

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **McDuffie County, City of Thomson, Town of Dearing**

RC: **CSRARC**

Submittal Type: **Adopted Comp Plan Update**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **2/25/21**

Date Submittal Initially Received by RC: **1/20/21**

Explain Unusual Time-lags or Other Anomalies, when present: Revisions requested on 2/10/21

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

RESOLUTION 21-03
A Resolution of McDuffie County for the Adoption of the
McDuffie County Joint Comprehensive Plan
2021-2025

WHEREAS, the McDuffie County Board of Commissioners, the governing authority of McDuffie County, Georgia in conjunction with the City of Thomson, Georgia, and the Town of Dearing, Georgia, has prepared the *McDuffie County Joint Comprehensive Plan 2021-2025* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

WHEREAS, the *McDuffie County Joint Comprehensive Plan 2021-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *McDuffie County Joint Comprehensive Plan 2021-2025* 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 2021-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 22nd day of February, 2021



Charles G. Newton, Chairman
McDuffie County Board of Commissioners

ATTEST:



Nikki Milburn, Clerk
McDuffie County

Resolution 03-2021
A Resolution of the City of Thomson for the Adoption of the
McDuffie County Joint Comprehensive Plan
2021-2025

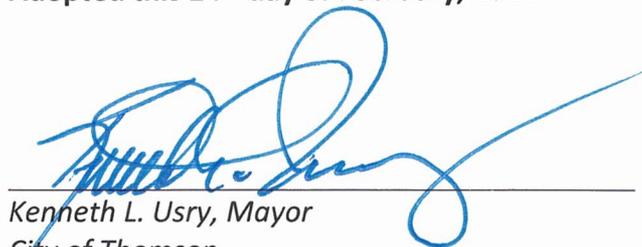
WHEREAS, the Thomson City Council, the governing authority of Thomson, Georgia in conjunction with the Town of Dearing, Georgia and McDuffie County, Georgia, has prepared the *McDuffie County Joint Comprehensive Plan 2021-2025* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

WHEREAS, the *McDuffie County Joint Comprehensive Plan 2021-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *McDuffie County Joint Comprehensive Plan 2021-2025* 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 2021-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 24th day of February, 2021



Kenneth L. Usry, Mayor
City of Thomson

ATTEST:


Lucretia W. Ferguson, Clerk
City of Thomson



**A Resolution of the Town of Dearing for the Adoption of the
McDuffie County Joint Comprehensive Plan
2021-2025**

WHEREAS, the Dearing Town Council, the governing authority of Dearing, Georgia in conjunction with the City of Thomson, Georgia and McDuffie County, Georgia, has prepared the *McDuffie County Joint Comprehensive Plan 2021-2025* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

WHEREAS, the *McDuffie County Joint Comprehensive Plan 2021-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *McDuffie County Joint Comprehensive Plan 2021-2025* 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 2021-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 23 day of February, 2021



Sean Kelley, Mayor
Town of Dearing

ATTEST:



Judy Reeves, Clerk
Town of Dearing





McDuffie County

**JOINT COMPREHENSIVE PLAN
2021-2025**

McDuffie County, City of Thomson and Town of Dearing

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Joint Comprehensive Plan

2021 - 2025

**This document was prepared jointly with the cooperation
of the following local governments:**

McDuffie County

210 Railroad Street
Thomson, Georgia
Adopted: 02/22/2021

The Town of Dearing

4577 Augusta Hwy
Dearing, Georgia
Adopted: 02/23/2021

The City of Thomson

210 Railroad Street
Thomson, Georgia
Adopted: 02/24/2021

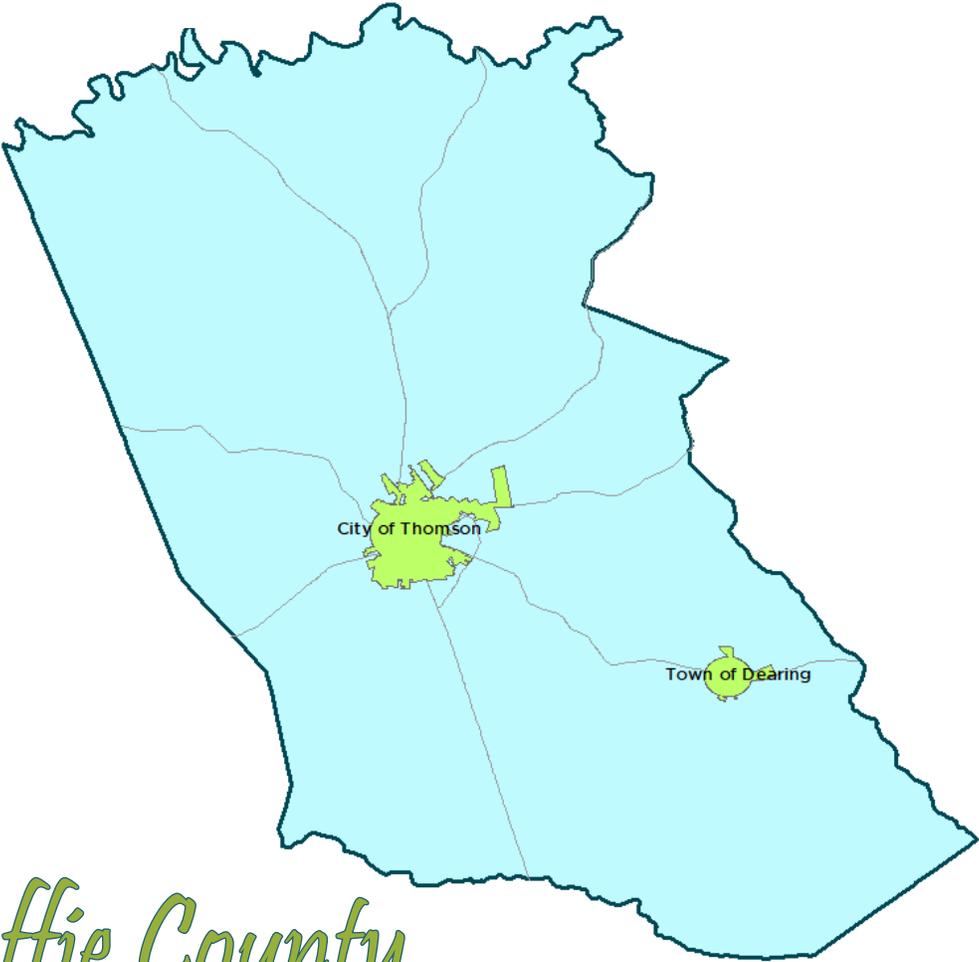
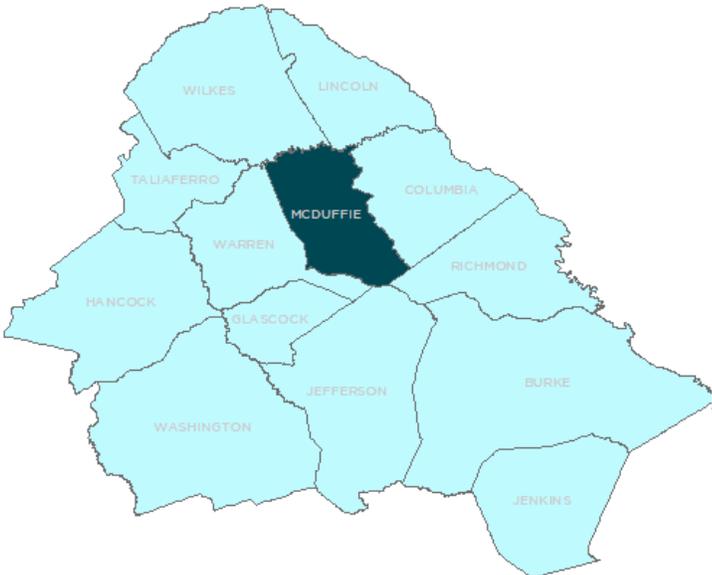
Prepared By:



3626 Walton Way Extension
Suite 300
Augusta, Georgia 30909



*The Central Savannah
River Area Region*



McDuffie County



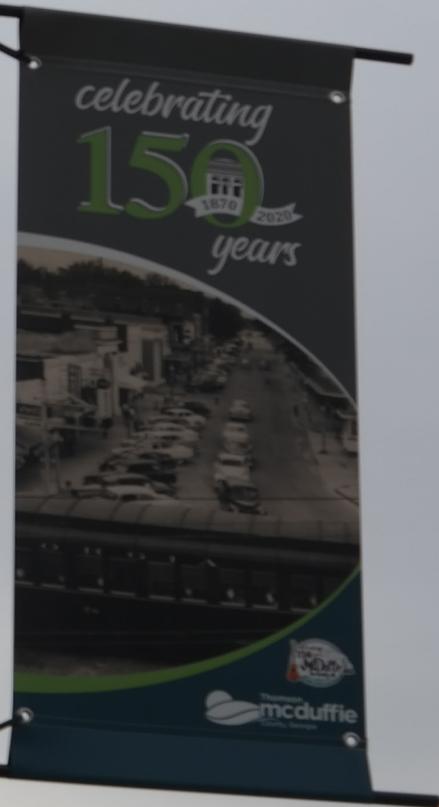


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ATLANTA 134 MILES THOMSON AUGUSTA 37 MILES

UNIVERSITY OF GEORGIA
Athletic Partnership

Magnolia CENTER

Purpose of the Comprehensive Plan

The 2021-2025 McDuffie County Joint Comprehensive Plan provides residents, local officials and other stakeholders with a road-map toward achieving their vision of a county where residents and visitors alike experience a better place to live, work, and play.

Quality community growth, however, can only begin with a locally generated vision and well-structured plan of implementation that has the ability to unite varied segments of society with, often, competing interests.

This comprehensive plan is intended to serve the following functions:

- Lay out a desired future;
- Guide how that future is to be realized;
- Formulate a coordinated, short to medium-term planning program.

The plan document also addresses issues regarding housing, economic development, land use, community facilities, and cultural resources in a coordinated manner, and serves as a guide for how:

- Land should be developed;
- Local housing conditions will be improved;
- Existing businesses should be supported and new economic growth achieved.

In conjunction with the county's Service Delivery Strategy, the comprehensive plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and appropriate policy responses.



I WOKE UP THIS MORNING, I GOT THEM STATESBORO BLUES





Planning Process & Community Involvement

As the objective of the Comprehensive Plan is the realization of the shared vision and goals of a community, public participation in the planning process is of vital importance. This section details the structure of the plan and discusses the ways in which stakeholder input was considered as the plan was created. It also provides a brief overview of the opinions and concerns expressed in the SWOT analysis, needs and opportunities assessment and surveys.



The Comprehensive Plan and Planning Process

Many government agencies make plans for their own programs or facilities, but the Comprehensive Plan is one of the few documents that considers the programs and priorities of many agencies with varied objectives, and accounts for the activities on all land in a given area, both public and private. As the Department of Community Affairs' (DCA) minimum standards for local comprehensive planning state, "the highest and best use of comprehensive planning for local governments is to show important relationships between community issues." Done well, the planning process serves to enhance the efficiency and productivity of coordinated government efforts on all levels.

A comprehensive plan should be developed and structured to realize the shared vision, goals and objectives for all communities involved in the process. DCA's minimum standards for local comprehensive planning require the planning process to follow a standardized set of procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. Consistent public input is a necessary component for the creation of this Plan.

Plan Element	Required	Recommended for	Specifics at
Community Goals	All local governments		110-12-1-.03(1)
Needs and Opportunities	All local governments		110-12-1-.03(2)
Community Work Program	All local governments		110-12-1-.03(3)
Broadband Services Element	All local governments		110-12-1-.03(4)
Capital Improvement Element	Governments that charge impact fees		110-12-1-.03(5)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens HUD CDBG Entitlement Communities	110-12-1-.03(6)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: Are considering new land development regulations Include Target Area in their comprehensive plan Wish to improve aesthetics of specific areas or protect the character of specific parts of their community Citizen community development regulations that are subject to the Zoning Procedures Law	110-12-1-.03(7)
Transportation Element	Local governments that have territory included in a Metropolitan Planning Organization	Communities that: With automobile congestion problems in selected areas Interested in adding alternative transportation facilities for bicyclists, pedestrians, public transportation users That may have too much or too little parking in specific areas	110-12-1-.03(8)

Plan Element	Required	Recommended for	Specifics at
Housing Element	HUD CDBG Entitlement Communities HUD CDBG Entitlement Communities	Communities that: Concentrations of low-quality or dilapidated housing Relatively high housing costs compared to individual/family incomes A jobs-housing imbalance	110-12-1-.03(9)

Public Participation

This section of the Plan focuses on its development at the local level. It details the agencies responsible, the steps taken, and provides documentation of the outcomes of public participation in the process. The public participated in the planning process through the following outreach methods:

- Stakeholder meetings
- Public hearings
- Public engagement at a local event
- Survey
- Social media posts

Stakeholder Committee

A Stakeholder Committee comprised of one or more representatives from each jurisdiction was appointed to lead the planning process. The primary purpose of this committee was assuring that CSRA-RC staff reflect the aforementioned shared vision, goals, and objectives of the community. Representatives included mayors, commissioners, administrators, and other municipal staff. Following is a list of members of the Comprehensive Plan Stakeholder Committee:

McDuffie County

Charlie Newton, Chairman of the McDuffie County Board of Commission
David Crawley, County Manager
Andy Knox, Sr., Board of Education
Mychele Rhodes, Superintendent, McDuffie County School System
Neal Tam, Director of Administrative Services, McDuffie County School System
Georgia Hobbs, Planning Commission
Chase Beggs, Planning and Zoning Director
Don Powers, President/CEO Forward McDuffie

Town of Dearing

Sean Kelley, Mayor of the Town of Dearing

City of Thomson

Kenneth Usry, Mayor of the City of Thomson
Mike Stewart, City Administrator
Donald Toms, City Administrator
Sam Perren, Archway Professional, UGA Archway Partnership



Stakeholder Meetings

The Stakeholder Committee kickoff meeting was held on October 13, 2020 with topics covering items such as the purpose and goals of comprehensive planning, components of the plan document, the timeline for plan development and submittal, needs and opportunities, community goals, and potential policies. Each representative was provided with The Community Work Program from the previous Comprehensive Plan and asked to provide feedback regarding the status of the projects that were identified as priorities for that five-year period. Representatives were also asked to discuss new projects for the upcoming five-year Work Program period.

The second Stakeholder Committee meeting was held on January 6, 2021. At this meeting, the draft comprehensive plan was provided to solicit feedback.

Public Hearings

A joint public hearing was held September 16, 2020 to formally announce the initiation of the comprehensive planning process at the Thomson Depot. A second public hearing was held on January 15, 2021 at the Thomson McDuffie Government complex to solicit public feedback on the contents of the draft document.

Additional Public Outreach

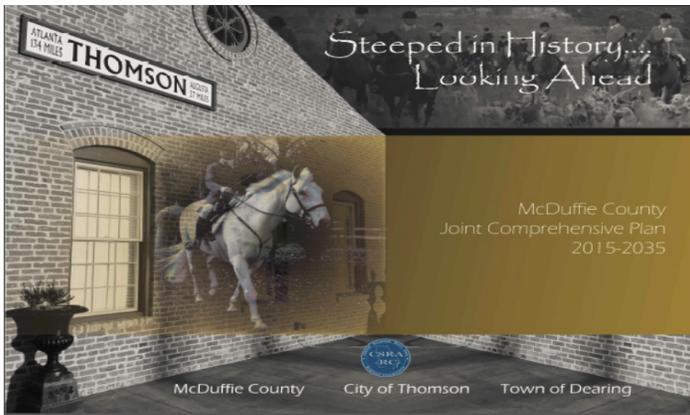
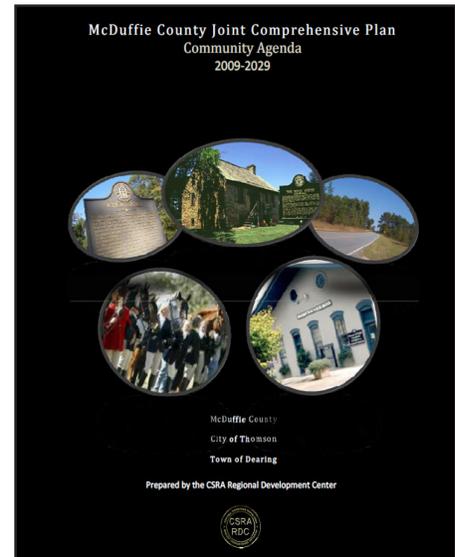
Edward Morrow, CSRA RC Regional Planner attended the virtual Thomson-McDuffie Archway Partnership Executive Committee meeting on May 16, 2020. Covering items such as the purpose and goals of comprehensive planning, components of the plan document, the timeline for plan development and submittal, needs and opportunities, community goals, and potential policies. The SWOT analysis, Community Improvement Survey, and Visual Preference Survey was discussed.

Nicee Long, CSRA RC Planning and Development Specialist attended the McDuffie County Planning Commission Meeting on September 16, 2020. Covering items such as the purpose and goals of comprehensive planning, components of the plan document, the timeline for plan development and submittal. The SWOT analysis, Community Improvement Survey, and Visual Preference Survey was discussed.



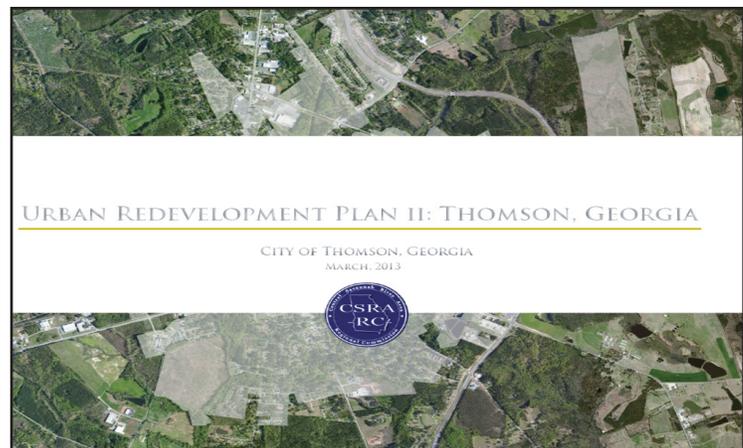
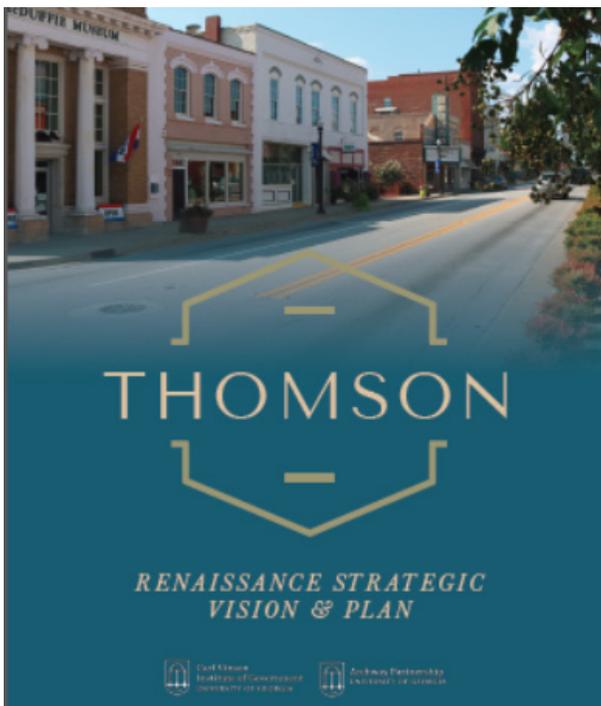
Past Planning Initiatives

McDuffie County is establishing a proud legacy of successful planning initiatives. The Joint McDuffie County, City of Thomson, Town of Dearing Comprehensive Plan: 2015-2035 Consistent with the Georgia Department of Community Affairs (DCA) standards, the plan outlined county and municipal conditions that existed at the time and formulated goals to address those conditions. The McDuffie County Joint Comprehensive Plan 2009-2029 was also prepared by the CSRA-RC and adopted in 2008. This plan provided a full community assessment and created long-term goals regarding economic development, housing, natural and cultural resources, community facilities, transportation, and land use.



The Thomson Urban Redevelopment Plan II was created by the CSRA-RC and completed in 2013. It designated several areas in the community for redevelopment and included suggestions housing, public green space, and bicycle/pedestrian facilities.

The Renaissance Strategic Vision and Plan (RSVP) process began in September 2019. The RSVP plan was developed by the University of Georgia Carl Vinson Institute of Government in collaboration with the Archway Partnership. Step one of the RSVP process provides a fundamental understanding of current conditions in Thomson. Step two involves creating a rendered illustrative master-plan for downtown Thomson. Step three is an implementation plan and a one year work program.



SWOT Analysis

As part of the planning process, the public was asked to complete a 'SWOT' Analysis. SWOT stands for strengths, weaknesses, opportunities, and threats. The information provided the basis for subsequent assessments of needs, opportunities, and, ultimately, formulation of goals and policies.

The results of the SWOT Analysis are summarized on the next few pages. Full results of the SWOT Analysis is in the appendix.



Strengths

- » Location on I-20 and proximity to Hwy 17 and Hwy 78.
- » Strong school system.
- » Strong local church community.
- » UGA Archway Partnership.
- » Hospital and adjacent medical office complex.
- » Community-minded local officials and government employees.
- » Strong and growing small business community.
- » Lake access.
- » A county that believes in keeping local farmers and land conservation as a priority over sprawling suburbia like other surrounding counties.
- » There are many outdoor activities that can be accessed by all community residence with little or no charge (camping, hiking, fishing).
- » County and city police services.
- » RSVP Downtown Revitalization.
- » Lots of local history.
- » Small town living with major amenities nearby while offering some of the basics.

Weaknesses

- » Low average household income.
- » Drugs and Crime and Poverty.
- » Lack of diversity in leadership.
- » Water and sewer infrastructure need improvement.
- » Stagnant/declining tax base.
- » People should be encouraged to be involved.
- » Few amenities to attract young people.
- » Undereducated workforce.
- » Lack of broadband access and adoption.
- » Downtown needs revitalization and event venues.
- » Lack of retail, dining, entertainment, and
- » Rental housing stock is in poor condition.
- » Small animal shelter.
- » No Internet in rural areas.
- » Communication with constituents-some are unable to attend meetings. Results should be communicated through media.
- » Lack of housing stock in \$175,000 and up value.



ATLANTA
134 MILES

THOMSON

AUGUSTA
37 MILES



Opportunities

- » Available land for commercial and industrial growth.
- » Spillover from Columbia County.
- » Lake real estate.
- » Expansion of already successful public events.
- » TIA discretionary funds for streetscapes and pedestrian improvements.
- » Expansion of local healthcare services.
- » Historic sites
- » Expand construction program at Augusta Tech.
- » Opportunity to take advantage of the growth at Fort Gordon.
- » Utilization of camping opportunities in the area.
- » Grow broadband from Columbia County.
Augusta Tech.
- » Many opportunities to make downtown (Thomson) vibrant.
- » Actively market the Cobbham Road Industrial Park.
- » Grow broadband from Columbia County.
- » Exit 169 is undeveloped great area for planned growth.
- » Downtown (Thomson) has alot of structures which could be utilized for small businesses and appeal to younger people.

Threats

- » Competition from surrounding jurisdictions for residents.
- » Economic strength of adjacent jurisdictions (ability to pay police officers, teachers, and other critical workers more).
- » Public perception.
- » Diseases/Pandemics.
- » Digital transformation of economy.
- » Declining state funding.
- » Pace of broadband adoption and community investment elsewhere (McDuffie being left behind - Time isn't on our side).
- » Not having reliable broadband access for businesses is limiting our growth potential.
- » Overall metrics for McDuffie county for income and education are not positive.
- » Crime, poverty, lack of pride for the community.
- » One threat is that leadership in this county will try to be like some of the other surrounding counties in bringing in too much "non-rural" activities, buildings, etc...
- » Allowing population growth to outgrow services and infrastructure.
- » Plethora of cheap and blighted rental property.

Needs and Opportunities

From the community surveys, a list of relatively short-term needs and opportunities focused around the core planning components was developed. The community will take intentional and coordinated action to address these items in the coming five-year work program. Full results of the Community Surveys is in the appendix.



Broadband

Needs

- » Promote digital literacy to increase broadband adoption among segments of the population that are typically adverse to the use of technology.
- » Seek opportunities to make broadband more affordable and/or more widely available to McDuffie County residents.

Opportunities

- » Actively seek opportunities to utilize available broadband infrastructure to improve primary and secondary level educational outcomes.
- » Actively seek opportunities to utilize available broadband infrastructure to support workforce development, and to promote local economic development.
- » Actively seek opportunities to utilize available broadband infrastructure to support public employee training and professional development.

Economic Development

Needs

- » Raise the quality of the McDuffie County workforce.
- » More business in downtown storefronts.
- » Decrease inventory of idling brownfield and greyfield sites.
- » Industrial recruitment and retention.
- » Agricultural tourism and Heritage and historic tourism.
- » Broadband service.

Opportunities

- » Actively seek opportunities to utilize available broadband infrastructure to support workforce development, and to promote local economic development.
- » Intact historic downtowns.
- » Proximity to Interstate 20.
- » Implement the RSVP work program.
- » Collaborate at a multi-jurisdictional level to promote tourism throughout the county.





Housing

Needs

- » To assess the housing conditions throughout the County.
- » Increase the quantity and quality of affordable housing in McDuffie County.
- » Housing options that are attractive for younger families.
- » To address the aging and declining housing stock.
- » Recruit developer for active “retirement” communities.

Opportunities

- » Utilize available technical assistance to seek funding for continued neighborhood revitalization.
- » Land near Belle Meade is ideal for an active “retirement” community.
- » Encourage residential use of multi-story commercial buildings in Downtown Thomson.
- » Infill or redevelopment housing in blighted areas.

Land Use

Needs

- » Lack of consensus about growth.
- » Assess the impact of development and industrial activity on environmentally sensitive lands within the County, especially ground water recharge areas.
- » To establish land use regulation, including for private roads and development standards.

Opportunities

- » Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- » Encourage mixed-use development to promote a live, work, play concept.
- » Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.





Community Facilities

Needs

- » Upgrade or repair aging infrastructure (water and sewer pipes).
- » Upgrade or repair drainage facilities.
- » Upgrade recreational facilities.
- » More trail systems installed.
- » Maintain public safety equipment.
- » Maintain city and county roads and bridges.

Opportunities

- » Actively seek opportunities for funding for critical infrastructure improvements.
- » Actively seek opportunities for funding for recreational and trail system improvements.
- » Implementation of the RSVP for the Music Mile trail and the Railroad Park (playground, splash pad, and dog parks).

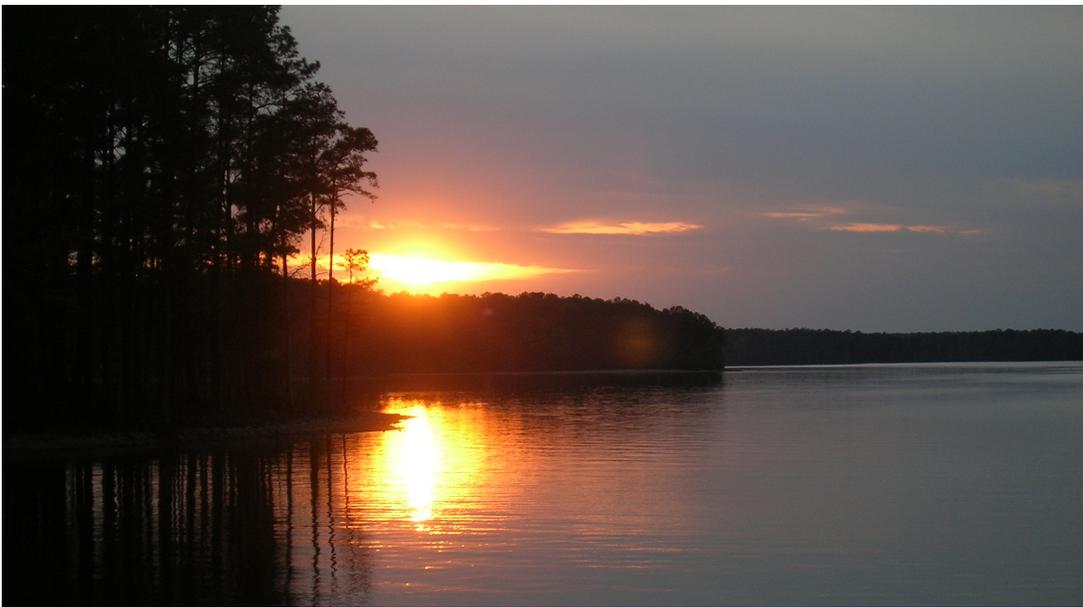
Natural & Cultural Resources

Needs

- » Protect local historic assets through design guidelines and other land use regulations.
- » Assess the impact of development and industrial activity on environmentally sensitive lands within the county, especially ground water recharge areas.

Opportunities

- » Protect McDuffie County's critical environmental assets and promote active lifestyles through continued implementation of the McDuffie County Trails Plan.
- » Historic downtowns and cultural attractions.
- » A beautiful natural landscape.





Community Goals & Policies

Goals are broad statements of understanding that are intended to provide guidance toward a desired future outcome. Goals put short-term decisions in proper context. Goals are some of the most valuable insights gleaned from the comprehensive planning process, in that they shape the ventures into which the community will invest its limited resources.

A community reaches its goals through the establishment of and adherence to supporting policies. The next section details McDuffie County's goals and policies.

Community Goals & Policies

Broadband

Goals:

- Promote digital literacy among McDuffie County residents of all ages.
- Actively support McDuffie County's integration into the innovation economy.

Policies:

- Market McDuffie County's broadband infrastructure in furtherance of economic development efforts.
- Support creation of spaces for entrepreneurial engagement and exchange.

Economic Development

Goals:

- Develop an educated, motivated workforce, prepared for the challenges of an evolving global economy.
- Minimize the effects of jobs-housing imbalance.
- Align economic development efforts with the CSRA's Regional economic development strategy.

Policies:

- Support partnerships for the delivery of training programs and other professional development in furtherance of workforce preparedness.
- Recruit clean, responsible industry to appropriate sites in McDuffie County and its contained jurisdictions.
- Undertake a targeted industry analysis and develop an industry recruitment strategy centered on industries most appropriate for McDuffie County's workforce and assets.
- Explore opportunities to create or improve transit access to local employment centers.
- Actively market McDuffie County's cultural and architectural heritage sites and districts to promote economic development through tourism.
- Explore the creation of incentives for the adaptive reuse of existing commercial and industrial buildings.
- Strengthen the lines of communication with local employers regarding workforce and infrastructure needs through an improved business retention and expansion program.



Housing

Goals:

- Create safe, efficient and affordable housing for McDuffie County residents.
- Enhance the vibrancy of Downtown Thomson by increasing residential use.
- Support the restoration and maintenance of Thomson and Dearing historic housing stock.

Policies:

- Expand opportunities for home ownership for low-to-moderate income households in McDuffie County.
- Ensure housing maintenance initiatives remain a key component of Thomson's community redevelopment efforts.
- Encourage the development of contemporary market-rate housing to diversify the available housing stock.
- Encourage maintenance of historically and architecturally relevant homes.
- Encourage residential use of the upper floors in downtown commercial buildings.

Land Use

Goals:

- Maintain the rural and historic character of McDuffie County.
- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.

Policies:

- Make land use and development decisions that are consistent with the policies of the McDuffie County Joint Comprehensive Plan.

Community Facilities

Goals:

- Maintain all community facilities and capital assets in working order and at capacity to support the needs of McDuffie County residents.
- Provide a full range of services that meet the needs of the McDuffie County's changing demographic base.

Policies:

- Maintain and improve local wastewater handling systems.
- Continually assess, maintain and replace public safety equipment as needed.
- Continually assess recreational facilities and programs to improve accessibility and use.
- Continually assess solid waste management services and facilities to ensure effective long-term service delivery.

Policies:

- Designate local transportation funds for system maintenance.
- Pursue capacity improvements and improved traffic flow through access management features rather than roadway widening.
- Apply character district street standards to more City of Thomson roads, where appropriate.
- Prioritize expansion of existing bicycle and pedestrian infrastructure and pursue development of new bicycle/pedestrian infrastructure when possible.
- Pursue development of identified corridors as multi-use paths in accordance with locally-adopted trails and bicycle/pedestrian plans.
- Pursue improvement and expansion of local transit options.
- Continue investing to maintain critical links to the nation's air and rail transportation systems.
- Continually assess aging services to determine ways in which service delivery can be enhanced.

Natural and Cultural Resources

Goals:

- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.
- Maintain the rural and historic character of McDuffie County.

Policies:

- Support ongoing development of recommendations from the RSVP Work Program.
- Actively market McDuffie County's cultural and architectural heritage sites and districts to promote tourism.
- Improve local historic district regulations and guidelines to better preserve and enhance McDuffie County's historic heritage, and to encourage private investment in historic properties.
- Review and amended land use and development ordinances to ensure the protection of McDuffie County and regional water resources.
- Actively participate in regional water resource planning efforts.
- Regularly reassess solid waste management facility siting parameters to ensure natural and cultural resources are protected.
- Seek development of passive recreation facilities that enable access to McDuffie County's rural ambiance.





Arched windows on the white brick building.

CINEMA

TEMPORARILY CLOSED

WEST BAY

DRIVE



Demographic Overview

The demographic overview aims to provide an understanding of who McDuffie County's residents are, and how the County is changing. Though the accuracy of data from national sources is often disputed for rural communities, these sources do provide a valuable baseline for understanding rural population dynamics. The Census Bureau and other generators of data and analysis commonly utilize statistical methods to produce projections based on trends. These measures are typically offered with a margin of error or confidence interval, and a disclaimer acknowledging that the measures are samples or projections.



Regional Population Trends and Projections

The Governor’s Office of Planning and Budget projects McDuffie County, unlike many other rural CSRA counties, will experience gradual population increase heading into the year 2030. Below is the Residential Population Projections by County 2020-2050.

COUNTY	2020	2025	2030	2035	2040	2045	2050
Burke County	22,307	22,304	22,196	21,936	21,633	21,288	20,685
Columbia County	159,405	176,146	192,137	207,330	221,833	235,898	249,745
Glascocock County	2,945	2,895	2,834	2,775	2,709	2,624	2,537
Hancock County	8,346	8,137	7,872	7,540	7,111	6,738	6,420
Jefferson County	15,271	15,167	14,932	14,584	14,138	13,684	13,172
Jenkins County	8,671	8,764	8,764	8,649	8,407	8,136	7,814
Lincoln County	7,853	7,642	7,411	7,056	6,682	6,349	6,022
McDuffie County	21,263	21,307	21,306	21,118	20,838	20,482	20,190
Richmond County	202,570	206,609	210,374	212,605	212,899	212,933	212,155
Taliaferro County	1,502	1,458	1,399	1,329	1,239	1,184	1,108
Warren County	5,187	5,067	4,951	4,785	4,587	4,347	4,127
Washington County	20,271	20,240	20,263	20,032	19,652	19,286	18,801
Wilkes County	9,667	9,506	9,340	9,196	9,028	8,873	8,732

Source: Governor’s Office of Planning and Budget, Series 2020

Local Population Trend

	1990	2000	2010	2015-2019 ACS	2000-2019 Population Change	2000-2019 Population Percent Change
Population						
McDuffie County	20,118	21,231	21,875	21,455	224	1.10%
Dearing	547	441	549	624	183	41.50%
Thomson	6,862	6,828	6,778	6,593	-235	-3.40%
Georgia	6,478,216	8,186,453	9,687,653	10,403,847	716,194	8.70%

Source: US Census 2000, 2010, and American Community Survey 2015-2019.

McDuffie County has continued to experience slow population incline since 2000 at 1.1% rate. The City of Thomson has declined at a -3.4% since 2000. The town of Dearing has experienced a huge growth of 183 (41.5%) residents since 2000.

Number of Households

Number of Household	2000	2010	2015-2019 ACS	2000-2019 Change	2000-2019 Percent Change
McDuffie County	7,970	8,289	9,350	1,380	17.3%
Dearing	178	210	264	86	48.3%
Thomson	2,609	2,662	2,932	323	12.4%
Georgia	3,006,369	3,585,584	4,283,477	1,277,108	42.5%

Source: US Census 2000, 2010, and American Community Survey 2015-2019.

The number of households in McDuffie County (17.3%) and the City of Thomson (12.4%) increased over the last 19 years. Neither jurisdiction experience growth like the State of Georgia at 42.5%. However, the Town of Dearing experienced a significant growth in the number of households exceeding the State of Georgia at 48.3% number of new households.

