

McDuffie County Joint Comprehensive Plan Community Agenda 2009-2029



McDuffie County
City of Thomson
Town of Dearing

Prepared by the CSRA Regional Development Center



PURPOSE

The *Community Agenda* document is the portion of the *Joint McDuffie County Comprehensive Plan* that will guide the City of Thomson, Town of Dearing, and McDuffie County’s future and serve as the basis for policy decisions of their elected and appointed leaders; and, administrative staff. Local decisions should be consistent with the recommendations contained within this document.

The *Community Agenda* contains a final list of identified community-wide issues and opportunities. Through the implementation of the steps contained within the *Community Participation Plan*, community issues and opportunities have been prioritized in order to create a short-term and long-term guide for citizens and community leaders to utilize. Through community input, the goals, objectives and policies contained in this document are best represented through the following vision statement:

McDuffie County Vision Statement
<i>McDuffie County, Thomson, and Dearing will become communities that embrace their past while looking toward the future. It will be a place where people and their enterprises can prosper.</i>

McDuffie County’s community vision statement is a prominent reminder of citizen preferences that were expressed during the preparation of the *Community Agenda* document. All sections of the *Community Agenda*, including the: Future development map, character area narratives, final list of issues and opportunities, the short-term work program and long-term goals and policies have been prepared with the vision statement in mind. Local decisions that adhere to the goals, objectives and strategies contained in the *Community Agenda* are a direct implementation of the community’s preferred vision.

PROCESS

Public Notification

The *Community Agenda* was prepared according to the process outlined in the *Community Participation Plan* document (**Appendix A**). While much of the *Community Assessment* document was prepared relying on the input of the McDuffie County Advisory Committee, *Community Agenda* preparation was based on open house style public workshops. In order to generate community participation in the planning process, the following means were utilized to generate citizen interest:

- *Public meeting notice generated and advertised in McDuffie Mirror (Posted in block-format for easy recognition).*
- *Meeting Announcements at City council meetings.*
- *Announcement posted on City Hall message board.*
- *Informational flyers distributed throughout the community*



Public Workshops

Public workshops were held in an informal “open house” format in which attendees could meet directly with the city officials and staff from the CSRA Regional Development Center. Upon signing-in to a workshop, attendees could meet with planners, view information boards, review future development maps and accompanying narrative charts, acquire informative handouts, fill out surveys, and talk with city officials. The focus of the first open house was to develop, finalize and prioritize community issues and opportunities.

McDuffie County Advisory Committee

Additional meetings of the McDuffie County Advisory Committee were held in conjunction with public open houses. The advisory committee was invaluable in preparing for upcoming open houses and interpreting public input. The public has been provided with the opportunity to review all documentation prepared during the planning process – including the draft *Community Agenda* document.

COMMUNITY ISSUES AND OPPORTUNITIES

Since the first McDuffie County Advisory Committee meeting in January, 2007, the community’s list of issues and opportunities has continually been revised. The final list of identified issues and opportunities, with the exception of the topic of land use, is contained within this section (**Figure 1**). Issues and opportunities specifically related to the topic of land use are presented in narrative form within the “character area description” and “recommended development patterns” portions of the 11 character areas that have been developed by the community (See “Community Vision” section of this document.) Corresponding implementation measures of all final issues and opportunities can be found throughout the “Implementation Program” portion of the *Community Agenda*. Please note that the issues and opportunities contained in **Figure 1** are not ranked according to priority.

Figure 1: MCDUFFIE COUNTY– ISSUES AND OPPORTUNITIES	
TOPIC: POPULATION	
A.	McDuffie County population growth is occurring in unincorporated portions of the county.
B.	There is limited population growth within municipal limits.
C.	Metropolitan growth may “leapfrog” into Thomson-McDuffie County in the near future.
D.	An aging population and decreasing household size is increasing the number of single-person households in the community.
E.	There is a decrease in population among younger age groups (14 – 24).
F.	A significant percentage of the Thomson-McDuffie County population remains in poverty.
TOPIC: ECONOMIC DEVELOPMENT	
A.	Projected population growth will require investment in medical services.
B.	Growth in close proximity to Clarks Hill Lake should not inhibit its attractiveness as a recreational asset.
C.	McDuffie County has the appropriate level of recreational, retail, educational, medical and governmental amenities to promote population growth across all age groups.
D.	There should be additional efforts made to create an environment conducive to bringing new industrial development to Thomson-McDuffie County.
E.	Many workers within McDuffie County commute from adjacent jurisdictions.



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TOPIC: ECONOMIC DEVELOPMENT CONTINUED	
F.	Unemployment in McDuffie County has climbed in spite of an increase in the total number of available jobs.
G.	Annual wage increases throughout McDuffie County have increased at a rate slightly higher than inflation.
H.	There are a number of local economic development agencies that can coordinate with local governments to attract job growth across a variety of income sectors.
TOPIC: HOUSING	
A.	There is little diversity in the price and/or type of available housing stock in Thomson-McDuffie County.
B.	There exists the potential for development of a variety of housing types to attract a variety of age groups and provide aging residents with alternative housing options.
C.	Some neighborhoods in older population centers are falling into disrepair.
D.	An increase in deteriorated housing has accompanied the trend of an aging population within Thomson.
E.	As the elderly population grows, housing availability for them will need to be addressed
TOPIC: NATURAL AND CULTURAL RESOURCES	
A.	There is a continued need to protect and preserve our natural resources – particularly as new development occurs.
B.	Development should be managed in a manner that complements our remaining historic resources.
C.	Small water supply watershed areas must be protected from the possible harmful effects of development.
D.	Stream corridors must be protected from negative effects of development.
E.	Thomson-McDuffie County retains a large inventory of historic structures and sites.
TOPIC: COMMUNITY FACILITIES	
A.	Ongoing expansions of the Thomson-McDuffie County sewer and water systems will increase development potential in some rural portions of the county.
B.	Recreational opportunities throughout Thomson-McDuffie County are adequate for the current population.
C.	Accessibility and /or safety at some park locations limit their utility.
D.	Most existing school facilities remain located within close proximity to the historic community centers of population.
E.	The proposed government center can enhance the efficiency of the public services operated jointly by Thomson and McDuffie County.
F.	We need to foster and support the opportunities for education in the County.
G.	We need to improve the sewer system (Dearing)
H.	The current focus on the expansion of community infrastructure will facilitate significant growth and development in some portions of unincorporated McDuffie County.
I.	There is space for the expansion of the community's medical facilities.
J.	The YMCA is considering a new community facility.
K.	Recruiting and maintaining an adequate level of trained law enforcement officers in Thomson-McDuffie County is difficult
TOPIC: TRANSPORTATION	
A.	Lack of required street interconnectivity funnels all new development to existing arterial streets.
B.	The airport can continue to be marketed as a regional resource. (Thomson, McDuffie County)
C.	There is a need to reserve future road right of way for expansion of the major thoroughfare system.
D.	There is a need for more resources to maintain the existing street/road network.
E.	Motor vehicle accidents in Thomson-McDuffie County are distributed among signalized and un-signalized intersections.
F.	Most deficient bridges in the community are scheduled for upgrade.
G.	Bicycle and pedestrian connectivity to new center of activity is inhibited.
H.	There is limited public transit in the community.
I.	As growth occurs parking will become an issue that needs to be addressed.
J.	The transit system can be utilized as a tool to support the expansion of warehousing and industrial activities.
K.	Large-vehicle traffic through downtown Thomson negatively affects pedestrian activity.
TOPIC: LAND USE (See "Community Vision")	



COMMUNITY VISION

Character Area Map

As illustrated on **Maps 1.1, 1.2 and 1.3** McDuffie County, Thomson, and Dearing have identified 18 unique character areas representing a variety of land use and development scenarios. Per the authority provided by the Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning," McDuffie County, Thomson and Dearing have opted not to prepare a future land use map as part of this comprehensive plan but instead focus on character areas. The parcel-specific parameters required for a character area map have been determined to provide the city with less flexibility in accommodating development which may occur as a result of changing conditions in the character areas.

Character Areas

As previously noted in the *Community Assessment* document, it is important to consider the following issues when interpreting the final character areas presented on McDuffie County's future development map:

