG	co manager
purchase land for industrial park	\$60K	Gen Fund	DA/co manager
facilitate economic development through service delivery, financial packaging, etc.	as needed	local/OneGA GEFA/EIP EDA etc.	county commission
expand revolving loan fund resources for use community wide ('09-'13)	\$100K+	DCA/USDA EDA	DA dir
investigate feasibility of enterprise zone designation	staff time	Local	DA dir
initiate community planning effort for tourism development and promotion (Flint River, ferry, Riverwalk, Whitewater Creek Park, Montezuma Bluff Wildlife Area, historic resources, agro-tourism, hunting/ fishing, et al.)	staff time	Gen Fund	CofC
<b>FY 2010</b>			
pave two miles of dirt roads	\$400K	SPLOST	co manager
resurface one mile of road	\$100K	SPLOST	co manager
replace sheriff's vehicle	\$35K	Gen Fund	co manager
begin construction of county water system	\$1.5M	USDA/CDBG	co manager
purchase and complete fire station	\$400K	SPLOST	co manager
build speculative industrial building	\$350K	One GA	DA dir
purchase fire equipment	\$50K	Gen Fund	co manager
refurbish and move agricultural ext. office	\$10K	Gen Fund	co manager
facilitate economic development through service delivery, financial packaging, etc.	as needed	local/OneGA GEFA/EIP EDA etc.	county commission
investigate options for animal control	staff time	Gen Fund	co manager

expand recreational opportunities; investigate feasibility of swimming pool, construction of tennis courts, other facilities, summer programs, YMCA, etc.	staff time	Gen Fund USDA-RDA DNR	recreation dir
investigate possibility of scenic byway designation (SR 49/SR 224)	staff time	Gen Fund	co manager
pursue widening of SR 49	staff time	Gen Fund	county commission, CofC,
pursue funding to update historic resources survey	\$7K	HPD	HPC
investigate feasibility of KAB affiliation	staff time	Gen Fund	co manager
FY 2011			
resurface two miles of road	\$350K	SPLOST	co manager
install one mile of water line	\$70K	USDA/CDBG	co manager
purchase fuel truck	\$35K	Gen Fund	co manager
purchase shop truck	\$30K	Gen Fund	co manager
housing rehabilitation and/or related activity	\$300K- \$800K	CDBG/CHIP USDA-RDA	co manager
replace sheriff's vehicle	\$35K	Gen Fund	co manager
initiate phase II of county water system	\$1.5M	USDA/CDBG	co manager
codify county ordinances	\$16K	Gen Fund	co manager
FY 2012			
resurface two miles of road	\$350K	SPLOST	co manager
replace sheriff's vehicle	\$35K	Gen Fund	co manager
purchase fire equipment	\$5K	Gen Fund	co manager
purchase tractor for recreation department	\$18K	Gen Fund	co manager
facilitate economic development through service delivery, financial packaging, etc.	as needed	Local/OneGA GEFA/EIP EDA etc.	county commission
FY 2013			
resurface two miles of road	\$350K	SPLOST	co manager
purchase sheriff's vehicle	\$35K	Gen Fund	co manager
remount ambulance	\$90K	Gen Fund	co manager
housing rehabilitation and/or related activity	\$300K- \$800K	CDBG/CHIP USDA-RDA	co manager
update radio communication system	\$60K	Gen Fund	co manager
facilitate economic development through service delivery, financial packaging, etc.	as needed	Local/OneGA GEFA/EIP EDA etc.	county commission

<b>Ideal Short Term Work Program</b>			
<b>FY 2009-2013</b>			
<b>Project</b>	<b>Funding</b>		<b>Responsible Party</b>
	<b>Amount</b>	<b>Source</b>	
<b>FY 2009</b>			
purchase computer system for city hall	\$2.5K	GEFA/local	City Council
housing and/or related assistance activity	\$300K-800K	CDBG/CHIP USDA-RDA	City Council
adopt housing/environmental/nuisance ordinance and initiate enforcement	staff time	local	Police Chief
street resurfacing	\$5K±	LARP	City Council
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	City Council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	GEFA / 1GA Local/CDBG USDA-RDA	City Council
renovate depot	\$75K	SPLOST	City Council
participate in creation of intra-county anti-drug task force program	\$30K±	Gen Fund seizures	Police Chief
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	Local/OneGA GEFA/EIP EDA etc.	City Council
<b>FY 2010</b>			
investigate feasibility of zoning ordinance or alternative	staff time	local	City Council
street resurfacing	\$5K±	LARP	City Council
renovate fire department	\$7K	local	City Council
investigate options for animal control	staff time	local	City Council
gateway enhancements (1 <sup>st</sup> of two)	\$500	Civic/Local	City Council
renovate city hall, police and fire stations	\$50K	SPLOST	City Council
support intra-county anti-drug task force	\$1K	Gen Fund seizures	Police Chief
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/OneGA GEFA/EIP EDA etc.	City Council
<b>FY 2011</b>			
housing and/or related assistance activity	\$300K-800K	CDBG/CHIP/ USDA-RDA	City Council
street resurfacing	\$5K±	LARP	City Council
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	local/OneGA GEFA/CDBG USDA-RDA	City Council

replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	Local/OneGA GEFA/CDBG USDA-RDA	City Council
purchase fire equipment	\$5K	local	City Council
gateway enhancements (2 <sup>nd</sup> of two)	\$500	Civic/Local	City Council
renovate maintenance barn/fencing	\$25K	SPLOST	City Council
support intra-county anti-drug task force	\$1K	Gen Fund seizures	Police Chief
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/OneGA GEFA/EIP EDA etc.	City Council
FY 2012			
street resurfacing	\$5K±	LARP	City Council
replace tractor	\$35K	SPLOST	City Council
support intra-county anti-drug task force	\$1K	Gen Fund seizures	Police Chief
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/OneGA GEFA/EIP EDA etc.	City Council
FY 2013			
street resurfacing	\$5K±	LARP	City Council
housing and/or related assistance activity	\$300K- 800K	CDBG/CHIP USDA-RDA	City Council
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	local/OneGA GEFA/CDBG USDA-RDA	City Council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	local/OneGA GEFA/CDBG USDA-RDA	City Council
support intra-county anti-drug task force	\$1K	Gen Fund seizures	Police Chief
demolish old school building	\$25K	SPLOST	City Council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/OneGA GEFA/EIP EDA etc.	City Council

<b>Marshallville Short Term Work Program</b>			
<b>FY 2009-2013</b>			
<b>Project</b>	<b>Funding</b>		<b>Responsible Party</b>
	<b>Amount</b>	<b>Source</b>	
<b>FY 2009</b>			
initiate construction of public safety facility	\$400K-	SPLOST USDA-RDA	police chief
street resurfacing '09-'13	\$5K	LARP	city council
video wastewater collection lines	\$4K	GRWA	city council
turnout gear for fighters '09, '11, '13	\$6K	local	fire chief
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
drainage improvements	\$150K	CDBG SPLOST	city council
housing and/or related assistance	\$300K- \$800K	CDBG/CHIP USDA-RDA	city council
participate in creation of intra-county anti-drug task force	\$30K	local/seizures	police chief
reactivate DDA	staff time	local	city council
promote downtown redevelopment with facade grants	\$3K	local	DDA
reactivate HPC	staff time	local	city council
update historic district guidelines	\$2K	local	HPC
continue review of zoning ordinance for necessary update(s)	staff time	local	city council
develop tour of historic homes	staff time	local	HPC/DDA
promote, facilitate and support creation of B&Bs	staff time	local	HPC, CofC
develop dynamic web site	\$2K	local	city council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	Local/EDA CDBG/EIP USDA-RDA	city council
sidewalk construction at numerous sites	\$50K	SPLOST	city council
paint, carpet, window treatments for city hall	\$10K	local	city clerk
computer and software upgrades for city hall	\$5K	local	city council
<b>FY 2010</b>			
complete construction of public safety facility	-\$400K	SPLOST USDA-RDA	police chief
support intra-county anti-drug task force	\$30K	local/seizures	police chief

construct sidewalk along Camellia and Sleepy Hollow	\$100K	TE/local	city council
sidewalk construction at numerous sites	\$50K	SPLOST	city council
resolve ADA non-compliance of city hall	\$2K	SPLOST	city council
adopt environmental protection ordinance(s)-wetlands (groundwater recharge, if applicable)	\$250	local	city council
promote downtown redevelopment with facade grants	\$3K	DCA	DDA
support construction of new library	\$50K	Foundation	city council
seek funding for sanitary sewer system improvements	\$500K-	USDA/CDBG GEFA	city council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA-RDA	city council
street resurfacing '09 - '13	\$6K	LARP	city council
complete review of zoning ordinance	\$6K	local	city council
entranceway/gateway enhancements 1 <sup>st</sup> of 3	\$1K	local	city council
support community planning effort for tourism development and promotion (Flint River, ferry, Riverwalk, Whitewater Creek Park, Montezuma Bluff Wildlife Area, historic resources, agro-tourism, hunting/ fishing, et al)	staff time	DCA	city council C of C
investigate feasibility of Better Hometown designation	staff time	local	city council
investigate options for animal control	staff time	local	city council
seek funding for recreation enhancements; update and/or expand existing facilities, construct youth center, walking trail, fitness center, etc.	\$250K	CDBG/local SPLOST	city council
FY 2011			
initiate water system renovation (well, pumps, flow meters, treatment plant, 100K tank, lines, etc.)	\$1.2M	USDA/CDBG	city council
complete sanitary sewer system improvements	-\$500K	USDA/CDBG GEFA	city council
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	local/OneGA GEFA/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	local/OneGA GEFA/CDBG USDA-RDA	city council
purchase firefighting equipment '09, '11, '13	\$6K	local	fire chief
support intra-county anti-drug task force	\$30K	local/seizures	police chief
housing and/or related assistance activity	\$300K- \$800K	CDBG/CHIP USDA-RDA	city council
entranceway/gateway enhancements 2 <sup>nd</sup> of 3	\$1K	local	city council

facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA-RDA	city council
sidewalk construction at numerous sites	\$50K	SPLOST	city council
pave parking lot at recreation field	\$50K	LARP	city council
FY 2012			
entranceway/gateway enhancements 3 <sup>rd</sup> of 3	\$1K	local	city council
sidewalk construction at numerous sites	\$50K	SPLOST	city council
support intra-county anti-drug task force	\$30K	local/seizures	police chief
facilitate economic development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA-RDA	city council
FY 2013			
housing and/or related assistance activity	\$300K- \$800K	CDBG/CHIP /USDA-RDA	city council
firefighting equipment '09,'11,'13	\$6K	local	fire chief
sidewalk construction at numerous sites	\$50K	SPLOST	city council
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	local/OneGA GEFA/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	local/OneGA GEFA/CDBG USDA-RDA	city council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA-RDA	city council
support intra-county anti-drug task force	\$30K	local/seizures	police chief
duplication and permanent storage of critical records	\$10K+	local	city council

