

Monroe County and the Cities of Forsyth and Culloden 2017 Joint Comprehensive Plan Update



**RESOLUTION
BY MONROE COUNTY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
MONROE COUNTY AND THE CITIES OF FORSYTH AND CULLODEN**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

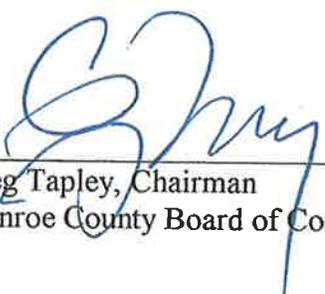
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Monroe County and the cities of Forsyth and Culloden were completed by Monroe County with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that Monroe County does hereby adopt the Joint Comprehensive Plan Update for Monroe County and the cities of Forsyth and Culloden.

Signed and sealed this 26 day of Oct. 2017.



Greg Tapley, Chairman
Monroe County Board of Commissioners



Witness



CITY OF FORSYTH

P. O. BOX 1447
FORSYTH, GEORGIA 31029
(478) 994-5649

**RESOLUTION
BY THE CITY OF FORSYTH
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
MONROE COUNTY AND THE CITIES OF FORSYTH AND CULLODEN**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Monroe County and the Cities of Forsyth and Culloden were completed by the City of Forsyth with the assistance of the Middle Georgia Regional Commission; and

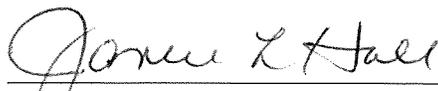
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Forsyth does hereby adopt the Joint Comprehensive Plan Update for Monroe County and the Cities of Forsyth and Culloden.

Signed and sealed this 26th day of October 2017.



Eric Wilson, Mayor
Forsyth City Council



Witness

**RESOLUTION
BY THE CITY OF CULLODEN
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
MONROE COUNTY AND THE CITIES OF FORSYTH AND CULLODEN**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Monroe County and the Cities of Forsyth and Culloden were completed by the City of Culloden with the assistance of the Middle Georgia Regional Commission; and

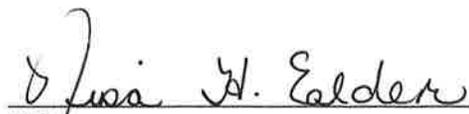
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Culloden does hereby adopt the Joint Comprehensive Plan Update for Monroe County and the Cities of Forsyth and Culloden.

Signed and sealed this 26th day of October 2017.



Lynn Miller, Mayor
Culloden City Council



Witness

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INTRODUCTION

In accordance with the Georgia Department of Community Affairs (DCA) 2014 Planning Regulations, Monroe County, the City of Forsyth, and the City of Culloden adopted a new Joint Comprehensive Plan on September **, 2017. This plan will serve as a guide by which the county and cities will operate for the next 20 years. Promoting growth and improving the quality of life for all residents, this updated plan takes innovative approaches to address issues and bolster successes related to community services, economic development, housing, natural and cultural resources, and transportation. For each of these categories, the steering committee developed a list of goals, needs and opportunities, a five-year work program listing specific projects to be undertaken and a list of accomplishments achieved since the last plan update. Current land use and future land use are also addressed to ensure that the county and cities have a guide by which to allow future development.

THE PLANNING PROCESS

COMMUNITY INVOLVEMENT

Middle Georgia Regional Commission (MGRC) staff met with elected officials at the regularly scheduled meetings of the Board of Commissioners and City Councils to inform the public of the comprehensive planning process and timeline. Individuals in attendance were encouraged to reach out to those in the local community who might be interested in serving on the steering committee. Working with local officials, MGRC staff compiled a final list of stakeholders who would guide the planning process. This group included several elected officials, government staff, members of the business community, local advocates, and interested county and city residents.

IDENTIFICATION OF STAKEHOLDERS

A list of the steering committee members can be found in the table below.

Name	Title	Organization
Anita Buice	County Clerk/Manager	Monroe County
Bo Gregory	President	Monroe County Development Authority
Brian Owens	Governmental Affairs Committee	Forsyth-Monroe Chamber of Commerce
Caitlin Bennett	County Extension Coordinator	University of Georgia
Casey Fleckenstein	Registered Nurse	Monroe County Hospital
Dana Lynch	Chair	City of Forsyth Housing Authority