Median Household Income

Avg Household Income	2010	2015-2019 ACS	Change	Percent Change
McDuffie	\$35,414	\$43,468	\$8,054	22.7%
Dearing	\$35,865	\$46,136	\$10,271	28.6%
Thomson	\$22,132	\$29,367	\$7,235	32.7%
Georgia	\$49,347	\$58,700	\$9,353	19.0%

Source: US Census 2010, and American Community Survey 2015-2019.

Each jurisdiction in McDuffie County has seen an increase in the median household income from 2010. The largest increase was in the City of Thomson at 32.7%.

FREE
Wireless
Hot Spot

Broadband Services

Access to high speed Internet (broadband) is an important part of life today. Broadband enables greater connectivity and expands possibilities for individuals and families to improve their quality of life. From students in the classroom and professionals providing telemedicine to patients with no rural hospital or clinic, to county staff streaming online training and residents using library computers, broadband touches the lives of citizens of all ages and backgrounds.

This section of the plan provides an overview of broadband and the ACE Act reviews the state of local and regional connectivity.



What is Broadband?

Broadband is high speed Internet. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.” Mbps is megabits per second. These minimum upload and download speeds are essential to quality of service for end user customers. Broadband includes several high-speed transmission technologies, such as fiber optic, wireless, Digital Subscriber Line (DSL) and coax cable. The goal in many communities may be terrestrial service, but mobile or satellite may be the only option. McDuffie County is no exception in many parts of the county.

Different technologies:

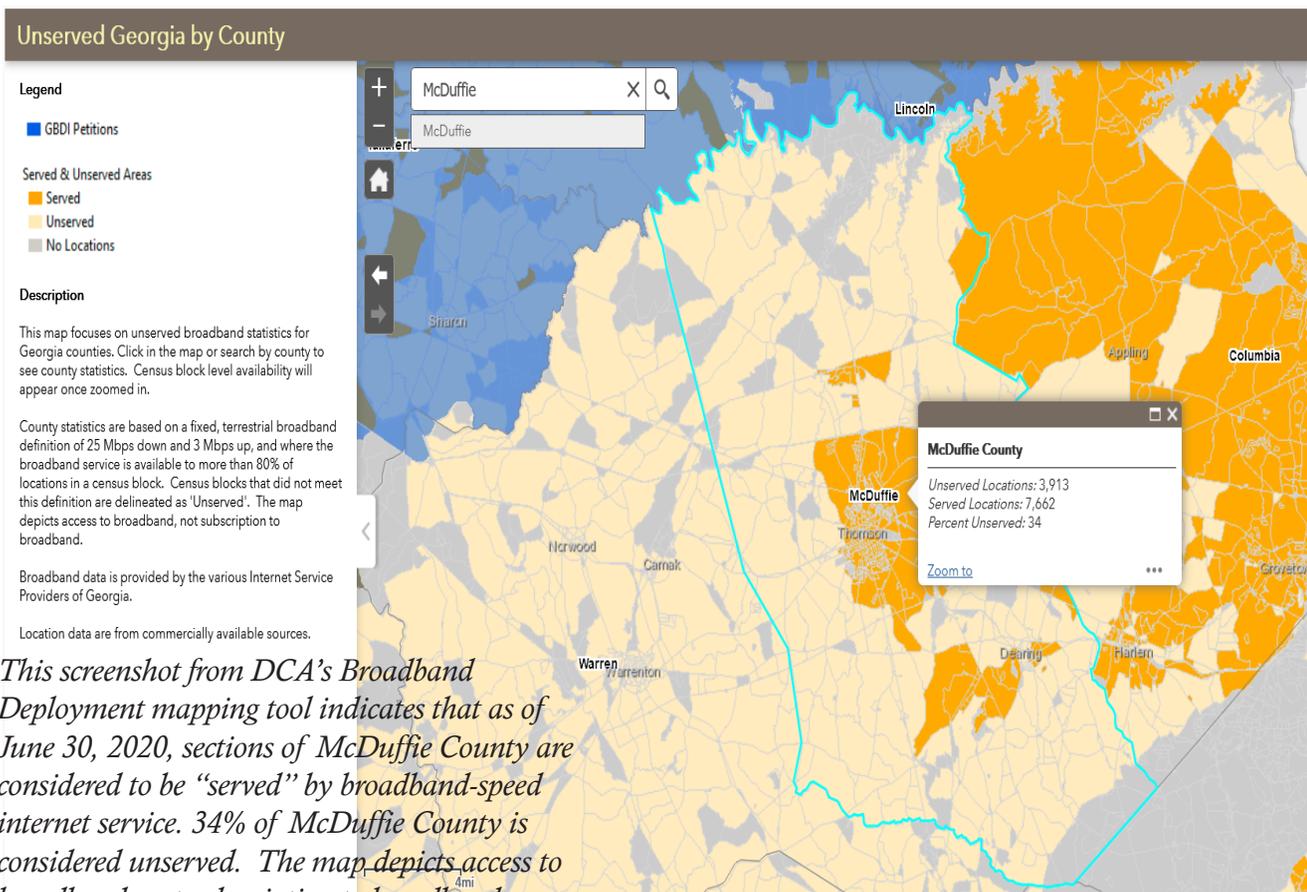
- Fiber optic cable - buried underground and transmits data over light through glass or plastic
- Coax Cable - copper-based infrastructure deployed by cable TV and telephone broadband providers; is described as durable and the dominant technology for residential broadband service. It involves wireless devices or systems providing service in fixed locations.
- DSL - copper-based and offered over traditional telephone networks. It is not as rapid as other technologies and may degrade over distance.
- Wireless is fixed where the wireless systems provide service in fixed locations. Mobile wireless consists of cellular networks that deliver service to mobile end-users. Satellite wireless utilizes geostationary satellites that provide service in low-density locations. Lastly, microwave wireless uses mid-to-high frequency signals to deliver service between line-of-sight locations.



THE ACE ACT

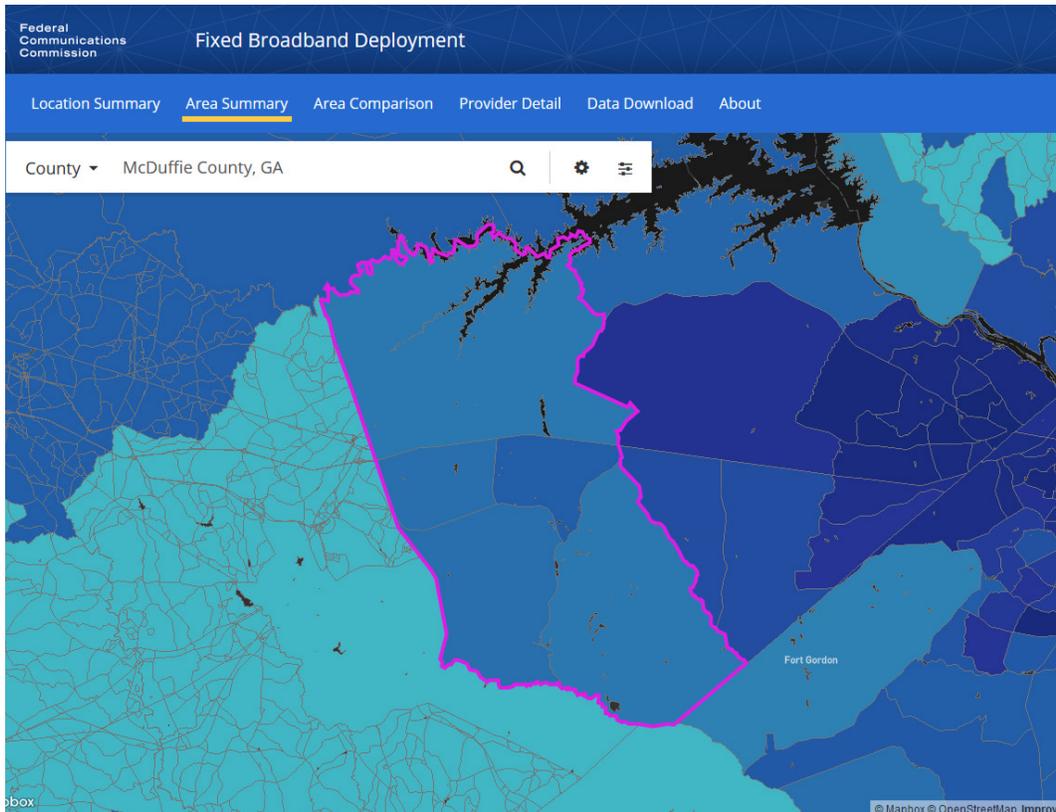
In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” (Senate Bill 402). Provisions in the Act include:

- Requires that each local government in the state incorporate a “Broadband Services Element” into its local comprehensive plan.
- Enables local governments to take advantage of applying for financial incentives (such as grants) for broadband services, if they meet certain criteria.
- Enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies.
- Enables a political subdivision that has a comprehensive plan that includes the promotion of the deployment of broadband services to the Department of Community Affairs for certification as a broadband ready community.
- The Georgia Department of Community Affairs - determine and publish which areas in the state are served and unserved; development and deployment of the Broadband Ready certification program. A served area means a census block that is not designated by DCA as an unserved area. An unserved area means a census block in which broadband services are not available to 20 percent or more of the locations as determined by DCA. The map below is provided by DCA to determine served and unserved areas of broadband service, based on service information collected for the locally-provided addresses.



This screenshot from DCA’s Broadband Deployment mapping tool indicates that as of June 30, 2020, sections of McDuffie County are considered to be “served” by broadband-speed internet service. 34% of McDuffie County is considered unserved. The map depicts access to broadband, not subscription to broadband.

The Federal Communications Commission (FCC) defines ‘broadband’ as high-speed internet is always on and faster than traditional dial-up access. The term includes several high-speed transmission technologies such as DSL (digital subscriber line), cable modem, fiber, wireless, and satellite. Regardless of its method of transmission, a connection is considered to be broadband only if its minimum download speed is 25 Mbps, and minimum upload speed is 3 Mbps.



Rate of Broadband Adoption

Much attention has been paid to the problem of sparse rural broadband infrastructure provision. However, relatively little has been said about how to activate the latent potential that broadband brings to exurban communities. Research on the outcomes of broadband expansion has revealed unexpected trends, among which is the revelation that provision of the infrastructure itself is not typically sufficient to realize the myriad benefits touted. In fact, results suggest that policy makers must broaden their focus to include adoption and efficient use of the technology. More directly, once broadband is available, residents must be willing and able to pay for subscriptions and adequate hardware, and competent to employ the technology for their personal and professional benefit. Research sponsored by the Benton Institute for Broadband and Society developed a four part strategy as being essential to promoting meaningful broadband adoption. The four-part strategy is on the next page.

**1. Providing
Low-Cost
Broadband**

**2. Connecting
digital literacy
training with
relevant content
and services**

**3. Making
Low-Cost
Computers
Available**

**4. Operating
Public Access
Computer
Centers**

	Georgia		McDuffie County		Dearing		Thomson	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total Households	3,758,798	100.00%	8,153	100.00%	230	100.00%	2,581	100.00%
With a computer	3,391,152	90.20%	6,445	79.10%	173	75.20%	1,982	76.80%
With a broadband Internet subscription	3,057,219	81.30%	5,280	64.80%	153	66.50%	1,606	62.20%

Source: American Community Survey 2015-2019

The table above shows the total number of households in Georgia, McDuffie County, the City of Thomson, and the town of Dearing. McDuffie County at 79.10%, the City of Thomson at 76.80%, and the town of Dearing at 75.20% all fall below the state of Georgia with the number of household with a computer at 90.20%. McDuffie County at 64.80%, the City of Thomson at 62.20%, and the town of Dearing at 66.50% all fall below the state of Georgia with the number of household with a computer at 81.30%.

Advancing McDuffie County's Broadband Infrastructure

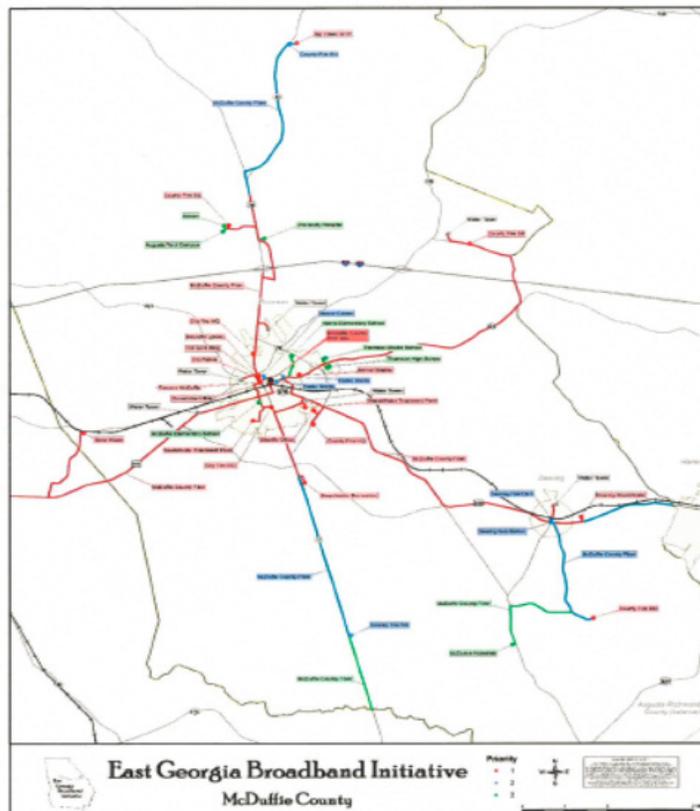
The potential benefits of this strong, reliable connection are clear for all residents and stakeholders. Among them are improved educational, employment and healthcare options for citizens, increased productivity and more efficient operations for businesses, and the potential for competitive new entrepreneurial ventures. To maximize McDuffie County's broadband infrastructure, the County must pursue broadband-related projects that advance these key objectives.

The coming five-year work program will include projects that seek to:

- Increase community access to available high-speed internet through establishment of public wi-fi hotspots and connected community centers;
- Overcome impediments to broadband adoption by promoting digital literacy and the benefits of connectedness for residents, businesses and other stakeholders;
- Create opportunities for the early exposure of secondary-school students to evolving workplace technologies;
- Create an environment for entrepreneurial and startup activity to connect McDuffie County to the innovation economy and the expanding global marketplace.

County Map

The map below shows the locations and priorities that were provided by County officials. RED represents priority 1, BLUE represents priority 2, and GREEN represents priority 3.



AUGUSTA TECHNICAL COLLEGE

Thomson/McDuffie Campus

Peter S. Knox, Jr., Center for Technology



WELCOME

*A Slice
of
Southern
Heaven*

Thomson
McDUFFIE CO GEORGIA

*A Slice
of
Southern
Heaven*
Thomson

WELCOME



Economic Development

A community's employers are one of the key determinants of resident quality of life. This section briefly discusses the firms operating within McDuffie County and the industries in which McDuffie residents are employed throughout the region. This analysis is intended to support local decision-makers in their efforts to facilitate industrial growth and workforce preparedness.



The CSRA Regional Economy

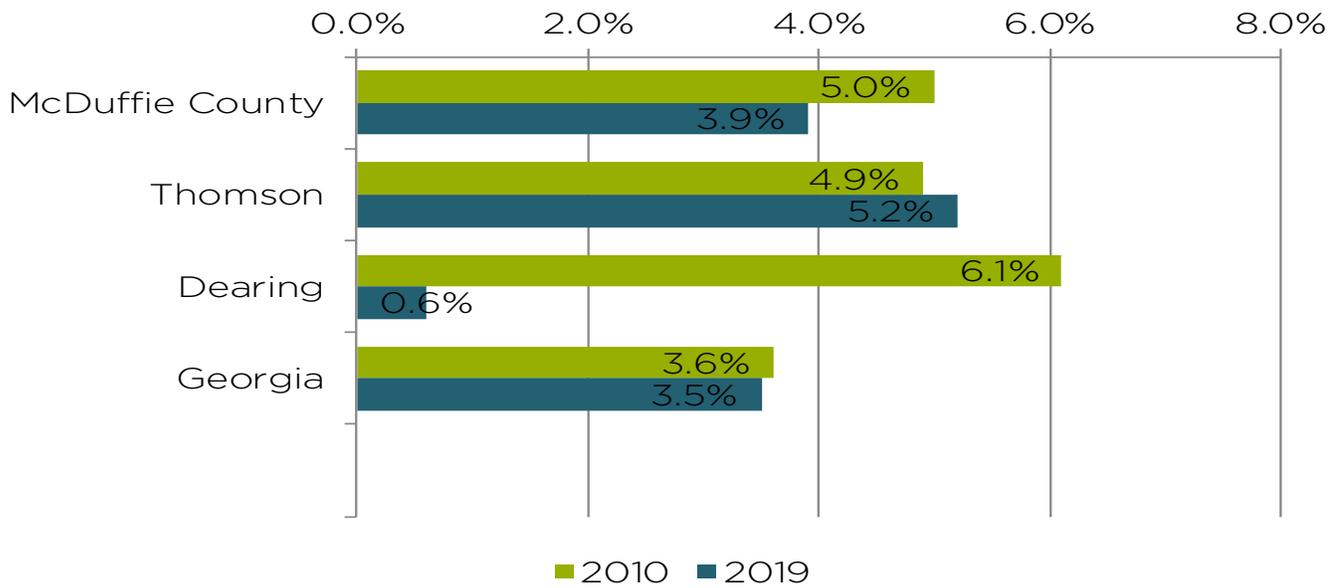
The CSRA economy was built on traditional industries such as manufacturing. Though many firms have departed, the legacy of this critical sector remains. It is still often the largest single generator of jobs in many of the region's rural communities – McDuffie County included.

“Since the Second World War, the foundation of the [regional] economy...has been federal spending, in particular military and defense-related spending.” Fort Gordon, home of the U.S. Army Signal Corps and the U.S. Army Cyber Command, remains the largest employer and driver of the local economy, with an estimated workforce of 26,000 military, civilian and contractor employees, and an estimated economic impact of \$2.26 billion. The completion of the Cyber Command Headquarters in 2020 is projected to bring an additional 1,200 military and civilian personnel. Added to this are other federal, state and local government entities, which make government the largest economic sector in the region. Amazon is adding 800 jobs to the Appling distribution center location in 2021.

An important distinction must be made, however, between the firms operating and jobs available in a given community, and the jobs performed by that community's residents. The long-touted imbalance between jobs and housing means that many people commute vast distances each day, crossing multiple municipal boundaries to reach their place of employment. This also underscores the regional nature of employment, accentuating the fact that residents are often constrained by wages and rents to live in one area, while constrained by the availability of suitable jobs to work in another.



Unemployment Rates



Source: US Census 2010 and American Community

The economic recession of the late 2000s has been devastating to communities across the country. The figure above illustrates the unemployment rate in McDuffie County, Thomson, Dearing, Georgia and the United States. All areas examined experienced decreased unemployment over the study period. The unemployment rates in McDuffie County (3.9 percent) and Thomson (5.2 percent) are slightly higher than the state of Georgia (3.5 percent). However, Dearing's unemployment rate is significantly lower than the state at with only 3 people unemployed the town is at 0.6 percent unemployment. It is important to note that smaller populations are more vulnerable to economic shifts.

Additionally, with nearly half of it's workforce in other counties, McDuffie County unemployment may experience shifts because of those other places. For example, changes in employment in nearby Richmond and Columbia counties may directly effect a portion of McDuffie county residents.



Commuting Patterns

The majority of McDuffie County residents work inside of the county. However, more residents work outside of McDuffie County than in 2000. As illustrated in the table below, the 2019 ACS indicated that 51.7 percent of residents worked outside of McDuffie County, compared to only 34.3 percent that was reported in the 2010 Census. This increase indicates that residents are increasingly seeking employment outside of the county, perhaps due to reductions in workforce at local businesses. Local officials have indicated that some new jobs will be coming to the county. As mentioned previously, officials believe that individuals are moving into McDuffie County from nearby urban counties. The change in residents working outside of the county may be affected by those individuals relocating to McDuffie from nearby counties. Those residents may continue to work in those other counties but live in McDuffie because of a lower cost of living or desire for a more rural lifestyle.

	2010	2015-2019 ACS
Worked in Georgia	8,379	8,146
Worked Outside of Georgia	114	270
Worked in McDuffie County	5,467	3,792
Worked Outside of McDuffie County	2,912	4,354
Percent Worked in Georgia	98.7%	96.8%
Percent Worked Outside Georgia	1.3%	3.2%
Percent Worked in McDuffie County	64.4%	45.1%
Percent Worked Outside McDuffie County	34.3%	51.7%

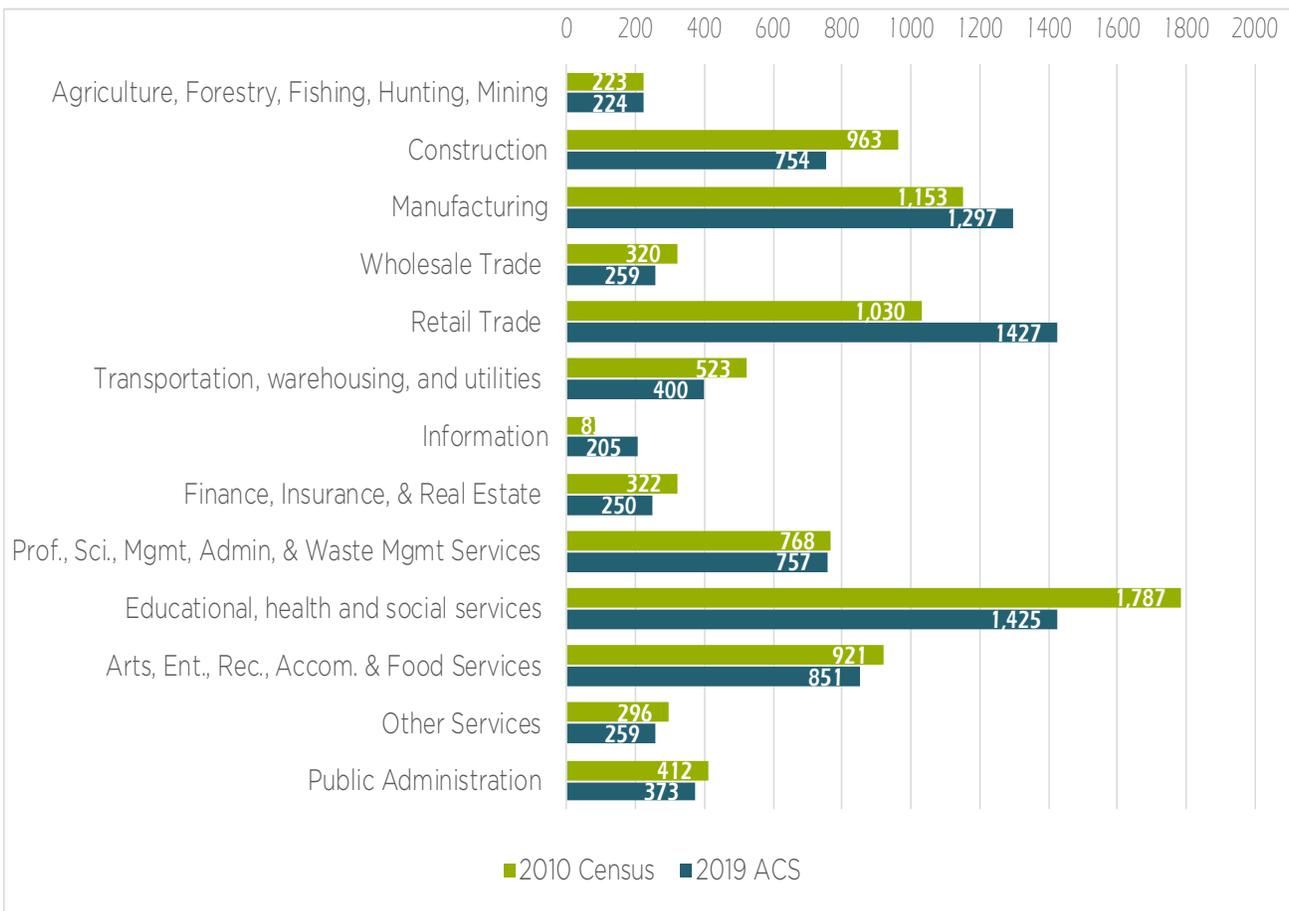
Source: US Census 2010 and American Community Survey 2015-2019



Employment By Industry

An examination of specific economic indicators provides key information vital to helping McDuffie County achieve its economic goals. The figure below illustrates employment by industry from the county from the 2010 Census and 2019 ACS. This data reveals the number of residents employed in McDuffie County decreased from 8,801 in 2010 to 8,481 in 2019, a 4.0 percent decrease.

The two industries with the highest employment are the educational, health, and social services (EHSS) industry and the retail trade industry, accounting for a total of 33 percent of all employees. The majority of the remaining industries also experienced a decline. The manufacturing industry lost the largest number of employees with 359. There was huge growth in Retail Trade at 397.



Source: US Census 2010 and American Community Survey 2015-2019



RSVP Plan

Thomson and the UGA Archway Partnership began working on a Renaissance Strategic Vision and Plan (RSVP) in 2019. The RSVP plan was developed by the University of Georgia Carl Vinson Institute of Government in collaboration with the Archway Partnership. Step one of the RSVP process provides a fundamental understanding of current conditions in Thomson through an extensive public engagement research process. Step two also involves creating a rendered illustrative master-plan showcasing the ideal vision for downtown Thomson. Step three builds momentum while helping to enact the shared community vision in a step-by-step process. Thomson is currently implementing the RSVP work program. Below are some photos of existing buildings and renderings of proposed improvement projects from the Renaissance Strategic Vision and Plan (RSVP). The University of Georgia Carl Vinson Institute of Government is responsible for the photos and renderings on pages 47-50.



"Formerly Addie's Hair Care and Beauty Salon, this building on Main Street was identified in public input as needing some improvement."

"This rendering shows a former beauty salon re-purposed as the imaginary "Addie's Coffee." A coffee shop was often mentioned as one of the destinations people would like to see downtown. The building's exterior has been given a "face-lift," with simple improvements, including painting the awning and adding hand-painted business signage, restoring and painting the wooden storefront black, and installing white exterior shiplap boards to cover the stucco façade above the awning."







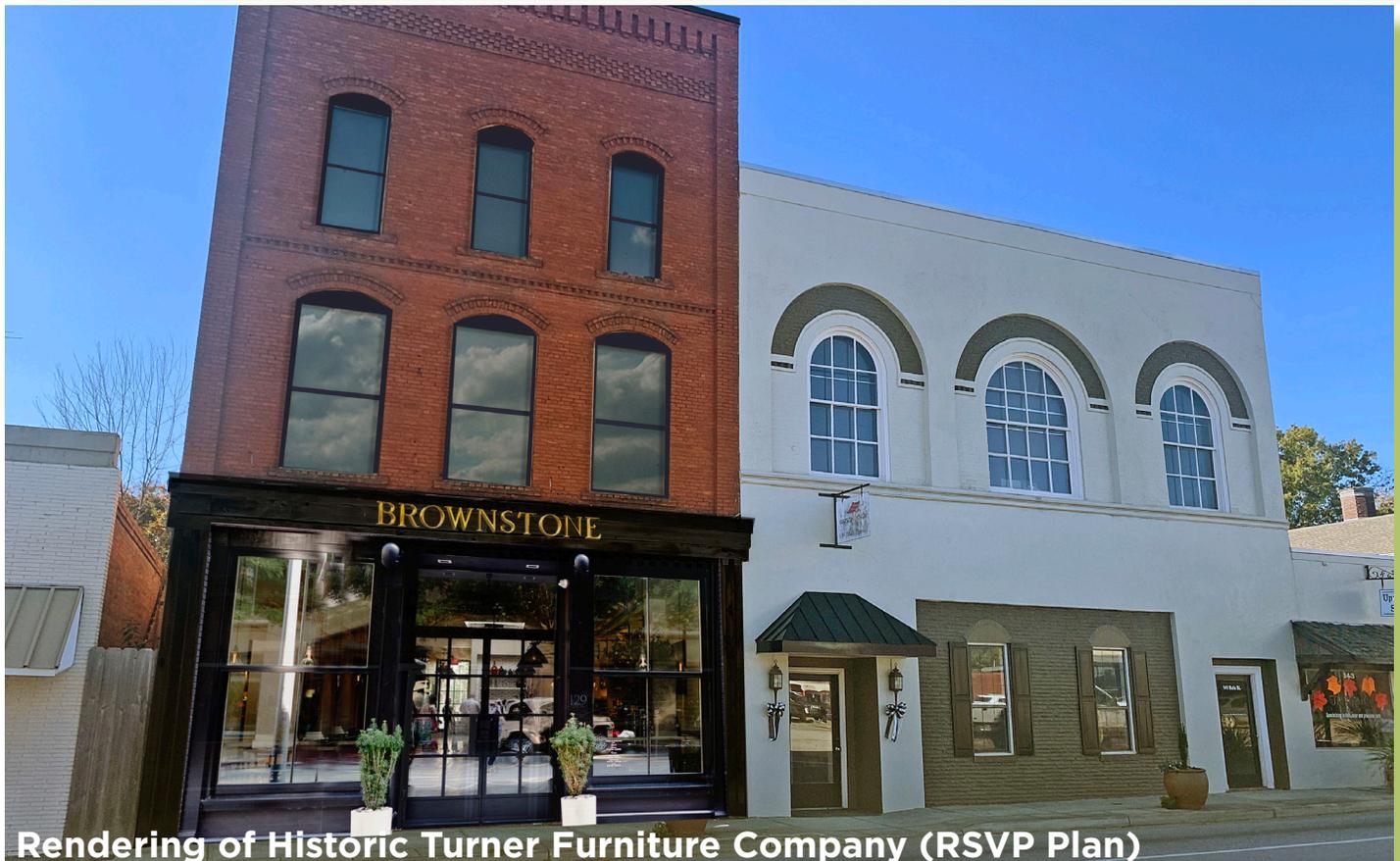
Former Thomson City Hall and Fire Station (RSVP Plan)



Rendering of Former Thomson City Hall and Fire Station (RSVP Plan)



Historic Turner Furniture Company (RSVP Plan)



Rendering of Historic Turner Furniture Company (RSVP Plan)







Housing

Housing types and conditions vary across the county. Examining this information is important because housing conditions within a community provide insight into its economic and social health. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of population decline, stagnant growth, and potentially low quality of life. This section of the plan examines the housing mix, occupancy, home values and age of housing stock.



Existing Housing Stock

Housing is becoming an increasingly contentious matter for the CSRA region as it anticipates a season of growth and economic expansion. A quick glimpse at median gross rents across counties in the region reveals a varied housing market. This is both a strength and a weakness. Individuals who come to the region for (often well-paid) work, and have the means to do so, can have their choice of urban, suburban, rural or even waterfront lifestyle. On the other hand, varied rents also reflect deep gaps in housing availability and quality from one jurisdiction to the next. This ultimately has implications for those whose choices are more constrained. A key focus and goal of the local comprehensive planning process must be the creation of demographically “whole” communities that serve as the fertile ground for nurturing strong families and a competitive workforce. More directly, it is essential that communities offer housing options for residents a of all socioeconomic levels.

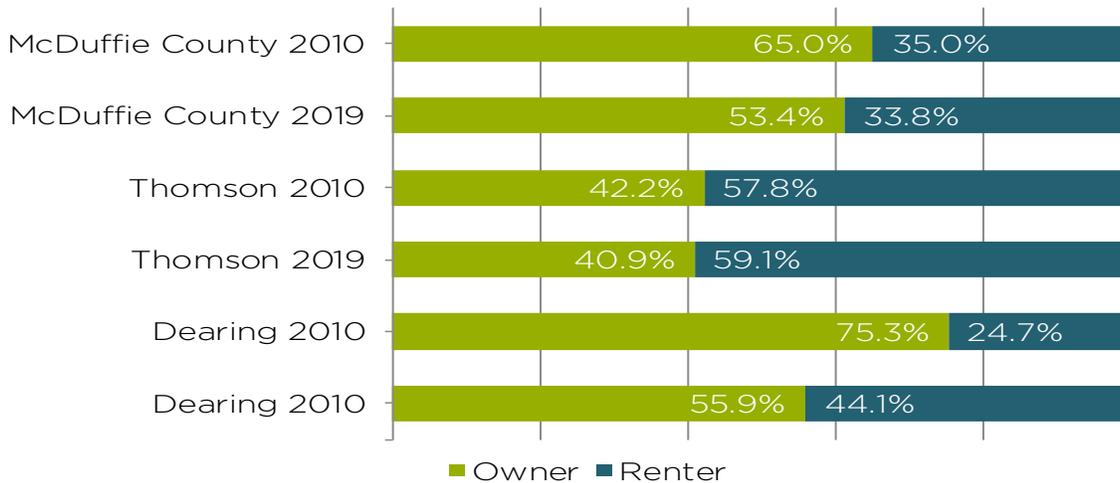
The CSRA’s housing stock generally lacks diversity, but it does include both owned and rented units and mix of housing types. The majority of the region’s housing stock is classified as single-family. Substandard housing, whether due to age or lack of maintenance, is also a concern across the region.



Number of Housing Units

McDuffie County as a whole contains 9,378 housing units according to the 2015-2019 American Community Survey (ACS). This represents a 0.7 percent increase in units since the 2010 Census. Over the same time period, the number of housing units in the town of Dearing grew by 2.7 percent, and the city of Thomson experienced a increase of 2.3 percent.

Occupied and Vacant Housing Units



Source: 2010 U.S. Census and 2015-2019 American Community Survey Estimates

County-wide there has been a shift in the percentage of owner-occupied and rental housing as illustrated in the table above, whereby the percentage of renters in the county is growing and the percentage of owners is declining. Renters occupied a greater portion of housing in 2019 than in 2010. This change is most reflected in Dearing, where the percent of renters was 24.7 percent in 2010 and 44.1 percent respectively in 2019. The county should consider a housing study to evaluate the condition and availability of the housing stock to meet resident needs.



Housing Unit Types

According to the 2019 ACS, roughly 87 percent of the housing stock in McDuffie County is comprised of either single family detached residences (65 percent) or mobile homes/trailers (21.5 percent).

The development of multifamily housing in McDuffie County has experienced limited growth in small (3-9 unit) and large (20+ unit) developments and contraction in medium sized (10-19 unit) developments.

Housing Type	2010	2015-2019 ACS		
	Number	Number	Change	% Change
Total	9,314	9,350	36	0.4%
Single Units (Detached)	5,885	6,085	200	3.4%
Single Units (Attached)	132	72	-60	-45.5%
Double Units	160	322	162	101.3%
3 to 9 Units	509	420	-89	-17.5%
10 to 19 Units	99	136	37	37.4%
20 or More	117	206	89	76.1%
Mobile Homes or Trailers	2412	2109	-303	-12.56%

Source: American Community Survey 2015-2019



Examples of Multi-units in McDuffie County.



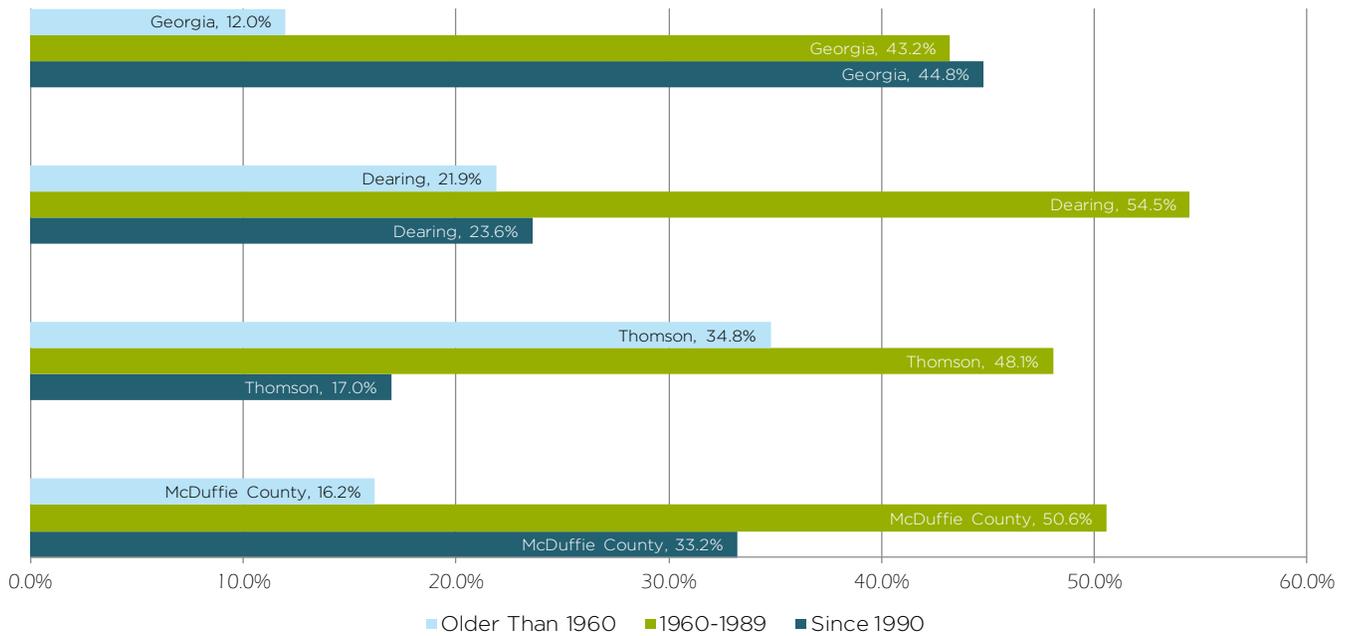
Examples of single units (detached) in Dearing, Thomson, and McDuffie County. Over the last 19 years the number of single units (detached) has increased by 10.1%.