<b>Montezuma Short Term Work Program</b>			
<b>FY 2009-2013</b>			
<b>Project</b>	<b>Funding</b>		<b>Responsible Party</b>
	<b>Amount</b>	<b>Source</b>	
<b>FY 2009</b>			
new administrative computer system	\$30K	Gen Funds	city clerk
fingerprint recognition time recording system	\$15K	Gen Funds	city clerk
renovate police department offices	\$10K	Gen Funds	police chief
purchase new k-9 vehicle	\$25K	Gen Funds	police chief
purchase tasers for all police officers	\$4K	Gen Funds	police chief
participate in creation of intra-county anti-drug task force	\$30K	local/seizures	police chief
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	GEFA /1GA local/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
perform target business study for downtown	\$2K	Gen Funds	DDA dir
housing and/or related assistance activity	\$300K-800K	CDBG/CHIP /USDA	city council
acquire better hometown designation	staff time	local	DDA dir
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA/1GA	city council
promote mentoring/tutoring/scouting through web site	staff time	local	librarian
court state agencies to locate offices in downtown office building	staff time	local	DDA dir
<b>FY 2010</b>			
pc for administrative offices	\$3K	Gen Funds	city clerk
laptop computer	\$3K	Gen Funds	city clerk
sanitary sewer line improvements	\$250K	GEFA	pw dir
carpet for administrative offices	\$10K	Gen Funds	city clerk
paint interior of city hall	\$10K	Gen Funds	city clerk
new phone system for city hall	\$20K	Gen Funds	city clerk
council agenda/minutes automation equip.	\$20K	Gen Funds	city clerk
replace carpet & drapes in council room	\$15K	Gen Funds	city clerk
purchase five fully-equipped police vehicles	\$165K	Gen Funds	police chief
review/update zoning ordinance	\$6K	Gen Funds	chm. plng comm
revive economic activity downtown	staff time	local	DDA Dir
facilitate economic and residential development through service delivery,	as needed	local/EDA CDBG/EIP	city council

financial packaging, etc.		USDA/1GA	
promote mentoring/tutoring/scouting on local web site	staff time	local	librarian
entranceway/gateway enhancements 1 <sup>st</sup> of 4	\$1K	local	CofC director
pursue National Register and/or local historic district designation(s) of any identified residential neighborhood(s)	staff time	local	Historic Pres. Commission
court state agencies to locate offices in downtown office building	staff time	local	DDA Dir.
support intra-county anti-drug task force	\$30K	local/seizures	city council
investigate options for animal control	staff time	local	city council
FY 2011			
vehicle for city manager	\$25K	Gen Funds	city clerk
pc for administration offices	\$3K	Gen Funds	city clerk
replace windows at library	\$25K	Gen Funds	librarian
replace all lighting in city hall	\$25K	Gen Funds	city clerk
purchase four new computers for police dept.	\$8.5K	Gen Funds	police chief
upgrade laptops in police vehicles	\$7K	Gen Funds	police chief
cover clarifiers at WPs #1 and #2	\$75K	GEFA	PW dir
construct new fire station	\$1M	SPLOST	fire chief
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	GEFA /1GA local/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	GEFA /1GA local/CDBG USDA-RDA	city council
support intra-county anti-drug task force	\$30K	local/seizures	city council
purchase new fire engine	\$400K	SPLOST	fire chief
purchase new vehicle for fire chief	\$35K	SPLOST	fire chief
housing and/or related assistance activity	\$300K-800K	CDBG/CHIP /USDA	city council
revive economic activity downtown	staff time	local	DDA dir
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA/1GA	city council
develop industrial speculative building	\$200K	USDA-RDA	DDA dir
Promote mentoring/tutoring/scouting on local web site	staff time	local	librarian
entranceway/gateway enhancements 2 <sup>nd</sup> of 4	\$1K	local	CofC director
FY 2012			
pc for administrative offices	\$3.5K	Gen Funds	city clerk
purchase police vests for all officers	\$8K	Gen Funds	police chief
support intra-county anti-drug task force	\$30K	local/seizures	city council
facilitate economic and residential development through service delivery,	as needed	local/EDA CDBG/EIP	city council

financial packaging, etc.		USDA/1GA	
promote mentoring/tutoring on local /scouting site	staff time	local	librarian
entranceway/gateway enhancements 3 <sup>rd</sup> of 4	\$1K	local	CofC director
FY 2013			
pc for administrative offices	\$3.5K	Gen Funds	city clerk
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	GEFA /1GA local/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	GEFA /1GA local/CDBG USDA-RDA	city council
housing and/or related assistance activity	\$300K-800K	CDBG/CHIP USDA	city council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA/1GA	city council
support intra-county anti-drug task force	\$30K	local/seizures	city council
promote mentoring/tutoring on local web site	staff time	local	librarian
entranceway/gateway enhancements 4 <sup>th</sup> of 4	\$1K	local	CofC director