Debra Flowers	Human Resources Director	Monroe County Hospital
Dianne Walker	AmeriCorps VISTA	Monroe County Workforce Development Center
Eddie Rowland	County Commissioner	Monroe County
Eric Wilson	Mayor	City of Forsyth
Greg Tapley	Chairman	Monroe County
Hal Clarke	Design Review Board	City of Forsyth
Herbert Gantt	Director	Monroe County Workforce Development
Janice Hall	City Manager	City of Forsyth
John Ambrose	County Commissioner	Monroe County
John Cary Bittick	Sheriff	Monroe County
Keith Edge	Recreation Director	Monroe County
Lisa Lee	Adult Education Instructor	Central Georgia Technical College
Lynn Miller	Mayor	City of Culloden
Mac Brown	Governmental Affairs Committee	Forsyth-Monroe Chamber of Commerce
Margie Bryant	Resident	Monroe County
Rosemary Walker	Resident	Monroe County
Tabitha Kent	Quality/Risk Manager	Monroe County Hospital
Tammie Pierson	Main Street Director	City of Forsyth
Todd Tolbert	Personal Finance Professional	Governmental Affairs Committee
Vickie Nickel	Coordinator	Monroe County Family Connection
Yvonne A. Stroud	Educator	Monroe County

PARTICIPATION TECHNIQUES

Public participation techniques included two public hearings, monthly steering committee meetings (bi-monthly toward the end of the process), regular correspondence with community stakeholders, solicitation of feedback during other community meetings (such as City Council and Board of Commissioners meetings), and notification of the process on city and county websites with an invitation for both email and phone input.

During stakeholder meetings, the group was often split up into groups based on interest and/or expertise. Each group corresponded with the areas addressed in the needs and opportunities section in this plan. On one occasion, the stakeholders completed a SWOT (strengths, weaknesses, opportunities, and threats) analysis to gain a mutual understanding of everyone's opinion of the community. The conversations amongst these groups were essential to assessing the community, visualizing its potential and their hopes for the community and creating a plan to accomplish these goals.

On multiple occasions, the MGRC staff also met with individual stakeholders to gather additional information about the future of the Monroe County community. Input was received by a local real estate agent to update existing land use maps. Keith Edge, Monroe County Parks and Recreation Director, offered insight on the future of programming and facilities within his department to support an improved quality of life for citizens.

PARTICIPATION PROGRAM

Stakeholder meetings were held on a series of topics throughout the planning process. Each meeting was open to the public and participation in the two required public hearings was both heavily advertised and encouraged. Notice of these meetings was given via local government and MGRC websites, as well as during the first public hearing. A copy of the public participation program can be found in **Appendix A**. Table 2 outlines details of the stakeholder meetings.

Table 2: Stakeholder Meeting Schedule		
Meeting	Topics Discussed	Date
1	Plan Overview, Steering Committee Role, Vision, Existing Land Use	March 6, 2017
Public Hearing 1	Plan Overview, Steering Committee Role, Vision, Existing Land Use	April 12, 2017
2	Vision Statement and Community Goals	April 12, 2017
3	Vision Statement, Community Goals, Needs and Opportunities, and Action Items	May 10, 2017
4	Community Work Program and Review of Report of Accomplishments	June 14, 2017
5	Review Community Work Program and Policies	July 12, 2017
6	Draft Plan Review and Current and Future Land Use	July 26, 2017
7	Draft Plan Review	August 9, 2017
Public Hearing 2	Draft Plan Review	August 18, 2017

Input from interested parties who were unable to attend these meetings was obtained via email and phone correspondence, face-to-face conversations, website feedback, and communication with local representatives.

VISION STATEMENT

Monroe County and the cities of Culloden and Forsyth are welcoming communities primed for managed growth. Citizens, businesses, and governments are committed to cultivating a “small-town feel” where all people are safe, embrace diversity, and experience an excellent quality of life.

Goals

1. Attract new businesses and retain existing businesses.

Needs and Opportunities

1. Develop workforce to ensure an employable citizenry for existing and new businesses.

The steering committee noted a well-trained and prepared workforce within the county will enhance their ability to attract new businesses, as well as support existing businesses. Both cities and the county expressed willingness to support any efforts that will create opportunities to advance its local workforce. The community is enthusiastically seeking opportunities to partner with local, regional and state partners to ensure their success in reaching this goal. The community hopes to capitalize on existing entities, such as regional technical schools and colleges and universities. They value a developed workforce, which they believe will enhance the overall quality of life and stability of the community.

2. Enhance broadband access.

Access to information and technology is essential to making a community successful. The cities of Culloden and Forsyth and Monroe County often find themselves limited in their access because of the lack of broadband access to the community. Currently, private providers do not find it profitable to invest in broadband in this community; however, steering committee members expressed their interest in exploring opportunities to incentivize private investment.