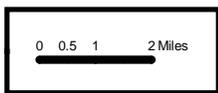
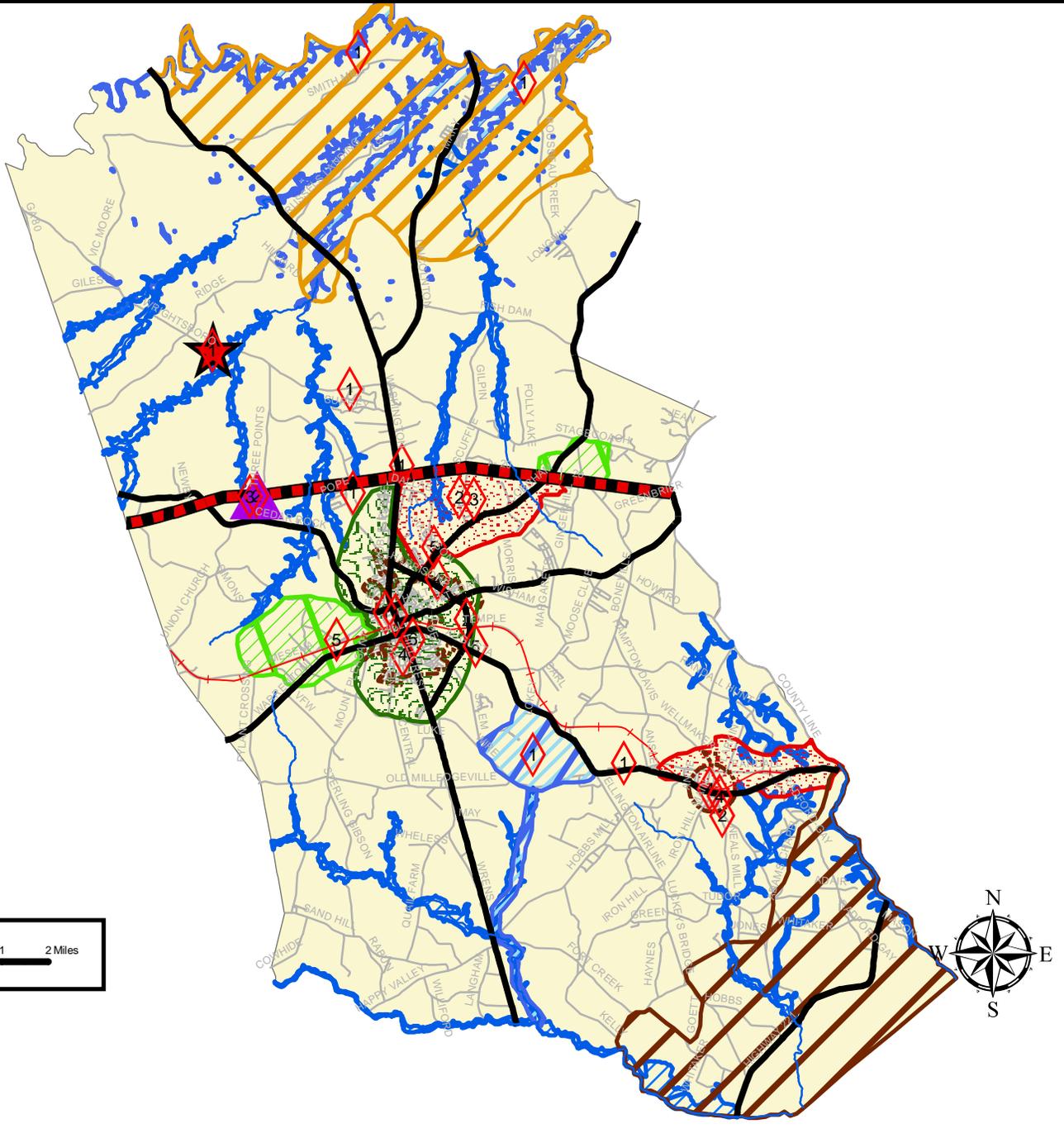
Character Area Boundaries

Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation of character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future development map. As a result, it is possible to assume that small parcels located directly adjacent to 1 or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in all other sections of the *Joint McDuffie County Comprehensive Plan*. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. McDuffie County is strongly encouraged to initiate amendments to their future development maps (**Maps 1.1, 1.2, and 1.3**) whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

Annexations

In the event that the City of Thomson or Dearing annexes county land into its municipal boundaries one should assume that in most instances character areas represented on **Maps 1.2 and 1.3** would merely be extended to adjacent parcels as they are annexed. The annexing jurisdiction may also opt to create new character areas that are more appropriate for annexed land. Regardless, McDuffie County should amend their future development map as they annex adjacent parcels.

McDuffie County Character Areas



Central Savannah River Area
Regional Development Center
GIS Department
3023 River Watch Parkway, Suite A
Augusta, GA 30907-2016
www.csrardc.org

Areas Requiring Special Attention

- 1 Significant Natural or Cultral Resouces
- 2 Rapid Development of Change of Land Use
- 3 Development Outpaces Community Resources
- 4 Areas in Need of Redevelopment
- 5 Large Abandoned Structures or Sites
- 6 Areas with Significant Infill Opportunity

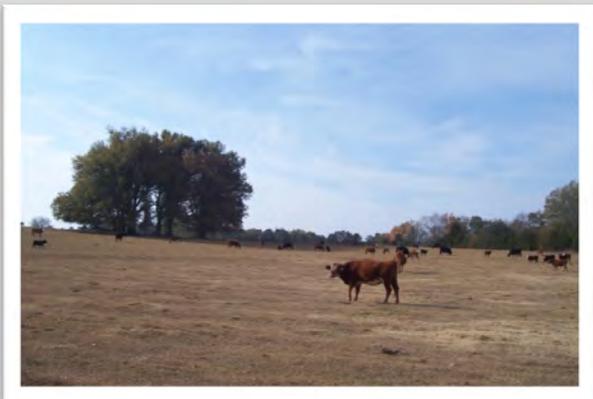
Character Areas

- ▲ Three Points Intersection
- ★ Wrightsboro Village
- Countryside
- ▨ Production
- ▨ Fort Gordon Buffer
- ▨ Watershed Preserve
- ▨ Suburban Reserve
- ▨ FEMA Flood Zones
- ▨ Urban Reserve
- ▨ Lakeshore

MCDUFFIE COUNTY CHARACTER AREA: COUNTRYSIDE

CHARACTER AREA DESCRIPTION:

The Countryside character area is predominantly rural, undeveloped land that is used for agriculture or rural residential. Future development in the Countryside character area should strive to retain the rural character through the preservation of open spaces. Very large lot residential, clustered or conservation residential subdivisions and agricultural uses should continue to be the preferred development pattern within the area.



Currently there is minimal development within the countryside character area



Future development impacts should be minimal and should strive to protect open spaces and rural character, like the example above.

RECOMMENDED DEVELOPMENT PATTERNS:

- Emphasize cluster subdivision design that incorporates a significant amount of open space
- Apply natural resource zoning district standards to majority of character area to significantly increase lot sizes for residential uses
- Encourage compatible architecture to maintain regional rural character
- Whenever possible connect to network of trails or bike routes particularly those located within the watershed reserve.
- Focus infrastructure investment on maintenance rather than expansion in order to retain rural character

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Agriculture/Forestry
- Passive Recreation
- Very Low Density Residential Uses

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Sense of Place
- Regional Identity
- Open Space Protection
- Growth Preparedness

IMPLEMENTATION MEASURES: (Please see the “Implementation Program” portion of this document.)

MCDUFFIE COUNTY CHARACTER AREA: FORT GORDON BUFFER

CHARACTER AREA DESCRIPTION:

The Fort Gordon Buffer character area should remain a largely rural and undeveloped buffer between Fort Gordon and residential areas of McDuffie County. While the fort has no current plans for expansion into McDuffie County residents realize that it is an active military facility that could have negative impacts on quality of life if development is allowed to encroach too close to its borders.



The Fort Gordon Buffer is very rural with lots of undeveloped open space as we see above.



The rural character in the Fort Gordon character area should remain largely unchanged

RECOMMENDED DEVELOPMENT PATTERNS:

- Restrict development that would be incompatible with the day to day operation of Fort Gordon
- Public purchase of development rights, easements, and/or properties, to ensure compatible land use buffers with Fort Gordon
- No further expansion of municipal infrastructure to discourage high intensity development
- Use of bisecting “watershed preserve” character areas according to applicable development pattern recommendations
- Observe recommendations put forth in both the Fort Gordon Joint Land Use Study and the U.S. Army’s Compatible Use Buffer program.

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Agriculture
- Passive Recreation

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Open Space Protection
- Growth Preparedness

IMPLEMENTATION MEASURES: Please see the ‘Implementation Program’ portion of this document.

COMMUNITY AGENDA

MCDUFFIE COUNTY CHARACTER AREA: LAKESHORE

CHARACTER AREA DESCRIPTION:

Characterized by mainly by deteriorating housing stock on small lots, the Lakeshore character area is not the typical lake front development. A lack of adequate access to transportation facilities have made it difficult for the developable areas of this character area to reach their full potential. Design guidelines and clustering of new residential development to protect open spaces and views could convert the area along Clark's Hill Lake into a thriving, and unique lakefront village.



Dilapidated housing along major thoroughfares define the character of Lakeshore



The residential development pattern for this character area should emphasize the conservation and incorporation of the natural landscape into new

RECOMMENDED DEVELOPMENT PATTERNS:

- Design guidelines for new construction
- Mostly residential development
- Pockets of neighborhood commercial
- Buffer for stream corridors
- Focus on cluster and conservation subdivision design to maximize open space
- Collaborate with the Army Corp. of Engineers
- Limits on land disturbance and impervious surfaces
- Use of bisecting "watershed preserve" character areas according to applicable development pattern recommendations

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area :

- Neighborhood Commercial
- Residential – High and Very Low Density
- Passive Recreation

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following "Quality Community Objectives" established by the Georgia Department of Community Affairs:

- Sense of Place
- Regional Identity
- Growth Preparedness
- Environmental Protection

IMPLEMENTATION MEASURES: Please see the "Implementation Program" portion of this document.

MCDUFFIE COUNTY CHARACTER AREA: PRODUCTION

CHARACTER AREA DESCRIPTION:

The production character area is so named not only because of the goods and services that are produced within its boundaries but the jobs and revenue that are also generated. This area lies away from most residential centers so conflicts from negative byproducts of industry are minimized. This character area has a high degree of access to all of the current and future transportation facilities within the county. This character area will be the home of most future manufacturing and warehousing uses within the county.



Large lots with single industrial uses define the character in the majority of the production character area



The concentration of industrial and supporting uses will create the defining character of the production district.