<b>Oglethorpe Short Term Work Program</b>			
<b>FY 2009-2013</b>			
<b>Project</b>	<b>Funding</b>		<b>Responsible Party</b>
	<b>Amount</b>	<b>Source</b>	
<b>FY 2009</b>			
renovate old junior high school	\$100K+	USDA/Local	city council
complete codification of municipal ordinances	\$5K	local	city council
replace computers in water & sewer dept.	\$1K	local	city council
banners for street poles	\$3K	local	city council
implement downtown streetscape prog ('9-'12)	\$500K	TEA/local	city council
Riverwalk - phase 2	\$20K	Grant/local	city council
replace 2 police cars	\$70K	local	police chief
street resurfacing	\$6K	LARP	city council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA/CDBG/EIP/USDA/1GA	city council
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
begin installation of electronic water meters	\$100K	Grant/local	city council
purchase 100 gallon spray tank	\$500	local	city council
replace tractor and equipment	\$50K	local	city council
participate in creation of intra-county anti-drug task force	\$30K	local/ seizures	city council
sidewalk repair at scattered sites	\$4K	local	city council
complete study of river ferry options	staff time	local	city council
review/update zoning ordinance as necessary	staff time	local	planning comm.
investigate options for duplication and permanent storage of critical records	staff time	local	city council
<b>FY 2010</b>			
complete junior high school renovation	\$50K	USDA/local	city council
relocate library and police department into renovated school	\$20K	USDA/local	city council
replace computer in city clerk's office	\$1K	local	city council
replace carpet in city hall	\$3K	local	city council
support intra-county drug task force	\$30K	local/ seizures	city council
continue downtown streetscape (09-12)	\$500K	TE/local	city council
purchase water/sewer truck	\$50K	local	city council
street resurfacing	\$6K	LARP	city council
investigate options for animal control	staff time	local	city council

Facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA/IGA	city council
FY 2011			
purchase street/fire department vehicle	\$40K	local	city council
street resurfacing	\$6K	LARP	city council
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	GEFA / 1GA Local/CDBG USDA-RDA	city council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
complete installation of electronic water meters	\$30K	local	city council
support intra-county drug task force	\$30K	local/ seizures	city council
continue downtown streetscape (09-12)	\$500K	TE/local	city council
sidewalk repair at scattered sites	\$4K	local	city council
study feasibility of recycling program	\$2K	local	city council
FY 2012			
replace council chairs in council room	\$3K	local	city council
street resurfacing	\$6K	LARP	city council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA CDBG/EIP USDA/IGA	city council
continue recreation improvements (walking trail, tennis courts, playground equipment, etc.) at "Oglethorpe Business Center"	\$50K	USDA/Local	city council
continue downtown streetscape ('09-'12)	\$500K	TE/local	city council
support intra-county drug task force	\$30K	local/ seizures	city council
sidewalk repair at scattered sites	\$4K	local	city council
FY 2013			
support intra-county drug task force	\$30K	local/ seizures	city council
sidewalk repair at scattered sites	\$4K	local	city council
street resurfacing	\$6K	LARP	city council
replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
replace sanitary sewer lines that are undersized, experiencing I&I, collapsing or otherwise impaired when identified	as needed	GEFA / 1GA local/CDBG USDA-RDA	city council
facilitate economic and residential development through service delivery, financial packaging, etc.	as needed	local/EDA/ CDBG/EIP/ USDA/IGA	city council

REPORTS OF ACCOMPLISHMENTS BY JURISDICTION  
FISCAL YEARS 2002/03 – 2007/08

<b>MACON COUNTY</b>	
<b>Report of Accomplishments 2003-2007</b>	
2003	
Pave two miles of dirt road ('03-'07)	completed
Resurface one mile of road ('03-'07)	completed
Replace Sheriff's department vehicle ('03-'07)	completed
Purchase fire equipment ('03-'07)	completed
Purchase motor grader for Road Dept	Included in 2009 budget
Replace EMS base radio	completed
Road improvements-Fox Hill Subdivision	completed
Adopt zoning ordinance	completed
Impose telephone surcharge for regional E-911	completed
Support job retention/creation	completed
2004	
Pave two miles of dirt road ('03-'07)	completed
Resurface one mile of road ('03-'07)	completed
Replace Sheriff's department vehicle ('03-'07)	completed
Purchase fire equipment ('03-'07)	completed
Purchase one bush mower and tractor	completed
Purchase tandem dump truck	completed
E-911 address improvements/enhancements	completed
Purchase site and construct fire station	Included in 2010 budget
2005	
Pave two miles of road ('03-'07)	completed
Resurface one mile of dirt road ('03-'07)	completed
Replace sheriff's department vehicle ('03-'07)	completed
Purchase fire equipment ('03-'07)	completed
Recreation (Kids' & Sr. Citizens' fishing pond)	This activity has lost priority
Support job retention/creation	completed
Develop county-wide fire department and purchase equipment	completed
Housing and related assistance	completed
Remount ambulance	completed
Purchase shop truck	Included in 2011 budget
Establish regional E-911	completed
Investigate development of industrial park	completed
2006	
Pave two miles of dirt road ('03-'07)	completed
Resurface one mile of road ('03-'07)	completed
Replace sheriff's department vehicle ('03-'07)	completed
Purchase fire equipment ('03-'07)	completed
2007	
Pave two miles of dirt road ('03-'07)	completed
Resurface one mile of road ('03-'07)	completed
Replace sheriff's department vehicle ('03-'07)	completed