3. Explore opportunities in the film industry.

The film industry is one of the fastest growing in the State of Georgia. Members of the steering committee are deeply invested in ensuring Monroe County is well-equipped to capitalize on the opportunities available because of this growth. Stakeholders expressed their interest in preparing the community by identifying potential film sites, developing a workforce to support the industry and working with existing businesses so they can service an increased population. Monroe County is a “Film Ready” community and hopes to advance their ability to support this rapidly growing venture.

4. Develop opportunities for tourism.

Tourism is an excellent way to attract increased revenue to the community. The steering committee noted that it is important for the community to identify landmarks that would

be of interest to visitors. Stakeholders pertinent to the tourism industry are prepared to collaborate and plan for future travelers. There has been an active discussion surrounding a possible train and/or a cultural museum. The committee would like to see this conversation evolve and for stakeholders to explore fitting opportunities.

5. Invest in collaborative strategies to increase attractiveness to new businesses.

The cities of Culloden and Forsyth and Monroe County have a productive, working relationship. This relationship has been strengthened with regular city-city-county meetings, which give elected officials and staff the opportunity to communicate and collaborate. The steering committee recognizes this as a strength of their community and hopes to see this relationship grow.

6. Utilize social media platforms to promote and improve visibility of efforts.

Social media is an effective means of communication for all entities in the Monroe County community. The steering committee noted that while the local governments and organizations are completing tremendous work, many in the community are not aware of their governments' efforts. Stakeholders suggested that the local governments increase their use of social media to highlight events and success throughout the community. The committee believes that greater communication with the public will increase awareness and pride in the community.

Goals

1. Advance housing opportunities for all citizens.
2. Cultivate intergovernmental and citizen participation in housing efforts.

Needs and Opportunities

1. Educate citizens to improve their ability to own a home.

Many citizens, especially those who are low-to-moderate income, are limited in their ability to purchase a home. These limitations come in the form of lack of financial resources, lack of understanding of the home-buying process, lack of knowledge of investment and budget techniques, and more. To overcome these challenges, the steering committee suggested that community stakeholders explore opportunities to provide educational forums or courses to citizens interested in pursuing home ownership. An increase in home ownership in the community will not only create tangible financial benefits but will bring societal benefits for families and communities as well. Those who own a home are far less likely to move than renters; therefore, they become more invested in their community, creating a sense of pride for all.

2. Economic development and housing professionals need to work together to develop in-town and close-to-town housing options.

By increasing the availability of in-town and close-to-town housing options, Monroe County will be more capable of attracting viable business. Currently, site selectors see a daily influx in the population – an increased daytime population, countered by a decreased evening and night population. This pattern communicates to businesses that there are not enough consumers in the evening to support them. By providing opportunities for community members to live in town, Monroe County and its cities will be able to show that there are consumers willing and ready to invest in businesses they are looking to attract.

Collaborative efforts among economic development and housing professionals are key in making this housing development successful. Housing professionals should work to develop in-town housing, as well as encourage community members to purchase and rent in these areas. Economic development professionals should support the development of

in-town housing, as well as promote its availability as a community benefit to site selectors.

3. Work with property managers to improve rental property.

For the citizens of Monroe County, access to affordable rental property in decent condition is a challenge. Property owners are not motivated to improve their rentals as they control the market. The steering committee would like to see more efforts to revitalize properties in the area. They would like to see this effort done in a way that does not leave renters bearing the cost of improvements through rate increases. It was noted by the committee that such an initiative will take open communication and collaboration with property owners, local organizations, and the local governments.

Goals

1. Alleviate downtown congestion.
2. Provide options for residents and visitors who own alternative fuel vehicles.
3. Advance public transportation efforts.
4. Encourage walkability and pedestrian safety measures.

Needs and Opportunities

1. Reduce semi-trailer traffic in downtown Forsyth.

Given growing concerns regarding curb, roadway, sidewalk, and landscaping maintenance along with traffic flow issues in downtown, the steering committee determined that the construction of a bypass for semi-trailer trucks should be a priority. By giving semi-trailer trucks an alternate route by which to travel, the downtown area will be better preserved and traffic issues will be assuaged.

2. Reduce traffic congestion near public facilities.

The widening of traffic lanes can lead to a reduction in the number of crashes along roadways, as well as improved traffic flow and better road erosion control. Public facilities in Monroe County are surrounded by small roadways. Widening roads such as Montpelier Avenue would help to alleviate traffic congestion. Several key community services are located either on or just off Montpelier Avenue, including the Monroe County Fire Department, Road Department, and Mary Persons High School. The widening of Montpelier Avenue will allow the road to better support traffic volume, especially during peak hours of traffic, e.g. morning and afternoons during the school year.