Age of Housing

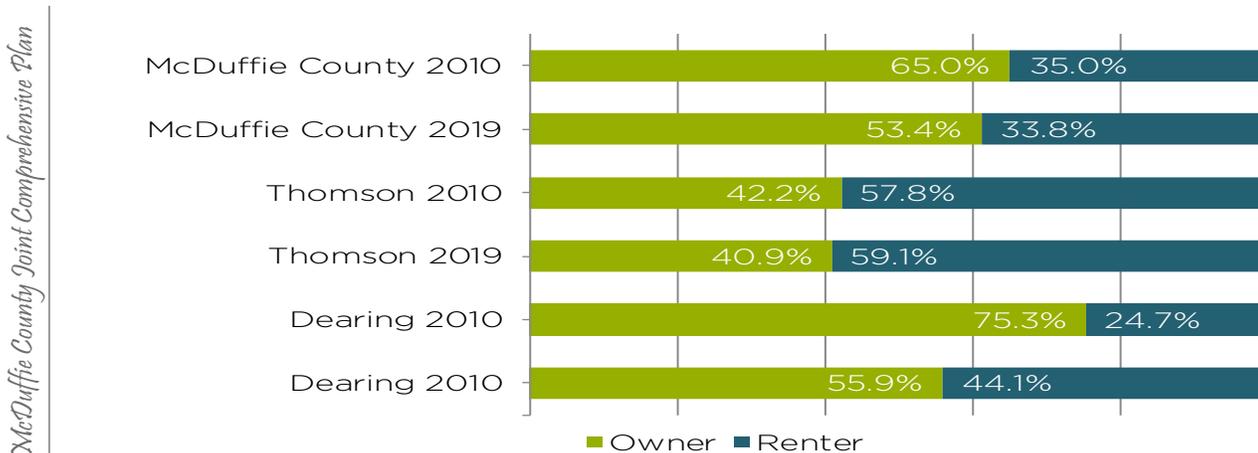
McDuffie County's housing stock is aging. All of McDuffie County had a spike in development in the 1960's leading to a boom in the decade from 1970 to 1980. Activity continued, though at a less vigorous pace, in the 1980's. Around 50% of the current housing stock appeared during this 30-year cycle.

There has been a less intense burst of growth, which occurred between 1990 and 2019, mostly in the unincorporated County. Since 2010 there has been a very small percentage of new housing construction. McDuffie County had 2.4%, Dearing had 1.5%, and Thomson had 2.3% in new housing construction. The growth is significantly less the state of Georgia at 12% new housing construction.



Source: 2015-2019 American Community Survey Estimates

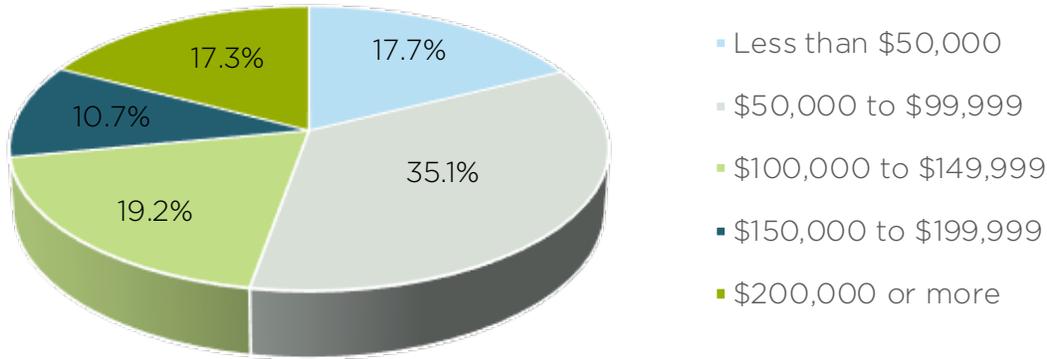
Housing Unit Owner vs Renter



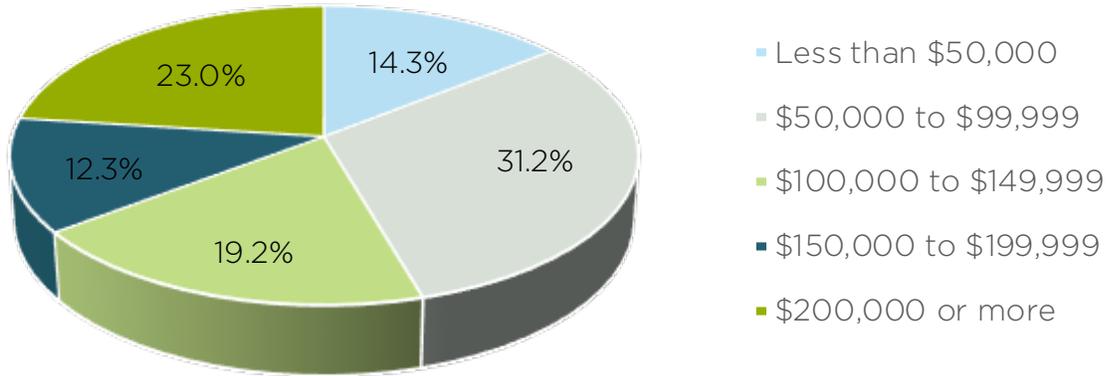
Source: 2010 U.S. Census and 2015-2019 American Community Survey Estimates

The rate of owner occupancy has declined across all areas of the county. The owner occupancy rate stayed steady in McDuffie County. Dearing and Thomson has seen the greatest exodus of owners over the nineteen-year period since 2000.

Owner-Occupied Home Values



Source: 2010 U.S. Census



Source: 2015-2019 American Community Survey Estimates

The value owner occupancy housing has increased since 2010. The median rent income has also increased since 2010.



URP I Pitts Street and Forrest Clary Drive Revitalization Area



The Mayor and City Council of Thomson passed a resolution declaring the necessity to create a Redevelopment Area in cooperation with McDuffie County in February 2005. In 2005, the City and McDuffie County were approved by DCA for a Revitalization Area Strategy. The RAS was reapproved by the DCA in 2011. In 2012, Thomson contracted to with the CSRA Regional Commission to update the Urban Redevelopment Plan and extend the boundaries of the RAS. The RAS expired in April 2016 and the city did not renew the RAS since all the work was completed. The city submitted a new RAS in 2019 for the Sills Branch area.

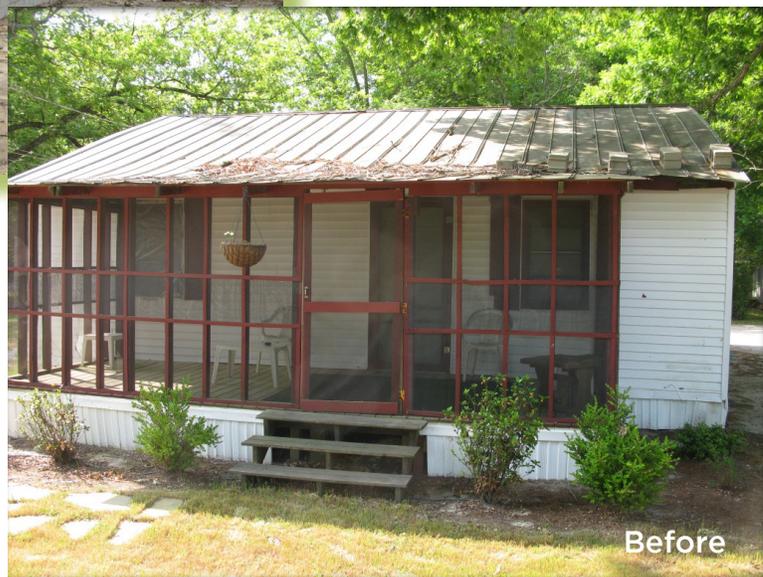
The resolution declares a need for rehabilitation, conservation, or redevelopment or a combination thereof in such area or areas, in the interest of the public health, safety, morals, or welfare of the residents of the City of Thomson and McDuffie County, Georgia. In particular, the resolution identified slum clearance and redevelopment as a primary objective. The resolution identifies the following elements:

- (a) Acquisition of a slum area or portion thereof;
 - (b) Rehabilitation or demolition and removal of buildings and improvements;
 - (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban redevelopment plan, and
 - (d) Making the land available for development or redevelopment by private enterprise or public agencies (including sale, initial leasing, or retention by the municipality or county itself) at its fair value for uses in accordance with the urban redevelopment plan.
- In 2005, it was determined to concentrate efforts in the Strawberry Hill and Pitts Street areas. In order to provide the maximum leverage for starting a Housing Program, the city developed housing program.

Under the CHIP grants, thirteen homes have been rehabbed or reconstructed and four more property owners have submitted CHIP applications. Of the homes that have been completed, three are in the 2009 CDBG target area, two are in the 2010 target area, and three are in the 2011 target area. In total the city/county have rehabbed 21 houses in the revitalization strategy areas.

Also in 2008, the City in conjunction with the county became a Communities of Opportunity. McDuffie County Community Improvement Strategy states: McDuffie County seeks to improve the housing stock in their community by rehabilitating derelict properties and beautifying neighborhoods, with the hope of also reducing crime in those neighborhoods.

Also Thomson-McDuffie County became a member of the GICH program in 2010 and graduated in September 2012. As a result attending the GICH work sessions, the city and county have created a Land Bank Authority, have completed a housing action plan for Thomson-McDuffie County, are studying the benefits of a blight tax and are examining ways to deal with blighted rental property. The GICH committee has conducted a housing market study to determine current and future housing needs. The City is also addressed housing with the code enforcement.



URP I Pitts Street and Forrest Clary Drive Revitalization Area



Before



After

URP II: Sills Branch Revitalization Area



As a result of the Urban Redevelopment Plan of 2005 (URP I), the City of Thomson has successfully implemented the Pitts Street Revitalization Area Strategy (RAS). In 2013 the City updated the Urban Redevelopment Plan (URP II). The URP II identified the Sills Branch Area for the next RAS target area. The URP made identified the following problems and recommendations for this area.

The Sills Branch Revitalization Area is a priority area for infrastructure improvements. The area in which A, B and C Streets are located is subject to overflow of storm-water drainage causing multiple issues for residents and the Thomson Housing Authority as the property owner. This area will need improvement made to underground infrastructure prior to, or in conjunction with, any housing redevelopment activities taking place.

There is a concentration of poverty and low-income housing and lack of housing options in the Sills Branch Revitalization Area.

Findings:

- Current housing located in the Sills Branch Revitalization Area is not sustainable in terms of providing adequate housing for residents.
- The current layout of structures in several areas of the Sills Branch Revitalization Area does not efficiently use the existing acreage.
- Property disposition and proximity to adjacent schools provides the opportunity for enhanced motorized and non-motorized transportation connections.
- The Georgia Urban Redevelopment Law (Sec. 36-61-10) allows local governments to work directly with private developers for residential (and other) uses rather than require a transfer through a development authority.

URP II: Sills Branch Revitalization Area

City activities should focus on creating a mixture of market-rate housing and affordable housing in the Sills Branch Revitalization Area.

- Areas within the Sills Branch revitalization area should be rezoned as a “S” (Special) district, or restrictive covenants applied in order to guarantee preferred development design.
- The current layout of structures in several areas of the Sills Branch Revitalization Area does not efficiently use the existing acreage.
- Property disposition and proximity to adjacent schools provides the opportunity for enhanced motorized and non-motorized transportation connections.
- The Georgia Urban Redevelopment Law (Sec. 36-61-10) allows local governments to work directly with private developers for residential (and other) uses rather than require a transfer through a development authority.
- City activities should focus on creating a mixture of market-rate housing and affordable housing in the Sills Branch Revitalization Area.

Recommendations:

- Prepare design standards for the Sills Branch Revitalization Area
- Prepare a conceptual site plan based for the Sills Branch Revitalization Area based on the “Governing Principles” presented in Chapter 3 of the URP, that includes an estimate of the cost of infrastructure relocation, improvement and construction.
- Develop neighborhood street standards to compliment building designs on flanking properties.
- Engage residents during the preparation of the concept plan.
- Prepare applications for CDBG funding of infrastructure improvement within the Sills Branch Revitalization Area.
- Apply safeguards during property transfer to ensure that a minimum number and percentage of units are made available for participants in the city’s affordable housing programs.

The city completed 6 housing rehabilitations in the Sills Branch Revitalization Area. The city is scheduled to complete an additional 6 housing rehabilitation with the 2020 CDBG project.







Natural & Cultural Resources

Natural and cultural resources are often unrecognized community assets that contribute to the vitality and sustainability of the county. They have the potential to draw visitors who value natural beauty or historic character. These assets can be connected to similar resources in other counties for regional tourism.

As conditions change, it is important to focus efforts on protecting critical natural features like watersheds, and avoid hazards like floodplains. When development decisions are made, the natural and cultural resources that make McDuffie County unique must be considered.





Environmental Planning Criteria

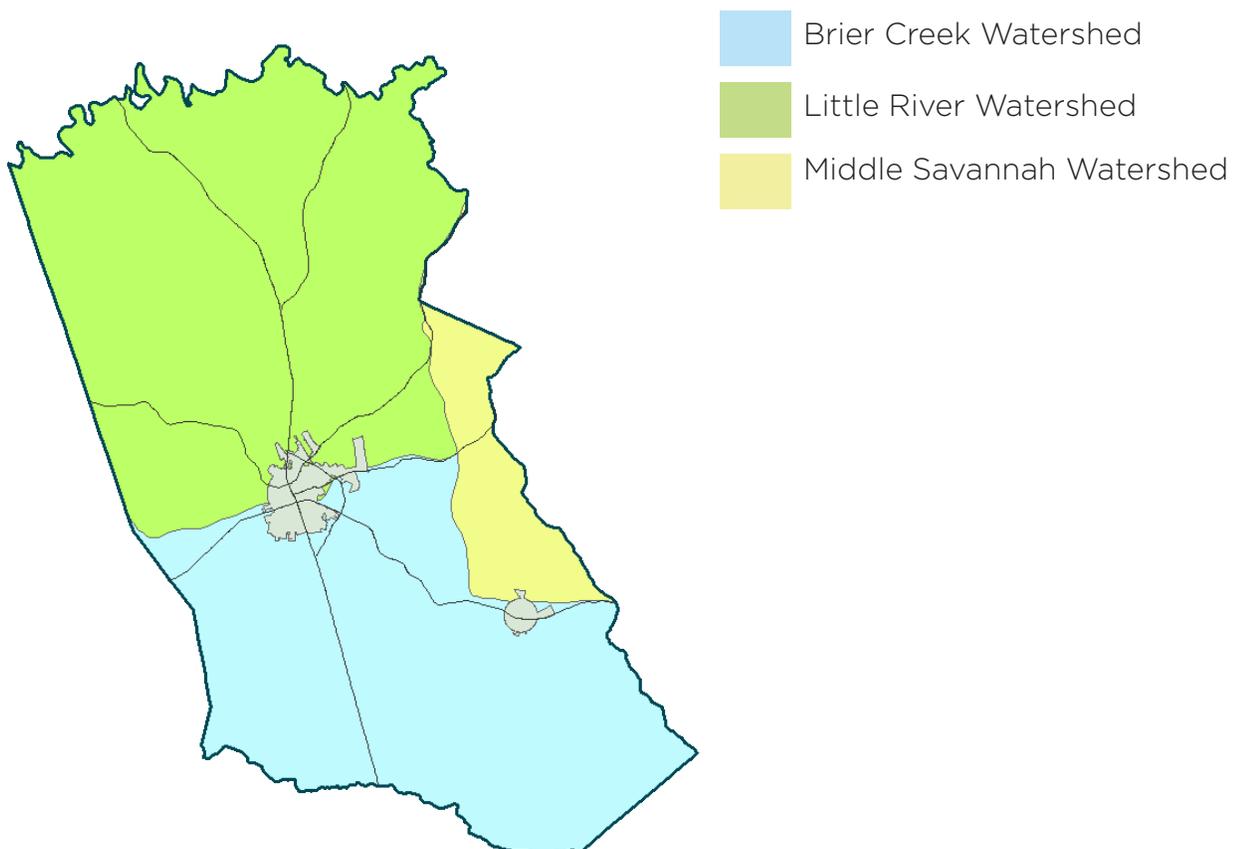
The State of Georgia's Environmental Planning Criteria recognize the inherent need of balancing human development activity with the protection of the natural environment. This recognition is represented by minimum planning criteria established by the state (and implemented by the Georgia Department of Natural Resources) for the protection of: water supply watersheds, groundwater recharge areas, wetlands, and river corridors.

The locations of three (3) of these critical environmental areas in McDuffie county (groundwater recharge areas, wetlands, and river corridors) are illustrated on the maps on the following pages.

Public Water Supply

The potable water supply in McDuffie County and its municipalities is primarily supplied by surface lake extraction (further explained in the "Community Facilities" section). In combination with extraction and filtration, these naturally occurring water sources are important components to supplying residents with potable water. Watersheds and Groundwater Recharge Areas are important components to public water supply.

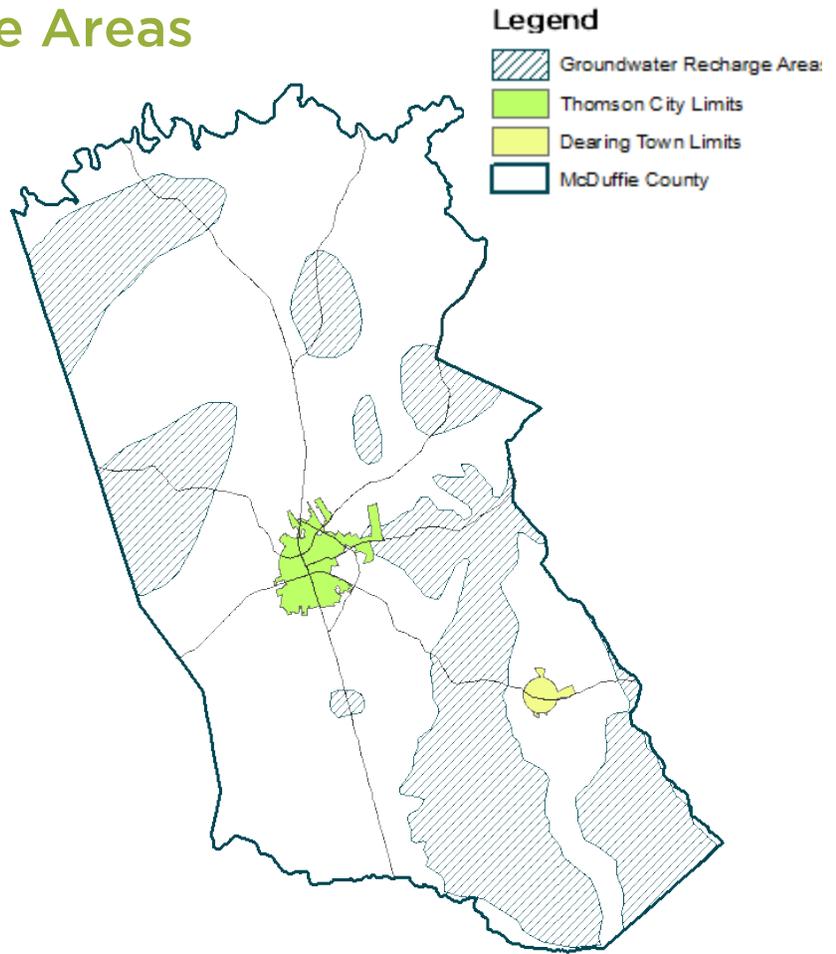
Watersheds are land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.



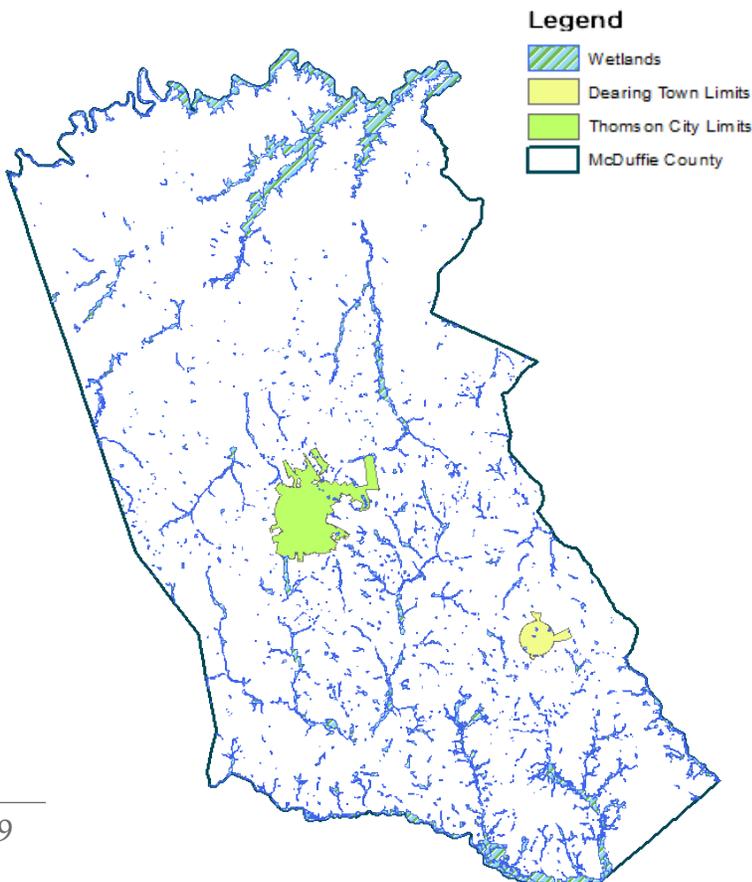
Groundwater Recharge Areas

Groundwater Recharge Areas are specific surface areas where water passes through the ground to replenish underground water sources.

These areas should continue to be protected because contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.



Wetlands



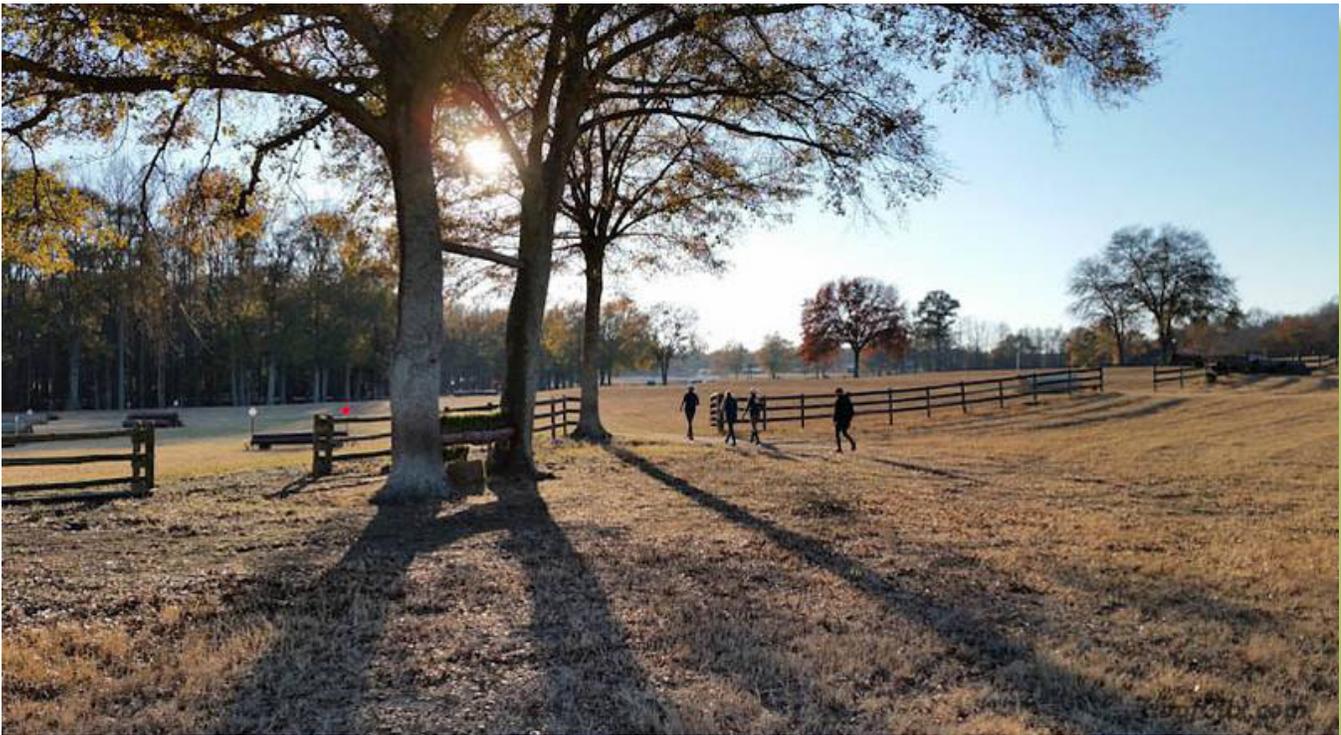
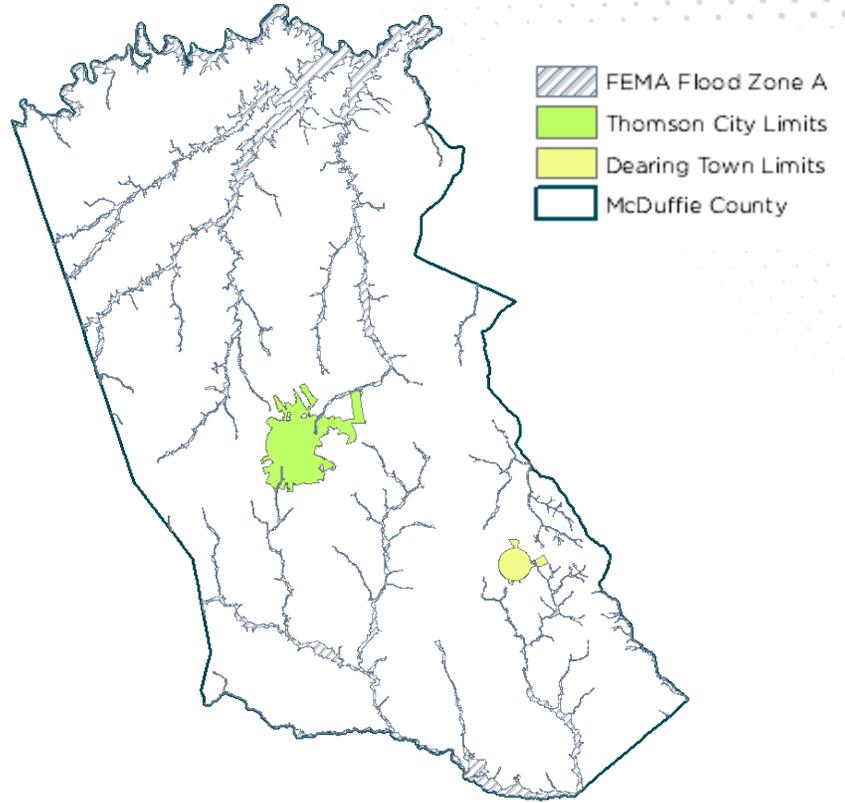
Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species that have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

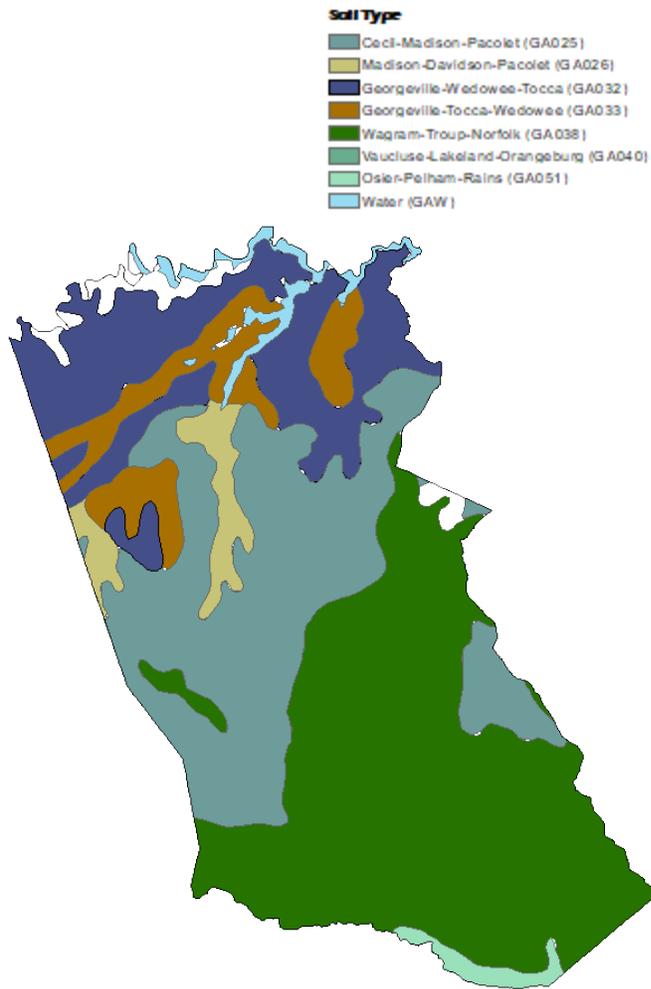
- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

Flood Plains

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. The map depicts the designated flood zones as determined by the U.S. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Areas located within the 100-year flood plain are in Zone A.



Soil Types



The United States Department of Agriculture’s Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas. A soil profile represents an arrangement of soil layers of varying thickness and physical and chemical properties. Two (2) of these soil profiles are found in McDuffie County. They are: Southern Piedmont -

Characterized by steep to gently rolling thin and well drained red soil with sandy loam surface layers over sandy clay to clay subsoils. This area has fair to good suitability for building foundations and fair to poor suitability for septic tanks.

Carolina & Georgia Sand Hills -

Consists of a belt of gently sloping to steep, well-drained soils originally derived from marine sands, loams, and clays. The area is largely covered with sparse forest of scrub oaks and pines and has poor to good suitability for residential development and commercial-industry uses.

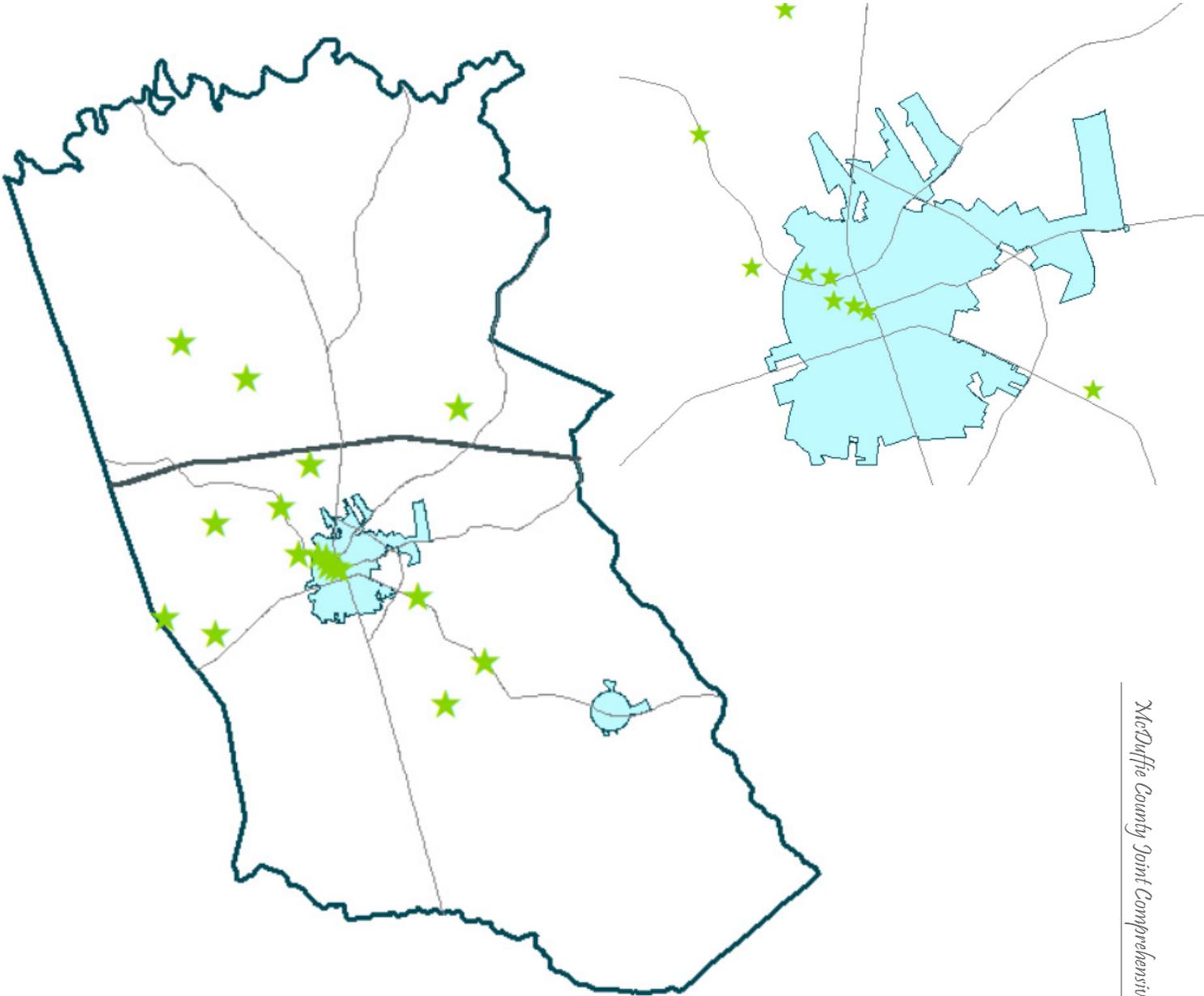
Different types of soils are represented in McDuffie County. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample. The following are the seven (7) types of soils found in McDuffie County:

- Cecil-Madison-Pacolet
- Madison-Davidson-Pacolet
- Georgeville-Wedowee-Tocca
- Georgeville-Tocca-Wedowee
- Wagram-Troup-Norfolk
- Vacluse-Lakeland-Orangeburg
- Osier-Pelham-Rains

Historic and Cultural

McDuffie County has six historic districts and 11 individual historic resources listed in the National Register of Historic Places that represent a significant number of historic sites, structures, and buildings.

- Boneville Historic District • James L. Hardaway House • McNeill House
- Bowdre-Rees-Knox House • Hayes Line Historic District • Old Rock House
- Thomas Carr District • Hickory Hill • Pine Top Farm • Hillman-Bowden House
- Sweetwater Inn • Usry House • John Moore Lazenby House
- Thomson Commercial Historic District • Thomas E. Watson House
- Wrightsboro Historic District • 1810 West Inn (demolished in 2019)

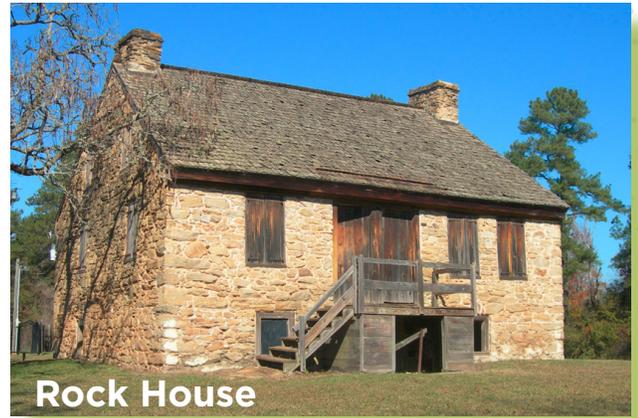




Thomas E. Watson House

Other historic resources throughout McDuffie County, Thomson, and Dearing are eligible for National Register listing. Dearing has an intact historic town that would be eligible citywide as a National Register district.