Purchase fire equipment ('03-'07)	completed
Support job retention/creation	completed
Study feasibility of county-wide water system	completed
Update comprehensive plan, solid waste management plan, Service Delivery Strategy	Completed, with DCA extension to 2008

<b>IDEAL</b>		
<b>Report of Accomplishments 2003-2008</b>		
2003		
1	municipal water system improvements ('03-'04)	completed
2	recruit volunteer firemen	completed for the period
3	pursue industry (support job retention/creation)	completed for the period
2004		
5	replace police cruiser	completed
6	replace vehicle in public works dept.	completed
7	storm drainage improvements on Poplar St. and Smith St. ext.	completed
8	pave Poplar, Byse and Gaines	completed
9	municipal water system improvements ('03-'04)	completed
10	general facilities improvements	completed
11	address system improvements for E-911	completed
12	support job retention/creation	completed for the period
13	Cedar Creek park improvements	completed for the period
2005		
15	wastewater system improvements (05-06)	completed
16	pave Smith Lane and nelson avenue	completed
17	downtown streetscape/beautification	completed
18	recruit volunteer firemen	completed for the period
19	purchase emergency generator for wastewater treatment plant	completed
20	adaptive reuse of vacant elementary school (05-06)	not financially feasible
2006		
23	storm drainage improvements on Wiggins Rd. and W. MLK	completed
24	wastewater system improvements (05-06)	completed
25	adaptive reuse of vacant elementary school (05-06)	not financially feasible
26	replace grounds maintenance equipment	completed
27	street resurfacing at numerous locations	completed
28	replace fire apparatus	completed
29	support job retention/creation	completed for the period
2007		
31	housing rehabilitation	completed for the period
32	recruit volunteer firemen	completed for the period
33	update comprehensive plan, solid waste management plan and service delivery strategy	DCA granted extension until 2008
2008		
35	support job retention/creation	completed for the period
36	computerize city hall	rescheduled for 2010

<b>Marshallville</b>	
<b>Report of Accomplishments 2002-2008</b>	
<b>2002</b>	
relocate police dept into public safety facility	due to insufficient funds, rescheduled for 2009
purchase police car ('05, '08)	completed
purchase jaws-of-life	completed
railroad and south streets drainage and resurfacing	completed
street resurfacing ('02-'08)	some streets resurfaced
construct sidewalk along camellia and sleepy hollow	surveys completed, rescheduled completion for 10
video wastewater collection lines	due to insufficient funds, rescheduled for 09
renovate Lamson-Richardson; head start, after-school intervention & jr. police	completed
library renovations	completed
adopt environmental ordinance - wetlands (groundwater recharge, if applicable)	action suspended pending revision of state regulations
stimulate downtown redevelopment activities	Reactivation of DDA scheduled 2009
assist with post office relocation	completed
support development of E-911	completed
<b>2003</b>	
street resurfacing ('02-'08)	completed
sidewalk construction at numerous sites ('03,'05)	due to insufficient funds, rescheduled for 2010
firefighting equipment ('03,'05,'07)	completed
initiate water system renovation (well & pumps, flow meters, treatment plant, 100k tank, lines, etc.) ('03-'04)	due to insufficient funds, rescheduled for 2011
purchase backhoe for water dept	completed
seek funding for sanitary sewer sys. improvements	due to insufficient funds, rescheduled for 2010
support job creation and retention	Completed for period; municipal workers through DOL
<b>2004</b>	
firemen-personal protective equip. ('04,'06,'08)	completed
street resurfacing ('02-'08)	completed
drainage improvements ('04-'06)	completed
housing rehabilitation and associated improvements ('04-'06)	completed
pave parking lot at recreation field	Rescheduled for 2011 with LARP
resolve ADA non-compliance of city hall	will resolve with sidewalk improvements scheduled for 2010
firemen-personal protective equip. ('04, '06,'08)	completed

street resurfacing ('02-'08)	completed
drainage improvements ('04-'06)	completed
housing rehabilitation and associated improvements ('04-'06)	completed
complete water system renovation (well & pumps, flow meters, treatment plant, 100K tank, lines, etc.) ('03-'04)	renovation of wells only – still in progress
initiate sanitary sewer system improvements('04-'05)	insufficient funds; rescheduled for 2010/2011
2005	
purchase police car ('02, '08)	completed
firefighting equipment ('03, '05,'07)	completed
street resurfacing ('02-'08)	completed
sidewalk construction at numerous sites ('03,'05)	insufficient funds; rescheduled for 2010
complete sanitary sewer system improvements ('04-'05)	insufficient funds; rescheduled for 2010/2011
update zoning/subdivision ordinances	in progress
support job creation and retention	ongoing activity
2006	
firemen – personal protective equip. ('04, '06,'08 )	completed
street resurfacing ('02-'08)	completed
drainage improvements ('04-'06)	completed
housing rehabilitation and associated improvements ('04-'06)	completed
2007	
firefighting equipment ('03,'05,'07)	completed
street resurfacing ('02-'08)	completed
support job creation and retention	completed
2008	
firemen – personal protective equip. ('04, '06,'08)	completed
purchase police car ('02, '05)	completed; purchased 3 in 2007
street resurfacing ('02-'08)	completed
update comprehensive plan	completed