RECOMMENDED DEVELOPMENT PATTERNS:

- Concentration of future industrial and manufacturing uses
- Provision of streets designed to accommodate continual large vehicle traffic
- Supporting commercial and offices as secondary uses
- Limitation on noises, smells and lighting associated with manufacturing uses
- Removal of zoning districts that allow for residential development
- Landscaping with a focus on significant buffering of industrial uses from adjacent uses and thoroughfares

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of the central business district character area

- Industrial and Manufacturing
- Commercial
- Transportation / Communication / Utilities

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the natural resource character area will promote the following "Quality Community Objectives" established by the Georgia Department of Community Affairs:

- Growth Preparedness
- Appropriate Business
- Employment Options

IMPLEMENTATION MEASURES: Please see the "Implementation Program" portion of this document.

COMMUNITY AGENDA

MCDUFFIE COUNTY CHARACTER AREA: THREE POINTS INTERCHANGE

CHARACTER AREA DESCRIPTION:

The predominant land use in the Three Points Interchange character area is currently agricultural and forestry. This area will be the site of a new major interchange with Interstate 20. Development directly around the interchange should be auto oriented and typical of a major highway interchange. Development to the north of the interchange should be primarily industrial, leading towards the airport. Development south of the interchange may include limited commercial with some residential mixed in as you approach the urbanized area of Thomson.



The existing character is very rural in nature as this example shows.



Development should attempt to preserve as much open/green space as possible.

RECOMMENDED DEVELOPMENT PATTERNS:

STATE QUALITY COMMUNITY OBJECTIVES:

- Provision of new/improved infrastructure including water, sewer, and industrial grade streets
- Development of interchange with I-20
- Mix of limited commercial and residential on the southern side of I-20 in proximity to Thomson
- Industrial and complimentary uses north of I-20 extending towards the airport following the route of the proposed west bypass.
- Improvement of thoroughfares south of the character area to accommodate heavier traffic volumes
- Incorporate access management standards for new and existing streets
- Significant open space to separate residential and non-residential uses

APPROPRIATE LAND USES :

STATE QUALITY COMMUNITY OBJECTIVES:

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

The recommended development patterns for this character area will promote the following "Quality Community Objectives" established by the Georgia Department of Community Affairs:

- Industrial and Manufacturing
- Commercial
- Transportation / Communication / Utilities

- Growth Preparedness
- Employment Options
- Appropriate Business

IMPLEMENTATION MEASURES: Please see the "Implementation Program" portion of this document.

MCDUFFIE COUNTY CHARACTER AREA: URBAN RESERVE

CHARACTER AREA DESCRIPTION:

As greater Thomson grows its residential and supporting land uses will expand with it. The Urban Reserve character area surrounds the urbanized area of Thomson. Primarily rural residential mixed in with some commercial development exists currently. Higher density residential, multifamily, commercial even mixed-use developments would be appropriate. The traditional grid should be the primary development pattern in order to extend the urban fabric throughout the character area



Larger lots with little or no connectivity currently define the character of the urban reserve.



Denser more walkable development with a focus on fostering an urban character should be encouraged in the urban reserve character area.

RECOMMENDED DEVELOPMENT PATTERNS:

- Incorporate access management standards for new and existing streets
- Promote mixed-use developments at intersections with new east bypass or areas where density makes it appropriate
- Higher density residential including some multi-family, townhomes, and duplexes
- No parking in front of new commercial development
- Neighborhood commercial development limited in size and scattered throughout developing areas
- Interconnectivity of streets
- New streets designed in a urban manner which regulate traffic flow and increase pedestrian safety

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Higher Density Residential Uses
- Mixed Use –Retail / Commercial
- Neighborhood Commercial

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Traditional Neighborhoods
- Sense of Place
- Transportation Alternatives
- Growth Preparedness

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

COMMUNITY AGENDA

MCDUFFIE COUNTY CHARACTER AREA: SUBURBAN RESERVE

CHARACTER AREA DESCRIPTION:

The Suburban Reserve character area is comprised of developed and undeveloped areas of the county within close proximity to Dearing and Thomson that are intended for low to moderate density residential land uses including single-family dwellings, duplexes and townhouses; and small-scale non-residential uses that are directly associated with and support residents. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.



Large lots with little to no connectivity or pedestrian facilities define the character in the suburban reserve



Bicycle and pedestrian facilities along with a mix of architectural styles give this suburban neighborhood a specific character

RECOMMENDED DEVELOPMENT PATTERNS:

- Low to moderate density housing options (single-family, duplex)
- Targeted areas of potential high density and/or traditional development adjacent to major transportation corridors (e.g. Thomson East Bypass, I-20)
- Varying housing types contained within separate development tracts or streets
- Promote variety of architectural styles
- Street linkages between arterials and adjacent development tracts
- Collector street standards for large developments and in targeted areas
- Bicycle and pedestrian features with direct linkages to community facilities
- Self-contained neighborhood parks or recreation space
- Use of bisecting “watershed preserve” character areas according to applicable development pattern recommendations

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Transportation \Communications\Utilities
- Residential
- Parks & Recreation \ Passive Recreation

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Transportation Alternatives
- Growth Preparedness

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

MCDUFFIE COUNTY CHARACTER AREA: WATERSHED PRESERVE

CHARACTER AREA DESCRIPTION:

The environmentally sensitive nature lands located within this character area are unsuitable for most development. These areas include water supply watersheds, protected river corridors, wildlife management areas, and other environmentally sensitive areas. This land could be best utilized in the future as open space and utilized in conjunction with other character areas to create a network of trails or greenways that provide residents with recreation and transportation options.



Pristine watershed properties define the character of the watershed preserve character area.



A greenway follows a floodplain. This character is appropriate for this area.

RECOMMENDED DEVELOPMENT PATTERNS:

- Promote preservation of watershed areas' natural features
- Require buffer areas of streams and floodplains while retaining native vegetation
- Purchase of properties and or easements in the Usry Pond watershed
- Limit residential density in Usry Pond watershed
- Promote passive activity & development along stream and corridors (trails, benches, picnic tables, outdoor classrooms, etc.)
- Develop bicycle and pedestrian "greenway" corridors while creating linkages to and between adjacent development and properties

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Passive Recreation

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following "Quality Community Objectives" established by the Georgia Department of Community Affairs:

- Transportation Alternatives
- Open Space Protection
- Environmental Protection

IMPLEMENTATION MEASURES: Please see the "Implementation Program" portion of this document.

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MCDUFFIE COUNTY CHARACTER AREA: WRIGHTSBORO VILLAGE

CHARACTER AREA DESCRIPTION:

Wrightsboro was one of the earliest settlements in the state of Georgia. Founded by Quakers on land that was ceded from the Creek Indians, Wrightsboro village has managed to retain its character for the almost 230 years since its founding. Protection of the historic character of the Wrightsboro village should be the guiding principle of all development within the character area. Clustering of low density residential development to protect the view sheds, and open space will be the easiest way to keep the historic feel of the Wrightsboro Village character area intact.



Historic structures define what the Wrightsboro Village character area is.



Clustered, low density development recommended for this character area works with the natural landscape to reduce the visual impact of new structures.

RECOMMENDED DEVELOPMENT PATTERNS:

- Low density clustered or conservation residential development
- Design guidelines to preserve historic character
- Placement of buildings as to protect view sheds
- Limitation of non-residential uses to home occupations
- Use of bisecting “watershed preserve” character areas according to applicable development pattern recommendations
- Limit development threat to historic context through concentration of water/sewer expansion to “suburban reserve”, “urban reserve”, “three points” and “production” character areas

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Clustered Residential
- Passive Recreation

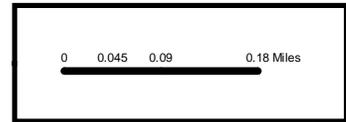
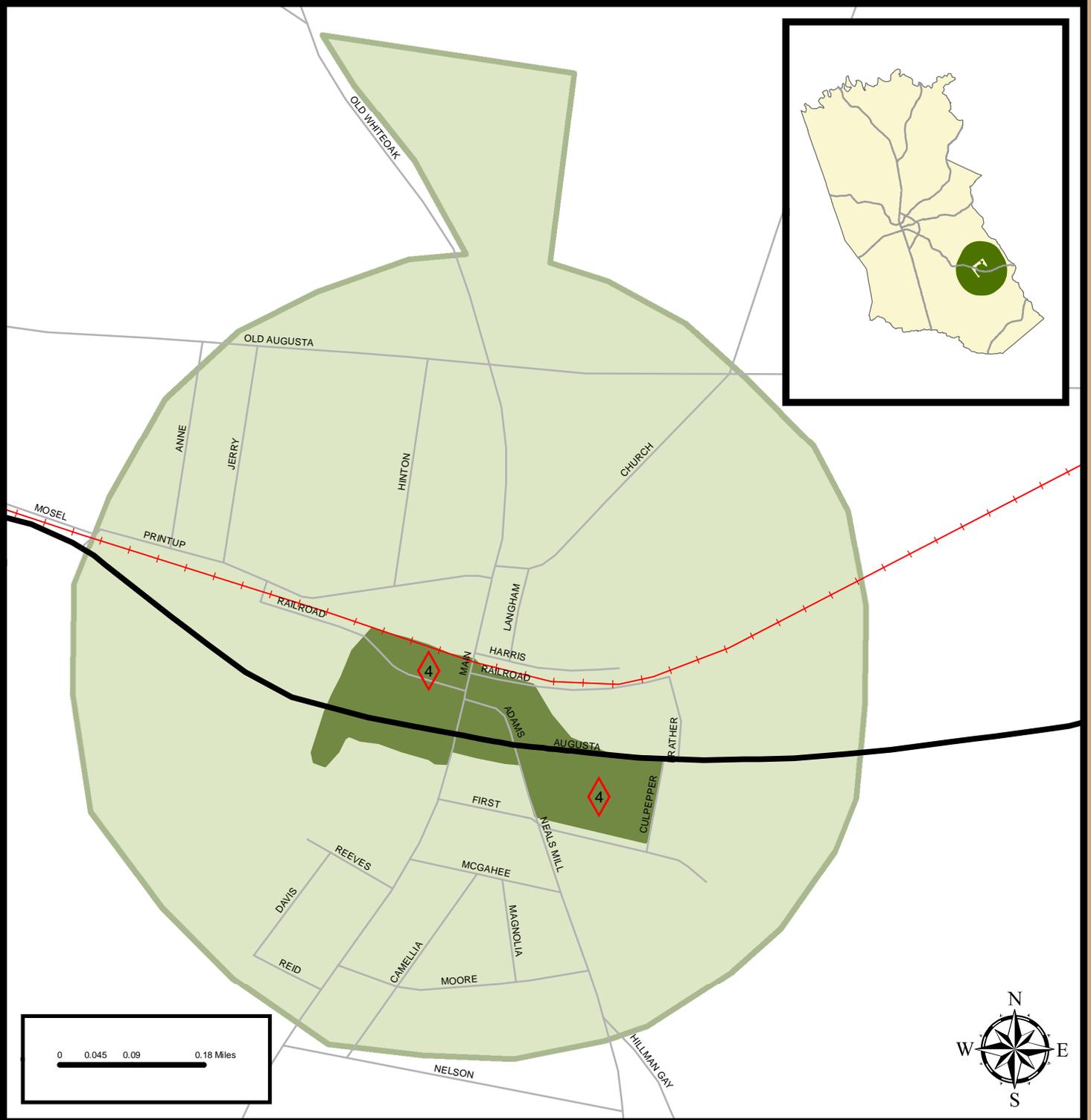
STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Heritage Preservation
- Open Space Protection
- Growth Preparedness
- Sense of Place