Ownership of the Rock House was transferred to McDuffie County with the intent to protect the rural resource and to develop and implement a property management plan. A volunteer restoration committee participates with the McDuffie County Tourism Dept. to plan for restoration of the building and site and interpretation for public education. The Old Rock House is Georgia's oldest intact stone house built in 1785.



Rock House

Wrightsboro Historic District was established to serve as a rural Quaker community before the American Revolution and is noted for being one of the oldest continuously inhabited English colonial settlements. It covers approximately 800 acres and is composed of historic buildings and structures, landscape features, and historic archaeological sites associated with the founding, settlement, and historical development of Wrightsboro from 1767 to the 1920s. The Historic Wrightsboro Foundation promotes educational programs for its historic properties of a general store, log cabin, rock chimney, and holds programs in an interpretive center. McDuffie County owns the circa 1810 Wrightsboro Church and cemetery associated with the Quaker settlement. McDuffie County will develop a property management plan for the Old Rock House and Wrightsboro Church and cemetery through grant resources.



Hickory Hill



Hillman-Bowden House



Wrightsboro Methodist Church



Thomson Depot

The Thomson Depot is the central focus and historic community landmark of downtown Thomson. One of the most important programs for preserving the architectural environment of a city or county is the Certified Local Government program. McDuffie County and the City of Thomson each have ordinances and historic preservation commissions (HPC) adopted. The active Thomson HPC has a citywide locally designated district for design review where an applicant for a building permit must first apply for a certificate of appropriateness for their plans and appear before the HPC. McDuffie County and Thomson's historic preservation commissions are seeking to combine their HPCs into a joint commission.



McDuffie County Museum



McNeil House



UNITED STATES POST OFFICE

GA 30824

FORWARD McDUFFIE

Economic Development
Chamber of Commerce
Tourism

WELCOME

*A Slice
of
Southern
Heaven*

Thomson

McDUFFIE, GEORGIA





Community Facilities

Community facilities and services are a critical component of life in McDuffie County. These facilities and services contribute to the health, safety and welfare of residents, help to improve the overall quality of life, and often foster new business and residential development opportunities. Community facilities include public safety, education, parks and recreation, hospitals, and cultural and historic assets.

An effective local government continually assesses and makes efforts to enhance the service operations of the facilities provided in an effort to offer residents and other stakeholders value for their investment in the community.

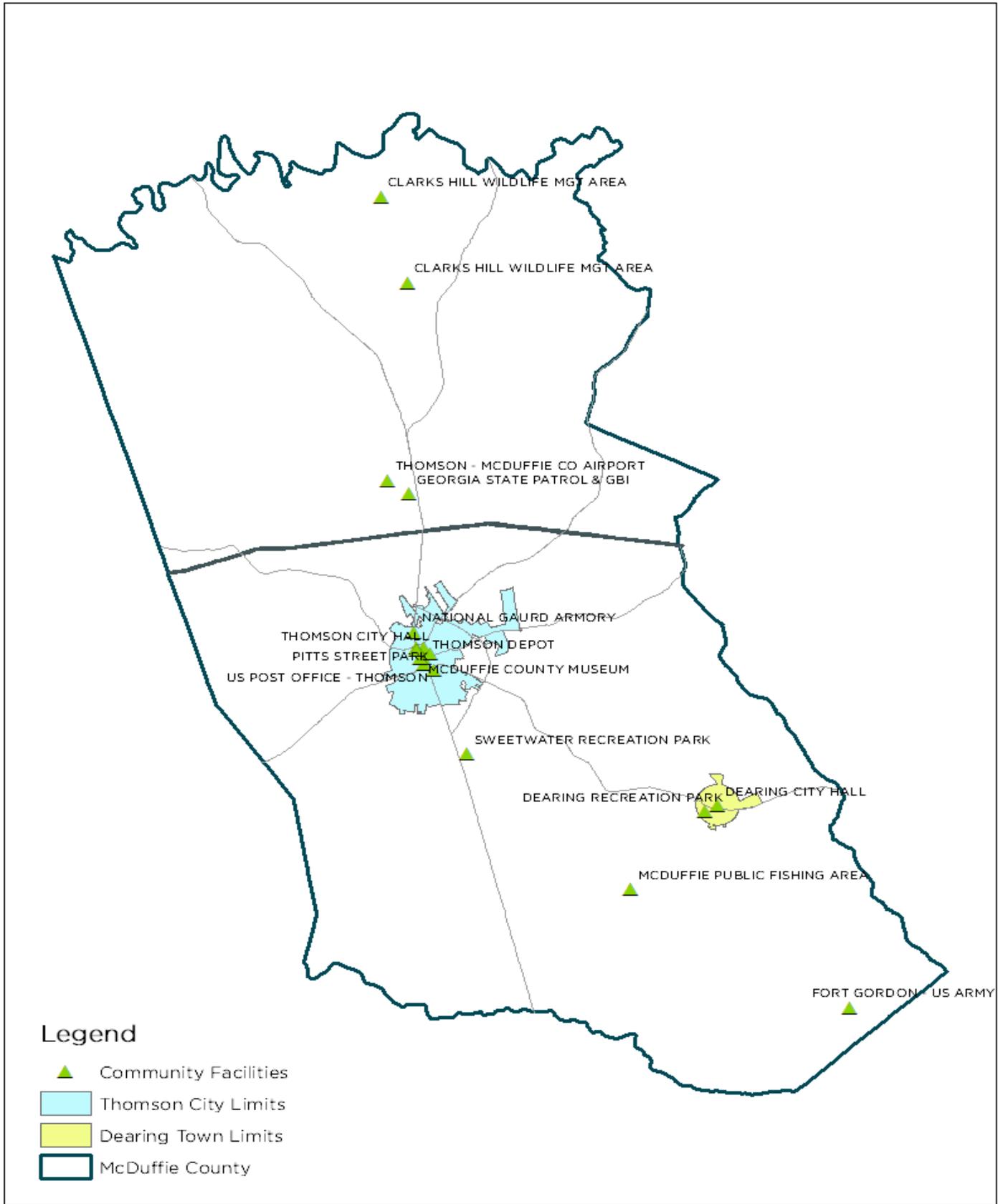


In order to promote community-wide economic development and improve the quality of life for a community's residents, the effective maintenance of public facilities and services is crucial. Rural communities like as McDuffie County which have experienced population decline may find it particularly difficult to maintain existing infrastructure in a manner that does not stress the personal finances of the existing population - not to mention searching for resources to fund new infrastructure to attract additional growth.

McDuffie County communities collectively provide or support numerous public services which benefit citizens, business owners and property owners. Local public services include standard infrastructure categories such as: water, sewer, streets, public safety, EMS, educational facilities, among other. In addition, the jurisdictions have collaborative arrangements for specialized service categories such as: economic development, community development, code enforcement, and parks and recreation.

This section does not provide a detailed inventory, but rather an overview of key community-provided services and facilities.





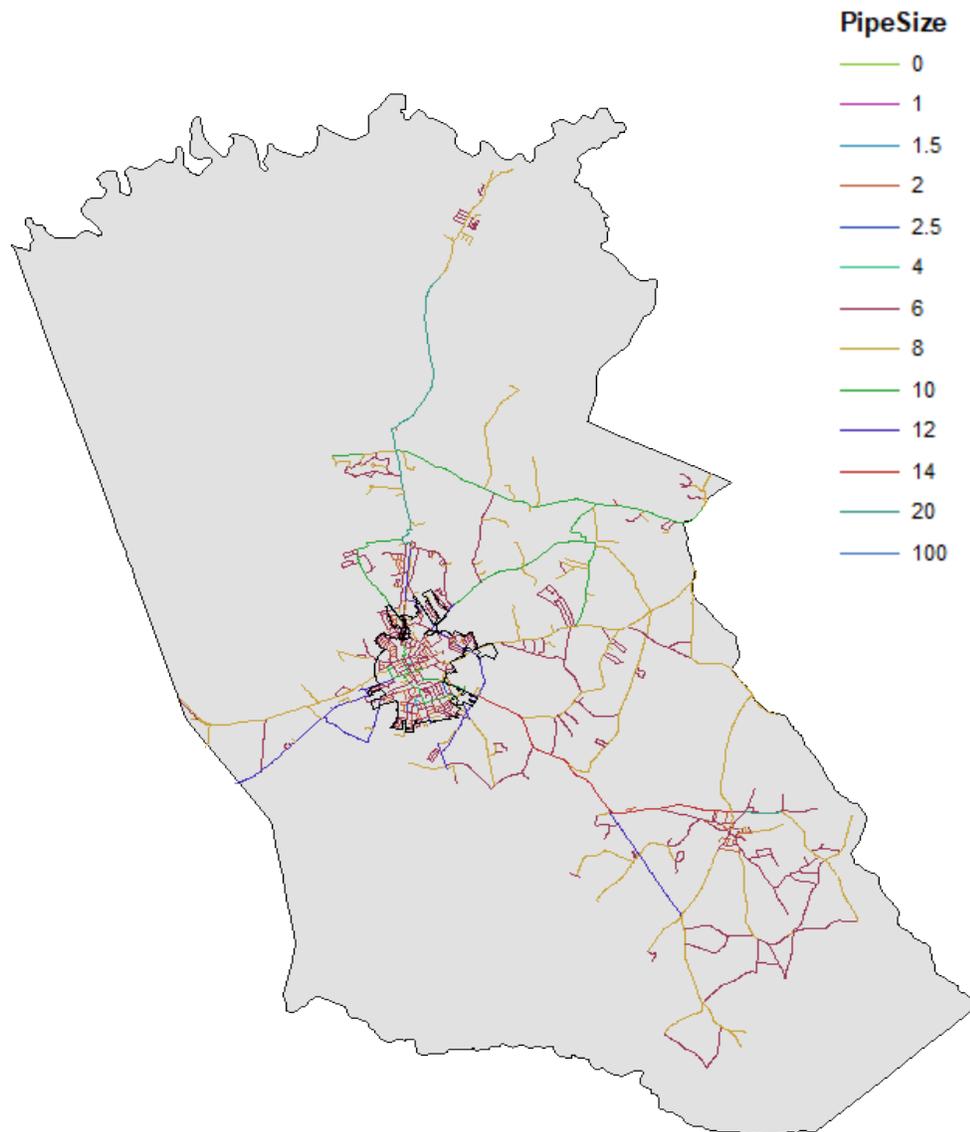
Legend

- ▲ Community Facilities
- Thomson City Limits
- Dearing Town Limits
- McDuffie County



Water

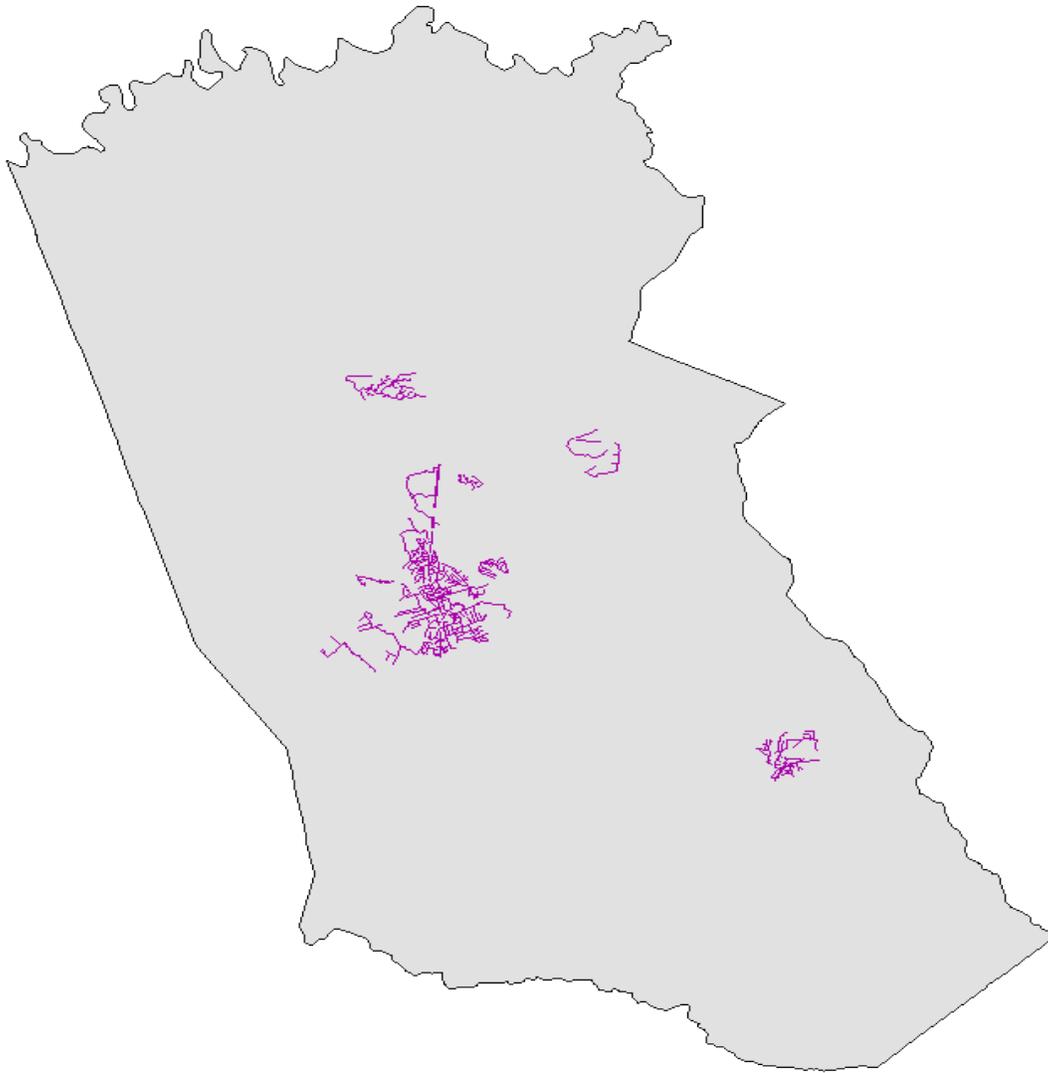
The Thomson-McDuffie Water & Sewer Utility is responsible for supplying water and sewer service to residential, commercial and industrial customers throughout the County. To that end, we operate and maintain two filter plants and distribution system components such as chlorination stations, water mains, and meters. The water distribution system consists and estimated 290 miles of underground pipes or water mains in various sizes ranging from 4 inch to 20 inch, and 6 above ground water tanks with a capacity of 1.8 million gallons. The system is spread throughout the County.



Sewerage and Wastewater

The Thomson-McDuffie Water & Sewer Utility is responsible for providing sewer service to residential, commercial and industrial customers throughout the County. Operate and maintain one treatment plant, and two Land Application Systems (LAS) along with distribution system components pump stations and sewer mains and manholes. Map below shows the sewer lines in the County.

The treatment facility is located off of Central Road, in the southwest area of the City. Its permitted capacity is 2.5 million gallons per day (MGD). The treatment process uses microorganisms to remove solids from the wastewater and chemicals (such as chlorine) to kill bacteria. The chlorine is neutralized prior to returning the treated water to the effluent stream.



Solid Waste

The Department of Solid Waste Management provides the customers of McDuffie County with an environmentally responsible and cost-effective system for reduction and disposal of solid waste through quality service, education and public involvement.

McDuffie County operates a solid waste transfer station located off Mesena Road. All solid waste generated in McDuffie County is processed through this facility. We not only handle the waste stream produced by the citizens of McDuffie County, but also the waste streams of Glascock and Warren counties and the cities of Thomson, Dearing, Gibson, and Warrenton.

Our waste is transferred to the Waste Management owned R&B Landfill in Homer, Ga., for disposal. We operate a transfer station, as well as an inert landfill for trees, branches, bricks and concrete disposal.

Our facility is located adjacent Mesena Road, at 514 Tankersley Road, 4.5 miles west of Thomson. We accept all commercial and residential waste (excluding asbestos, biomedical materials, and any regulated prohibited waste), produced in our area.



Public Safety



The McDuffie County Sheriff's Department services the unincorporated areas of the county along with the town of Dearing. The department consists of 1 sheriff, 1 chief deputy, 2 criminal investigators, 1 deputy assigned to the courthouse and 14 uniformed patrol officers. The county substation is located in Dearing and is manned part-time. There is one county jail, which is located in Thomson.

The City of Thomson operates its own police department and consists of an investigative unit, uniformed patrol unit (UPU) and K-9 unit. The department has 14 officers. The UPU has ten uniformed patrol officers. Two patrol officers are also certified firefighters.



Fire Protection

McDuffie County, Thomson, and Dearing all provide fire protection services. The McDuffie County Fire Rescue Service (FRS) has 52 firefighters - five (5) full-time, 10 part-time, and 37 paid per call. Of these, 85 percent are trained as either paramedics, emergency medical technicians (EMTs) or first responders. The FRS has six (6) fire stations with a split ISO rating of 5/9. 5 is for properties located within 5 road miles of a station and within 1000 ft. of a hydrant or creditable water source. The 9 is for properties within 5 road miles of a station but more than 1000 ft. from a water source.



The Dearing Volunteer Fire Department was founded in 1953. All members are volunteer, trained firefighters with medical emergency response capabilities. There are two captains, three lieutenants, one training officer, one safety officer, and 4 firefighters. The town has two fire stations and an ISO rating of 4.

Thomson Fire Rescue has 28 firefighters - nine (9) full-time, five (5) part-time and 14 volunteers, many of whom are also trained either paramedics, EMTs or first responders. The city has two stations and an ISO rating of 4.



Educational Facilities

The McDuffie County school district consists of six (6) schools providing classes for students in prekindergarten through 12th grade. The schools in the county system are: Dearing Elementary, Maxwell Elementary, Norris Elementary, Thomson Elementary, Thomson-McDuffie Middle, and Thomson High.



The McDuffie Achievement Center (MAC) provides alternative school services for high school students who are considered at-risk of not completing the requirements for high school graduation. The major objective of the instructional component is self-paced completion of core requirements for high school students and to provide support which focuses on self-image enhancement, attitude improvement, goal setting and positive behavior to aid in academic success for all students.

Transportation Investment Act (TIA)

In 2012, McDuffie County voters, and the voters in the 12 other CSRA counties approved a one (1) cent sales tax increase in a referendum established by the Transportation Investment Act of 2010 (TIA). Approval of the TIA referendum will bring in funds for the construction of three (3) specific projects in McDuffie County, and the allocation of discretionary funds directly to McDuffie County, Dearing and Thomson governments for use on transportation projects of their choosing. TIA was renewed in 2020 and elected officials are currently working on the second round of projects which starts in 2022.



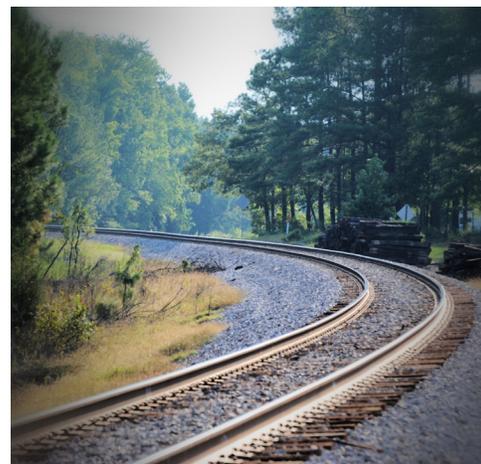
Transportation - Transit

Residents are currently served by McDuffie County Transit – a direct demand rural transit system largely funded by the federal Rural Transit Assistance Program. The system operates Monday through Friday from 8:30 am to 2:00 pm. This van service is available by appointment and can provide customers with access to destinations within McDuffie County. McDuffie County’s rural transit development plan provides a periodic analysis of system efficiency, and should be reviewed in the near future to determine how the system can be modified to meet resident travel needs.

Transportation - Railroads

McDuffie County is bisected by a CSX Transportation Atlanta to Augusta mainline. CSX is defined by the Federal Surface Transportation Board as a Class 1 railroad, meaning that its average annual operating revenue meets or exceeds 255.9 million dollars.

The rail system is used for freight and not passenger rail. It travels through both Thomson and Dearing. There is currently no passenger rail in McDuffie County.



Library and Cultural Facilities



McDuffie County also operates one library located at 338 Main Street in Thomson that has served residents since 1937. The Thomson-McDuffie County Library is one of three branches serving the Bartram Trail Regional Library System for northeast Georgia; it joined this library system in 1974. The library operates with two (2) full-time and five (5) part-time staff who oversee a collection of approximately 45,000 items housed within the facility including books and audio/video media. E-books are also available for download, and computers with internet access are available for patron use. Other library offerings include a book mobile service for residents who cannot visit the library on their own.

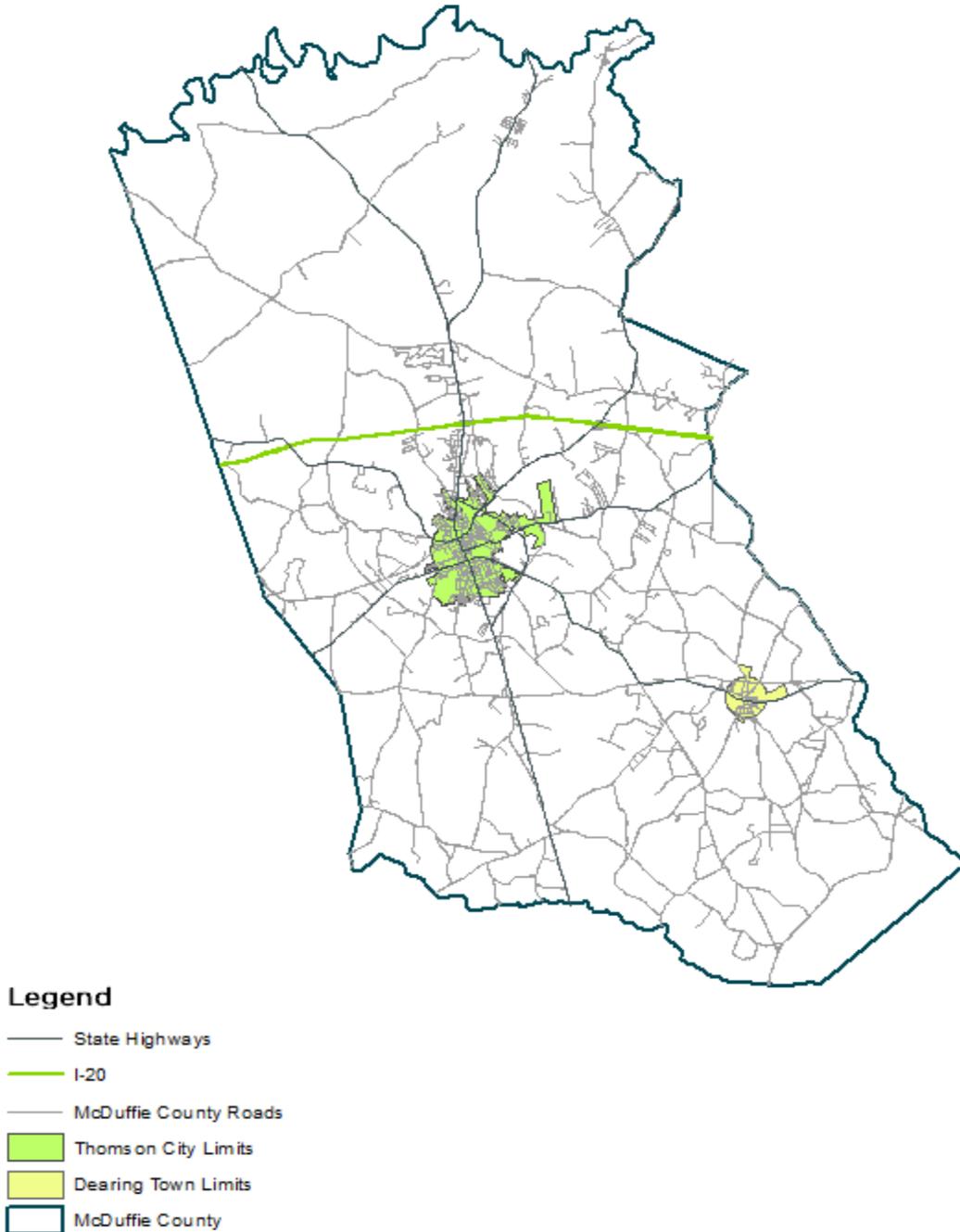
The McDuffie Museum opened in January 2009 and offers a variety of educational programs. McDuffie County has a wealth of cultural facilities, one of them being the Thomson Depot in the Historic Commercial District. The depot has gone through a major renovation and is now used by members of the public for private events.



Road System

As illustrated in the Map below, McDuffie County contains 1,066 miles of roadway according to the Georgia Department of Transportation (GDOT). This calculation includes city streets, county roads, and state routes and is based on total lane mileage. Total lane mileage is defined as roadway mileage multiplied by the number of lanes.

The east-west road system includes Interstate Highway 20 (I-20) which provides roadway access to the cities of Augusta and Atlanta, Georgia.



Alternative Modes of Transportation

McDuffie County does not have an inventory of pedestrian facilities within the county, and the information in this section is based on staff research. Sidewalks are an essential transportation facility because they provide pedestrian connection within and between neighborhoods, parks, shopping areas and other important destinations. The majority of sidewalks in Thomson are concentrated in and around downtown, particularly near Main Street and Railroad Street. As depicted in the photos below, the condition of these facilities varies from poor where signs of age and use are clear, to good where roadway maintenance projects have led to resurfacing. Non-existent and/or poorly-maintained sidewalks are a deterrent to pedestrian transportation, discourage their use, and sometimes forces pedestrians into the roadway with motor vehicle traffic. Although there is still work to be done, the City of Thomson has an on-going sidewalk maintenance program to address issues.



The RSVP work program has a downtown walking route that will be a popular amenity with both locals and visitors. The half-mile and mile routes are shown below. It could be further promoted with unique branding that honors Thomson’s rich musical heritage as the home of Blind Willie McTell. A “Music Mile” walking path with attractive signage, pavement stencils, and specialized features like a customized app or playlist could create an exciting new downtown attraction.



Parks and Recreation

Public parks and recreation facilities are located throughout McDuffie County, covering over 110 acres. Park properties are maintained by the Department of Recreation and Leisure Services. The county contains 6 parks, 2 campgrounds and two golf courses. Sweetwater Park is a major recreational facility in McDuffie County. The 85-acre complex contains ball fields, a walking track, and playgrounds. Youth recreation programs in the county include baseball, football, cheerleading, hunter education, girls fast-pitch softball, golf, basketball and soccer. Adult athletic programs include softball and flag football.



The Raysville Campground located along Clarks Hill Lake, a seasonal campground area comprised of 55 campsites along with water and electrical service. The beautiful Little River Water Trail flows for 20 miles through the 15,000-acre Clarks Hill Lake Wildlife Management Area into Clarks Hill Lake and is truly a sanctuary that is great for bird & wildlife watching.

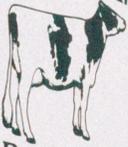


Downtown Thomson currently does not have outdoor spaces for family recreation. The vacant lot adjacent to the Thomson-McDuffie Government Center (shown below) is a prime location that is currently underutilized. With a parking lot already constructed to the right of the image shown here, this grassy lot has the potential to become a community amenity. The RSVP Proposed “Railroad Park” is below which would include playground equipment, a splash pad, and a dog park.





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Land Use

Land use is at the heart of planning for the future of any community. The timing and location of new development, or reuse of existing developed land, depend in large part on factors discussed in previous sections: population change, economic growth, availability of or need for community facilities and infrastructure, housing stock, and natural and historic resources. Each of these components of a community has a direct impact on how land will be used. In essence, land use is the intersection of all other facets of community planning.

This section details the tools currently in place to shape development, and provides prescriptive guidance to ensure that future development occurs in a manner that moves McDuffie County toward realizing its desired end.



Existing and Future Land Use

Changing conditions sometime lead to or require changes in land use. The understanding of established and potential future uses of land in McDuffie County and its contained jurisdictions should be a priority to address changing conditions. Prior to 2015, the town of Dearing did not have zoning. A land development code was adopted in February 2015.

An analysis of the prior and current zoning in the county reveals that minor changes in zoning have occurred in recent years. The majority of land in the county has been and remains designated for agricultural and low-density residential uses. The amount of land designated as neighborhood service commercial district decreased significantly when the largest parcel, located just outside of Thomson, was changed to medium-density residential.

Additionally, the city of Thomson and the town of Dearing has annexed property since the 2015 Comprehensive Plan. Subsequently, the zoning in some of these areas has changed. In Thomson, the amount of property designated for residential, commercial, and special uses (for example: educational, recreational) has all increased as a result of annexation. The annexation of those properties into Thomson reduced the amount of land designated for heavy industrial and medium-density residential uses in the county.

The Thomson Urban Redevelopment Plan II (URP) was completed in 2013. The URP contained recommendations that included:

- Creating a mixture of housing types in the same neighborhood
- Providing greater access to public green space
- Incorporating clear design standards for bike/ped facilities in subdivision and land development regulations

Character Areas

The County's preliminary development scenario is presented in the form of a "character areas" map. Character areas not only identify existing and future land uses that may be appropriate for a particular area, they can highlight a variety of other factors such as: the desired form, function and style new development will take; existing features that should be incorporated into future development scenarios; and, relationships to adjacent development. In short, a character area addresses not only WHAT a piece of land should be used for; but, also HOW that land should be used.

Unlike a parcel-specific future land use map, boundaries on a character area map are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation. 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 land use map.

Granted that the Character Areas map is a guide, and the Comprehensive Plan a policy document, generally, tracts should develop according to the parameters established in the specific character area in which it is located. All jurisdictions are strongly encouraged to initiate amendments to their future development map whenever they intend to promote a development pattern in an area that is inconsistent with the adopted map and attending land use policy documents.

McDuffie County

Character Areas

1. Countryside
2. Ft. Gordon Buffer
3. Lakeshore
4. Production
5. Three Points Interchange
6. Urban Reserve
7. Suburban Reserve
8. Wrightboro Village
9. McDuffie County Tourism Gateway
10. Usry Pond
11. Medical District
12. Traditional Kaolin Mining

City of Thomson

Character Areas

1. Commercial Corridor
2. Downtown Thomson
3. Traditional Neighborhood - Stable
4. Regional Commercial
5. Suburban Residential
6. Traditional Neighborhood - Declining
7. Residential Mixed Use
8. Thomson Tourism Gateway

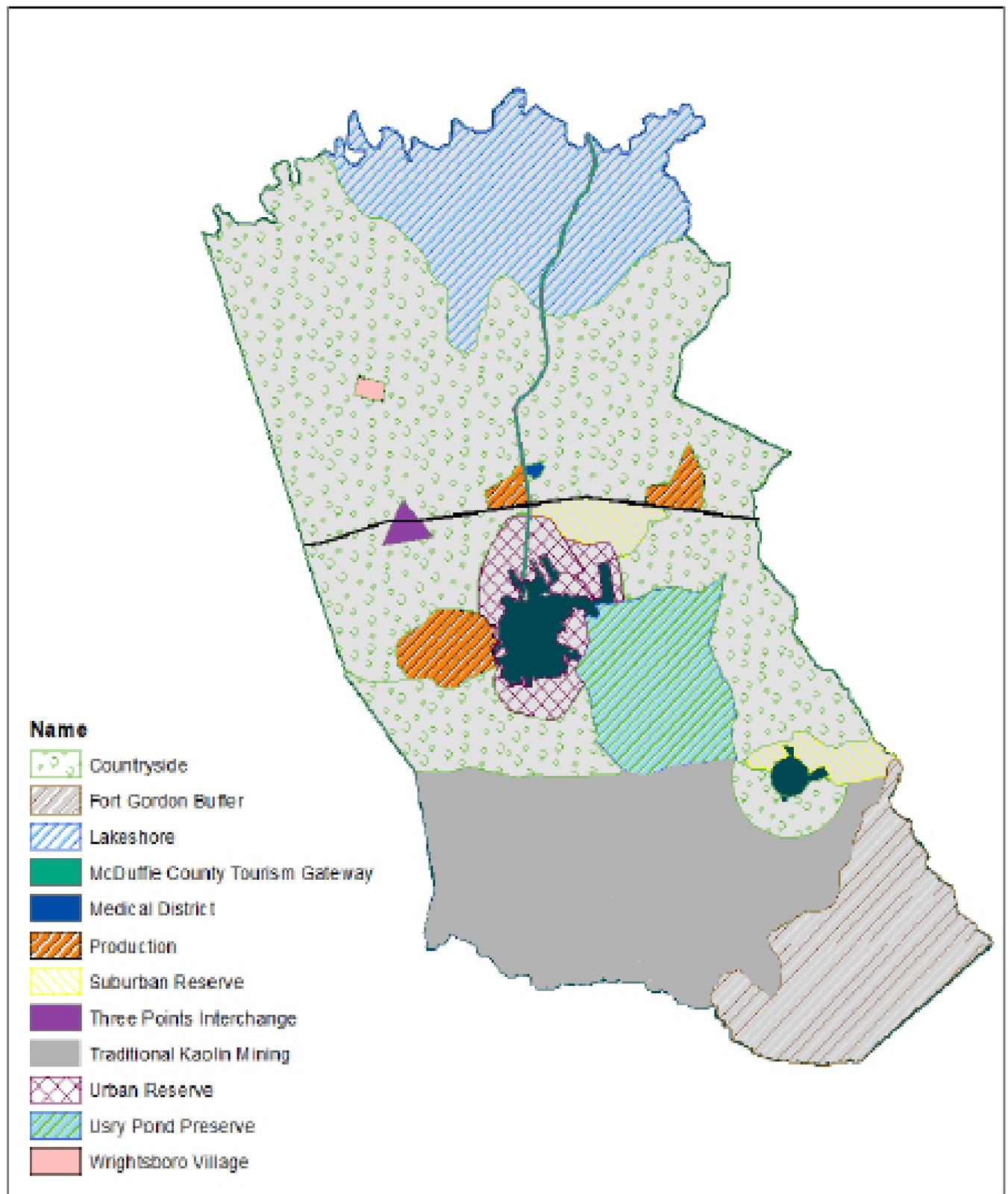
Town of Dearing

Character Areas

1. Residential
2. Commercial Center
3. Town Center
4. Industrial



McDuffie County Character Areas





Countryside

Description:

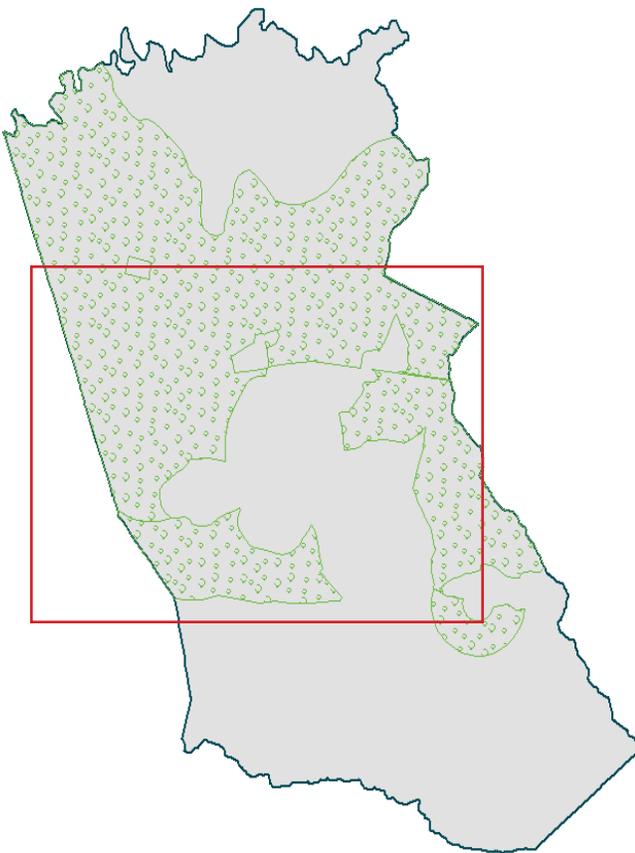
The Countryside character area is predominantly rural, undeveloped land that is used for agriculture or rural residential. Future development in the Countryside character area should strive to retain the rural character through the preservation of open spaces. Large lot residential, clustered residential development and agricultural uses should continue to be the preferred development pattern within the area. Clustered development is the grouping of residential properties on a development site in order to use the extra land as open space, recreation or agriculture.

Appropriate Land Uses:

Agriculture/Forestry
 Low Density Residential (Medium-sized) lots with clustered development
 Passive Recreation

Implementation

- Target infrastructure expansion, particularly in eastern areas of the county.
- Promote timber harvesting with guidelines for replanting.
- Emphasize cluster subdivision design that incorporates a significant amount of open space.
- Utilize the recreational trails plan and connect to bike routes whenever possible.