<b>Montezuma</b>	
<b>Report of Accomplishments 2003-2007</b>	
2003	
Water leak detector	completed
Clean and chemically treat screen on well casing at WP 2	completed
Self-contained breathing apparatus for SP #1	completed
Computer & software for SP #1	completed
Self-contained breathing apparatus for WP #1	completed
Self-contained breathing apparatus for WP #2	completed
Street resurfacing '03 – '07	completed
Purchase 2 garbage packers to service the county	completed
Purchase 100 garbage carts	completed
Garbage carts, etc. for pickup	completed
Knuckle boom loader #2	completed
Mark 2 sections of Bertha Dozier Cemetery	completed
Teen reading adventure	completed
Park benches (6) for reading park	completed
Move circulation desk back to pro-vide more room for book carts	completed
Up-grade computer software	completed
GCIC/NCIC data base	completed
3 Crown Victorias (admin & investigation)	completed
Explorer Police Program	completed
Adult police academy	completed
Renovate Fields Center for civic use	completed
PC for administrative office	completed
Update addresses for E-911 as needed	completed
Support job retention/creation	met needs for the period
2004	
Sewer-jet/vacuum truck	completed
Replace filter media at WP #1	completed
Sewer line improvements '04, '06	completed
Service truck for line maintenance	completed
Water line improvements/ maintenance '04 – '07	completed
Replace seal on flood central pump	completed

Dump truck for sludge hauling	completed
Convert sand drying bed to rapid plastic media	completed
Water valve replacement '04 – '05	completed
Survey & mark new sections of Champ Waters Cemetery	completed
Two pickup trucks to manage county solid waste pickup	completed
SOST projects	completed
Street resurfacing '03 – '07	completed
Arrow Sentricon Termite Colony Elimination System & yearly renewal	completed
New office computer	completed
3 video cameras	completed
State certification program	completed
4 Crown Victorias (patrol)	completed
6 Pentium personal computers	completed
Paint interior of police department	completed
Neighborhood Watch Program	completed
National and state certification program	completed
Refurbish or replace drive-in-window at city hall	completed
Runway safety area, runway end lights	completed
2005	
Update zoning ordinance	Rescheduled for 2010
Backhoe for water/sewer	Lost priority
Cover clarifiers at WP #1	Rescheduled for 2011
Water line improvements/ maintenance '04 – '07	completed
New wastewater plant '05 – '06	Renovated SP #2 and combined both plants
SOST projects	completed
Water valve replacement '04 – '05	completed
Curb & gutter Christopher Hill & Shady Brook area	Lost priority
Street resurfacing '03 – '07	completed
Commissioned picture of new library (Phoebe DeVaughn)	cancelled
Covert surveillance cameras	completed
PC for administrative office '05 – '07	completed

Housing and related assistance	completed
Replace carpet in library	completed
Support job retention/creation	met needs for the period
2006	
Sewer line improvements '04, '06	Rescheduled for 2010
New wastewater plant '05 – '06	Renovated SP #2 and combined both plants
Water line improvements/ maintenance '04 – '07	completed
Cover clarifier at WP #2	Rescheduled for 2011
Replace 1 <sup>st</sup> Knuckle boom loader	completed
Street resurfacing '03 – '07	completed
Curb & gutter Pecan Grove area	Lost priority
Develop recreation complex (ci/co)	cancelled
Paint interior walls and baseboards	completed
Upholster chairs in adult reading area	completed
Upholster office chairs	completed
Color laser printer for city hall	completed
PC for administrative office '05 – '07	completed
Runway extension, runway lighting & omni-directional approach lighting	Lighting completed; awaiting funding announcement for other
2007	
Water line improvements/ maintenance '04 – '07	completed
New garbage truck & packer unit	completed
Street resurfacing '03 – '07	completed
Lap top computers for police vehicles	completed
PC for administrative office '05 – '07	completed
Replace water line in NE section	postponed indefinitely
Support job retention/creation	met needs for the period
Update Comprehensive Plan, Solid Waste Management Plan and Service Delivery Strategy	DCA extended deadline until 2008
Airport terminal, access road, parking, apron and taxiway improvements	Request for funding for taxiway improvements in review; balance of activities will be implemented as funding becomes available over long term