IMPLEMENTATION MEASURES: Please see the ‘Implementation Program’ portion of this document.

Dearing Character Areas



Central Savannah River Area
 Regional Development Center
 GIS Department
 3023 River Watch Parkway, Suite A
 Augusta, GA 30907-2016
www.csrardc.org

Areas Requiring Special Attention



Areas in Need of Redevelopment

Character Areas



City of Dearing



Downtown Dearing

COMMUNITY AGENDA

DEARING CHARACTER AREA: DEARING COMMUNITY

CHARACTER AREA DESCRIPTION:

Because of its compact size the Dearing Community character area is bound by a strong sense of community. Encompassing the majority of the Town, the somewhat traditional development pattern and distance from other development serve to strengthen the Dearing Community's sense of place. This area should strive to include housing options for all residents, and increase interconnectivity throughout the community with the addition of pedestrian and bicycle facilities linking community facilities and destinations.



Larger lots with no curb and gutter or sidewalks define the character of Dearing.



Curb and gutter along with pedestrian facilities and attractive landscaping provide this neighborhood with a unique sense of place

RECOMMENDED DEVELOPMENT PATTERNS:

- Continued emphasis on single family development, particularly along or connecting to developed streets
- Addition of multi-family housing in close proximity to major transportation facilities, public services, and the downtown area
- More bike/pedestrian transportation options for linkages to community facilities
- Continue interconnected street pattern as new parcels are developed
- Abate building and property nuisances through stronger codes and associated code enforcement
- Incorporate greenspace into new development

APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Residential Single & Multi-Family
- Passive Recreation
- Transportation \ Communications \ Utilities

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following "Quality Community Objectives" established by the Georgia Department of Community Affairs:

- Traditional Neighborhoods
- Infill Development
- Housing Choices
- Transportation Choices

IMPLEMENTATION MEASURES: Please see the "Implementation Program" portion of this document.

COMMUNITY AGENDA

DEARING CHARACTER AREA: DOWNTOWN DEARING

CHARACTER AREA DESCRIPTION:

Downtown Dearing will continue to serve as the focal point of the community. Its current mix of service and public /institutional uses will serve as the anchor for a walkable activity center. The addition of pedestrian and bicycle facilities will encourage alternative modes of transportation to the community facilities already located downtown. Additionally, design standards will serve to give new development a similar vernacular -strengthening and preserving Downtown Dearing’s sense of place.



Buildings set back from the street, a lack of parking, and pedestrian facilities define Downtown Dearing’s existing character.



Similar architecture, on street parking and a high level of pedestrian access make this an example of what Downtown Dearing could be

RECOMMENDED DEVELOPMENT PATTERNS:

- Adopt design guidelines to ensure that future development reflects a traditional building character, orientation, and placement on site
- Reduce impervious surfaces by encouraging street design with on-street parking
- Soften hard-scape with landscaping standards
- Encourage new commercial development to locate downtown
- Add pedestrian facilities to increase access to major destinations (post office, city hall, etc.)
- Acquire property for community park / focal point

APPROPRIATE LAND USES (Where consistent with recommended development patterns):

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Commercial
- Parks & Recreation
- Transportation \ Communication \ Utilities

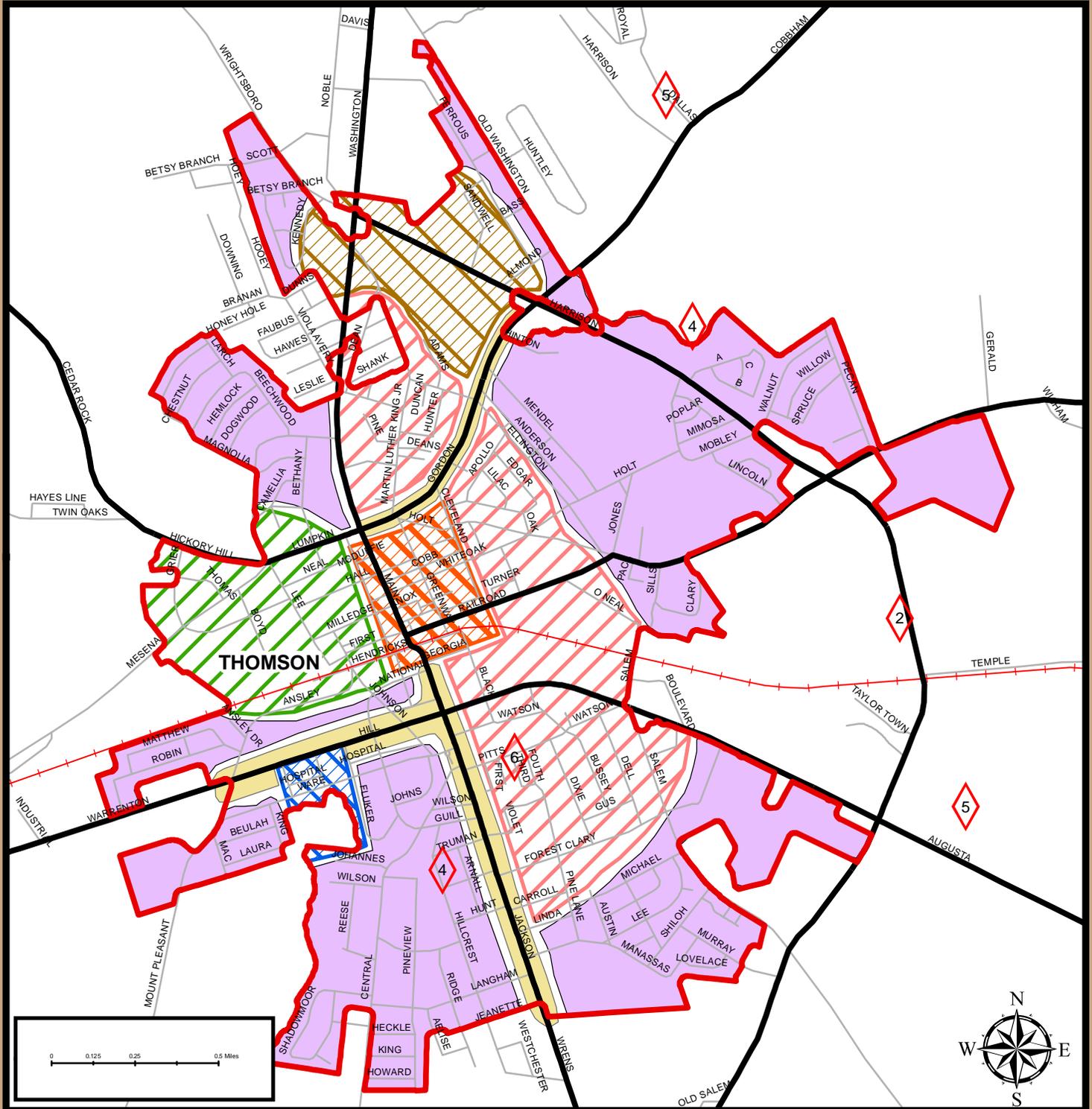
STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Infill Development
- Sense of Place
- Heratige Preservation

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

Thomson Character Areas



Areas requiring Special Attention

- 1 Significant Natural or Cultural Resources
- 2 Rapid Development or Change of Land Use
- 4 Areas in Need of Redevelopment
- 5 Large Abandoned Structures or Sites
- 6 Areas with Significant Infill Opportunity

Character Areas

- Traditional Neighborhood Stable
- Tradition Neighborhood Declining
- Downtown Thomson
- Suburban Residential
- Medical District
- Regional Commercial
- Commercial Corridor



THOMSON CHARACTER AREA: COMMERCIAL CORRIDOR

CHARACTER AREA DESCRIPTION:

Office and retail areas along Warrenton Highway, Jackson Street and portions of Gordon Street that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Future development patterns should focus on on-site access management features, pedestrian enhancements, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.