Fort Gordon Buffer

Description:

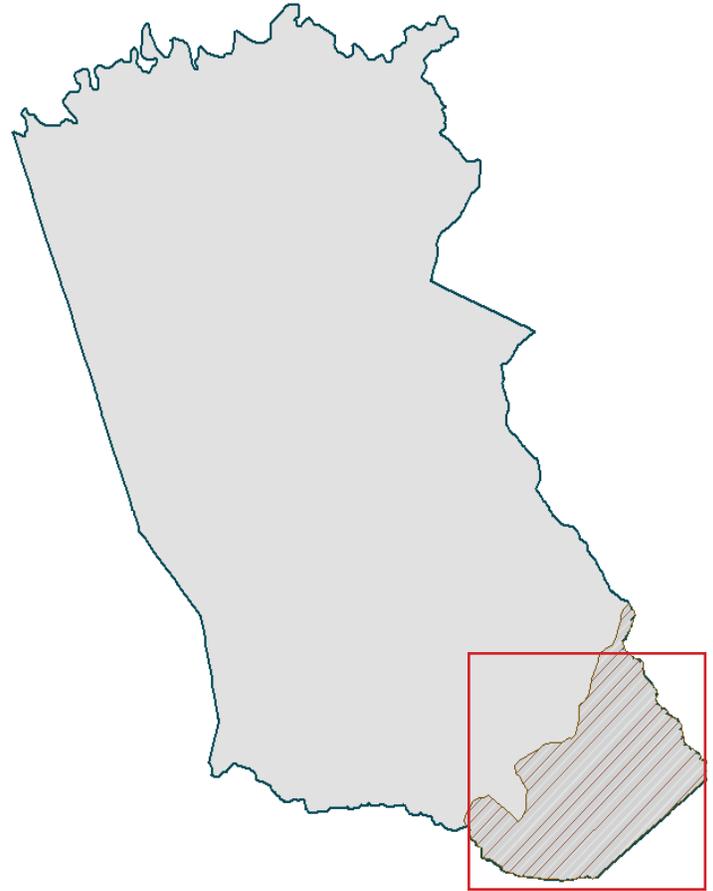
The Fort Gordon Buffer character area is and should remain a largely undeveloped buffer between Fort Gordon and residential areas of McDuffie County in order to prevent negative impacts of development that encroaches too closely to the Fort.

Appropriate Land Uses:

- Agriculture
- Passive Recreation
- Mining

Implementation Measures:

- Restrict development in this area
- Acquire conservation easements



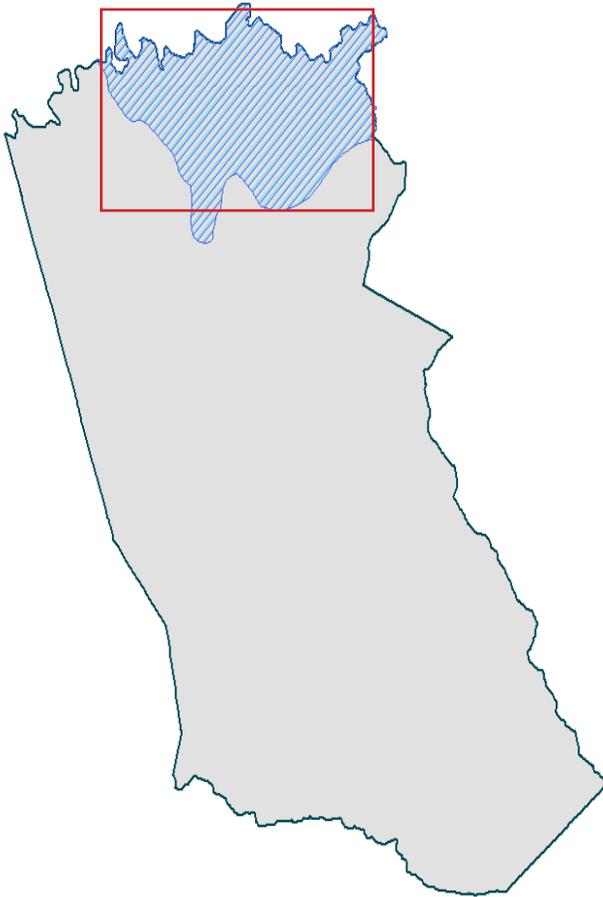


Description:

The Lakeshore character area is located in the northeastern portion of McDuffie County along Clark's Hill Lake. This area contains deteriorated housing stock and homeowners who are seasonal visitors. Existing roadways hinder the area from reaching its full recreational potential.

Appropriate Land Uses:

Medium-density Residential
Passive Recreation
Parks/Recreation/Conservation



Implementation Measures:

- Improve transportation facilities
- Develop design guidelines for new development
- Buffer stream corridors
- Focus on cluster development design to maximize open space
- Consider creating a Planned Unit Development (PUD) zoning district
- Expand sewer service where feasible



Production

Description:

The Production character area lies away from major residential population centers, is near transportation facilities within the county and includes manufacturing, warehousing, and plant nurseries. This character area will be the home of most future manufacturing and warehousing uses within the county.

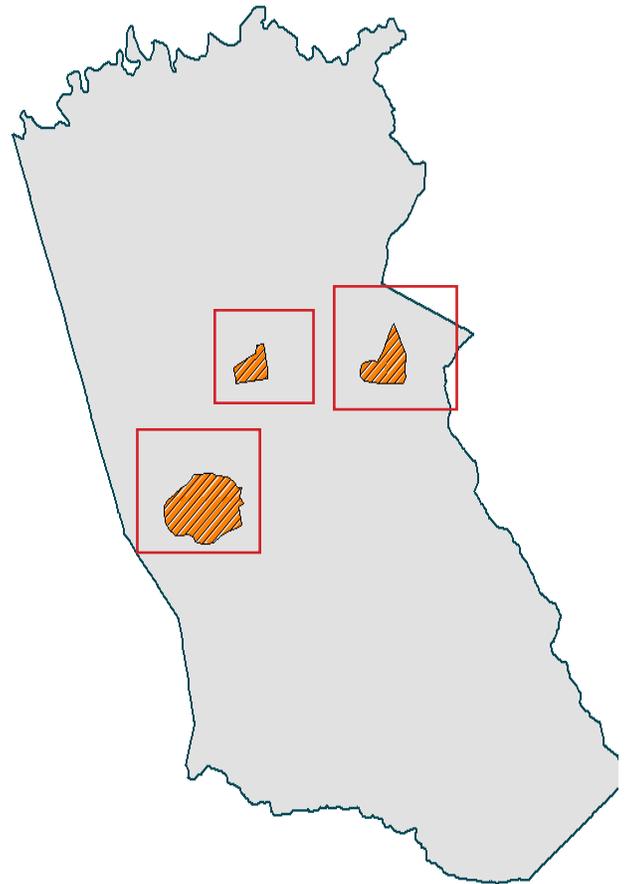


Appropriate Land Uses:

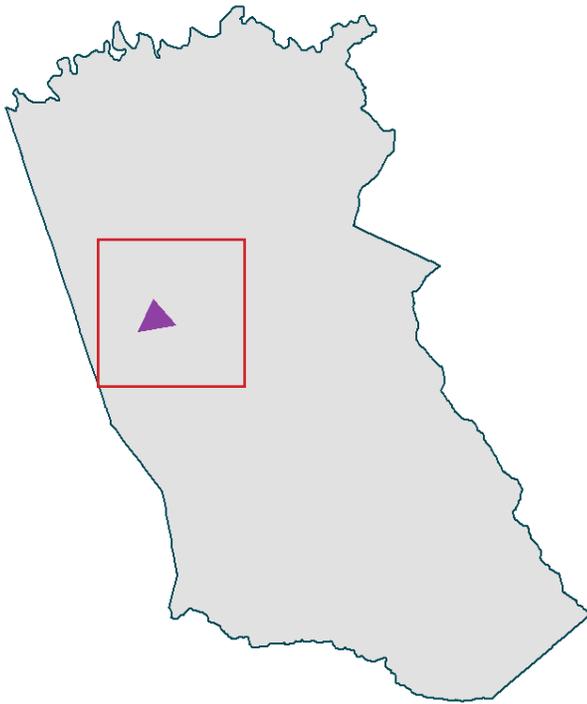
- Industrial
- Manufacturing
- Commercial

Implementation Measures:

- Create landscape buffers to separate industrial uses from adjacent areas
- Provide information regarding these areas to potential supporting commercial businesses
- Limit noises, smells, and lighting associated with manufacturing uses
- Provide and maintain streets that can accommodate continual large vehicle traffic



Three Point Interchange



Description:

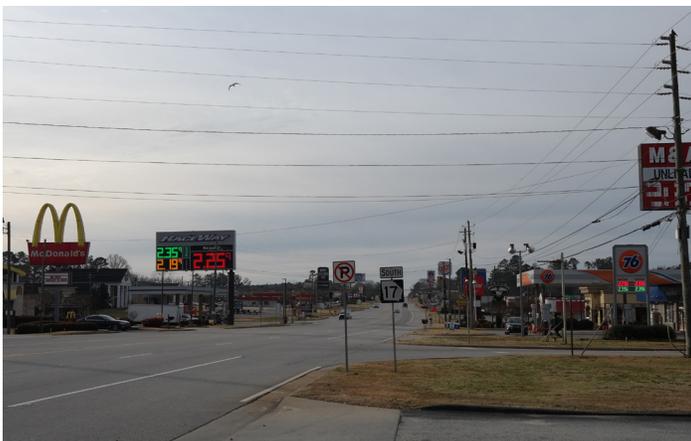
The Three Points Interchange character area is currently the location of an undeveloped I-20 interchange. This area remains mostly characterized by agricultural and forestry uses. Development directly around the interchange should be auto oriented and typical of a major highway interchange. Development 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.

Appropriate Land Uses:

Commercial
Industrial
Manufacturing

Implementation Measures:

- Provide new/improved infrastructure including water, sewer, and industrial grade streets
- Promote industrial and complimentary uses north of I-20
- Promote commercial uses south of I-20
- Incorporate access management standards for new and existing streets
- Offer incentives to locate in these areas



Urban Reserve

Description:

The Urban Reserve character area surrounds the urbanized area of Thomson. Currently, rural residential and commercial development are the primary uses in this area. Single-family attached, town-homes and condo developments would be appropriate.

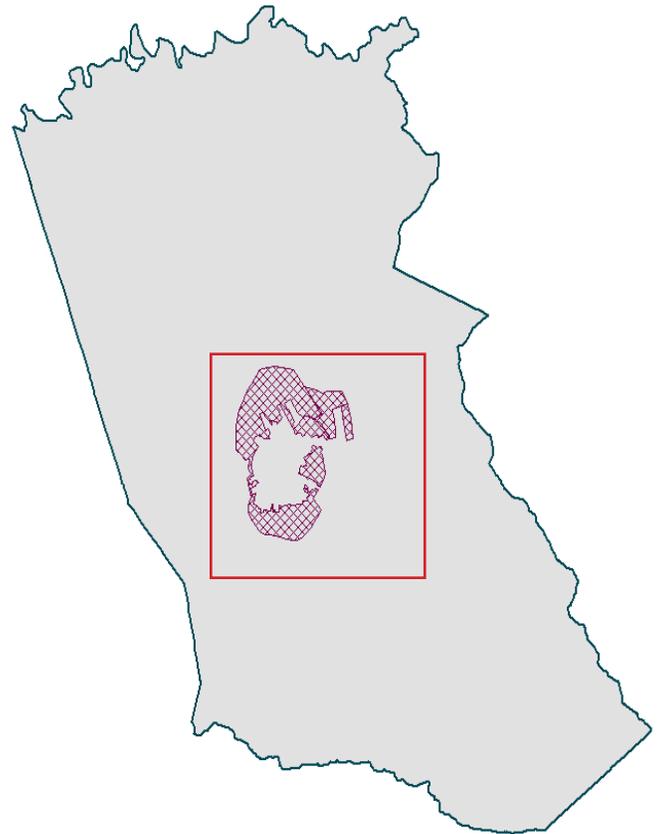


Appropriate Land Uses:

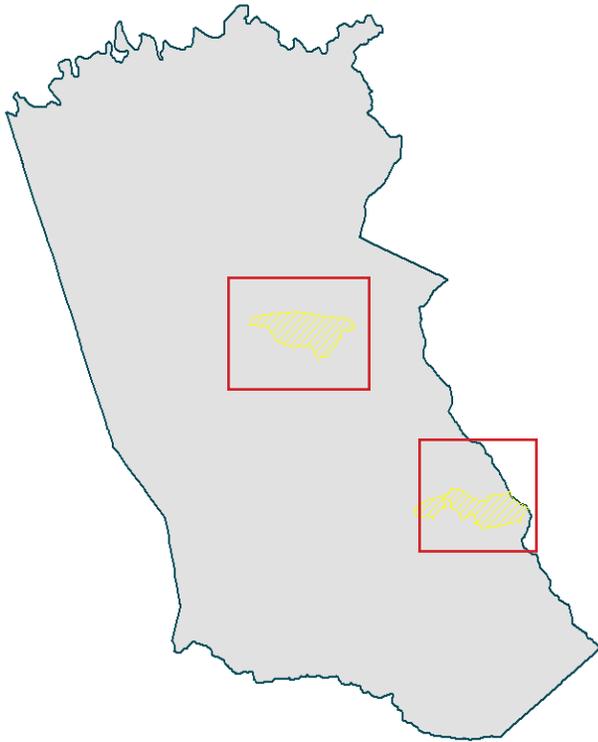
High-density Residential

Implementation Measures:

- Encourage pedestrian-oriented street design
- Create street interconnectivity
- Incorporate bicycle/pedestrian facilities



Suburban Reserve



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. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.

Appropriate Land Uses:

Residential
Parks And Recreation
Passive Recreation



Implementation Measures:

- Promote a variety of architectural styles and housing types
- Create targeted open space and pocket parks in/near neighborhoods
- Establish collector street standards for large developments and in targeted areas
- Incorporate bicycle and pedestrian features with direct linkages to community facilities
- Encourage street linkages between arterials and adjacent development tracts



Usry Pond Preserve

Description:

The Usry Pond Preserve character area is an environmentally sensitive area that is unsuitable for most development. 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.

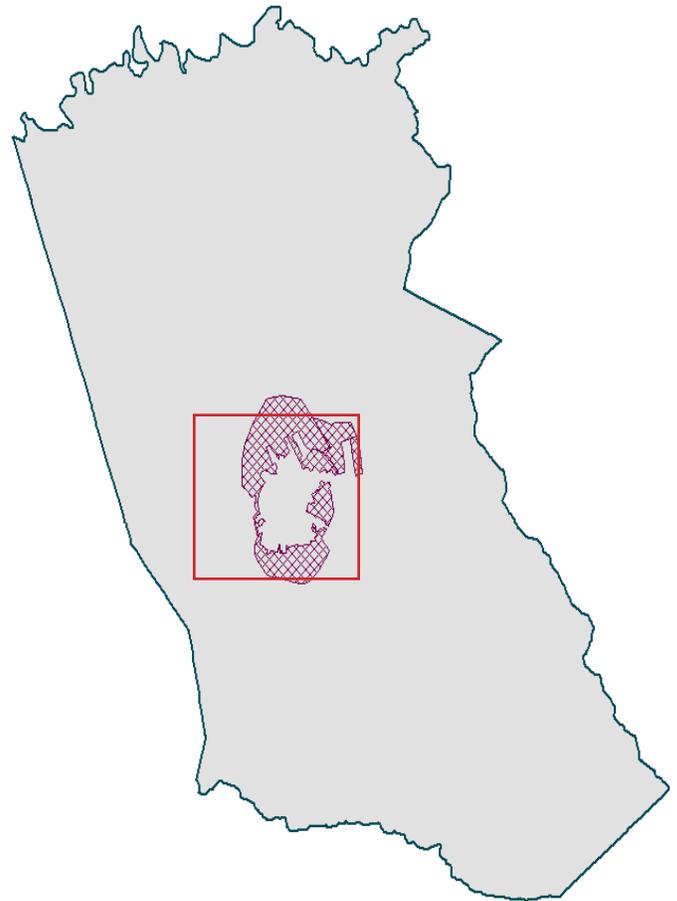


Appropriate Land Uses:

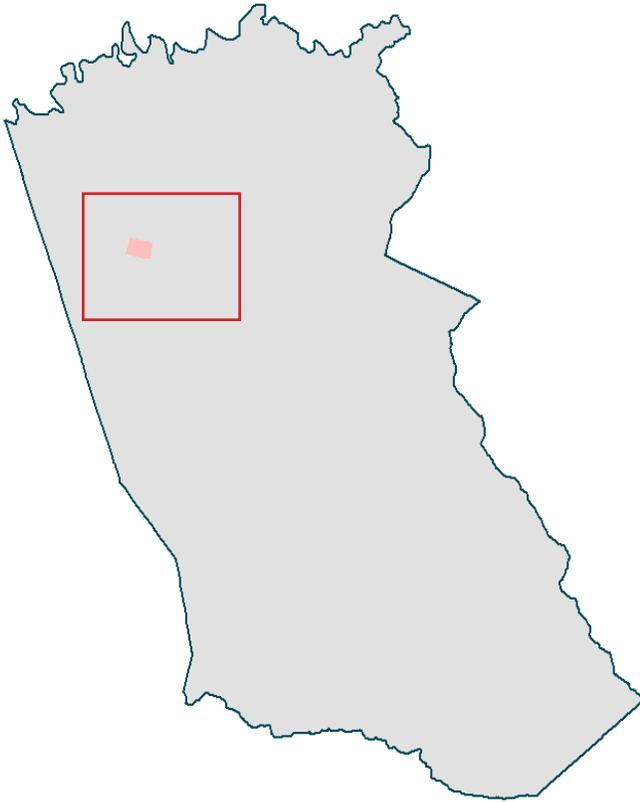
Passive Recreation
Low-density Residential

Implementation Measures:

- Create and maintain buffer area
- Purchase/acquire properties and/or conservation easements
- Limit residential density
- Develop bicycle and pedestrian “greenway” corridors while creating linkages to and between adjacent development and properties



Wrightsboro Village



Description:

The Wrightsboro Village character area encompasses the historic Wrightsboro Village area. 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.

Appropriate Land Uses:

Low-density Residential
Passive Recreation



Implementation Measures:

- Establish design guidelines to preserve historic character
- Place buildings as to protect view shed
- Encourage clustering of low-density residential
- Encourage more heritage tourism in the area



Medical District

Description:

The Medical District character area is focused at the current airport and new hospital and expanding in an east-west direction for 5 miles. Proper development and plane safety in the surrounding area is very important. Concurrently, 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.

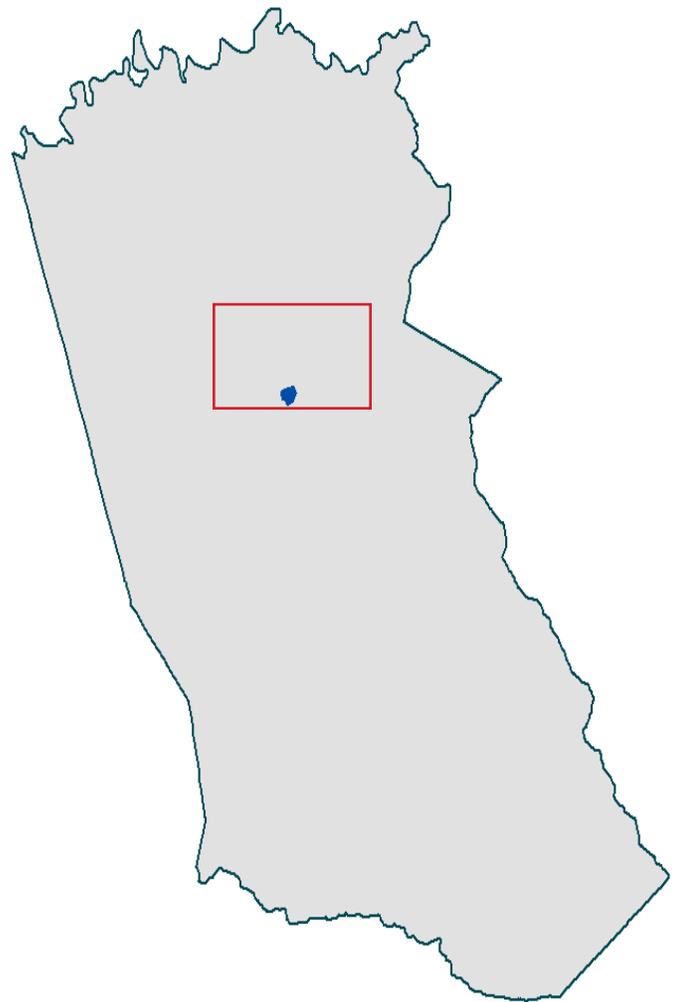


Appropriate Land Uses:

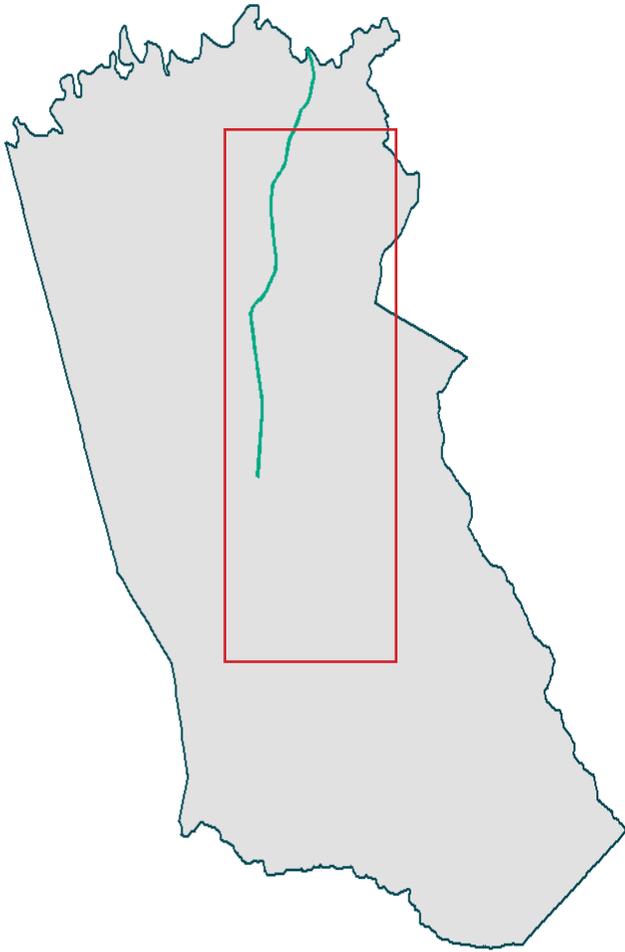
- Passive Recreation
- Medical
- Office

Implementation Measures:

- Develop restrictions for lighting, cell towers, garbage storage, smoke, utility structures and building height to protect air plane traffic.
- Bury utilities near the airport
- Create bicycle/pedestrian connectivity options for future residential development near the hospital



McDuffie County Tourism Gateway



Description:

The McDuffie County Tourism Gateway character area is located along Lincolnton Rd/Washington Rd from Clark's Hill Lake to the city limits of Thomson, where it connects with the Thomson Tourism Gateway. It stretches from the road centerline to 100 feet on either side of the road centerline along the length of the route.

Appropriate Land Uses:

Acts as an overlay and should conform to the underlying zoning uses

Implementation Measures:

- Review sign ordinance and make appropriate changes
- Create standards for property and vacant parcel maintenance and code enforcement.
- Investigate the adverse impacts of demolition by neglect



Traditional Kaolin Mining

Description:

The Traditional Kaolin Mining character area is located in southern McDuffie County, south of Old Milledgeville Rd/ Wire Rd/Augusta Highway. This area is the traditional land where mining of this important natural resource has occurred and is considered, by some, the only area where future mining should occur. There is also a buffer area around the town of Dearing for future expansions of the town to the south.

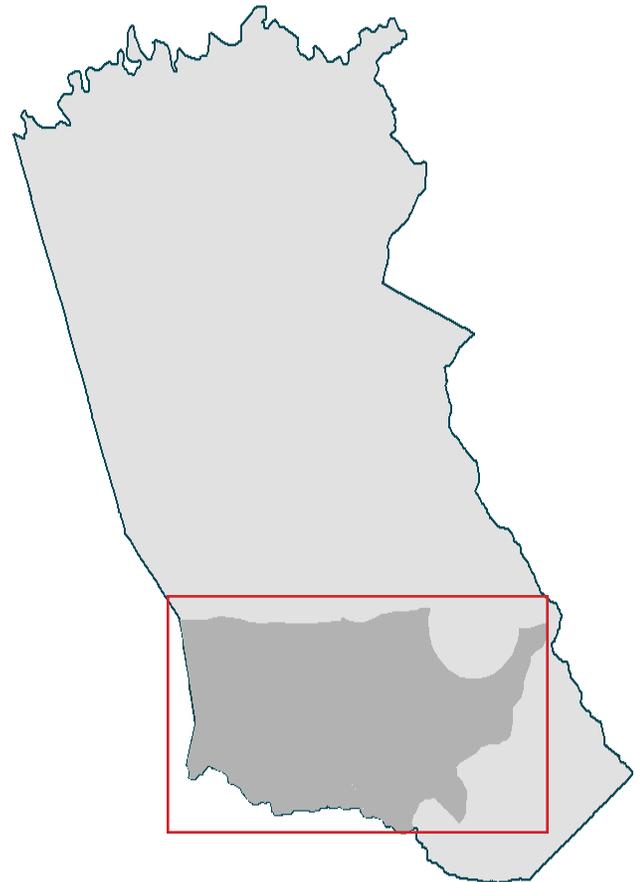


Appropriate Land Uses:

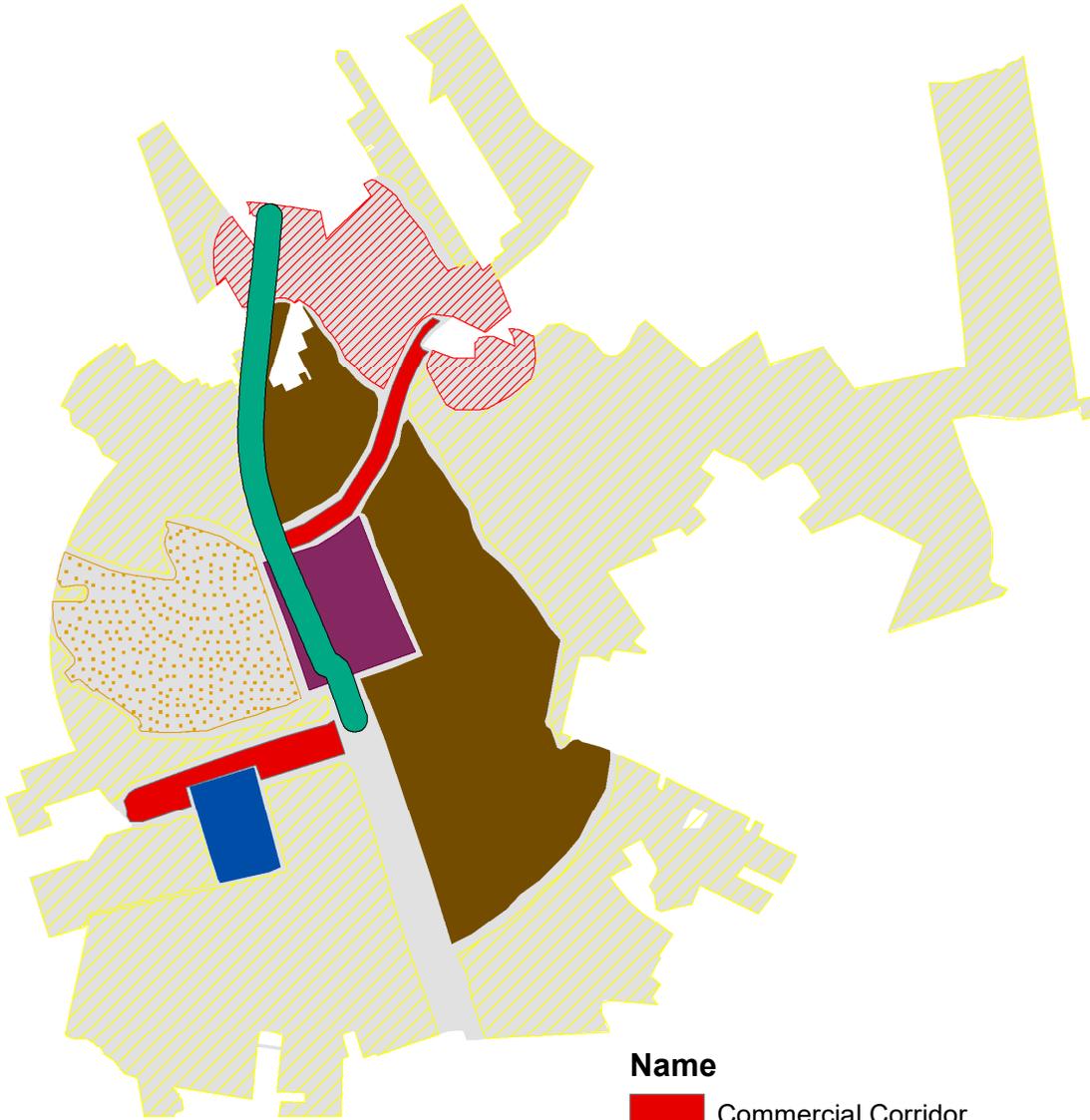
Residential
Industrial

Implementation Measures:

- Create a zoning overlay district for kaolin mining.



City of Thomson Character Areas



Name

 Commercial Corridor



Commercial Corridor

Description:

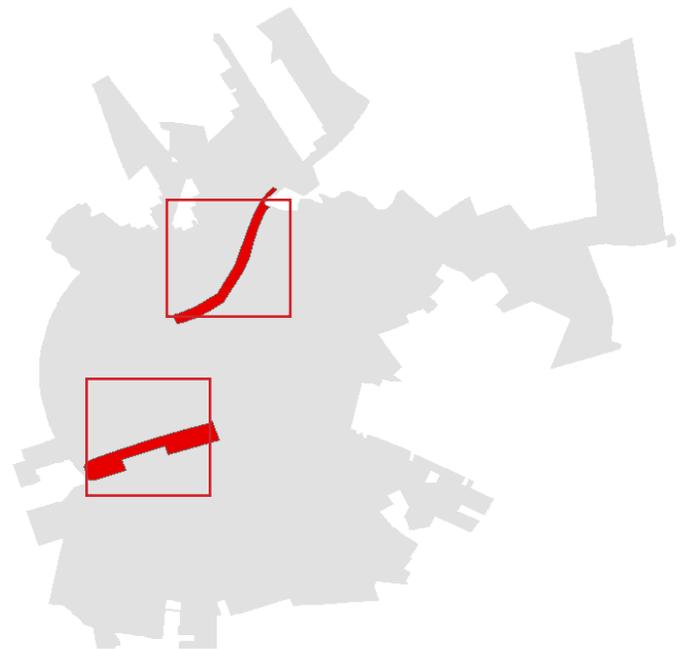
The Commercial Corridor character area is comprised of office and retail areas located along portions of Gordon St and Hill St. This area contains office and retail that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Future development patterns should focus on on-site access management features, pedestrian enhancements, landscaping and sign standards in order to improve function and aesthetics.

Appropriate Land Uses:

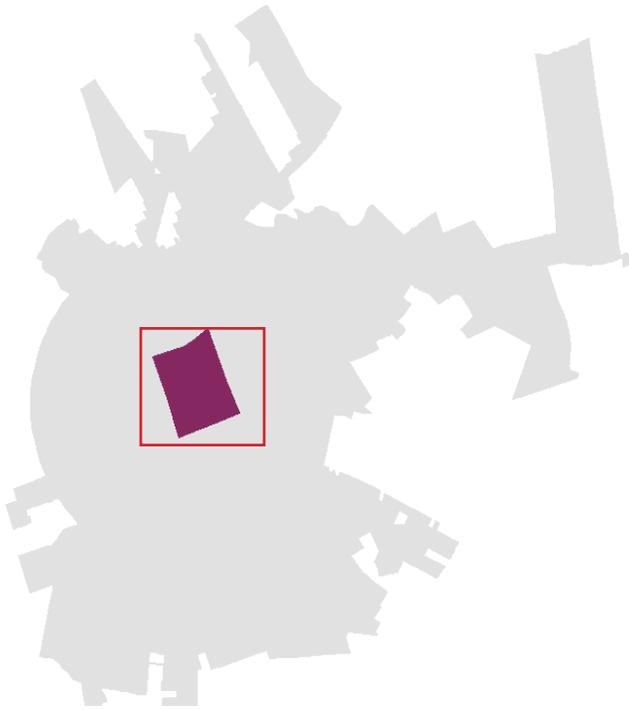
Commercial

Implementation Measures:

- Develop uniform design standards for landscaping and signage
- Establish lighting requirements
- Encourage bicycle racks at retail locations



Downtown Thomson



Description:

The Downtown Thomson character area is defined mostly by a traditional downtown development pattern (buildings to the edge of the sidewalk, dense, multi-story development, etc). New development should build on these positive attributes and others that promote a pedestrian-friendly environment.

Appropriate Land Uses:

Public/Institutional
Mixed Uses – Residential/Retail

Implementation Measures:

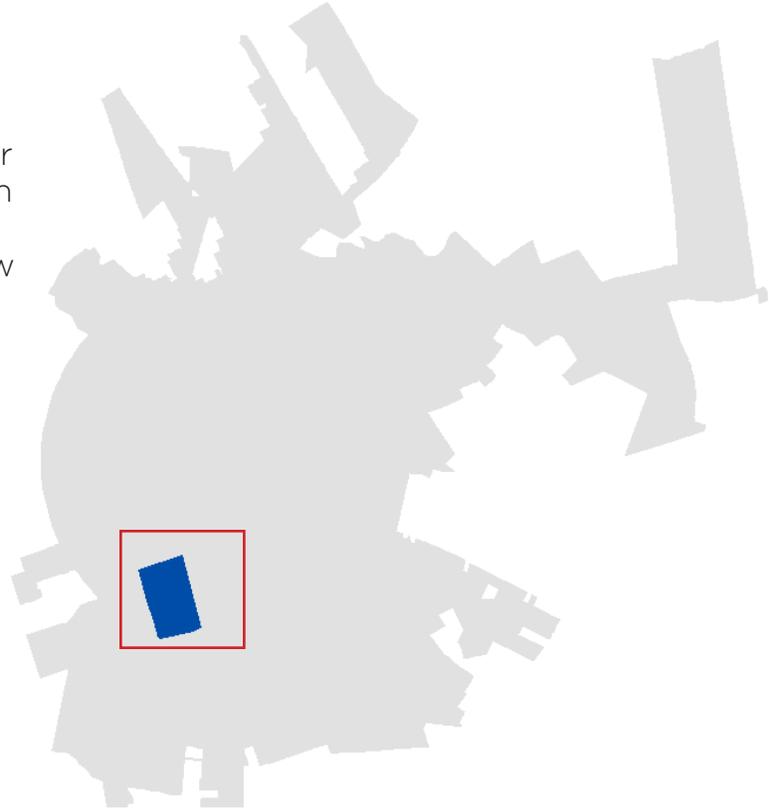
- Maintain and enhance pedestrian facilities
- Incorporate mixed-uses
- Define road edges by locating buildings or landscaping at the roadside with parking in the rear
- Incorporate design guidelines for new development to preserve historic downtown character and walkable connections.
- Investigate options for new traffic patterns



Residential Mixed Use

Description:

The Residential Mixed Use character area is located in the area of the former hospital. The YMCA occupies a portion of the former hospital. Development in the area should focus on forming a new identity for the area that encompasses the offices and services that remain as well as residential opportunities. Two-story buildings with retail/residential or office/residential combinations are appropriate mixed uses.



Appropriate Land Uses:

- Office
- Mixed use - Retail/Residential and Office/Residential
- Active and Passive Recreation

Implementation Measures:

- Re-purpose buildings occupied by the former hospital and offices
- Create pedestrian connections between uses and to other areas of the city
- Provide incentives to develop in this area and work with developers to create pedestrian-oriented designs
- Consider creating a Planned Unit Development (PUD) zoning district
- Perform landscape and sidewalk improvements



Regional Commercial



Description:

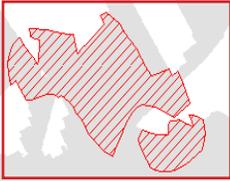
The Regional Commercial character area is located in the northeastern portion of Thomson. Development within the Regional Commercial character area should incorporate design and access standards to promote a sense of identity. Increase connections in order to expand bicycle and pedestrian networks. Perimeter buffering should also be incorporated.