OGLETHORPE	
Report of Accomplishments 2003-2008	
2003	
update zoning ordinance	rescheduled for 2009
replace police vehicle ('03,'05,'07)	completed
redevelop middle/jr. high school for civic use/ charter school with walking trail/other recreation improvements ('03-'04)	early stages of implementation, partial funding received. scheduled completion 2009/2010
pave Grover's Grits Street	determined not to be a city street
purchase trash truck	completed
survey water lines, repair as needed	completed for current period, activity continues
investigate permanent record retention options	issue not resolved, need carries over
place river ferry into operation	abandoned due to liability issues
e-911 address update	completed
2004	
codify municipal ordinances	underway; completion scheduled for 2009
sanitary sewer line survey/repairs ('04-'06)	completed for the current period
sidewalk repair at scattered sites (('04,'06,'08)	completed for the current period
determine feasibility of restoring depot	not feasible
redevelop middle school for civic use/ charter school with walking trail/other recreation improvements ('03-'04)	early stages of implementation, partial funding received. scheduled completion 2009/2010
support job retention /creation ('04,'06,'08)	met need for the period
2005	
map new and old cemeteries	completed
purchase police vehicle ('03,'05,'07)	completed
street resurfacing at scattered sites ('05,'07)	completed for the current period
survey water lines, repair as needed	completed for the current period
sanitary sewer line survey/repairs ('04-'06)	completed for the current period
Chatham Street. water-line replacement, curb/gutter, sidewalk and paving repair	completed
2006	
sanitary sewer line survey/repairs ('04-'06)	completed for the current period
sidewalk repair at scattered sites ('04,'06,'08)	completed for the current period
river walk	initial study completed, phase 2 in 2009
replace mowing equipment	completed
support job retention /creation ('04,'06,'08)	met need for the period

2007	
Replace police vehicle ('03, '05, '07)	completed
street resurfacing at scattered sites ('05, '07)	completed for the current period
replace tractor	budgeted for purchase in 2009
replace truck in water/sewer dept.	rescheduled for 2010
update fire equipment	purchased new apparatus and equipment
update comprehensive plan, solid waste management plan & service delivery strategy	DCA granted extension until 2008
2008	
sidewalk repair at scattered sites ('04, '06, '08)	completed for the current period
survey and mark new cemetery lots	completed for the current period
replace aerators in oxidation pond	aerators were repaired
replace motors on two municipal wells	electric motors were rewired
support job retention /creation ('04, '06, '08)	met need for the period

**ADOPTING RESOLUTION  
PARTIAL UPDATE 2009 – 2011  
GREATER MACON COMPREHENSIVE PLAN**

WHEREAS; the Macon County Comprehensive Plan 1993 – 2013 was adopted by the Macon County Board of Commissioners in December, 1992, in compliance with “Standards and Procedures for Local Comprehensive Planning” developed pursuant to the Georgia Planning Act of 1989, and

WHEREAS; “Standards and Procedures for Local Comprehensive Planning” were revised by the state, effective May 1, 2005, and supplemented with “Requirements for a Partial Update to the Local Government Comprehensive Plan”, effective March, 2007, and

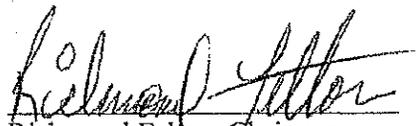
WHEREAS; the Macon County Board of Commissioners has worked jointly with the Cities of Ideal, Marshallville, Montezuma, and Oglethorpe to prepare the Partial Update 2009 – 2011 in compliance with current local planning standards, and

WHEREAS; the Partial Update 2009 – 2011 has been deemed by appropriate regional and state reviewing agencies to be in compliance with current “Standards and Procedures for Local Comprehensive Planning”.

NOW, BE IT THEREFORE RESOLVED; that the Macon County Board of Commissioners hereby adopts the Partial Update 2009 – 2011 to the Greater Macon Comprehensive Plan.

Approved this 4<sup>th</sup> day of November, 2008.

Macon County Board of Commissioners

  
Richmond Felton, Chairman

Attest:

  
Signature & Title

(SEAL)

ADOPTING RESOLUTION  
PARTIAL UPDATE 2009-2011  
GREATER MACON COMPREHENSIVE PLAN

WHEREAS; the City of Ideal prepared and, in June, 1993, adopted the City of Ideal Comprehensive Plan 1994-2014 in compliance with state-mandated "Standards and Procedures for Local Comprehensive Planning", and

WHEREAS; "Standards and Procedures for Local Comprehensive Planning" were revised by the state, effective May 1, 2005, and supplemented with "Requirements for a Partial Update to the Local Government Comprehensive Plan" effective March, 2007, and

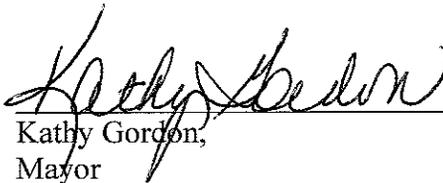
WHEREAS; the City of Ideal has worked jointly with Macon County and the Cities of Marshallville, Montezuma and Oglethorpe to prepare the Partial Update 2009-2011 in compliance with currently applicable local comprehensive planning requirements, and

WHEREAS; the Partial Update 2009-2011 has been deemed by appropriate regional and state review agencies to be in compliance with current "Standards and Procedures for Local Comprehensive Planning" and "Requirements for a Partial Update to the Local Government Comprehensive Plan".

NOW, BE IT THEREFORE RESOLVED; that the Ideal City Council hereby adopts the Partial Update 2009-2011 to the Greater Macon Comprehensive Plan.