Parking in front of buildings with an auto centered design make the character of the commercial corridor forgettable



Human-scale, pedestrian friendly development have a superior look and function.

RECOMMENDED DEVELOPMENT PATTERNS:

- Small-scale office and retail development (buildings and parcels).
- Maximum building square footages.
- Shallow depth of commercial zoning.
- Controlled vehicular access via curb spacing and cross-access easements.
- On-site pedestrian and bicycle features.
- Uniform design standards for buildings, landscaping and signage.
- No off-premise signs.
- Stringent lighting requirements.
- Standards and incentives to promote the re-use of remaining residential structures
- Street improvements which promote urban style thoroughfare types

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Commercial
- Transportation\Communication\Utilities

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Transportation Alternatives
- Infill Development

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

THOMSON CHARACTER AREA: DOWNTOWN THOMSON

CHARACTER AREA DESCRIPTION:

Downtown Thomson is the heart of a still thriving former railroad town. The existing character is defined mostly by a traditional downtown development pattern (buildings to the edge of the sidewalk, dense, multi-story development, etc.) with uses ranging from public/institutional, to office and some commercial. New development will build on the attributes that give downtown Thomson its traditional pedestrian-friendly character without reinforcing contemporary development patterns that detract from it (little or no connectivity, parking in the front of buildings, and no clearly defined public realm).



Deteriorated pedestrian facilities define Downtown Thomson's character



Walkable and dense as shown in this example Downtown Thomson's character is not far away from being ideal

RECOMMENDED DEVELOPMENT PATTERNS:

- Design of new buildings should be pedestrian oriented with strong walkable connections between uses.
- Road edges clearly defined by locating buildings or landscaping at roadside, and parking allowed only in the rear.
- Incorporate design guidelines for new development to preserve historic downtown character.
- Encourage development of new office/retail mixed uses
- Possible new traffic pattern to encourage walkability and alleviate congestion.
- Home of new Government complex

APPROPRIATE LAND USES

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Public \ Institutional
- Transportation \ Communications \ Utilities
- Mixed Uses – Residential \ Retail

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following "Quality Community Objectives" established by the Georgia Department of Community Affairs:

- Infill Development
- Transportation Alternatives
- Sense of Place

IMPLEMENTATION MEASURES: Please see the "Implementation Program" portion of this document.

(PRELIMINARY) THOMSON CHARACTER AREA: MEDICAL DISTRICT

CHARACTER AREA DESCRIPTION:

The McDuffie County Regional Medical Center is a foundation upon which both Thomson and McDuffie County can grow. Located within an existing commercial corridor, the access that the Medical District character area enjoys will help to facilitate its growth. The future development in this character area should be driven by interconnectivity. The expansion of health care and related uses should be in a campus style. Uniform signage with a simple and attractive street and pedestrian network will make way finding simple.



The existing character in the medical district is defined by the character of the Hospital.



Campus style development with access to major thoroughfare, recommended for the Medical District.

RECOMMENDED DEVELOPMENT PATTERNS:

- Expansion of medical and professional offices associated with health care.
- Creation of campus-like atmosphere
- Increased access to major thoroughfares
- Simple and attractive street design
- Pedestrian linkages between uses
- Acquire streets that run through future campus expansions, or work with city to institute traffic calming measures to ensure pedestrian environment
- Uniform wayfinding signage
- Creation of a gateway into the city

APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Office / Hospital

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Transportation Alternatives
- Employment Options

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

THOMSON CHARACTER AREA: REGIONAL COMMERCIAL

CHARACTER AREA DESCRIPTION:

Large retailers that have a high catchment area are located within the regional commercial character area. The potential revenue that these retailers bring are welcome, however responsible design and mitigation of some of the less desirable effects of traditional big box development need to be taken into consideration. Future development within the Regional Commercial character area should incorporate design and access standards to promote a sense of identity, something that is lacking in other regional commercial developments. Increased linkages to expanded bicycle and pedestrian networks, along with perimeter buffering should also be incorporated.



Big box style development defines the character of the regional commercial district.



Use of different building materials with the application of design guidelines can shape the character of regional commercial development in a positive way.

RECOMMENDED DEVELOPMENT PATTERNS:

- Large-scale office and retail development (buildings and parcels).
- Controlled vehicular access via curb spacing and cross-access easements.
- On-site pedestrian and bicycle features.
- Uniform design standards for buildings, building materials, landscaping and signage – including outparcels.
- No off-premise signs.
- Stringent lighting requirements.
- Bicycle and pedestrian connections directly to adjacent residential developments and streets.
- Perimeter buffering

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Large – Scale Commercial
- Transportation \ Communication \ Utilities

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Appropriate Business
- Transportatin Alternatives

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

COMMUNITY AGENDA

THOMSON CHARACTER AREA: SUBURBAN RESIDENTIAL

CHARACTER AREA DESCRIPTION:

Typical suburban development is the dominant style in Thomson's suburban residential character area. Development in the area is auto-centric with little to no pedestrian orientation and no transit. Future development should incorporate bicycle and pedestrian facilities and increased linkages between existing developments. A variety of architectural styles and types of housing should be encouraged in order to begin to establish neighborhood identities.



Large to medium sized lots with little or no pedestrian infrastructure evoke little identifiable character.



Consistent with recommendations for McDuffie County, suburban residential densities of less than 1 unit per acre are appropriate but a wide variety of design options should continue to be permitted. Public spaces should be designed to benefit the public while private property development should be left to personal taste.

RECOMMENDED DEVELOPMENT PATTERNS:

- Low to moderate density housing options (single-family, duplex, townhouses).
- Varying housing types contained within separate development tracts or streets.
- Promote variety of architectural styles.
- Street linkages between arterials and adjacent development tracts.
- Collector street standards for large developments and in targeted areas.
- Bicycle and pedestrian features with direct linkages to greenways and community facilities.
- Self-contained neighborhood parks or recreation space.

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Residential
- Transportation\ Communication\Utilities
- Parks & Recreation

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following "Quality Community Objectives" established by the Georgia Department of Community Affairs:

- Transportation Alternatives
- Open Space Preservation

IMPLEMENTATION MEASURES: Please see the "Implementation Program" portion of this document.

THOMSON CHARACTER AREA: TRADITIONAL NEIGHBORHOOD - DECLINING

CHARACTER AREA DESCRIPTION:

Once a stable and thriving residential area the traditional neighborhood- declining character area contains a concentration of structures/properties that exhibit characteristics of deterioration. New development should include appropriate neighborhood scale retail and commercial to support redeveloping residential uses and rehabilitated structures. New parks and greenspace throughout the entire character area should also be included to serve as focal points and provide much needed recreation opportunities.



Dilapidated housing stock and a lack of positive identity define the character of the TN-D character area



These infill houses can create not only an attractive neighborhood but a strong sense of identity in the TN-D character area.

RECOMMENDED DEVELOPMENT PATTERNS:

- Continue to follow redevelopment plan for this area to increase percentage of owner occupied homes
- Take advantage of vacant or blighted parcels to infill with architecturally compatible, mixed income housing.
- Build new neighborhood scale retail/commercial center to serve as a focal point.
- Addition of well designed parks and/or greenspace to also serve as a focal point.

APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the recommended development patterns of this character area:

- Residential
- Neighborhood Commercial
- Parks & Recreation

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Infill Development
- Traditional Neighborhoods
- Housing Choices

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

THOMSON CHARACTER AREA: TRADITIONAL NEIGHBORHOOD - STABLE

CHARACTER AREA DESCRIPTION:

The traditional neighborhood-stable character area of Thomson has remained viable over the long term. Comprised of mostly older well-maintained homes, this character area offers its residents a strong neighborhood identity. Future development should focus on maintaining traditional neighborhood identity mentioned above – both in building style and site layout. The improvement and possible expansion of pedestrian facilities to link this neighborhood to community facilities and destinations would serve to make this neighborhood even more livable.



A typical well maintained older home in the TN-S character area the front porch and sidewalks contribute to the character of the neighborhood



Street trees and enhanced pedestrian facilities lend a feeling of safety and comfort to the character pictured above.

RECOMMENDED DEVELOPMENT PATTERNS:

- Continue maintenance of existing properties
- Strengthen pedestrian connections to community facilities and other destinations
- Continue support of neighborhood identity
- Infill subject to compatible design requirements (building and site plans)

APPROPRIATE LAND USES :

The following land uses should be considered appropriate when consistent with the recommended development patterns of the this character area:

- Residential
- Transportation \Communication\Utilities

STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for this character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Infill Development
- Traditional Neighborhoods
- Transportation Alternatives

IMPLEMENTATION MEASURES: Please see the “Implementation Program” portion of this document.

IMPLEMENTATION PROGRAM

Through the community participation process, McDuffie County, Thomson, and Dearing's identified issues and opportunities have been refined and prioritized in order to develop a clear direction in which to dedicate city resources and energy. The "Implementation Program" portion of the *Community Agenda* document is divided into 2 sections. First, the "short-term work program" represents clear objectives whose implementation is of immediate priority to the community. Next, the "long-term goals and policies" section provides further direction and support for city actions above and beyond the immediate 5 year planning period.