Appropriate Land Uses:

Large-scale Commercial

Implementation Measures:

- Develop uniform design standards for buildings, landscaping and signage
- Create on-site bicycle and pedestrian facilities
- Create bicycle and pedestrian connections to nearby residential areas
- Incorporate buffers along the perimeter



Suburban Residential

Description:

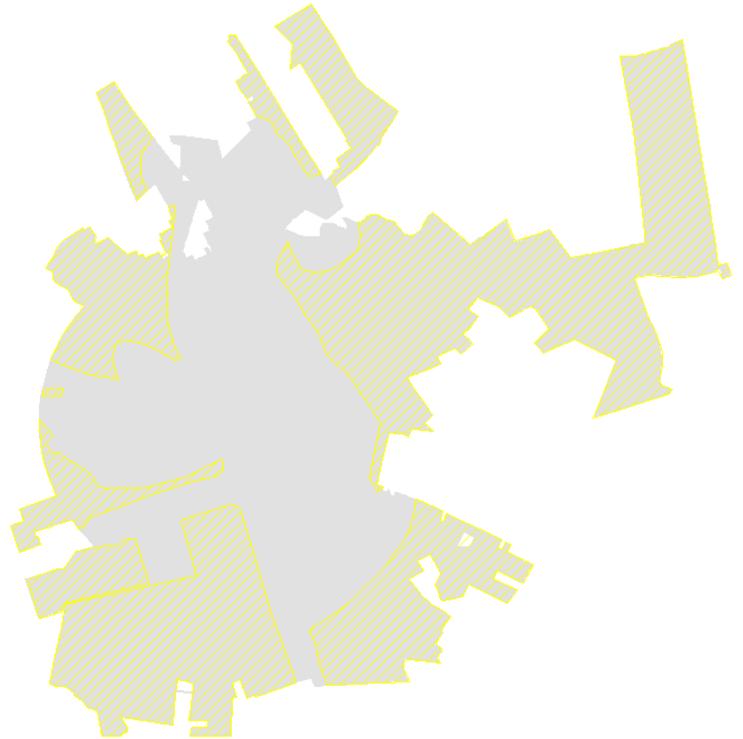
The Suburban Residential character area is characterized by traditional auto-centric suburban development with little to no pedestrian orientation and no transit. Future development should incorporate bicycle and pedestrian facilities and connections between existing developments. A variety of architectural styles and types of housing should be encouraged in order to begin to establish neighborhood identities.

Appropriate Land Uses:

Low to high density Residential
Parks and Recreation

Implementation Measures:

- Promote a variety of architectural styles and housing types
- Create targeted open space and pocket parks in/near neighborhoods
- Develop collector street standards for large developments in targeted areas
- Incorporate bicycle and pedestrian features with connections to greenways and community facilities



Traditional Neighborhood -Declining



Description:

The Traditional Neighborhood-Declining character area includes neighborhoods east of Main Street that were once stable and thriving. Currently they contain a concentration of structures/properties that exhibit characteristics of deterioration. Neighborhood scale retail/commercial and greenspace should be incorporated to serve as focal points and support redevelopment and rehabilitation activities.

Appropriate Land Uses:

Medium-density Residential
Neighborhood Commercial
Parks and Recreation
Mixed Use

Implementation Measures:

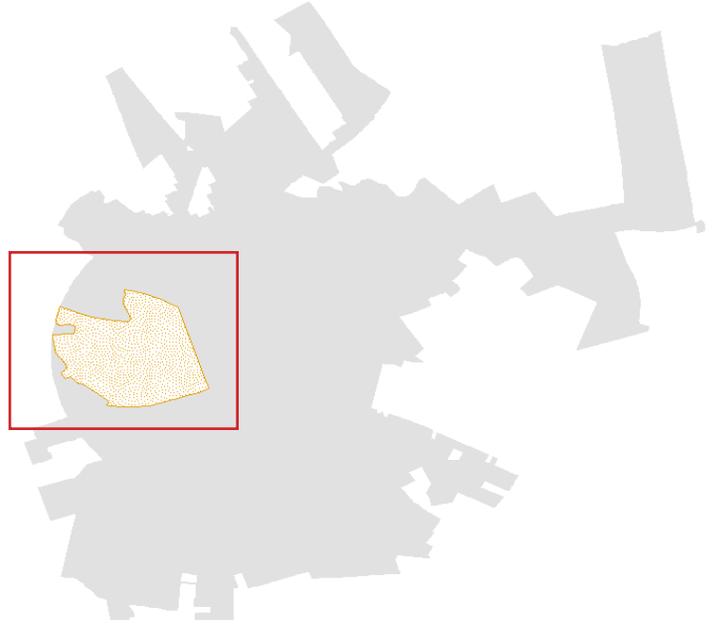
- Incorporate ideas from the Thomson Urban Redevelopment Plan II
- Take advantage of vacant or blighted parcels to infill with architecturally compatible, mixed income housing and pocket parks
- Build a new neighborhood scale retail/commercial center
- Utilize the land bank to work with distressed properties



Traditional Neighborhood-Stable

Description:

The Traditional Neighborhood-Stable character area of Thomson is located west of downtown and has remained viable over the long term. Comprised of mostly older well-maintained homes, this character area offers its residents a strong neighborhood identity.



Appropriate Land Uses:

Residential

Implementation Measures:

- Strengthen pedestrian connections to community facilities and other destination
- Continue support of neighborhood identity
- Establish design guidelines for infill development



Thomson Tourism Gateway

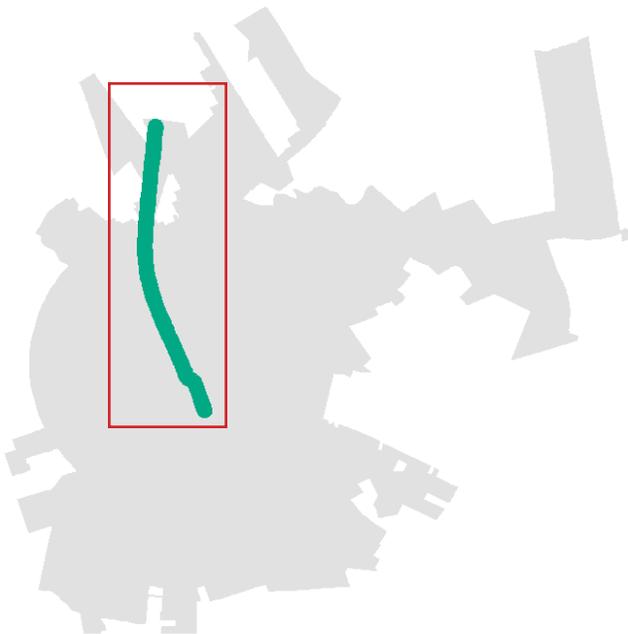


Description:

The Thomson Tourism Gateway character area begins at city limits where it connects to the McDuffie County Tourism Gateway and extends down to Hill St. This character area is composed of a public street segment that extends 100 feet from the road centerline on either side. It should incorporate elements such as bicycle and pedestrian enhancements, landscaping, property maintenance standards and sign standards in order to improve function and aesthetics and provide community-wide identity.

Appropriate Land Uses:

Acts as an overlay and should conform to the underlying zoning uses.

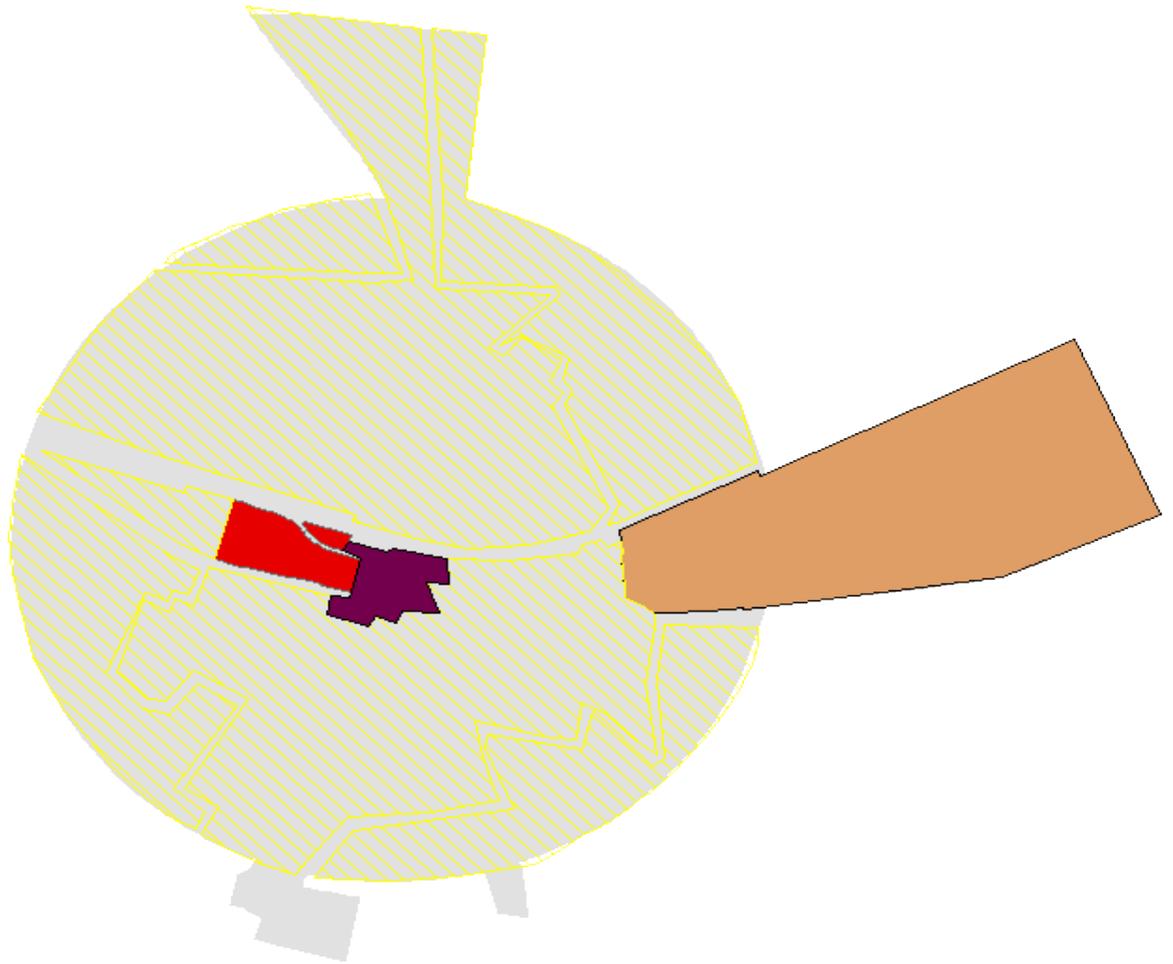


Implementation Measures:

- Work with the Chamber of Commerce to develop uniform sign standards
- Create standards for property and vacant parcel maintenance and stronger code enforcement
- Bury utilities
- Repair and maintain sidewalks
- Incorporate bicycle and pedestrian enhancements



Town of Dearing Character Areas



-  Commercial Center
-  Industrial
-  Residential
-  Town Center

Residential



Description:

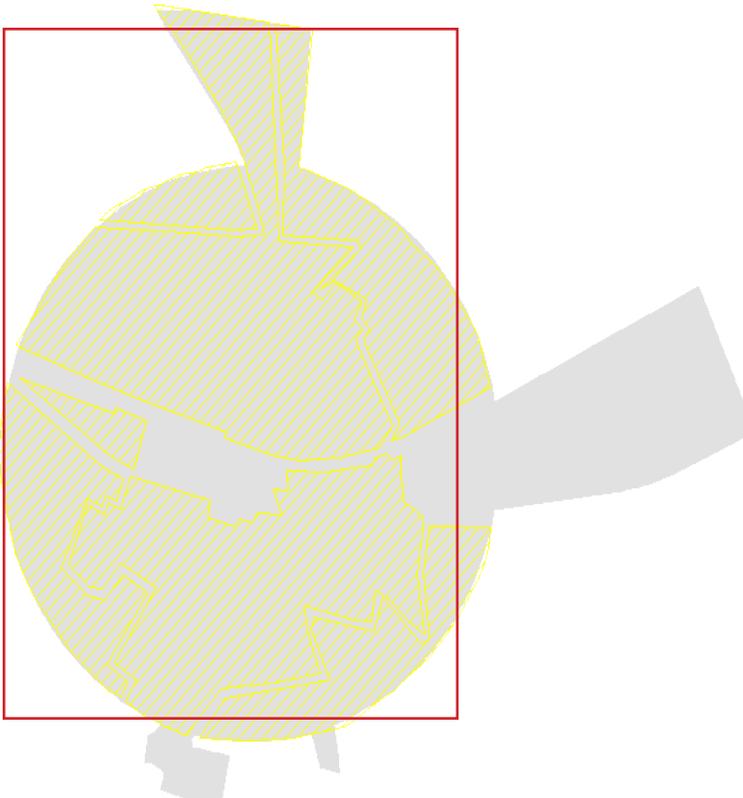
The Residential character area encompasses the majority of town. This area should strive to include housing options for all residents, and increase interconnectivity throughout the community with the addition of pedestrian and bicycle facilities linking community facilities and destinations.

Appropriate Land Uses:

Agricultural
Residential
Institutional

Implementation Measures:

- Create bicycle and pedestrian features with connections to community facilities
- Take advantage of vacant or blighted parcels to infill with architecturally compatible housing and pocket parks
- Continue the interconnected street pattern as new parcels are developed
- Incorporate greenspace into new developments



Commercial Center

Description:

The Commercial Center character area is located to the west of downtown Dearing and provides for a variety of commercial, retail, office, and service activities for the residents of Dearing and surrounding McDuffie County.

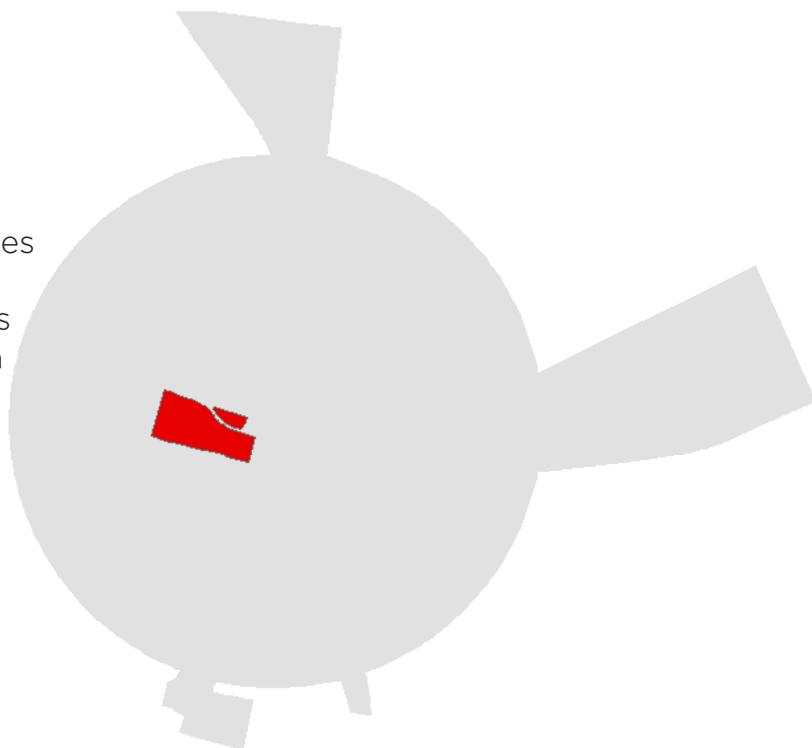


Appropriate Land Uses:

Commercial
Institutional

Implementation Measures:

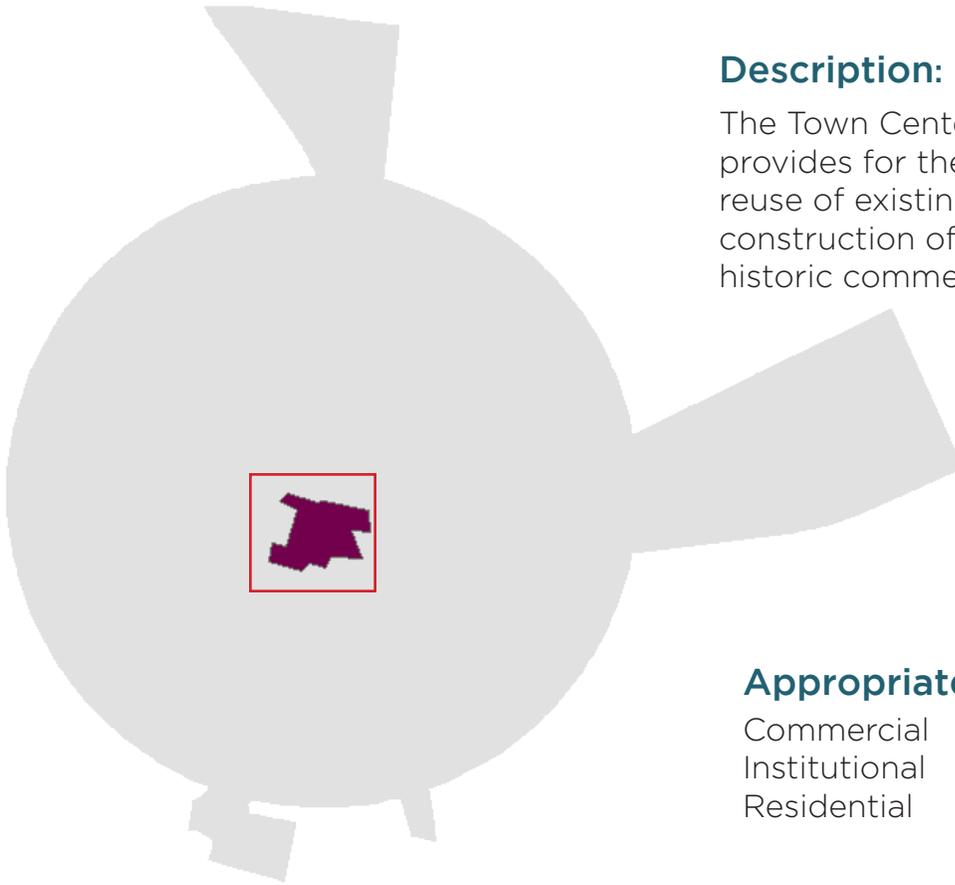
- Provide incentives for new businesses to locate here
- Add bicycle and pedestrian facilities to create connections to downtown and nearby residential areas



Town Center

Description:

The Town Center character area provides for the revitalization and reuse of existing buildings, and new construction of buildings in Dearing's historic commercial core.



Appropriate Land Uses:

Commercial
Institutional
Residential

Implementation Measures:

- Promote adaptive reuse of vacant structures
- Develop guidelines for and support infill development
- Encourage mixed-use residential/retail developments
- Add bicycle and pedestrian facilities to increase access to major destinations



Industrial

Description:

The Industrial character area provides an area for limited industrial, manufacturing and warehousing uses. The district should be separated from residential areas due to potential incompatibility.

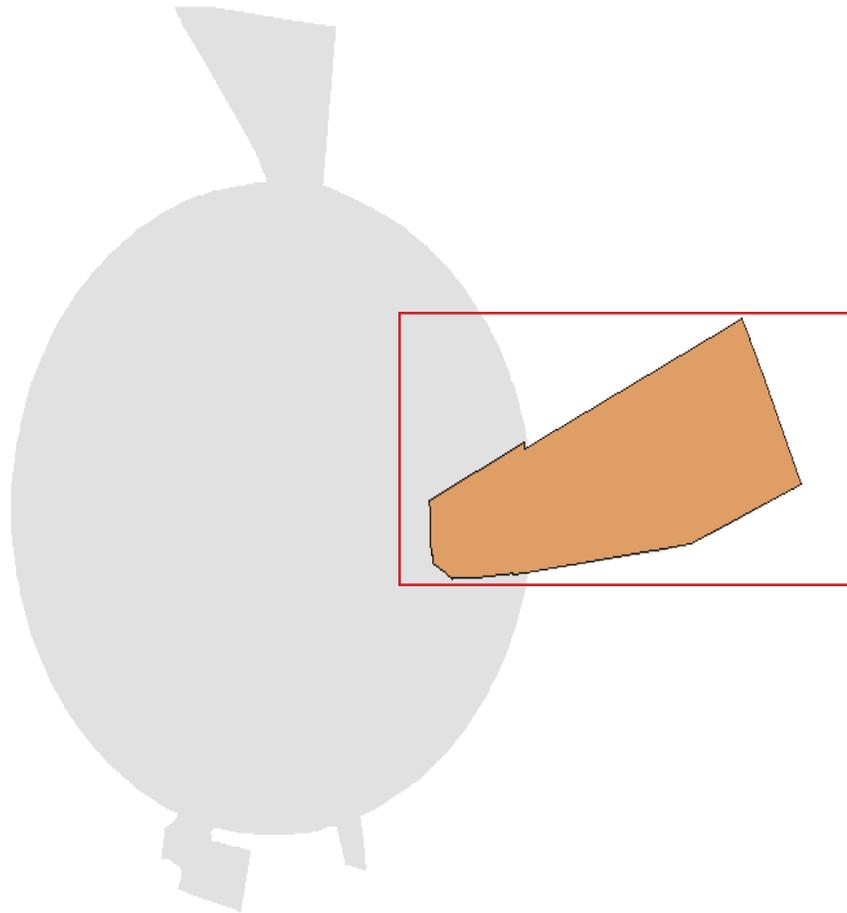


Appropriate Land Uses:

Industrial

Implementation Measures:

- Provide and maintain necessary infrastructure to these areas
- Increase the amount of manufacturing







**THOMSON-McDUFFIE
REGIONAL AIRPORT**

THOMSON-McDUFFIE
REGIONAL AIRPORT

Report of Accomplishments

The Report of Accomplishments reviews the current status of activities identified as priorities in the previous five-year work program. The status of each activity is indicated as one of the following four categories: completed, ongoing, postponed, not accomplished. Activities indicated as 'ongoing' are carried over to the upcoming five-year work program. For activities indicated as 'postponed' or 'not accomplished' a supporting rationale is also provided.



McDuffie County

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Initiate participation in the Georgia Enterprise Zone Program				X	Priority has changed since last comprehensive plan was developed.
Apply for DCA Opportunity Zone designation for areas previously designated as Enterprise Zones		X			
Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.		X			
Contact officials at University Hospital McDuffie, GRU and other institutions to begin a conversation about locating a medical/research office in McDuffie County.				X	No longer a priority for McDuffie County.
Review zoning districts and adjust them to suit development patterns in the character areas (e.g. institute R-3 zoning in the Urban Reserve Character Area) and encourage mixed use development.	X				Zoning Districts were reviewed and no adjustments were needed.
Partner with Augusta Tech to examine and develop connections between growing industries in the county and courses offered at the county location.		X			
Designate revitalization areas within the county and focus retail recruitment in those areas.		X			Zoning Districts were reviewed and no adjustments were needed.

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Review zoning districts and adjust them to suit development patterns in the character areas (e.g. institute R-3 zoning in the Urban Reserve Character Area) and encourage mixed use development.	X				Zoning Districts were reviewed and no adjustments were needed.
Focus housing in the medical district character area		X			Multi-family development with 150 units under construction near Interstate 20 and the medical district. Efforts are ongoing.
Adopt the International Property Maintenance Code	X				International Property Maintenance Code adopted June 2020.
Create an inventory of housing for persons with physical and mental disabilities and determine whether more is needed				X	No active inventory, action item proved to infeasible.
Natural and Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Nominate additional significant historic structures for the National Register of Historic Places.		X			



McDuffie County

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Purchase additional equipment to enhance the current yard waste recycling program.				X	Funding is not available at this time.
Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.		X			
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.		X			

Transportation

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Amend subdivision regulations to require developers to dedicate additional right-of-way along existing thoroughfares - or for new thoroughfares - that are identified in the Major Thoroughfare Plan.				X	Low priority for the county.
Adopt access management standards to control the amount of curb cuts on high volume streets.	X				Road frontage requirements designed to combat this issue. McDuffie County follows GDOT guidelines.

Bicycle and Pedestrian Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Review the previous McDuffie County Trails Plan and revise as needed prior to adoption.		X			In the 2021-2025 CWP as “Archway is currently reviewing the previous McDuffie County Trails Plan and revising as needed before adoption.” and “Adopt the revised McDuffie County Trails Plan.”
Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects to assist cyclists.				X	Not feasible at this time.

Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Create natural resource overlay zoning districts, and amend current cluster subdivision standards.				X	Low priority for the county.
Establish a transfer of development rights program in order to protect rural character of areas identified for the preservation of natural resources.				X	Low priority for the county.
Adopt design guidelines in identified areas. (Downtowns, Lake, etc.)		X			This activity has been included in the 2021-2025 CWP as “Adopt design guidelines for the Lake District and McDuffie County’s Main Corridors.”



City of Thomson

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Utilize the URP II retail profile to determine what types of businesses to recruit and where to locate them.		X			
Promote the creation of mixed use buildings downtown and in redevelopment areas that serve both retail/office and residential purposes.		X			
Partner with Augusta Tech to examine and develop connections between growing industries in the city and courses offered at the county location.		X			
Review the qualifications for the Georgia Main Street Program and decide whether or not to apply for membership.	X				City will apply and item is in the 2021-2025 CWP.
Initiate participation in the Georgia Enterprise Zone Program.				X	Priority has changed since last comprehensive plan was developed.
Apply for DCA Opportunity Zone designation for areas in the Urban Redevelopment Plan II.		X			
Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.		X			

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Rehabilitate downtown buildings to accommodate mixed use residential where feasible.		X			

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Continue housing rehabilitation and reconstruction in the Pitt Street and Forest Clary Drive areas.	X				Completed all CDBG housing in that area and completed road and infrastructure work.
Rehabilitate deteriorated housing using CDBG/CHIP funds.		X			Currently have some projects at the Housing Authority and on Wrightsboro Road utilizing funds. Efforts are ongoing.
Demolish Dangerous Structures and Assign Property Lien.		X			
Update Nuisance Property List annually.		X			
Accept Public Ownership of Dispersed Dangerous Building Lots Offered in Lieu of Lien Collection & Fees.		X			
Partner with local realtors to do public outreach in redevelopment areas to discuss how redevelopment affects residents and gather resident opinions on what they would like to see.	X				Archway RSVP did have a Real Estate Focus Group that discussed on housing issues and ways to improve problems.
Offer maintenance assistance program to property owners within the redevelopment areas defined in the URP II regardless of income.				X	Not feasible for the City at this time.
Utilize existing neighborhood associations as examples to develop a neighborhood association “tool kit” to provide to interested residents in declining areas.		X			
Develop a rental registration and housing inspection program that ensures rental properties meet minimum building and health codes.				X	Low priority for the City.



City of Thomson

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Create an inventory of housing for persons with physical and mental disabilities and determine whether more is needed				X	Low priority for the city.
Adopt the International Property Maintenance Code.	X				Adopted June 2020.
Natural and Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Nominate additional significant historic structures for the National Register of Historic Places.		X			
Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Purchase additional equipment to enhance the current yard waste recycling program.				X	Funding is not available at this time.

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.		X			
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.		X			
Replace and upgrade existing water lines and sewer lines throughout the city - in, but not limited to, the Sills Branch area.		X			In the 2021-2025 CWP as "Apply for CDBG Funds for water, sewer, flood and drainage, and roadway infrastructure improvements throughout the city - in, but not limited to, the Sills Branch area.
Add flood and drainage improvements (curb and gutter and storm-water infrastructure) throughout the city - in, but not limited to, the Sills Branch area.		X			In the 2021-2025 CWP as "Apply for Grant Funds for water, sewer, flood and drainage, and roadway infrastructure improvements throughout the city - in, but not limited to, the Sills Branch area.

Transportation

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt industrial street standards for areas where future expansion of industry is targeted.	X				Use D.O.T specs for areas of future industrial growth.



City of Thomson

Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt access management standards to control the amount of curb cuts on high volume streets.	X				City of Thomson ordinances provide curb cut regulations.
Repave streets throughout the city - in, but not limited to, the Sills Branch area.		X			In the 2021-2025 CWP as "Apply for CDBG Funds for water, sewer, flood and drainage, and roadway infrastructure improvements throughout the city - in, but not limited to, the Sills Branch area.
Bicycle and Pedestrian Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Review the previous McDuffie County Trails Plan and revise as needed prior to adoption.		X			In the 2021-2025 CWP as "Archway Partnership is currently revising the McDuffie County Trails Plan"
Invest in pedestrian infrastructure in targeted areas identified in the URP II.		X			Current sidewalk improvements projects on Gordon Street, Tom Watson Way, Harrison Road, and Main Street in front of the Brickyard. Efforts are ongoing.
Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects to assist cyclists.				X	Not feasible at this time.

Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Create natural resource overlay zoning districts, and amend current cluster subdivision standards.				X	Low priority for the city.
Establish a transfer of development rights program in order to protect rural character of areas identified for the preservation of natural resources.				X	Low priority for the city.
Adopt design guidelines in identified areas. (Downtown, etc.)		X			



Town of Dearing

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Review the qualifications for the Georgia Main Street Program and decide whether or not to apply for membership	X				Reviewed qualifications and town decided not to apply at this time.
Initiate efforts to beautify downtown through the nuisance code				X	This activity was not accomplished due to lack of staff capacity.
Promote revitalization efforts and the creation of mixed use buildings (that serve both retail/office and residential purposes) in the Town Center Character Area				X	This activity was not accomplished due to lack of staff capacity.
Create a façade improvement program.				X	Low priority for the town.
Concentrate retail growth in the Commercial Center Character Area.		X			Two new retail projects approved. Family Dollar and Dollar General. A new restaurant downtown was also approved. Efforts are ongoing.
Partner with Augusta Tech to examine and develop connections between growing industries in the town and courses offered at the county location.				X	Low priority for the town.

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Rezone areas of town for multi-family and attract one new multi-family development within this district.				X	Low priority for the town.
Develop design guidelines for a variety of housing types.				X	Low priority for the town.

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Define areas requiring rehabilitation and redevelopment.				X	Low priority for the town.
Rehabilitate deteriorated housing using CDBG/CHIP funds.		X			
Begin public outreach to gather support for the formation of neighborhood associations				X	Low priority for the town.
Partner with local realtors to do public outreach in redevelopment areas to discuss how redevelopment affects residents and gather resident opinions on what they would like to see.				X	Low priority for the town.
Develop a rental registration and housing inspection program ensure rental properties meet minimum building and health codes.				X	Low priority for the town.
Adopt the International Property Maintenance Code	X				Adopted June 2020
Create an inventory of housing for persons with physical and mental disabilities and determine whether more is needed				X	Low priority for the town.



Town of Dearing

Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Nominate additional significant historic structures for the National Register of Historic Places.		X			

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.		X			

Bicycle and Pedestrian Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Invest in pedestrian infrastructure in the Town Center and Commercial Center character areas		X			Utilized TSPLOST funds for a town park with sidewalks and walking track. Will continue sidewalk work in the downtown area as funds allow. Efforts are ongoing.
Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects to assist cyclists.				X	Not feasible at this time.





Hogie Joe's

Hogie Joe's
Sports Grill

OPEN

Handwritten sign on a chalkboard

Community Work Program

The Work Program consists of the specific activities that McDuffie County and each of its contained jurisdictions will undertake in the five-year period from 2021 through 2025 to meet identified community needs and advance local goals. Although the plan was developed jointly, each jurisdiction has developed its own set of work program activities. Some activities will be completed as joint effort with participation by all local governments. Each work program entry includes: a description of the activity, a timeframe for completion, parties responsible for implementation, a cost estimate, and a funding source.