Approved this 17<sup>th</sup> day of November, 2008

CITY OF IDEAL

  
\_\_\_\_\_  
Kathy Gordon,  
Mayor

  
\_\_\_\_\_  
Betty Rainey,  
City Clerk

ADOPTING RESOLUTION  
PARTIAL UPDATE 2009-2011  
GREATER MACON COMPREHENSIVE PLAN

WHEREAS; the City of Marshallville prepared and, in July, 1996, adopted the City of Marshallville Comprehensive Plan 1996-2016 in compliance with state-mandated "Standards and Procedures for Local Comprehensive Planning", and

WHEREAS; "Standards and Procedures for Local Comprehensive Planning" were revised by the state, effective May 1, 2005, and supplemented with "Requirements for a Partial Update to the Local Government Comprehensive Plan" effective March, 2007, and

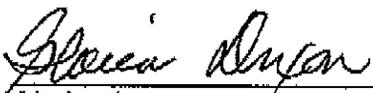
WHEREAS; the City of Marshallville has worked jointly with Macon County and the Cities of Ideal, Montezuma and Oglethorpe to prepare the Partial Update 2009-2011 in compliance with currently applicable local comprehensive planning requirements, and

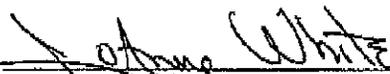
WHEREAS; the Partial Update 2009-2011 has been deemed by appropriate regional and state review agencies to be in compliance with current "Standards and Procedures for Local Comprehensive Planning" and "Requirements for a Partial Update to the Local Government Comprehensive Plan".

NOW, BE IT THEREFORE RESOLVED; that the Marshallville City Council hereby adopts the Partial Update 2009-2011 to the Greater Macon Comprehensive Plan.

Approved this 11 day of November, 2008

CITY OF MARSHALLVILLE

  
\_\_\_\_\_  
Gloria Dixon,  
Mayor

  
\_\_\_\_\_  
JoAnne White,  
City Clerk

Resolution #497

ADOPTING RESOLUTION  
PARTIAL UPDATE 2009-2011  
GREATER MACON COMPREHENSIVE PLAN

WHEREAS; the City of Montezuma prepared and, in August, 1992, adopted the City of Montezuma Comprehensive Plan 1993-2013 in compliance with state-mandated "Standards and Procedures for Local Comprehensive Planning", and

WHEREAS; "Standards and Procedures for Local Comprehensive Planning" were revised by the state, effective May 1, 2005, and supplemented with "Requirements for a Partial Update to the Local Government Comprehensive Plan" effective March, 2007, and

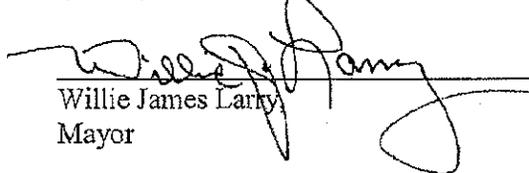
WHEREAS; the City of Montezuma has worked jointly with Macon County and the Cities of Ideal, Marshallville and Oglethorpe to prepare the Partial Update 2009-2011 in compliance with currently applicable local comprehensive planning requirements, and

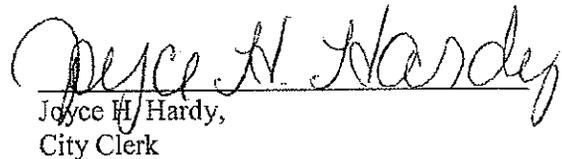
WHEREAS; the Partial Update 2009-2011 has been deemed by appropriate regional and state review agencies to be in compliance with current "Standards and Procedures for Local Comprehensive Planning" and "Requirements for a Partial Update to the Local Government Comprehensive Plan".

NOW, BE IT THEREFORE RESOLVED; that the Montezuma City Council hereby adopts the Partial Update 2009-2011 to the Greater Macon Comprehensive Plan.

Approved this 11th day of November, 2008

CITY OF MONTEZUMA

  
Willie James Larty  
Mayor

  
Joyce H. Hardy,  
City Clerk

ADOPTING RESOLUTION  
PARTIAL UPDATE 2009-2011  
GREATER MACON COMPREHENSIVE PLAN

WHEREAS; the City of Oglethorpe prepared and, in February, 1995, adopted the City of Oglethorpe Comprehensive Plan 1995-2015 in compliance with state-mandated "Standards and Procedures for Local Comprehensive Planning", and

WHEREAS; "Standards and Procedures for Local Comprehensive Planning" were revised by the state, effective May 1, 2005, and supplemented with "Requirements for a Partial Update to the Local Government Comprehensive Plan" effective March, 2007, and

WHEREAS; the City of Oglethorpe has worked jointly with Macon County and the Cities of Ideal, Marshallville and Montezuma to prepare the Partial Update 2009-2011 in compliance with currently applicable local comprehensive planning requirements, and

WHEREAS; the Partial Update 2009-2011 has been deemed by appropriate regional and state review agencies to be in compliance with current "Standards and Procedures for Local Comprehensive Planning" and "Requirements for a Partial Update to the Local Government Comprehensive Plan".

NOW, BE IT THEREFORE RESOLVED; that the Oglethorpe City Council hereby adopts the Partial Update 2009-2011 to the Greater Macon Comprehensive Plan.

Approved this 3<sup>rd</sup> day of November, 2008

CITY OF OGLETHORPE

  
Gerald Beckum,  
Mayor

  
Shirley Lashley,  
City Clerk