Short-Term Work Program

As a list of community priorities resulting from the comprehensive planning process, the measurable objectives contained within the short-term work program are subject to revision only through the formal amendment of the *Joint McDuffie County Comprehensive Plan*. In contrast, specific strategies that have been proposed to obtain each objective are subject to change at any time. Changes to strategies can occur for any number of reasons including: lack of funding or resources, identification of alternative strategies, strategies rendered moot as a result of implementing alternatives, determination of infeasibility, etc. Changes to strategies contained in the short-term work program must be reflected in updates provided by the City of Thomson, Dearing, and McDuffie County in accordance with the "Standards and Procedures for Local Comprehensive Planning."

A "record of accomplishments" from McDuffie County, Thomson, and Dearing's previous short-term work program can be found in **Appendix D**.

Relation to Character Areas

While many of the strategies listed within the short-term work program are not categorized under the topic of "land use," many of the development objectives proposed in McDuffie County Thomson and Dearing's character area descriptions are intended to be implemented through strategies listed under other topics. In some cases, implementation of the short-term work program will result in the implementation of recommended development objectives for multiple character areas.

COMMUNITY AGENDA

JOINT MCDUFFIE COUNTY– SHORT-TERM WORK PROGRAM									
TOPIC: ECONOMIC DEVELOPMENT									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Concentrate new retail growth close to existing population centers to generate redevelopment activity.	✓	✓	✓	✓	✓	Thomson, McDuffie County, Dearing	Unidentified	Private Sector
2.	Generate additional housing options (density and type) throughout the community to provide the incentive for more workers to become full-time residents and retain younger residents.	✓	✓	✓	✓	✓	Thomson, McDuffie County Dearing	Unidentified	Private Sector
3.	Review and assess services offered to senior citizens in McDuffie County.	✓	✓				Thomson, McDuffie County Dearing CSRARC	\$10,000	General Funds, DCA Funds
4.	Dedicate resources to workforce development to compliment the expanding employment opportunities within the county.			✓	✓	✓	Thomson, McDuffie County Dearing McDuffie County Board of Education	Undetermined	General Funds
5.	Construction of a regional scale event center close to downtown.					✓	Private Sector	Unidentified	Unidentified

TOPIC: HOUSING									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Multi-family housing options should be promoted at targeted locations.	✓	✓	✓	✓	✓	Thomson, McDuffie County, Dearing	Undetermined	General Funds
2.	Significant effort should be made to attract reinvestment to established population centers. (Dearing, Thomson)	✓	✓	✓	✓	✓	Thomson, Dearing	None, can be done through incentives	N/A
3.	Make efforts to retain existing middle-class populations in redeveloping neighborhoods (Dearing, Thomson)	✓	✓	✓	✓	✓	Thomson, Dearing	None, can be done through incentives	N/A
4.	Offer maintenance assistance program to property owners within redevelopment areas regardless of income. (Dearing, Thomson)	✓	✓	✓			Thomson, Dearing	\$100,000 - \$500,000	State and Federal Grant money
5.	Support formation of neighborhood associations within declining neighborhoods. (Dearing, Thomson)	✓	✓	✓	✓	✓	Thomson, Dearing	Staff Time	General Funds



COMMUNITY AGENDA

TOPIC: HOUSING Continued									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
6.	Conduct and maintain a housing needs assessment for all groups requiring special housing to assess their current housing situation and determine an appropriate course of action to remedy any problems			✓	✓	✓	Thomson, Dearing, CSRA RC	\$25,000	DCA Funding, General Funds, State Grants
8.	Develop a rental registration and housing inspection program ensure rental properties meet minimum building and health codes. (Thomson)			✓	✓		Thomson	Staff Time	General Funds

TOPIC: NATURAL & CULTURAL RESOURCES									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Review existing environmental protection ordinances to determine whether or not any additional recommendations in DNR's <i>Rules for Environmental Planning Criteria</i> pertaining to water supply watersheds, groundwater recharge areas, and wetlands should be incorporated into applicable codes.	✓	✓	✓			Thomson, McDuffie County, Dearing	Staff Time	General Funds
2.	Enroll in FEMA's Community Mapping System in order to get its residents discounted rates on federal flood insurance.	✓					Thomson, McDuffie County, Dearing	Staff Time	General Funds
3.	Nominate additional significant historic structures for the National Register of Historic Places.	✓	✓	✓	✓	✓	Thomson, McDuffie County, Dearing CSRA RC	Staff Time	General Funds

TOPIC: COMMUNITY FACILITIES									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Consider "low-impact" development alternatives in rural portions of the county to reduce storm water runoff by using filtration, detention, and retention.	✓	✓	✓	✓	✓	McDuffie County	Staff Time	General Funds
2.	Future park development and location should consider bicycle/pedestrian accessibility and proximity to existing residential development.	✓	✓	✓	✓	✓	Thomson, McDuffie County, Dearing	Staff Time	General Funds
3.	Purchase additional equipment to enhance the current yard waste recycling program. (Thomson, McDuffie County)	✓	✓				Thomson, McDuffie County	\$50,000 - \$100,000	State Grants, Matching Local Funds



COMMUNITY AGENDA

TOPIC: COMMUNITY FACILITIES CONTINUED									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
4.	Require new development, infill development, and redevelopment to provide community space to supplement public parks.		✓	✓	✓		Thomson, McDuffie County, Dearing, CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
5.	Increase police presence and help establish neighborhood advocacy groups to improve park safety. (Dearing, Thomson)	✓	✓	✓			Dearing, Thomson	\$30,000	General Funds, State and Federal Grants
6.	Add pedestrian facilities to new middle school building. (Thomson)			✓	✓		Thomson	\$25,000	Future SPLOST, TE Funds, SRTS Funds
7.	New health and medical facilities should be located close to downtown Thomson to generate activity and spur reinvestment in adjacent neighborhoods.			✓	✓		Thomson, MCRMC	Unidentified	Private Sector
8.	Prioritize rehabilitation of existing facilities or construction of new facilities at existing locations. (Dearing, Thomson)		✓	✓			Thomson, Dearing	Unidentified	N/A
9.	Begin dialogue now about reservation of property for school expansion in appropriate character areas. (Dearing, Thomson)	✓	✓				Dearing, Thomson, McDuffie County Board of Education	Staff Time	General Funds
10.	Construction of a regional scale event center located adjacent to the new municipal government complex.					✓	Private Sector	Unidentified	Unidentified
11.	Apply for U.S. Justice Department's <i>Justice Assistance Grant</i> to support law enforcement services.	✓		✓		✓	Thomson, McDuffie County, Dearing, CSRA RC	\$500,000	Federal Grants
12.	Apply for U.S. Department of Homeland Security's <i>Assistance to Firefighters Grants</i> to assist with operating costs of fire protection and EMS.		✓		✓		Thomson, McDuffie County, Dearing, CSRA RC	\$500,000	Federal Grants

TOPIC: TRANSPORTATION									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Establish an "airport overlay" zoning district within the airport's approach areas. (Thomson, McDuffie County)		✓	✓			Thomson, McDuffie County CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
2.	Adopt a variety of street development standards that combine the FHWA functional classification system with sensitivity to the surrounding development pattern.			✓	✓	✓	Thomson, McDuffie County	Staff Time	General Funds



COMMUNITY AGENDA

TOPIC: TRANSPORTATION CONTINUED									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
3.	Amend subdivision regulations to require developers to dedicate additional right-of-way along existing thoroughfares – or for new thoroughfares - that are identified in the <i>Major Thoroughfare Plan</i> .	✓	✓				Thomson, McDuffie County CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
4.	Adopt access management standards to control the amount of curb cuts on high volume streets.		✓	✓			Thomson, McDuffie County	Staff Time	General Funds
5.	Adopt subdivision regulations which include pedestrian facility requirement on all new development – including road frontages on existing and abutting streets. (Dearing, Thomson)			✓	✓		Thomson, McDuffie County CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
6.	Increase transit options with local residents – particularly to provide linkages to jobs.	✓	✓	✓	✓	✓	Thomson, McDuffie County, Dearing, CSRA RC	Staff Time, \$25,000	General Funds, State & Federal Grants
7.	Consider revisions to existing parking lot design standards. (Thomson)			✓	✓	✓	Thomson	Staff Time	General Funds
8.	Promote on-street parking in targeted areas. (Thomson)	✓	✓	✓	✓	✓	Thomson	Staff Time	General Funds
9.	Adopt industrial street standards for areas where future expansion of industry is targeted. (Dearing, Thomson)			✓	✓	✓	Thomson, Dearing CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
10.	Commit to promotion of mixed-use developments at major thoroughfare intersections. (Thomson, McDuffie County)	✓	✓	✓	✓	✓	Thomson, McDuffie County	Staff Time	General Funds
11.	Follow the recommendations of the <i>Major Thoroughfare Plan</i> .	✓	✓	✓	✓	✓	Thomson, McDuffie County, Dearing	Staff Time	General Funds
TOPIC: BICYCLE – PEDESTRIAN FACILITIES									
1.	Invest in pedestrian infrastructure to serve major trip generators.	✓	✓	✓	✓	✓	Thomson, McDuffie County, Dearing	Undetermined- Project by project basis	TE, GDOT, SPLOST, State and Federal Grants
2.	Calm traffic near major destinations to make pedestrian travel less intimidating.		✓	✓	✓		Thomson, McDuffie County, Dearing	Undetermined- Project by project basis	TE, GDOT, SPLOST, State and Federal Grants
3.	Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects.		✓	✓	✓	✓	Thomson, McDuffie County, Dearing	Undetermined- Project by project basis	TE, GDOT, SPLOST, State and Federal Grants