McDuffie County

Economic Development

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Stone Property Improvements: harvesting all timber and selectively making ready building sites.	X	X	X	X	X	McDuffie County	TBD	SPLOST
Purchase land for future development.	X	X	X	X	X	McDuffie County, EDA	\$1.25M	SPLOST
Increase the Mt. Pleasant Water Line capacity.	X	X	X	X	X	McDuffie County	\$80,000	SPLOST
Thomson Company Redevelopment: effectively stabilize and re-use oldest parts of the building complex.	X	X	X	X	X	McDuffie County	TBD	SPLOST
Commercial area corridor development standards.	X	X				McDuffie County	Staff time	General Funds
Apply for DCA Opportunity Zone designation for areas previously designated as Enterprise Zones	X	X	X	X		McDuffie Thomson Planning Commissions	\$1,000 Annually	General Funds
Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.		X	X	X		DA and CSRA RC	Staff time	General Funds
Partner with Augusta Tech to examine and develop connections between growing industries in the county and courses offered at the county location.	X	X	X	X	X	Augusta Technical College & Development Authority	\$5,000 Annually	General Funds
Designate revitalization areas within the county and focus retail recruitment in those areas.	X	X	X	X	X	DA and McDuffie Planning Commission	\$13,000 Annually	General Funds
Reactivate the Land Bank.	X					McDuffie Thomson Planning CSRA RC	Staff Time	General Funds

Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Focus on housing developments for retiree and young professionals.	X	X	X	X		McDuffie County, Archway	Staff Time	General Funds
Pursue an active adult/small lot subdivision in the Belle Meade area.		X	X	X	X	McDuffie County	Staff Time	General Funds
Focus housing in the medical district character area	X	X	X	X		McDuffie Planning	Staff Time	General Funds
Rehabilitate deteriorated housing using CDBG/CHIP funds.	X	X	X	X	X	McDuffie County CSRA RC	\$400,000 to \$1.0M Annually	General Funds CDBG/ CHIP Funds
Natural and Cultural Resources								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Complete CLG grant, Thomson Residential Design Guidelines and McDuffie Historic Resources Property Management Plan	X					McDuffie Thomson CSRA RC	\$15,000	DCA/HPD
Combine McDuffie-Thomson for joint CLG designation.		X	X			McDuffie Thomson CSRA RC	TBD	CLG Grant
Apply for CLG grant, Thomson Commercial Design Guidelines				X	X	McDuffie Thomson CSRA RC,	TBD	DCA/HPD
Nominate additional significant historic structures for the National Register of Historic Places.	X	X	X	X	X	McDuffie County CSRA RC	Staff Time	General Funds State and Federal Grants



McDuffie County

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Cobham Road Overlay - sewer improvements along Sillis Branch.	X	X	X			McDuffie County	TBD	SPLOST
Daniel Place sewer improvements.			X	X	X	McDuffie County	\$390,000	SPLOST
Belle Meade sewer improvements.			X	X	X	McDuffie County	TBD	SPLOST
Rock House rehab existing structure and site improvements.				X	X	McDuffie County	\$500,000	SPLOST
Big Creek Panel Upgrades and Pre-Treatment Units.	X	X	X	X		McDuffie County	\$3.9M	SPLOST Grant
Augusta Road Water Treatment Plant Improvements.	X	X	X	X	X	McDuffie County	\$1.23M	Grant Loan
Airport Infrastructure Improvements				X	X	McDuffie County	\$425,000	SPLOST
Airport Reskinning T-1 Hangar			X	X	X	McDuffie County	\$100,000	SPLOST
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.	X	X	X	X	X	McDuffie County CSRA RC	\$750,000 to \$1.0M Annually	General Funds/ SPLOST/ State and Federal Grants

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Build a Handicap Accessible Playground				X	X	McDuffie County	\$125,000	SPLOST State and Federal Grants
Expansion of existing Sweetwater Gym			X	X	X	McDuffie County	\$1.2M	SPLOST State and Federal Grants
Reconstruction of press box, bathrooms, and concession at Sweetwater Gym				X	X	McDuffie County	\$325,000	SPLOST State and Federal Grants
Rehabilitation of Old Thomson Gym.			X	X	X	McDuffie County	\$750,000	SPLOST State and Federal Grants
Build Railroad Park- 12,000 square foot playground facility. Proposed playground, splash pad, and dog park.			X	X	X	McDuffie County	\$1.0M	SPLOST State and Federal Grants
Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.	X		X			McDuffie County CSRA RC	Staff Time	General Funds State and Federal Grants
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.	X		X			McDuffie County CSRA RC	Staff Time	General Funds State and Federal Grants



McDuffie County

Transportation								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Branding/Way-finding signage	X	X	X	X	X	McDuffie County	TBD	TSPLOST
Resurfacing county roads based on priority and needs list.	X	X	X	X	X	McDuffie County	\$6.0M	SPLOST LMIG
I-20 Frontage Road Improvements	X	X				McDuffie County	TBD	TSPLOST
SR150 at Stagecoach Road intersection improvements.	X	X				McDuffie County	TBD	TSPLOST
SR17 Median Improvements	X	X				McDuffie County	TBD	TSPLOST
Bicycle and Pedestrian Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Apply for Outdoor Stewardship DNR grant for The Little River Water Trail - boat ramp landing.	X	X				McDuffie County Archway	Staff Time	General Funds Grants
Archway is currently reviewing the previous McDuffie County Trails Plan and revising as needed before adoption.	X	X				McDuffie Thomson Archway	Staff Time	General Funds
Adopt the revised McDuffie County Trails Plan.			X	X		McDuffie Thomson	Staff Time	General Funds

Land Use

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Adopt design guidelines for the Lake District and McDuffie County's Main Corridors.	X	X	X			McDuffie County CSRA RC	Staff Time	General Funds Grant
Consolidate planning boards. There will be 2 members from each jurisdiction.	X	X				McDuffie Thomson Dearing	Staff Time	General Funds

Broadband

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Adopt a resolution that McDuffie County desires to be fully served by Broadband.	X	X	X			McDuffie County	Staff Time	General Funds
Identify community buildings that would benefit from enhanced broadband and/or could be considered for Broadband Ready designation.	X	X	X			McDuffie County CSRA RC	Staff Time	DCA, General Funds
Apply for Broadband Ready designation for chosen community sites.		X	X	X		McDuffie Thomson Dearing CSRA RC	Staff Time	General Funds
Phase I		X	X	X	X	McDuffie County	\$2.3M	SPLOST Loan Grants
Phase II		X	X	X	X	McDuffie County	\$605,000	Loan Grants
Phase III		X	X	X	X	McDuffie County	\$290,000	Loan Grants
Radio communication and wireless data system.		X	X	X	X	McDuffie County	\$2.8M	SPLOST



City of Thomson

Economic Development

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Utilize the URP II retail profile to determine what types of businesses to recruit and where to locate them.	X	X	X	X	X	Thomson Archway	Staff time	General Funds
Promote the creation of mixed use buildings downtown and in redevelopment areas that serve both retail/office and residential purposes.	X	X	X	X	X	Thomson Downtown Development Authority Archway	\$20,000 Annually	Authority Budget for Development Studies and Promotional Activities
Partner with Augusta Tech to examine and develop connections between growing industries in the city and courses offered at the county location.	X	X	X			Thomson Archway Workforce	\$5,000 Annually	General Funds
Apply for the Georgia Main Street Program.	X		X			Thomson DDA Archway	Staff time	General Funds
Improve the appearance of downtown buildings.	X	X	X	X	X	Thomson DDA Archway	TBD	General Funds DCA DDRLF Tax Credit
Maintain the historical building stock.	X	X	X	X	X	Thomson DDA Archway	TBD	General Funds DCA DDRLF Tax Credit
Address vacancies in downtown buildings.	X	X	X	X	X	Thomson DDA Archway	TBD	General Funds DCA DDRLF Tax Credit
Create URP III.		X	X			Thomson CSRA RC	\$5,000 Staff time	General Funds
Create and Market a Downtown Incentives Package.	X	X	X			Thomson Archway	TBD	SPLOST Land Bank Authority
Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.	X	X	X	X	X	Thomson DDA	\$2,000 Annually	General Funds

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Reactivate the Land Bank.	X					McDuffie Thomson CSRA RC	Staff Time	General Funds
Apply for DCA Opportunity Zone designation for areas in the Urban Redevelopment Plan II.	X	X				Thomson Archway	TBD	General Funds
Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Rehabilitate downtown buildings to accommodate mixed use residential where feasible.	X	X	X	X	X	Thomson Archway	\$1.0M	DCA DDRLF/ Georgia Cities Foundation/ Historic Preservation Tax Credit/ State and Federal Funds
Rehabilitate deteriorated housing using CDBG/CHIP funds.	X	X	X	X	X	Thomson CSRA RC	\$400,000 to \$1.0M Annually	General Funds CDBG/CHIP Funds
Demolish Dangerous Structures and Assign Property Lien.	X	X	X	X	X	Thomson Code Enforcement	\$50,000	Department Budget
Update Nuisance Property List annually.	X	X	X	X	X	Thomson Code Enforcement	\$1,500 Annually	Department Budget
Accept Public Ownership of Dispersed Dangerous Building Lots Offered in Lieu of Lien Collection & Fees.	X	X	X	X	X	Thomson-McDuffie Land Bank	\$10,000 Annually	Land Bank Budget

McDuffie County Joint Comprehensive Plan



City of Thomson

Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Utilize existing neighborhood associations as examples to develop a neighborhood association “tool kit” to provide to interested residents in declining areas.	X	X	X			Planning Commission	Staff time	Department Budget
Create an Infill Rehabilitation Housing Incentive Program.	X	X	X			Thomson	Staff time	Department Budget
Apply for CHIP funds for Infill Housing	X	X	X	X	X	Thomson CSRA RC	\$600,000	CHIP Funds
Apply for CDBG funds for acquisition of property for demolition.	X	X	X	X	X	Thomson CSRA RC	\$100,000	CDBG Funds
Utilize existing neighborhood associations as examples to develop a neighborhood association “tool kit” to provide to interested residents in declining areas.	X	X	X			Thomson Archway	\$3,000 Annually	General Funds

Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Complete CLG grant, Thomson Residential Design Guidelines and McDuffie Historic Resources Property Management Plan	X					Thomson CSRA RC	\$15,000	DCA/HPD
Combine McDuffie-Thomson for joint CLG designation.		X	X			Thomson CSRA RC	TBD	CLG Grant

Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Apply for CLG grant, Thomson Commercial Design Guidelines				X	X	Thomson CSRA RC	TBD	DCA/HPD
Nominate additional significant historic structures for the National Register of Historic Places.	X	X	X	X	X	Thomson CSRA RC	Staff Time	General Funds State and Federal Grants
Review Historic Preservation Ordinance	X	X				Thomson CSRA RC	Staff Time	General Funds

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.	X		X			Thomson CSRA RC	Staff Time	General Funds State and Federal Grants
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.	X		X			Thomson CSRA RC	Staff Time	General Funds State and Federal Grants
Build Railroad Park- 12,000 square foot playground facility. Proposed playground, splash pad, and dog park.	X	X	X			McDuffie County Thomson	\$1.0M	SPLOST/ State and Federal Grants



City of Thomson

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Create a Train-Viewing Platform.	X	X				Thomson DDA	TBD	General Funds Hotel/Motel Tax, RSVP Funding
Build Public Restroom Facilities. Downtown	X	X	X			Thomson	TBD	General Funds SPLOST
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.	X	X	X	X	X	Thomson CSRA RC	\$750,000 to \$1.0M Annually	General Funds/ SPLOST/State and Federal Grants
RSVP Initiative for Downtown Improvements.	X	X	X			Thomson Archway	\$125,000	SPLOST Grants

Transportation

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Harrison Road improvements (sidewalks and road improvements).	X	X				Thomson	TBD	TSPLOST
Gordon Street Improvements (sidewalks and road improvements).	X	X				Thomson	TBD	TSPLOST
Main Street and Greenway Street (sidewalks and road improvements)	X	X				Thomson	TBD	TSPLOST
Resurfacing city streets based on priority and needs list.	X	X	X			Thomson	\$600,000	TSPLOST LMIG

Transportation

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Main Street/US-78 Corridor reduce heavy truck traffic, add landscape bump-outs, crosswalks, and street trees.	X	X	X	X	X	Thomson Archway	TBD	SPLOST

Bicycle and Pedestrian Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Archway is currently reviewing the previous McDuffie County Trails Plan and revising as needed before adoption.	X	X				McDuffie Thomson Archway	Staff Time	General Funds
Adopt the revised McDuffie County Trails Plan.			X	X		McDuffie Thomson	Staff Time	General Funds
Adopt the revised McDuffie County Trails Plan.			X	X		McDuffie Thomson	Staff Time	General Funds
Invest in pedestrian infrastructure in targeted areas identified in the URP II.	X	X	X	X	X	Thomson	Undetermined - project by project basis	GDOT, TSPLOST, grant funds
Create a Downtown Walking Route "Music Mile"	X	X	X			Thomson	TBD	RSVP Funding
Dearing/Thomson Trail System	X	X	X	X	X	Thomson Dearing	\$250,000	SPLOST



City of Thomson

Land Use								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Adopt design guidelines in identified areas. (Downtown, etc.)	X	X	X			Thomson CSRA RC	Staff time	General Funds
Investigate a Downtown Open Container Ordinance.	X	X	X	X	X	Thomson Forward McDuffie	Staff time	General Funds
Consolidate planning boards. There will be 2 members from each jurisdiction.	X	X				McDuffie Thomson Dearing	Staff Time	General Funds
Broadband								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Adopt a resolution that the City of Thomson desires to be fully served by Broadband.	X	X	X			Thomson	Staff Time	General Funds
Identify community buildings that would benefit from enhanced broadband and/or could be considered for Broadband Ready designation.	X	X	X			Thomson CSRA RC	Staff Time	DCA General Funds Grants
Apply for Broadband Ready designation for chosen community sites.		X	X	X		Thomson CSRA RC	Staff Time	General Funds Grants

Town of Dearing

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Concentrate retail growth in the Commercial Center Character Area.	X	X	X	X	X	Dearing	TBD	General Funds State and Federal Grants
Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Rehabilitate deteriorated housing using CDBG/CHIP funds.	X	X	X	X	X	Dearing CSRA RC	\$400,000 to \$1.0M Annually	General Funds CDBG/ CHIP Funds
Natural and Cultural Resources								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Nominate additional significant historic structures for the National Register of Historic Places.	X	X	X	X	X	Dearing CSRA RC	Staff time	General Funds



Town of Dearing

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.	X		X		X	Dearing CSRA RC	Staff time	General Funds
Purchase land for a town cemetery.	X	X	X	X	X	Dearing	TBD	General Funds
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.	X	X	X	X	X	Dearing CSRA RC	\$750,000 to \$1.0M Annually	General Funds/ SPLOST/ State and Federal Grants

Land Use

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Create a nuisance code in efforts to beautify downtown.	X	X	X	X	X	McDuffie Planning Commission Dearing	TBD	General Funds
Consolidate planning boards. There will be 2 members from each jurisdiction.	X	X				McDuffie Thomson Dearing	Staff Time	General Funds
Land Development Code will be handled by the McDuffie County Planning Commission. (building permits, code enforcement, zoning)		X	X	X	X	McDuffie Dearing	TBD	General Funds

Transportation

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Resurfacing town roads based on priority and needs list.	X	X	X	X	X	Dearing	\$90,000	SPLOST LMIG

Bicycle and Pedestrian Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Invest in pedestrian infrastructure in the Town Center and Commercial Center character areas	X	X	X	X	X	Dearing CSRA RC	TBD	GDOT, SPLOST, State and Federal Grants TSPLOST
Dearing/Thomson Trail System	X	X	X	X	X	Thomson Dearing	\$250,000	SPLOST
Apply for Broadband Ready designation for chosen community sites.		X	X	X		Dearing CSRA RC	Staff Time	General Funds



Town of Dearing

Broadband								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021	2022	2023	2024	2025			
Adopt a resolution that the Town of Dearing desires to be fully served by Broadband.	X	X	X			Dearing	Staff Time	General Funds
Identify community buildings that would benefit from enhanced broadband and/or could be considered for Broadband Ready designation.	X	X	X			Dearing CSRA RC	Staff Time	DCA General Funds
Apply for Broadband Ready designation for chosen community sites.		X	X	X		Dearing CSRA RC	Staff Time	General Funds

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TEMPORARILY CLOSED

TEMPORARILY CLOSED

CLASS OF 2026
THOMSON HIGH
Congratulations Freshies!





Appendix



Edward Morrow

From: Samuel BANNISTER Perren <sperrren@uga.edu>
Sent: Tuesday, May 19, 2020 4:29 PM
To: Edward Morrow
Subject: April Executive Committee Attendance

Hi Ed,

It was nice talking with you today! Here is the list of participants from the April Thomson-McDuffie Archway Partnership Executive Committee meeting, where we discussed the Comprehensive Plan:

- Kelly Evans- Executive Director, East Georgia Housing Authority
- Elizabeth Vance- Executive Director, Thomson-McDuffie Tourism
- Bea Hart-Moss- Retired
- Kenneth Usry- Mayor, City of Thomson
- Debbie Jones- Executive Director, Thomson-McDuffie Chamber of Commerce
- David Crawley- County Manager, McDuffie County
- Mychele Rhodes- Superintendent, McDuffie County Schools
- Don Powers- President, Forward McDuffie
- Julie Langham- Dean of Off-Site Campuses, Augusta Technical College
- Bob Kepshire- CEO, University Hospital McDuffie
- Frank Etheridge- City Administrator, City of Thomson
- Chase Beggs- Planning and Zoning Administrator, Thomson-McDuffie County
- Georgia Hobbs- Retired
- Neal Tam- Director of Administrative Services, McDuffie County Schools
- Michelle Elliott- Operations Coordinator, UGA Archway Partnership
- Sam Perren- Archway Professional, UGA Archway Partnership
- Edward Morrow- Regional Planner, CSRA Regional Commission

Thanks!

Sam Perren, MPA

Archway Partnership | *Archway Professional*

1197 S. Lumpkin Street | Georgia Center, Suite 188 | Athens, GA 30602
[706-424-7423](tel:706-424-7423) | sperrren@uga.edu | archwaypartnership.uga.edu



Good afternoon!

My name is Edward Morrow and I'm a regional Planner with the CSRA Regional Commission. The Regional Commission is a public sector, non-profit planning and development agency that serves a 13 county region in the eastern portion of Central Georgia, including McDuffie County.

By now, many of you are aware that even in the midst of the pandemic, McDuffie County and its contained jurisdictions are undergoing an update of their Comprehensive Plan, and the regional commission has been contracted to facilitate the process.

The comprehensive plan is a document with a long tradition of setting forth the goals and aspirations of a community. It acts as a blueprint, guiding policy and other key decisions for a set period of time. While the goals established in a plan may have a 10, 20 or 30 year horizon, Georgia's Department of Community Affairs requires that Plans be updated every 5 years to reflect changes in local needs, priorities, and broader economic circumstances. DCA links access to grant funding like CDBG to maintenance of QLG or "Qualified Local Government" status.

A well-structured comprehensive plan demonstrates that a community has thoughtfully considered its future. Such a community will be a good steward of taxpayer funds, and will effectively mobilize all of its available resources for maximum return. Simply stated, well-planned communities are competitive communities, attracting both commercial investment and new residents.

The Comprehensive Plan is divided into several key areas of consideration or elements. These include: Land Use, Economic Development, Community Facilities, Housing, and Natural and Cultural Resources. This list of required Plan elements was updated in 2018 to include Broadband Services, which focuses specifically on access to broadband-speed internet. Together, these 6 areas encompass the majority of a community's core systems. The Plan update process represents an opportunity to specify goals and actions that will be taken to reach them with regard to each area.

McDuffie County already has a few small area plans like its Urban Redevelopment Plan, and, more recently, the RSVP Plan created in association with UGA's Archway partnership. The Comprehensive Plan is not intended to replace these plans, but instead encompasses them,

and considers where additional targeted policies and projects can help address needs and issues throughout the three jurisdictions.

The success of the Plan update process depends heavily on the participation of committed stakeholder committee members and citizens for their input. We can only craft a shared vision for McDuffie County's future if everyone participates.

If you have not already done so, please take a minute to visit the website - mcduffietomorrow.info - and complete the SWOT analysis, Community Improvement Survey, and Visual Preference Survey. Each of these items offers a view into issues experienced locally, and preferences regarding policies to guide future growth.



Thomson-McDuffie Planning Commission
210 Railroad Street, Suite 1544
Thomson, Georgia 30824

AGENDA

September 1, 2020 - 6:30 p.m.

Government Center Meeting Room

WELCOME & CALL TO ORDER

Fred Guerrant

INVOCATION

PLEDGE OF ALLEGIANCE

DETERMINATION OF QUORUM

APPROVAL OF MINUTES

INFORMATION & ANNOUNCEMENTS

Comprehensive Plan Update – Nicee Long, CSRA Regional Commission

OLD BUSINESS:

Bordeaux Road Names

NEW BUSINESS:

- 1. Conditional Use – Daycare – 320 and 322 W. Hill Street**
- 2. Rezone Request – 1096 Boneville Road – (R-1 → R-2)**
- 3. City zoning errors**

ADJOURNMENT



Warren County youth create prevention Billboards

After the global pandemic closed our schools and businesses, we need to focus on what we can do to make the best better. The Warren County 4-H Technology Team and the Family Connection program coordinated a drive-through meal and worked virtually and in-person to put together a couple of successful virtual drive-through prevention billboards. The virtual drive-through meal was a success where our youth used to be familiar with being safe from drugs, love and dance.

The 4-H program is a platform model provided by the State of Georgia and the National Health Service Administration (NHS) to support educational, experiential, and leadership training and accountability. Designed to be long-term and evolutionary in nature, the program aims to build on knowledge and experience over time and lead to measurable outcomes and program improvements. There are five core steps of the NPH developed to organize prevention strategies and activities for change: Step 1-Assessment Step 2-Capacity Building Step 3-Planning Step 4-Implementation and Step 5-Evaluation. All students received a copy of the poster back titled "No Drugs." A young man's guide to making the TRAPS by Patrick Phelan, and a local area, the North Carolina Hall of Fame - "The Pulse of Soul" Cuban Restoration Trust "Do You Without Fear" The Highway project and an active work through of the prevention program set up by the Family Connection staff were completed by each participant. The students provided music and games along with information on the dangers of opioids, marijuana and alcohol. Upon completion of the work, through each participant worked with a personalized script and information and a 100 production script. The great part about the whole situation was that the youth participated in the script and so their message was all about prevention. This wonderful group of youth also designed this billboard that will be displayed for 30 days with this prevention message about the dangers of drugs. This project was funded by the Drug Free Communities Grant under the Warren County Youth Substance Abuse Prevention Program. The WCYAPP is an ongoing prevention program led by the Family Connection, Family of Positive Choices. For more information on how you can volunteer or support this effort please contact: Susan Skifford, Resource Director or Charlene Baker, Program Coordinator or at 706-536-1006.

Warren County schools announce drive-thru meals

Warren County School System's Nutrition Department will provide a drive-thru for food meal pick up service for all Warren County public school students beginning Aug. 26 from 8:00 to 4:00 p.m. Mondays through Fridays except holidays and school days. This is a hybrid school food program. On the menu are chicken and biscuits, spaghetti, hamburger, taco, nachos and more. These meals will be hot, fresh, and brought to the car. Please provide your student or student's lunch number. The student does not have to be present to pick up the meals, but anyone available lunch numbers need to be given at the time of service. Meals will also include a meal bag breakfast as well. Please email Ms. Richardson at rrichard@warren.k12.ga.us

Thomson and Warrenton highways being leveled

Highway construction projects involving this work, affecting traffic on State Route 104 and State Route 88. C and H Paving Inc. is working at both locations and complete repairs and complete asphalt to areas previously treated by pavement preservation techniques. The first project will also include temporary road pavement reflectors. The above work takes place on McDeffie County SR 104 spanning 5.5 miles from SR 17/Main Street to north of the Ken 175 interchange. Warren County SR 88 from the Bypass to the Glasgow County line totaling 7.9 miles.



Public Hearing Notice
McDeffie County Joint Comprehensive Plan 2021-2025

A public hearing for the Joint Comprehensive Plan will take place on Wednesday, September 16, 2020 at 6:00 p.m. at the Thomson Depot, 111 Railroad Street, Thomson, GA 30284. The purpose of this meeting will be to receive the McDeffie County Joint Comprehensive Plan and to receive comments on the plan. The plan will be adopted by the Board of Commissioners and the Board of County Commissioners. The plan will be adopted by the Board of Commissioners and the Board of County Commissioners. The plan will be adopted by the Board of Commissioners and the Board of County Commissioners.

Schools: Parents can pickup meals at two locations

Effective Monday, August 24, parents of McDeffie County School System students may pick up breakfast and lunch for their children at several locations and at two drive-thru locations. In addition to the meal delivery system breakfast will be available for pickup at the main entrances of Deering Elementary School, Florence McDeffie Middle School from 7 a.m. - 1:15 p.m. Monday through Friday. Lunch will be available at those locations from 11 a.m. - 1:30 p.m. Monday through Friday. Due to a waiver granted by the Georgia Department of Education this week, students do not have to be present when meals are delivered or picked up. A parent/guardian or caregiver will need to provide the names of the students to the bus driver or staff at the time of delivery or pickup.

CROSSWORD

THOMAS
1. Lovers and Man made, etc.
2. All liberators
3. Typical reality
4. Great heat
5. Another
6. Strongly Sherry
7. Mankato, MN
8. Old-fashioned "ketch"
9. "I'm _____" words
10. I want a much more "slightly"
11. "There's a whole lotta love in the street with the love pulled out."
12. "She's just a little bit of a girl."
13. "I'm _____" words
14. "I'm _____" words
15. "I'm _____" words
16. "I'm _____" words
17. "I'm _____" words
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Weekly crossword puzzle

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Today's crossword solution can be found on Page 9A

**Public Hearing
McDuffie County Joint Comprehensive Plan: 2021-2025
September 16, 2020 | 6:30PM**

Agenda

1. Call to order
2. Purpose of the hearing
3. Information on the comprehensive plan process and public input opportunities
4. Public comment period
5. SWOT Analysis and Community Improvement Survey is available at <http://mcduffietomorrow.info/>
6. Adjourn

Additional information is available on the back of this agenda.



NAME	ORGANIZATION	PHONE	EMAIL
TERESA	City of Athens		
June Begg	Planning Commission		
Michele Long	ASRA RC	706-651-7301	mlong@asra.ga.gov
Don Toms	City of Thomson		
Glorie Thompson	County Commission	706-825-1629	
Denise Etheridge	MCD. Progress	706-244-9703	detheridge@mcdfireprogress.com
Bert Dollar		706-555-1938	
Shick Imelbauer	County Clerk	706-397-7300	
Kenl Barber	City Council	813-433-7046	
SANNIE WILSON SR.	County	706-726-8346	SannieWilson43@yahoo.com
Lucretia Ferguson	City		
Michael Hayes	Resident	706 595 7207	1





Joint Comprehensive Plan 2021-2025 Public Hearing
Wednesday Evening, September 16, 2020, 6:30 pm
The Thomson Depot

COMMISSIONERS PRESENT:
Charles Newton, IV, Chairman
Sammie Wilson, Sr., Vice Chairman
Bill Jopling, Commissioner
Gloria Thompson, Commissioner

COUNTY REPRESENTATION:
David Crawley, County Manager
Nikki Milburn, County Clerk
Chase Beggs, Planning & Zoning

MEDIA: Denise Etheridge, McDuffie Progress

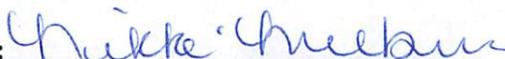
Others:

Public Hearings

1. **Call to order-** Chairman Charlie Newton called the public hearing to order at 6:31 pm and welcomed everyone in attendance.
2. **Purpose of the hearing-** Chase Beggs, Planning & Zoning Administrator introduced Nicee Long from the CSRA Regional Commission.
3. **Information on the comprehensive plan process and public input opportunities.**
Nicee Long, presented a PowerPoint to the public in attendance. She advised that this is the official 1st public hearing that will be held for the Joint Comprehensive Plan for 2021-2025. The purpose of the Joint Comprehensive Plan is a guide for growth and change in the community. The joint comprehensive plan also establishes long term goals and processes. This will be an opportunity to update the current plan.
4. **Public comment period-**A question regarding feature meetings was asked. Nicee Long advised that public hearings will be held later to present the proposed finalized Joint Comprehensive Plan to the community.
5. **Adjourn-**6:47 pm

MCDUFFIE COUNTY BOARD OF COMMISSIONERS


Charles G. Newton, IV, Chairman

ATTEST: 
Nikki Milburn, County Clerk



Public Hearing
McDuffie County Joint Comprehensive Plan: 2021-2025
January 19, 2021, at 5:15 p.m.

Agenda

- Call to Order
- Purpose of the Hearing
- Schedule
 - Upload the Plan to DCA for Review
 - If approved, each jurisdiction will approve at their February 2021 meeting
 - DCA will send a letter designating each jurisdiction as a Qualified Local Government
- The Comprehensive Plan covers the following:
 - ❖ Purpose of the Comprehensive Plan
 - ❖ Planning Process and Community Involvement
 - SWOT Analysis
 - Needs and Opportunities
 - Community Goals
 - Demographic Overview
 - ❖ Broadband
 - ❖ Economic Development
 - ❖ Housing
 - ❖ Natural and Cultural Resources
 - ❖ Community Facilities
 - ❖ Land Use
 - ❖ Report of Accomplishments
 - ❖ Community Work Program (2021-2025)
- Public Input
 - Any public input is welcomed at this time and a copy of the McDuffie County Joint Comprehensive Plan 2021-2025 is available for review.
- Adjourn

McDuffie County Joint Comprehensive Plan
 Public Hearing 2 | January 19, 2021 | 5:15 pm

SIGN IN SHEET

NAME	ORGANIZATION	PHONE	EMAIL
Wendy Strong	CSRA RC	706-651-7301	wstrong@csra.gov
CHASE BEARDS	MC PLANNING	—	—
Fred Guarrant	OR FORD	OR FORD	—
Allison Eaddy	UHT & KTH.	706) 595-1815	allison.eaddy@uhtga.de
Bonnie McLoyde		706) 509 1736	BonnieMcLoyde@qmu.edu
Paul M. Cole			
Nikki Mulburn	McDuffie Co.	706) 597 7300	Nikki.mulburn@mcduffie.net



McDuffie County Joint Comprehensive Plan

Steering Committee Meeting | October 13, 2020 | 10:00 am

SIGN IN SHEET

NAME	ORGANIZATION	PHONE	EMAIL
Nice Young	CSRA PC	706-651-7301	
Kevin Casey	City of Hanson		
[Signature]	IDAIRING	706-799-3914	
Sam Perren	Archway Partnerships	706-924-7423	SPerren@uga.edu
Ny/T	MCBUC	706-986-4077	hannemcdhille.khl@gmail.com
CHARLIE HASTON	MCDUFFIE BOC	706-595-2100	charston@hanson-mcduffie.com
[Signature]	McDuffie BOC	706-595-2112	charlone@hanson-mcduffie.com
[Signature]	Forwarded by McDuffie	706-557-1000	forwarded@hanson-mcduffie.com
[Signature]	Planning Com.	706-597-2888	



List of participants for the virtual Stakeholders meeting on January 6, 2021.

Kenneth Usry – Mayor of Thomson

David Crawley – McDuffie County Administrator

Chase Beggs – McDuffie County Planning and Zoning Director

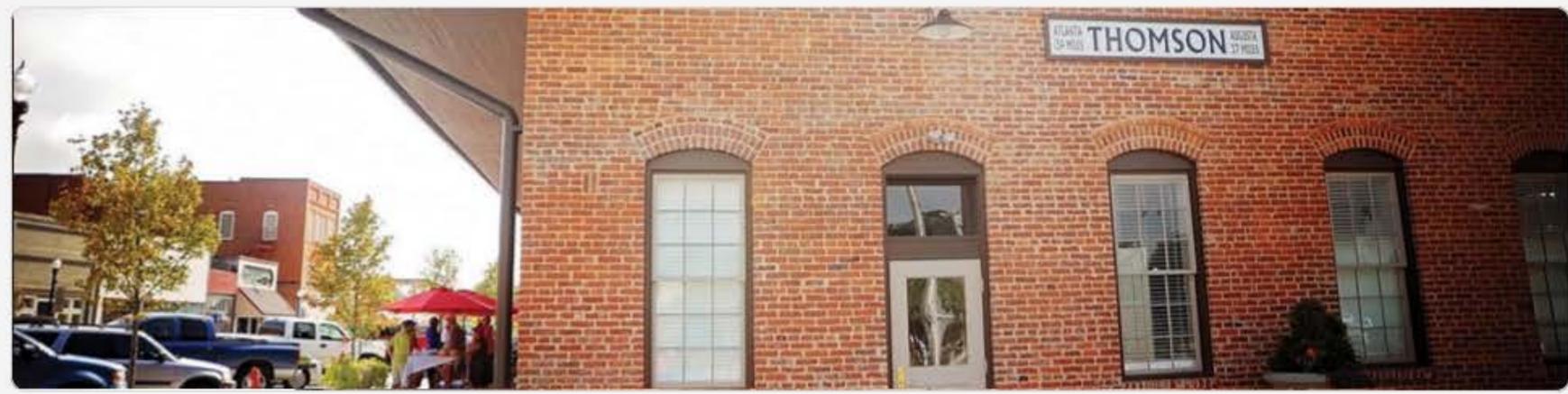
Don Powers – Forward McDuffie

Sam Perren – UGA Archway Partnership

Linda Grijalva – CSRA RC Deputy Director of Government Services

Nicee Long – CSRA RC Planning and Development Specialist

Questions Responses 43



McDuffie County SWOT Analysis

Strengths, Weaknesses, Opportunities & Threats

What are the greatest STRENGTHS of McDuffie County? Consider things that are done well, local advantages, skills, and other resources.

Long answer text

What are the WEAKNESSES of McDuffie County? Consider things that should be improved upon, and areas that may be lacking.

Vertical toolbar with icons for adding content, copying, pasting, inserting, and deleting.

Timestamp	What are the greatest STRENGTHS of McDuffie County? Consider things that are done well, local advantages, skills, and other resources.
3/20/2020 9:15:56	The people, existing industry, road access, lake access
3/23/2020 11:23:45	People work together well. Archway. Gov cooperation. Citizens want to see community improvement. good industrial base. Close to Augusta and in the CSRA MSA
3/23/2020 11:41:59	Located on the I-20 corridor at Hwy & 17 US Hwy 78 is a great asset. University Hospital and adjacent medical offices provides excellent healthcare for McDuffie and surrounding counties. Thomson-McDuffie serves as a trade center for five counties with total population of approximately 65,000 people. We have strong diverse industrial base with
3/23/2020 11:43:49	good government employees
3/23/2020 14:27:25	Pulling together as a community, city/county combination/ historical sites, close to lake, churches, museum, improved police department
3/23/2020 15:42:56	Excellent small businesses (stores, restaurants), strong churches that are active in community, small-town family-oriented culture.
3/23/2020 15:51:01	
3/23/2020 16:16:47	
3/23/2020 16:17:00	
3/23/2020 16:31:57	Country life
4/12/2020 22:26:12	I20, RSVP downtown revitalization
4/22/2020 11:47:49	Small town, friendly people, integrity
4/22/2020 11:50:28	Community leadership, transportation options, local hospital,
4/22/2020 12:16:14	Lots of local history, access to lake, lots of entrepreneurial spirit (shops, restaurants, etc.)
4/22/2020 12:31:29	LOCATION (proximity to I20, Fort Gordon, the lake, growing economy in Columbia Co)
4/22/2020 13:21:31	It's residents, it's location with plenty of commercial property located near rail and interstate access, along with a Technical College willing to teach.
4/30/2020 15:31:34	Small town feel - everyone knows everyone. We have access to lots of outdoor resources (Clark Hill lake, GA DNR state ponds, campgrounds). The school system offers several opportunities for students, including the new welding lab.
5/1/2020 8:46:23	There is a large opportunity for economic growth in McDuffie county. We could be the epicenter for industrial and commercial investment due to our location and proximity to I-20 and other major state thoroughfares. Our current cost of living is also a major strength.
5/12/2020 11:42:41	Proximity to Augusta and the lake; easy access to I-20; friendly people; sense of community,. Augusta TEch provides technical training to help improve the skill of the workforce
5/12/2020 11:46:25	Geographic location. Thurmond Lake. 100 miles from Atlanta, 65 miles from Athens, 150 miles from beaches and the mountains. 30 miles from Augusta's medical center. I-20
5/12/2020 13:50:14	City county government cooperation
5/12/2020 13:50:26	County and city police services
5/12/2020 14:28:51	Good access from downtown to I-20. County has diverse natural resources. Good education resources between school system and Augusta Tech
5/12/2020 15:13:50	The small town community atmosphere and and the ability to come to when necessary is an advantage. The downtown
5/12/2020 15:19:59	There are many outdoor activities that can be accessed by all community residence with little or no charge (camping, hiking, fishing).
5/14/2020 10:09:39	It's a good place to know your neighbors. We have some great citizens with the skills to make a difference.

5/14/2020 13:27:20	Proximity to larger cities without larger city issues (traffic). Great community/people. Solid workforce and school system. Burgeoning unified vision. Great hospital/healthcare compared to other towns.
6/17/2020 8:29:20	Leadership (not perfect, but willing to get better). Our Emergency Management groups to include Fire, EMS and Law enforcement.
7/6/2020 14:21:08	It's people, local infrastructure (water/sewer), intergovernmental approach, consolidation where it makes sense, our hospital
7/7/2020 12:29:47	
8/13/2020 20:17:17	1) Lower property taxes than other CSRA counties and still close to Augusta, Ft Gordon, SRS, Plant Vogtle. 2) Rural living. 3) Sweetwater Park & YMCA
8/20/2020 11:28:45	Small town living with major amenities nearby while offering some of the basics.
8/20/2020 11:29:03	Small town living with major amenities nearby while offering some of the basics.
8/20/2020 11:29:07	Small town living with major amenities nearby while offering some of the basics.
8/20/2020 17:42:09	None
8/20/2020 21:42:13	Road conditions and maintenance have improved. City Police Department has done a phenomenal job.
8/21/2020 5:26:58	police chief
8/22/2020 21:02:15	Small town sense of Community
8/25/2020 16:56:06	City and county working together. Law enforcement. Proximity to outdoor activities. Accessibility to employees.
8/26/2020 8:48:14	Citizens
8/26/2020 13:59:11	A county that believes in keeping local farmers and land conservation as a priority over sprawling suburbia like other surrounding counties.
10/5/2020 15:43:21	Land is relatively inexpensive. Proximity to Augusta and Fort Gordon. Slower pace of life. Country living is still a reality. Good relationships with neighbors.
11/14/2020 20:05:02	Land to develop
Timestamp	improved upon, and areas that may be lacking.
3/20/2020 9:15:56	Persistent poverty, influence of poor into our community, housing stock (developers and non-profits only want to build more low-very low income housing with tax incentives)
3/23/2020 11:23:45	Leadership needs expanding and diversification. Sometimes hurt by all the growth in Col County. Prevalent perception that local school system is underperforming, even though the reality is likely different. Tax base is stagnant or decreasing. per capita income needs to grow.
3/23/2020 11:41:59	City infrastructure such as water/sewer is in need of maintenance. Future growth will not occur unless proper planning with areas identified for expansion. Lack of housing stock in \$175,000 an up value creates environment where median household income restricts ability to recruit and acquire higher quality retail stores. Poverty is very evident in the community. Progress is being shown in the school system, but ratings are not reflected in posted online educational ratings.
3/23/2020 11:43:49	so many needy people. few people care about cultural or educational events

3/23/2020 14:27:25	Communication from city/county officials-many times we hear local news from Augusta outlets rather than McDuffie County. We need to know about schools, law enforcement and what's going on in the city/county. Local schools rank very low on "Great Schools." It's difficult to attract young families with children or new businesses with needy schools.
3/23/2020 15:42:56	Crime/drugs/poverty issues (these are often interrelated). Education issues that relate to home-life of some students. Lack of rural high-speed internet.
3/23/2020 15:51:01	Too rural, lack of quality shops and recreation.
3/23/2020 16:16:47	
3/23/2020 16:17:00	
3/23/2020 16:31:57	
4/12/2020 22:26:12	School System, Large rental housing stock in poor condition
4/22/2020 11:47:49	Few shopping, dining, and entertainment options
4/22/2020 11:50:28	enforcement
4/22/2020 12:16:14	Poverty, education/parenting, housing issues (including too much section 8 housing)
4/22/2020 12:31:29	Lack of long term vision.
4/22/2020 13:21:31	A major weakness appears to be one of what's in it for me. We have a nice looking hospital, which unfortunately sends way too many patients out of the county. We don't offer much in the way to attract seniors to remain in the area.
4/30/2020 15:31:34	Sometimes it feels that we make it hard for some small businesses to locate here. There are also times where it feels like we are reluctant to change how things are done.
5/1/2020 8:46:23	Our lack of a well designed and maintained downtown area limits it's growth potential. Other similarly sized towns in Georgia have a city center that allows them to host events that generate revenue for the businesses in that area. Imagine Blind Willie being held downtown. The restaurants and shops would see more traffic in a weekend than they do most of the year.
5/12/2020 11:42:41	Lack of affordable housing stock; empty dilapidated houses and buildings make certain parts of town look run down. There are disparities in the earnings of the workforce - either professional or minimum wage. Increased educational opportunities could enhance the workforce to attract industries that pay better than fast food.
5/12/2020 11:46:25	An apathetic citizenry that prefers to complain AFTER major issues are decided rather than working to keep themselves informed beforehand. The local governments could be more transparent and the local media outlets could be more timely and less intermittent in their due diligence. The people should be encouraged to become involved. The government leaders also talk a lot about improvements but get sidetracked by political turf wars and whose toes they might step on or whose sensitivities they may offend.
5/12/2020 13:50:14	School system
5/12/2020 13:50:26	Public housing, Industries, Retail, recreation, Government leadership, downtown development, more traffic signal, road widening, businesses developed off bypass.Ex
5/12/2020 14:28:51	county. Lack of unifying identity for the county and it's residents
5/12/2020 15:13:50	Theand filled.
5/12/2020 15:19:59	There has been little change in economic growth in many years. No place to shop, little variety in dining preferences. Plus a lack of quality in medical care. The takeover by University Hospital did nothing to enhance the quality of care you receive at the local
5/14/2020 10:09:39	Improve and strengthen educational system so young couples will want to live, work and educate their children in McDuffie County. Race relations are not what they should and could be. We don't work together for the good of all.