COMMUNITY AGENDA

TOPIC: BICYCLE – PEDESTRIAN FACILITIES CONTINUED									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
4.	Amend or adopt subdivision regulations requiring provision of bicycle and pedestrian facilities with new development.		✓	✓	✓	✓	Thomson, McDuffie County CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
5.	Establish and fund the gradual construction of an off-street multi-use trails network for increased transportation and recreational options to Thomson-McDuffie County residents.		✓	✓	✓	✓	Thomson, McDuffie County CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds

TOPIC: INTERGOVERNMENTAL COORDINATION									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	The School Board needs to be kept apprised of the short term goals and long term policies contained in the plan in order to ensure that facility expansion is in line with the plans land use recommendations.	✓	✓	✓	✓	✓	Dearing, Thomson, McDuffie County Board of Education	Staff Time	General Funds
2.	The Development Authority should utilize the <i>McDuffie County Joint Comprehensive Plan</i> when proposing locations for new commercial and industrial activity.	✓	✓	✓	✓	✓	Dearing, Thomson, McDuffie County Development Authority	Staff Time	General Funds

TOPIC: LAND USE									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2009	2010	2011	2012	2013			
1.	Create of a natural resource zoning district, standards for conservation subdivisions, amendment of current cluster subdivision standards.		✓	✓	✓	✓	Thomson, McDuffie County CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
2.	Establish a transfer of development rights program in order to protect rural character of identified character areas.				✓	✓	Thomson, McDuffie County CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
3.	Adoption of design guidelines in identified areas. (Downtowns, Lake, etc.)		✓	✓	✓		Thomson, McDuffie County CSRA RC	Staff Time, \$15,000	General Funds, DCA Funds
4.	Encourage higher density, mixed use development at intersections along the new east bypass. (McDuffie County, Thomson)	✓	✓	✓	✓	✓	Thomson, McDuffie County	Staff Time	General Funds



Long-Term Goals and Policies

In addition to the community priorities listed within the short-term work program, the comprehensive planning process has revealed long-term goals that McDuffie County citizens, stakeholders and leaders would like to achieve in order to maintain community prosperity and promote a unique community character. Many of the long-term goals and supporting policies listed in this Section are consistent with, and extensions of, the objectives and strategies contained in the short-term work program. Other long-term goals are distinct from any of the ideas generated in the short-term work program. Regardless, all items in **Figure 2** represent courses of action that McDuffie County intends to take as it charts its future. Where applicable, decisions of the local leadership will be consistent with the ideas contained in the *Community Agenda* “Implementation Program.”

Figure 2: JOINT MCDUFFIE COUNTY– LONG-TERM GOALS AND POLICIES	
TOPIC: ECONOMIC DEVELOPMENT	
A.	Promote the growth of McDuffie County’s medical facilities and look into additional partnering with other medical institutions/organizations in the future.
B.	Concentrate new retail growth close to existing population centers to generate redevelopment activity.
C.	Coordinate with the Chamber of Commerce and other local as well as regional development authorities to achieve desired economic growth outcomes for all sectors – in appropriate locations in the county.
TOPIC: HOUSING	
A.	Promote the development of new housing stock that is accessible to a much wider cross-section of income levels.
TOPIC: NATURAL AND CULTURAL RESOURCES	
A.	Work with the Georgia Natural Heritage Program to determine what measures might best ensure the opportunity to protect critical species that could be affected by future development activity.
TOPIC: COMMUNITY FACILITIES	
A.	There should be a reemphasis on maintenance of existing infrastructure within population centers rather than expansion.
B.	Future school development and location should consider bicycle/pedestrian accessibility and should be located in close proximity to existing residential development.
TOPIC: TRANSPORTATION	
A.	Use Surface Transportation Program and Transportation Enhancement funds to supplement local funds to increase bicycle and pedestrian facilities throughout the community.
B.	Consider imposing impact fees on new development to partially fund the expansion or upgrade of roads.
TOPIC: LAND USE (See “Community Vision”. Recommended development patterns contained within each character area description represent McDuffie County, Thomson, and Dearing’s land use goals and policies.)	

**Appendix: Joint McDuffie County
Report of Accomplishments
2005-2009**

**Appendix: Joint McDuffie County Report of Accomplishments
2005-2009**

McDuffie County

Element	Completed?	Comments
Economic Development		
Provide incentives and assistance for expanding existing industries as well as new industrial investment in order to expand the local tax base and create new job opportunities.	Ongoing	
Continue local efforts to promote tourism.	Ongoing	Active Tourism Programs Clark's Hill Partnership
Replace lost industry, attract new industries.	Ongoing	
Develop Interstate Industrial Park	Substantially Completed	
Complete entrance to east side of I20 Industrial Park (74-acre tract)	Completed	
Enter and display GIS marketing data	Substantially Completed	
Work more closely with metro Augusta area for economic development opportunities.	Ongoing	Clark's Hill Partnership
Promote Augusta Tech campus to train workforce	Ongoing	
Support school and business partnerships	Ongoing	
Continue marketing efforts and the `Feel Good Events` which the Thomson-McDuffie Chamber has been hosting in recent years.	Ongoing	
Build speculative building for industrial purposes.	Ongoing	Successful local events with some outside draw
Eastern Bypass construction	Substantially Completed	Ribbon cutting late 2010
Target new industries and visit industrial prospects	Ongoing	

Appendix: Joint McDuffie County Report of Accomplishments 2005-2009

Element	Completed?	Comments
Natural & Cultural Resources		
Promote quality of life offered by the County	Ongoing	Chamber of Commerce
Maintain local historic register	Ongoing	Tourism Dept. Clark's Hill Partnership
Promote Clarks Hill lake as major recreation site	Ongoing	Clark's Hill Partnership
Promote historic preservation throughout the county	Ongoing	HPC
Promote quality of life offered by the County	Ongoing	Chamber of Commerce Tourism Dept.

Element	Completed?	Comments
Community Facilities		
Promote recycling efforts	Ongoing	
Explore consolidation of fire and police services	Planned	
Upgrade road equipment	As resources permit	
Hire additional law enforcement personnel	As resources permit	
Provide more employee training to become more `customer oriented`	As resources permit	
Extend water and sewer to Three Points Road/I20 Interchange	Planned	
Support hospital renovations, including development of a physicians' office building	As appropriate	
Explore possibility of a joint City-County municipal complex	Substantially underway	Expected completion mid-2011
Construct new fire station on east side of county to replace Fire Station #1	Completed	
Sweetwater Park: Add tennis courts, basketball courts, and picnic pavilions	?	
Expand fiber optics	?	
Upgrade Sweetwater Park: build ball fields, acquire additional land		
Continue airport upgrades	Ongoing	5500' Runway Overlay project in 2010

Appendix: Joint McDuffie County Report of Accomplishments 2005-2009

Element	Completed?	Comments
Community Facilities Continued		
Extend water to eastern side of county (Water District 2)	Substantially complete	
Extend sewer to Dallas Drive, Belle Meade subdivision, 150 and I-20	Complete	
Build new fire station at airport	Complete	
Extend water to Mesena Road	Complete	
Complete two satellite transfer stations for primarily residential use.	NO	Funding not available at this time. When funding is available we will re-assess.
Stripe paved county roads	Substantially Complete	
Continue road improvement program	Ongoing	
Water plant upgrade; increase withdrawal permit level	Complete	
Build new state patrol/Hangar Facility	Ongoing	
Enhance computer support and systems	Ongoing	
Extend sewer to Dudley Nursery	Ongoing	

Element	Completed?	Comments
Land Use		
Modify and upgrade land use and development plans and codes to conform to city's codes.	Complete	
Hire Zoning Administrator/Code Enforcement Officer	Complete	
Develop landscaping ordinance	Ongoing	

**Appendix: Joint McDuffie County Report of Accomplishments
2005-2009**

Element	Completed?	Comments
Land Use : Continued		
Enforce condemnation of dilapidated structures	Ongoing	
Enforce all codes and ordinances currently in place	Ongoing	
Install programs to promote clean, safe neighborhoods	Ongoing	
Promote safe and orderly development	Ongoing	
Promote and encourage quality and affordable housing	Ongoing	
Clean up unsightly areas	Ongoing	

**Appendix: Joint McDuffie County Report of Accomplishments
2005-2009**

City of Thomson

Element	Completed?	Comments
Community Facilities		
Purchase ladder truck for fire department	Complete	2007
Purchase pumper truck for fire department	No	Will purchase in next SP
Obtain ISO rating of 3	In process	Will achieve in 2012
Upgrade City Hall	Not complete	New bldg planned, designed, and funded. Combined with County. Complete in 2011
Water Plant upgrade, increase production capacity	Complete	Big Creek doubled in size. Complete in 2009
Airport: Pave/Light east taxiway	Complete	2003
Airport west apron expansion	Complete	2004
Airport: Replace MIRL (medium intensity runway lighting) with HIRL (high intensity runway lighting)	Complete	2006
Construct terminal building/welcome center	Complete	2003
Airport: security perimeter fencing	No complete	Not funded
Airport: Hangar site preparation, construct hangars	Phase I Complete	Built Two (of Four planned) T Hangars
Airport: Pave and light east taxiway	See above	
Extend natural gas to airport	Complete	2003-2004
Extend water and sewer to airport	Complete	2003-2004
Airport: Install above ground fuel tanks	Complete	2003-2004
Airport: Relocate wind cone and seg circle	Complete	2003-2004
Airport layout plan update	Ongoing	Updated annually, out five years.
Airport: Install light rings/pads	Not complete	Taken off the list
Repair and upgrade existing sewer system and water system	Ongoing	Did some sewer rehab in 2004. Next phase set to do when funded.
Airport: AWOS/NADEN link	Complete	2003-2004