5/14/2020 13:27:20	Lack of downtown investment. Not great grocery options.
6/17/2020 8:29:20	One thing that is one of our largest weaknesses, that would benefit ALL, is a build-out of quality broadband across the county. The second biggest weakness is the lack of leadership from the community to join the city/county leaders to set goals, promote and make happen industrial development. The third thing is an investment education offerings specifically for our high school youth - ensuring they know what their options are when they graduate.
7/6/2020 14:21:08	small business program, no Main Street program
7/7/2020 12:29:47	School board and Regulating the kaolin mines
8/13/2020 20:17:17	side of the county more folks will be willing to relocate to and still be in commuting distance) GATE 6 will be opening soon.
8/20/2020 11:28:45	Lack of activities for children, your, and young adults
8/20/2020 11:29:03	Lack of activities for children, your, and young adults
8/20/2020 11:29:07	Lack of activities for children, your, and young adults
8/20/2020 17:42:09	Estate Ownersp
8/20/2020 21:42:13	Public school system
8/21/2020 5:26:58	Schools,
8/22/2020 21:02:15	we need a bigger Animal Shelter. A way to make sure folks spay & neuter their dogs & cats . I'm sick to death of folks that are not responsible pet owners !! Run the idiot walking up & down Main Street out of town . He is trying to create hate .
8/25/2020 16:56:06	Communication with constituents-some are unable to attend meetings. Results should be communicated through media. Tapping industry and revenue producing sources.
8/26/2020 8:48:14	County manager needs to go. He has continuously allowed too many issues to go on in the Human Resources category. It leaves us as citizens liable for his mistakes and the county liable for any issues that may arise.
8/26/2020 13:59:11	Falling behind in keeping up with technological infrastructure. Also, lack of communication to our inhabitants on where to go for resources (including grants) in improving agriculture/land for small farms.
10/5/2020 15:43:21	No internet in rural areas. Lack of primary employers to bring revenue to the county. Hard to keep children from going to big cities when they grow up because of lack of economic opportunity.
11/14/2020 20:05:02	City don't Return phone calls
Timestamp	What are the greatest OPPORTUNITIES available to McDuffie County? Consider untapped resources, and areas where expansion might be possible.
3/20/2020 9:15:56	Development of lake area, improved school testing, hi-tech and boutique farms, landscaping nurseries, land cost, access to interstate, water and sewer availability, modern hospital, airport
3/23/2020 11:23:45	The work we are doing with Archway. The lake property has potential. Interstate property is ripe for development. Commercial at exit 172, industrial at exit175. Residential potential at exit 175 south of I-20. Additional exit 169 has not been developed at all. Airport expansion. Greater use of first class recreation facilities.

3/23/2020 11:41:59	Exit 169 on I-20 could be next best area for planned growth. Town of Dearing is experiencing growth with new restaurants and shops. Many say this is the new growth opportunity area of McDuffie County.
3/23/2020 11:43:49	overflow of educated persons from Harlem area
3/23/2020 14:27:25	Dine in restaurants that are family friendly. Capitalize on the historic portions of the county. Cleaning up the city streets. Sprucing up around town to make it more eye appealing. Enlist citizens for projects that would enhance the community. Do more projects like Chief Evans did with the Assistant Chief for the Day. High profile of administrators and officials in setting the example of making the county better. The hospital is a great asset.
3/23/2020 15:42:56	Drawing tourists in via the Lake. More sit-down restaurants by the interstate. Drawing new families who are coming to Fort Gordon/overflow from Columbia county. Affordable middle-class housing.
3/23/2020 15:51:01	No shortage of land space. opportunities for new development and redevelopment. Convenient to major highways.
3/23/2020 16:16:47	
3/23/2020 16:17:00	
3/23/2020 16:31:57	Keep mines off Wisham Rd
4/12/2020 22:26:12	Center
4/22/2020 11:47:49	Draw new residents seeking small town and/or rural lifestyle
4/22/2020 11:50:28	African American tourism
4/22/2020 12:16:14	downtown, historical sites, outdoor recreation, we need a good city park
4/22/2020 12:31:29	Opportunity to take advantage of the growth at Fort Gordon
4/22/2020 13:21:31	Some untapped resources are the utilization of camping opportunities in the area. Why can't a plan be drawn up for our high school students and technical students to up date the electrical outlets and camping sites in our area campgrounds? Carpentry work, electrical, plumbing, and horticultural opportunities are there and many local businesses would probably donate a lot of the support, materials, and oversight of student
4/30/2020 15:31:34	Housing growth near Fort Gordon. We also have vacant industrial lots, but it is not clear who recruits businesses for those areas or what is done. Many people in the Appling area were very much against the Club Car expansion and the Amazon construction at the Harlem/Appling exit. That land had to be developed, yet just 8 miles away we had property already developed for industry.
5/1/2020 8:46:23	Currently residents of outlying communities drive right passed Thomson and McDuffie county on their way to Augusta to meet their shopping needs. With the addition of the 3rd exit on I-20 there are even more opportunities to help grow in a controlled manner. Salaries that align better with state averages is also an opportunity. How many residents of McDuffie county drive to Augusta and beyond every day of the week because of the higher pay rates?
5/12/2020 11:42:41	Downtown is pedestrian friendly but there are very few places you would want to walk to. There are places to eat, but there are no shops to browse in or outdoor areas to sit. I-20 access is a great opportunity for businesses to establish here;
5/12/2020 11:46:25	I believe that McDuffie County is ideally located and has the land availability to become a retirement location for middle income and younger retirees, folks not seeking full-time jobs and a certain demographic for school-age children. The Raysville area would be perfect except for the fact that it is buried in blight and a fear of trying to work with the federal government to gain better access to the lake. Rousseau Creek area is an example.

5/12/2020 13:50:14	Specialty shopping I.e. shoes, ladies wear
5/12/2020 13:50:26	Expansion of Washington rd to 5 lanes. Turn lane off Washington rd east to I 20
5/12/2020 14:28:51	With growth in Columbia county coming further east we should actively market the Cobbham road industrial park. Leverage lake access within the county to have a nice park or lake retreat area. Maybe expand park facilities at Raysville campground.
5/12/2020 15:13:50	The greatest opportunities where expansion might be possible is providing more free recreational activities with in the city limits.
5/12/2020 15:19:59	There are so many empty store fronts that can be filled new businesses, and they sit there to rot. There is enough land to attract big business like Amazon, Caterpillar, etc.
5/14/2020 10:09:39	All people working together is the greatest opportunity which would help utilize our resources and expand all areas for improvement.
5/14/2020 13:27:20	Many opportunities to make downtown vibrant/populated. Residential possibilities, green space, etc.
6/17/2020 8:29:20	With the growth in the counties east of us (Columbia, Richmond), we have an opportunity to promote to the CSRA - McDuffie county - to encourage investors to begin building neighborhoods on the east side of McDuffie county and continue moving west. Regarding the west side of the county, with the addition of Exit 169 off I-20, there is
7/6/2020 14:21:08	gas access, develop a small business incubator
7/7/2020 12:29:47	
8/13/2020 20:17:17	Gordon Hwy corridor (historic) - tourism - scenic rural countryside
8/20/2020 11:28:45	possible activity type business which might appeal to younger people.
8/20/2020 11:29:03	possible activity type business which might appeal to younger people.
8/20/2020 11:29:07	possible activity type business which might appeal to younger people.
8/20/2020 17:42:09	Hwy 277 old Winn Dixie Shopping ctr, vacant property across from Walmart, vacant property across from Advance Warehouse, upgrade Michael Restaurant and those building along hey 278. Invite potential Businesses to explore all of Dearing for housing, gas station services and more
8/20/2020 21:42:13	
8/21/2020 5:26:58	more jobs, employee retention in school system
8/22/2020 21:02:15	1 year license for dogs & cats owners . All pets must be spayed or neutered inless they are a purebred and used for breeding. If not spayed or neutered- they get fined. If they don't pats their yearly License for their pet/pets -they get fined . All of the money goes to the shelter.
8/25/2020 16:56:06	Utilizing Augusta Tech expertise, Tapping sources from industry. Selling our county instead of status quo
8/26/2020 8:48:14	Development along the 17 bypass. Developing near exit 175. More transparency with the citizens of the county.
8/26/2020 13:59:11	I think we can have a county that can enjoy prosperity (in a more rural/Ag setting, without having to cave to suburban sprawl and the headaches that comes with it.
10/5/2020 15:43:21	Proximity to Fort Gordon and the Cyber Center is huge opportunity for economic development. Rail and Freeway access facilitates the possibility of increased manufacturing operations.
11/14/2020 20:05:02	Real estate and recreation

Timestamp	What are the greatest external THREATS affecting McDuffie County? Consider the kinds of obstacles the County faces and other known impediments to improvement.
3/20/2020 9:15:56	diseases, continued focus on Columbia/Richmond Counties as our direct competitors, reduction of funding support from state as priorities shift
3/23/2020 11:23:45	Reactive leadership as opposed to proactive. Expecting new and better results while doing things the same.
3/23/2020 11:41:59	Apathy. To many residents are not interested in becoming involved in community affairs. We need more emphasis on developing young, bright, future leaders to lead. Rural broadband will determine our ability to compete at all levels of economic development in the future. County officials should seek partnerships and new providers to meet the demand for technology that will be required to meet future needs.
3/23/2020 11:43:49	no young people want to live here
3/23/2020 14:27:25	Crime, loss of jobs, untrained people to fill job openings, aging population, increasing poverty, low rating of school. Weak communication from city and county officials. We don't know what's going on, the needs in the community and what the challenges are for our officials. Lack of communication and transparency breeds mistrust.
3/23/2020 15:42:56	Public perceptions of crime, drugs, poverty, and school system. Columbia County's ability to pay police officers and teachers more money takes away some of our best people.
3/23/2020 15:51:01	Under educated workforce, thereby not being able to attract major companies to the area.
3/23/2020 16:16:47	I hope they never consider mining around the subdivisions off of White Oak and Whisham Roads.
3/23/2020 16:17:00	I hope they never consider mining around the subdivisions off of White Oak and Whisham Roads.
3/23/2020 16:31:57	Keep mines off Wisham Rd I live on Windsor Way
4/12/2020 22:26:12	Columbia County,
4/22/2020 11:47:49	Lack of investment in shopping, dining and entertainment options.
4/22/2020 11:50:28	Lack of broadband options
4/22/2020 12:16:14	crime, poverty, lack of imagination and leadership from longstanding families that tend to control lots of power and property.
4/22/2020 12:31:29	We continue to stay stagnant without growing and investing in our community. this will lead to a poor community that lacks resources to take care of the families that live here.
4/22/2020 13:21:31	Once again, some of the external threats affecting the county seem to fall into the what's in it for me category. There doesn't appear to be a lot of interest in attracting new businesses, other than Washington road. The county airport doesn't have any area set aside to show off local artist work, points of interest and management doesn't seem to appreciate they are running Our county airport, not theirs.
4/30/2020 15:31:34	It is hard for any industry to compete with what is offered in Columbia County. Salary, available activities, parks, infrastructure, etc.

5/1/2020 8:46:23	<p>Not having reliable broadband access for businesses is limiting our growth potential. Implementing a bypass around the town with multiple red lights and no time saving opportunities has not changed the travel patterns of most OTR trucks. They carry various materials and chemicals (some of them highly hazardous) through town. They drive aggressively and speed through the city limits. Hwy 17 heading to Wrens is a virtual racetrack with transfer trucks reaching speeds of 60mph or greater before exiting the city limits.</p> <p>Had the bypass been built with overpasses and not red light it would have given a better option for those trucks. As it is, there are the same number of red lights on the bypass as</p>
5/12/2020 11:42:41	<p>Increasing level of poverty. People who are barely making it have no money to spend. Lack of disposable income halts growth.</p>
5/12/2020 11:46:25	<p>The greatest external threats come from within. This community has created a negative perception of its own public school system and has spread it to their friends and relatives who live elsewhere. The plethora of cheap rental property has made the city a haven for transient living and those with no incentive to demonstrate pride in the community. The owners of tenant housing have overindulged and failed to see the big picture of what they</p>
5/12/2020 13:50:14	Drugs
5/12/2020 13:50:26	Growth in neighboring countries.
5/12/2020 14:28:51	groups base decisions on these metrics and will not give McDuffie county a second
5/12/2020 15:13:50	shopping center.
5/12/2020 15:19:59	<p>The few people who control the land in the county who are afraid outsiders will gain more influence than them if they are allowed to come in. That is why Thomson will never grow as a community. There are so many people I personally know who only live in Thomson, but spend their money in other counties because of lack of variety.</p>
5/14/2020 10:09:39	<p>Don't know of any external threats. To me, they seem to be internal. Inability to work together, two different agendas, lack of effective, strong and decisive discipline in schools are threats to our county.</p>
5/14/2020 13:27:20	
6/17/2020 8:29:20	<p>Our inability to build long-lasting relationships across races. All we have to do is look at Richmond County metro government and NOT make the mistakes they are making.</p>
7/6/2020 14:21:08	<p>The state wide tariff of broadband services allowed the providers to no longer have to negotiate rates with local jurisdictions. We have no recourse. Mental health issues aren't manifesting themselves in increased calls for service.</p>
7/7/2020 12:29:47	
8/13/2020 20:17:17	Mining leases.
8/20/2020 11:28:45	Crime, poverty, lack of pride for the community
8/20/2020 11:29:03	Crime, poverty, lack of pride for the community
8/20/2020 11:29:07	Crime, poverty, lack of pride for the community
8/20/2020 17:42:09	Eliminate drugs, improve or remove abandon houses, and crack down on animal control (dogs not on lease).
8/20/2020 21:42:13	
8/21/2020 5:26:58	school system , no community involvement
8/22/2020 21:02:15	Getting kids& drugs off the streets

8/25/2020 16:56:06	School system. Poor ratings are not attractive to industry. Unemployment and large number of people on public assistance.
8/26/2020 8:48:14	One of our threats is allowing our population growth to outgrow our services and infrastructure. Need more public safety. If people feel safe they will come to the county.
8/26/2020 13:59:11	One threat is that leadership in this county will try to be like some of the other surrounding counties in bringing in too much "non-rural" activities, buildings, etc... As much as I am for prosperity, I enjoy the country life and the ability to spread out. Leaders need NOT give in to people (including themselves) and have this county turn into "Columbia county" Yes, there are some good things going on there, do not take me wrong; but Columbia county is
10/5/2020 15:43:21	I'd say the biggest threat to McDuffie County is that it becomes a crowded suburb of Columbia County without any primary economic development. We need businesses in McDuffie County that are building the local economy and tax base.
11/14/2020 20:05:02	Traffic.

Community Improvement Survey

Help plan for a better McDuffie County!

Where do you live?

- Unincorporated McDuffie County
- Thomson
- Dearing
- Other...

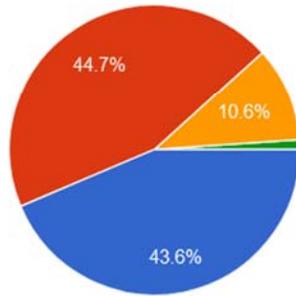
What is your age?

- 17 or younger
- 18 - 24
- 25 - 34

- +
- 📄
- 🔍
- 🖼️
- ▶️
- ☰

Where do you live?

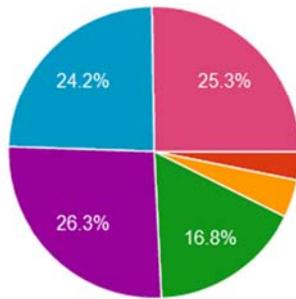
94 responses



- Unincorporated McDuffie County
- Thomson
- Dearing
- Richmond - spend majority of time in McDuffie

What is your age?

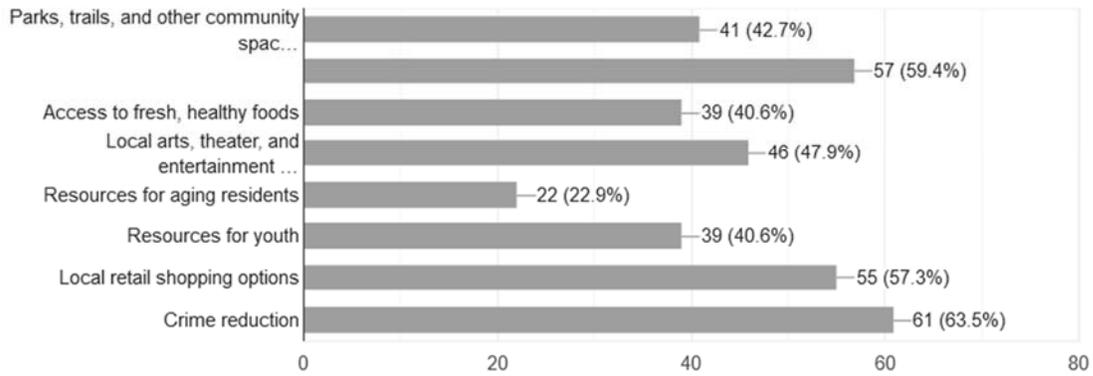
95 responses



- 17 or younger
- 18 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 or older

Which QUALITY OF LIFE topics are currently of greatest local importance?

96 responses



Which of the above QUALITY OF LIFE topics is most important?

84 responses



Which of the above QUALITY OF LIFE topics is most important?

84 responses

- local retail shopping options
- Access to Broadband
- Healthy foods and more retail shopping.
- Local arts, theater and entertainment options
- resources for youth
- Parks and community spaces
- Downtown stores and shopping/entertainment
- Local retail shopping options
- Places to eat and shop

Which of the above QUALITY OF LIFE topics is most important?

84 responses

- Crime incidence
- Gang reduction
- Broadband
- Other: things to do (country club, eating)
- Parks
- Internet in rural areas
- Commercial growth
- Communication/Internet as we work from home.
- REsources for youth

Which of the above QUALITY OF LIFE topics is most important?

84 responses

- shopping in Dearing
- Parks, trails, and other community spaces
- Crime Reduction/ Resources for Youth
- All the above
- Local retail shopping options.
- fresh food
- Resources for aging residents
- Parks trails...
- Access to fresh healthy foods restaurant and grocery

Which of the above QUALITY OF LIFE topics is most important?

84 responses

- Entertainment
- Resources for aging residents
- Crime reduction.
- Access to broadband / high speed internet.
- Crime Reduction
- Internet
- Parks, trails, and other community spaces. "Trails need to be made in the Hickory Hills plantation With federal and state historical funds ,
- All of them I picked
- Resources for youth, keep them busy and off the street

Which of the above QUALITY OF LIFE topics is most important?

84 responses

- Local retail shopping
- Recreation for our youth!
- Parks trails etc
- Local art, theatre, entertainment
- Internet for less densely populated parts of county
- Safe community spaces
- Access to broadband/ high speed internet
- Internet and crime reduction
- All

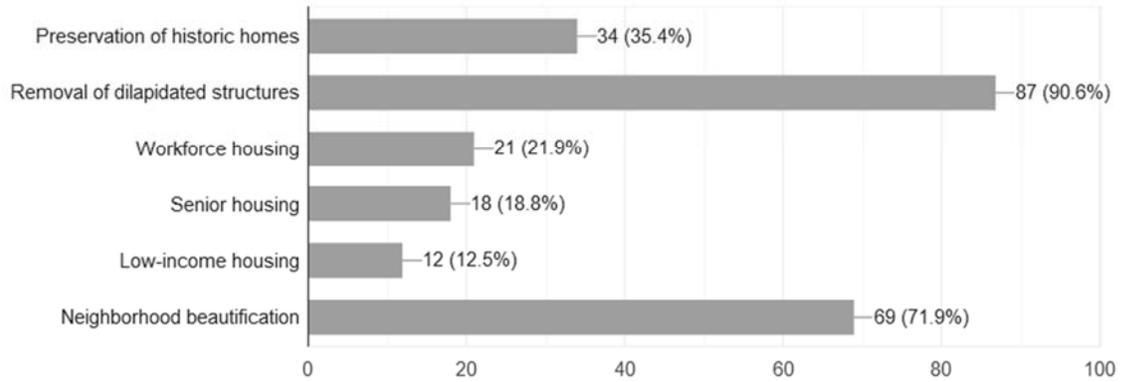
Which of the above QUALITY OF LIFE topics is most important?

84 responses

- Access to broadband/ high speed internet
- Internet and crime reduction
- All
- Crime
- High speed Internet
- First, we need internet access to branch out further.
- Assess to high speed broadband
- Broadband, high speed internet.
- Youth Activities

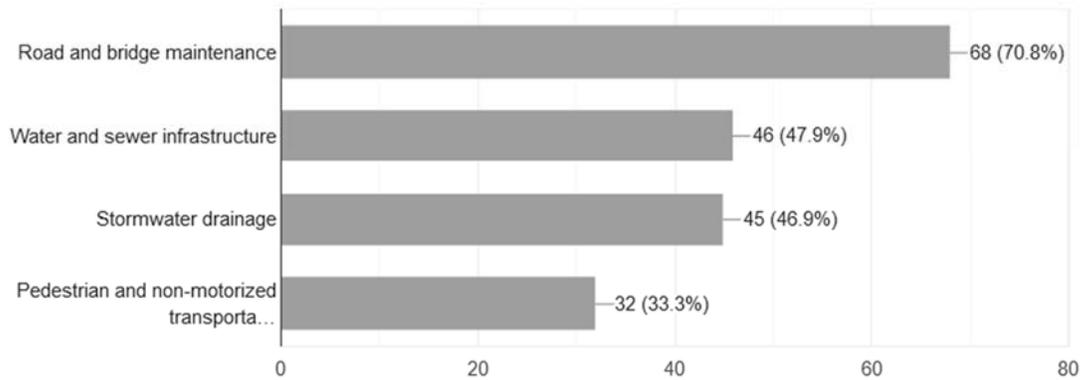
Which HOUSING topics are currently of greatest local importance?

96 responses



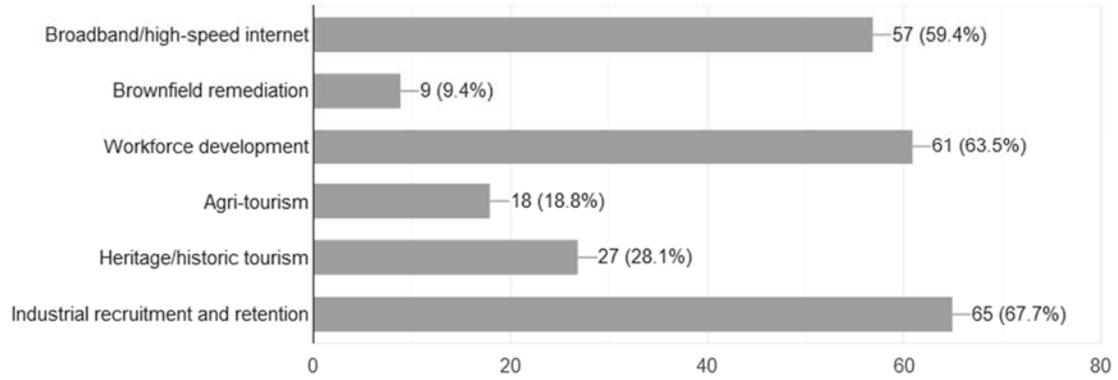
Which INFRASTRUCTURE topics are currently of greatest local importance?

96 responses



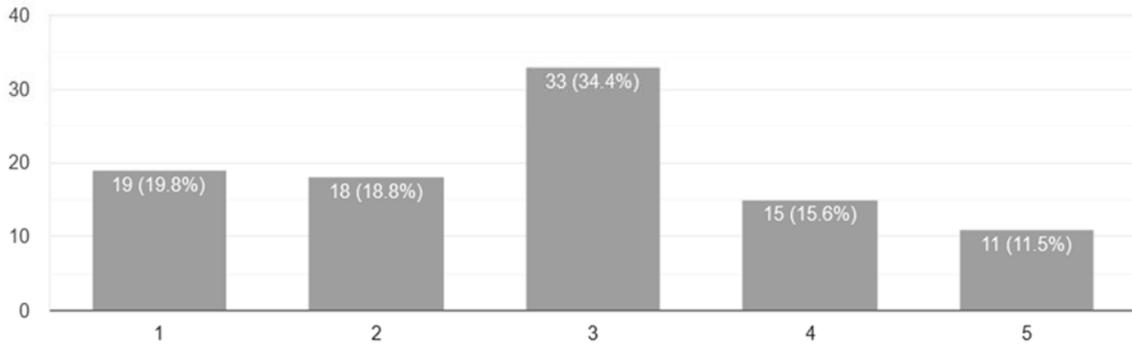
Which ECONOMIC topics are currently of greatest local importance?

96 responses



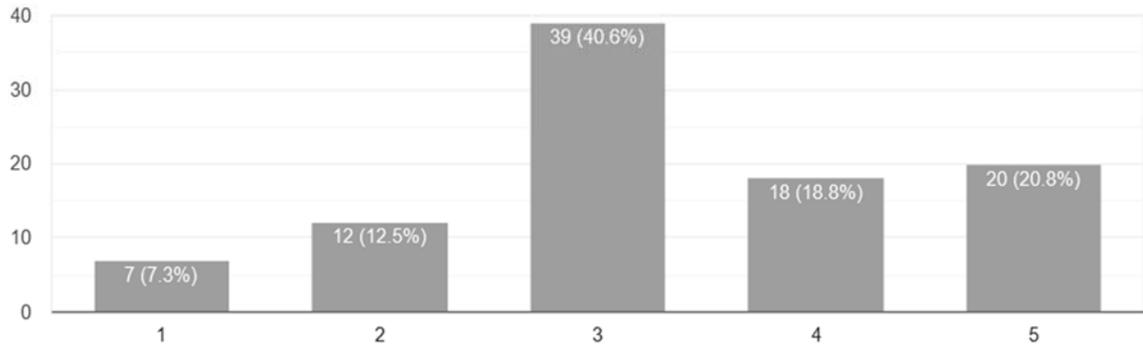
How satisfied are you with the variety of housing in McDuffie County?

96 responses



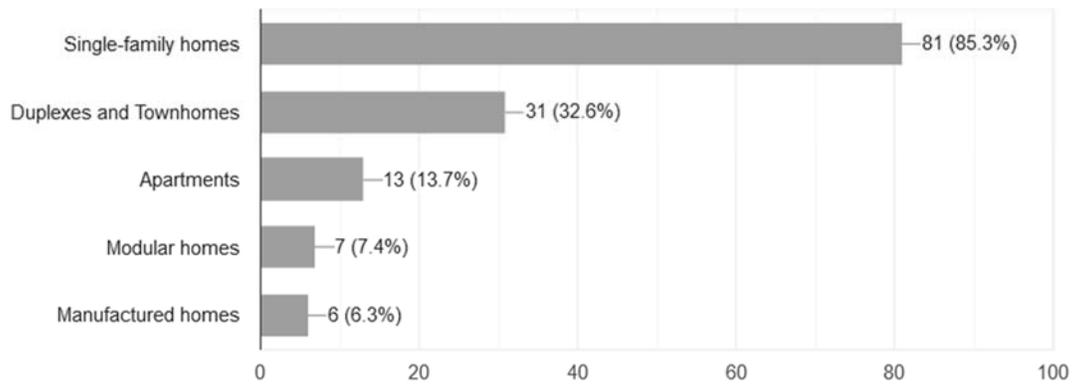
How satisfied are you with the affordability of housing in McDuffie County?

96 responses



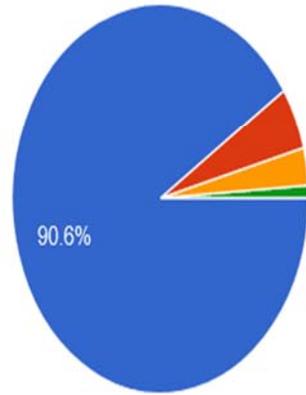
What type of new housing would you most like to see in McDuffie County?

95 responses



How would you identify yourself?

96 responses



- Resident
- Elected/Appointed official
- Municipal Staff
- From Thomson; work & plan in Thomson

Visual Preference Survey

The following designs represent various community design choices. The Comprehensive planning process is a great opportunity to review available options and select preferences that can guide future policies and development decisions.

Please review each of the following questions, and select the option that you would most like to see in your community.

Which style of attached single-family homes do you prefer?

Option 1



Option 2



- +
- 📄
- ⏏
- 🖼️
- 🎥
- ☰

Visual Preference Survey Results

Which style of attached single-family homes do you prefer?

Option 1



Option 2

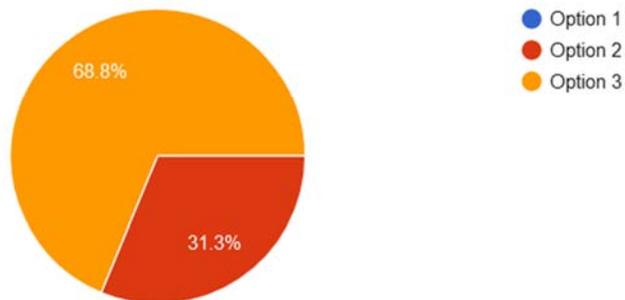


Option 3



Which style of attached single-family homes do you prefer?

16 responses



...

Which type of apartment home development do you prefer?

Option 1

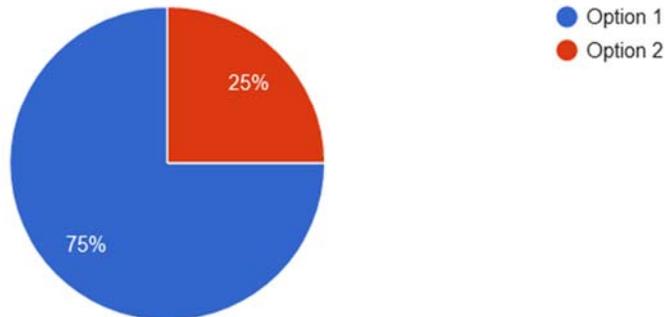


Option 2



Which type of apartment home development do you prefer?

16 responses



Which style of duplex do you prefer?

Option 1

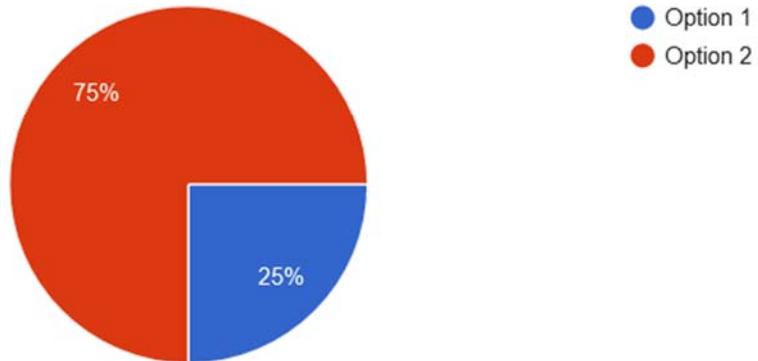


Option 2



Which style of duplex do you prefer?

16 responses



Which style of sidewalk do you prefer?

Option 1



Option 2

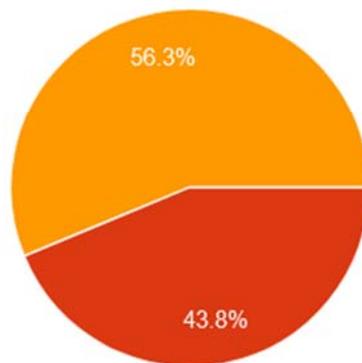


Option 3



Which style of sidewalk do you prefer?

16 responses



- Option 1
- Option 2
- Option 3

Which activity center is most appealing?

Option 1

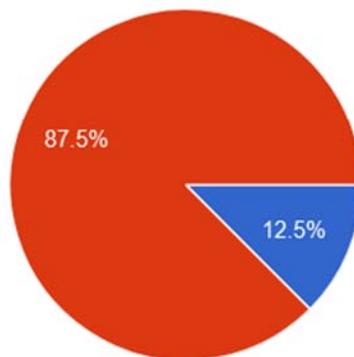


Option 2



Which activity center is most appealing?

16 responses



Option 1
 Option 2

Which type of multi-use activity center development do you prefer?

Option 1

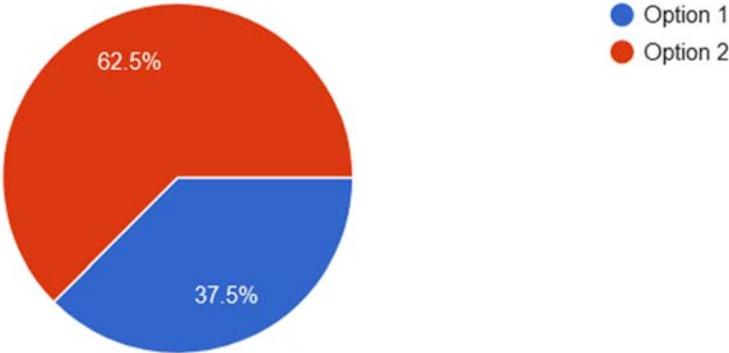


Option 2



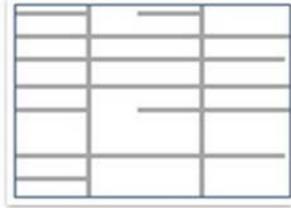
Which type of multi-use activity center development do you prefer?

16 responses



Which type of street network do you prefer?

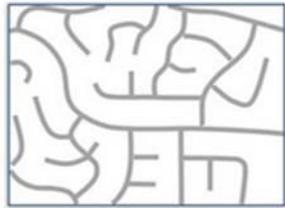
Option 1



Option 2

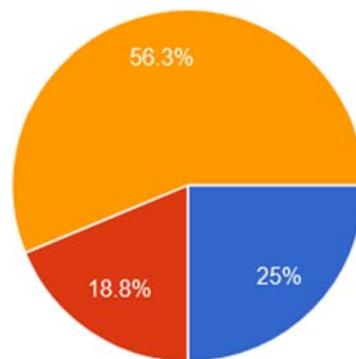


Option 3



Which type of street network do you prefer?

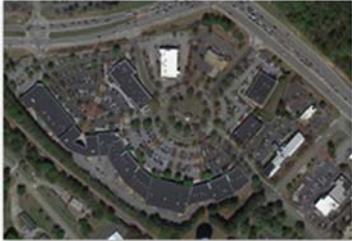
16 responses



● Option 1
● Option 2
● Option 3

Which style of activity center development do you prefer?

Option 1

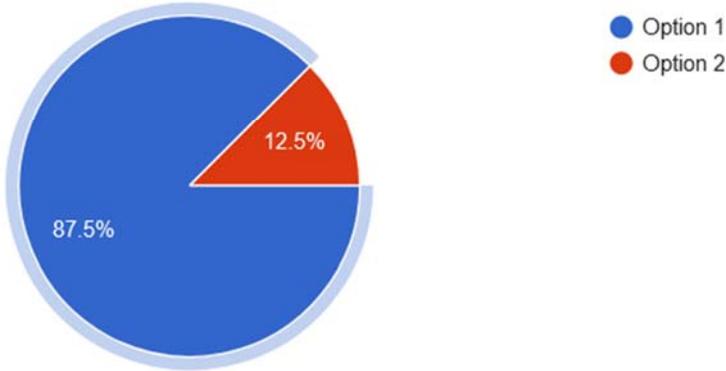


Option 2



Which style of activity center development do you prefer?

16 responses



Which style of sign do you prefer?

Option 1

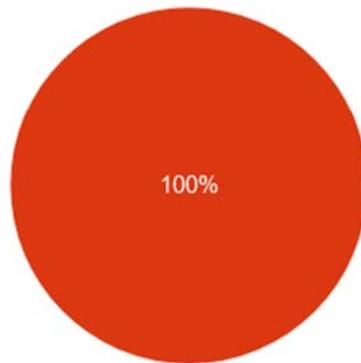


Option 2



Which style of sign do you prefer?

16 responses



Option 1
 Option 2