Appendix: Joint McDuffie County Report of Accomplishments 2005-2009

Airport: Ground communication outlet	Complete	2004
Airport: Rehabilitate hangar	Complete	Some painting and maintenance completed
Element	Completed?	Comments
Community Facilities Continued		
Relocate east bypass utilities	Complete	2008
Recycle more types of materials, including plastics, cans, and old bicycles	Ongoing	Recycling all we have a market identified for
Continue exploration of consolidation of police, fire, and other services	Ongoing	Minor discussions but no action
Construct new fire station at airport	Complete	2003
Study combined city-county municipal complex	Complete	Building in Process
Annexation efforts	Ongoing	Some progress made on HWY 17 and west of town, along Cedar Rock Road
Upgrade Peak Shave plant	Complete	Removed
Relocate gas line on Wrens Road	No progress	Not funded, highway not funded either (widening of 17 South)
Sweetwater Park Phase IV: Soccer fields	Complete	
Support development of a multipurpose civic center/gym/community center	Complete	
Sweetwater Park: Add tennis courts, basketball courts, and picnic pavilions	Some progress	Built gym and picnic area
Replace curbs/sidewalks	Some progress	Pitt Street and Downtown
Continue to increase recycling efforts	Ongoing	
Feasibility study and possible implementation of composting program	No progress	
Implement infiltration and inflow program	Ongoing	Did some sewer rehab in 2004. Next phase set to do when funded. Testing ongoing
Replace 2` water lines with 6` lines throughout city	Ongoing	No real progress made...some minor upgrades
Street sign and house ID # program	No progress	
Expand fiber optics	Ongoing	SCADA implementation started
Enhance computer support and systems	Ongoing	
Renovate downtown depot, including bathrooms	Ongoing	Funded for 2010

Appendix: Joint McDuffie County Report of Accomplishments 2005-2009

Element	Completed?	Comments
Economic Development		
Replace lost industries, attract new industry	Ongoing	
Target new industries and visit industrial prospects	Ongoing	
Revitalize downtown area through Façade Grant Program and other initiatives	Ongoing	Created Historic District, reinstated Façade program, adopted sign ordinance
Extend sewer to Advance Auto Distribution Center	Complete	2008
Show/Market I20 Industrial Park	Ongoing	
GIS-maintain high quality data and improve amount and type of data tracked	Ongoing	
Develop Interstate Industrial Park	Ongoing	
Continue local efforts to promote tourism	Ongoing	
Work more closely with Augusta-metro area for economic development opportunities	Ongoing	CSRA RC and Clarks Hill Partnership
Continue marketing efforts and the `Feel Good Events` which the Thomson-McDuffie Chamber has been hosting in recent years	Ongoing	Various
Downtown beautification	Ongoing	Created Historic District, reinstated Façade program, adopted sign ordinance, completed TE grant project, two more to complete
Develop marketing plan for tourism	Ongoing	
Prepare strategic industrial and economic development plan	Ongoing	

Element	Completed?	Comments
Housing		
Enforce housing and subdivision development codes	Ongoing	Hired code enforcement officer
Enforce condemnation of dilapidated structures	Ongoing	Estimated demolition of over 100 homes, buildings

**Appendix: Joint McDuffie County Report of Accomplishments
2005-2009**

Element	Completed?	Comments
Land Use		
Conform zoning ordinances of city and county to be more uniform	Ongoing	
Hire Zoning Administrator/Code Enforcement Officer	Completed	
Develop landscaping ordinance	Ongoing	
Support submittal of National Register nominations for historic properties within city	Ongoing	
Adopt ordinance for protection of groundwater recharge areas	Completed	

RESOLUTION NO. _____

A RESOLUTION BY THE TOWN OF DEARING AUTHORIZING THE TRANSMITTAL OF THE COMMUNITY AGENDA SECTION OF THE JOINT MCDUFFIE COUNTY COMPREHENSIVE PLAN 10 YEAR UPDATE TO THE CENTRAL SAVANNAH RIVER AREA REGIONAL COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW

WHEREAS, the Town of Dearing Georgia, in association with McDuffie County and the city of Thomson has completed the *Community Agenda* section of the Comprehensive Plan 10-Year Update; and,

WHEREAS, the document was prepared according to the Standards and Procedures for Local Comprehensive Planning as required by the Georgia Department of Community Affairs, and a required public hearing was held on **12/14/2009**;

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Dearing hereby transmit the *Community Agenda* section of the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs for review under the Standards and Procedures for Local Comprehensive Planning.

Attest Judy Reenor

Sean Kelley
Sean Kelley, Mayor

12-14-09
Date

12-14-09
Date

RESOLUTION NO. ____

A RESOLUTION BY THE MCDUFFIE COUNTY BOARD OF COMMISSIONERS
AUTHORIZING THE TRANSMITTAL OF THE COMMUNITY AGENDA SECTION OF
THE JOINT MCDUFFIE COUNTY COMPREHENSIVE PLAN 10 YEAR UPDATE TO THE
CENTRAL SAVANNAH RIVER AREA REGIONAL COMMISSION AND GEORGIA
DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW

WHEREAS, the McDuffie County Board of Commissioners in association with the cities of Thomson, and Dearing has completed the *Community Agenda* section of the Comprehensive Plan 10-Year Update; and,

WHEREAS, the document was prepared according to the Standards and Procedures for Local Comprehensive Planning as required by the Georgia Department of Community Affairs, and a required public hearing was held on **12/02/2009**;

BE IT THEREFORE RESOLVED, that the McDuffie County Board of Commissioners hereby transmits the *Community Agenda* section of the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs for review under the Standards and Procedures for Local Comprehensive Planning.

The adoption date of this resolution is December 2, 2009.



Attest



Charlie Newton, Chairman



Date



Date

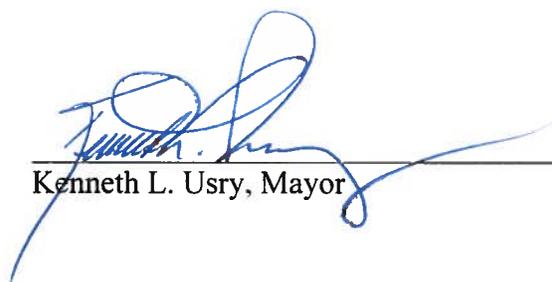
RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF THOMSON AUTHORIZING THE TRANSMITTAL OF THE COMMUNITY AGENDA SECTION OF THE JOINT MCDUFFIE COUNTY COMPREHENSIVE PLAN 10 YEAR UPDATE TO THE CENTRAL SAVANNAH RIVER AREA REGIONAL COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW

WHEREAS, the City of Thomson, Georgia, in association with McDuffie County and the Town of Dearing has completed the *Community Agenda* section of the Comprehensive Plan 10-Year Update; and,

WHEREAS, the document was prepared according to the Standards and Procedures for Local Comprehensive Planning as required by the Georgia Department of Community Affairs, and a required public hearing was held on December 21, 2009;

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Thomson hereby transmit the *Community Agenda* section of the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs for review under the Standards and Procedures for Local Comprehensive Planning.



Kenneth L. Usry, Mayor

Attest



Dianne L. Landers, City Clerk



Date

**A RESOLUTION OF THE TOWN OF DEARING
ADOPTING THE UPDATE TO THE MCDUFFIE COUNTY
JOINT COMPREHENSIVE PLAN**

WHEREAS, The Dearing Town Council, the governing authority of the Town of Dearing, GA has prepared a 10-year update to the *McDuffie County Joint Comprehensive Plan*; and,

WHEREAS, The Town of Dearing's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, The Town of Dearing's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Dearing Town Council that the *McDuffie County Joint Comprehensive Plan* (2009) is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 22 day of February, 2010



Sean Kelley, Mayor

ATTEST:



(Clerk)

**A RESOLUTION OF McDUFFIE COUNTY
ADOPTING THE UPDATE TO THE McDUFFIE COUNTY
JOINT COMPREHENSIVE PLAN**

WHEREAS, McDuffie County Board of Commissioners, the governing authority of McDuffie County, Georgia, has prepared a 10-year update to the McDuffie County Joint Comprehensive Plan; and,

WHEREAS, McDuffie County's Comprehensive Plan Update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, and,

WHEREAS, McDuffie County's Comprehensive Plan Update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning."

NOW, THEREFORE, BE IT RESOLVED by the McDuffie County Board of Commissioners that the McDuffie County Joint Comprehensive Plan (2009) is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 16th day of February, 2010.



Charles G. Newton IV, Chairman

ATTEST:


Annette Finley, County Clerk

**A RESOLUTION OF THE CITY OF THOMSON
ADOPTING THE UPDATE TO THE MCDUFFIE COUNTY
JOINT COMPREHENSIVE PLAN**

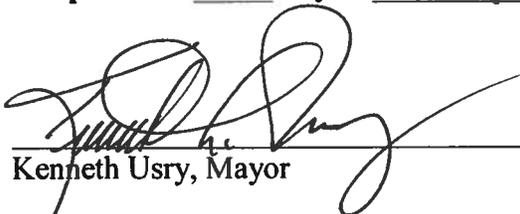
WHEREAS, The Thomson City Council, the governing authority of the City of Thomson, GA has prepared a 10-year update to the *McDuffie County Joint Comprehensive Plan*; and,

WHEREAS, The City of Thomson's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, The City of Thomson's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Thomson City Council that the *McDuffie County Joint Comprehensive Plan* (2009) is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 12 day of Feb, 2010



Kenneth Usry, Mayor

ATTEST:



(Clerk)