3. Make improvements to the ingress and egress of Indian Springs Business Park.

The steering committee noted throughout the comprehensive planning process that the recruitment of new businesses and expansion of existing businesses is vital to the economic development growth of the county and cities. To attract and retain businesses, infrastructure must be able to support traffic associated with the businesses. It is expected that both existing and new businesses will either relocate or expand in Indian Springs Business Park. Since the existing ingress and egress of the park is insufficient to support the flux of traffic expected to accompany economic growth in the area, the

steering committee decided that improvements must be made to the roadway. The committee ultimately discussed the need for a roundabout in the area.

4. Partner with the Georgia Public Safety Training Center to provide transportation from their training facilities to areas of interest throughout the county and cities.

Throughout the planning process, the steering committee discussed opportunities for incorporation of the Georgia Public Safety Training Center into the community. The committee determined that the best first step would be to coordinate with a representative of the center to provide transportation to trainees to major points of interest throughout the county. Points of interest could include Walmart and the downtown area.

5. Assess transportation needs throughout the community.

Monroe County and the cities of Forsyth and Culloden do not currently have a public transit system in place. The availability of public transit was a topic of discussion at every meeting during the planning process due to the perceived benefits associated with the implementation of such a program. Public transit would afford individuals the opportunity to attend doctor and dental appointments (thereby mitigating potential health issues which could turn into serious afflictions requiring ambulance service to emergency medical facilities). It would also allow older residents to continue to run errands, attend appointments, and maintain a social life well after they lose their ability to safely drive a vehicle. Individuals who do not have access to a personal vehicle would be able to utilize the system to get to work, to access recreational opportunities, and to perform tasks vital to maintaining independence.

There are several perceived benefits associated with the implementation of a public transit system, yet there needs to be a conversation about whether the county and cities can afford to maintain a system and if there is a true need for it. A thorough exploration of potential transit availability would uncover the advantages and disadvantages of a public transit program.

6. Construct and improve existing sidewalks and crosswalks.

Sidewalks and crosswalks are vital to the community interconnectivity and walkability desired by residents. Investment in this type of infrastructure can lead to several positive outcomes, including the potential alleviation of traffic and parking as individuals may choose to walk or bike to desired areas rather than drive. The availability of safe sidewalks

and crosswalks can also promote a healthier lifestyle amongst residents. Additionally, paths of travel may give those who do not have the ability or means to drive an avenue by which to safely walk to their destinations. Accordingly, there are several positive outcomes associated with the construction and improvement of sidewalks and crosswalks.

7. Enhance intersection and roadway safety.

Closely related to the improvement of sidewalks and crosswalks, the enhancement of intersections and roadways is an important factor in safe travel practices. One of the action items set forth by the steering committee for the City of Forsyth speaks to the creation and implementation of a maintenance plan for roads, sidewalks, and crosswalks. A maintenance plan would help with the allocation of funding and encourage the continual upkeep of infrastructure. Moreover, as a part of conversations surrounding how best to accommodate for the mobility of the older population, the steering committee discussed slowing down the crosswalk light system to allow pedestrians more time to cross intersections. An evaluation of crosswalk markings, accessible curb ramps, and pedestrian crosswalk lights would provide further insight into which safety measures should be upgraded or installed.

COMMUNITY SERVICES

Goals

1. Educate citizens on available community services.
2. Improve coordination amongst stakeholders.
3. Improve accessibility to community services.
4. Update community service equipment and technology.

Needs and Opportunities

1. Create forum for community service providers to network and share knowledge.

Monroe County, the City of Forsyth, and the City of Culloden are proud to support a variety of community services provided to citizens. However, the steering committee recognized a need for providers of these services to engage in collaborative efforts to improve capacity and outreach. It was suggested that these stakeholders come together on a regular basis, in a forum-type setting to discuss challenges and opportunities where the services intersect and to create solutions and plans to improve amenities and eliminate overlap. Providing service stakeholders the opportunity to network and share knowledge will greatly improve the cities' and county's ability to deliver the highest quality of care to their communities.

NATURAL AND CULTURAL RESOURCES

Goals

1. Promote cultural festivals and parades within the community.
2. Expand recreational opportunities.

Needs and Opportunities

1. Expand community events.

Monroe County, the City of Forsyth, and the City of Culloden have been very successful in their efforts to provide residents and tourists with several year-round opportunities to participate in events throughout the county. Current community events include the Forsythia Festival, Historic Train Festival, Green Tomato Festival, and Hometown Holidays parade. Forsyth recently hosted the traveling Smithsonian Hometown Teams exhibit and Culloden is currently planning a concert in Ellis Field. Throughout the comprehensive planning process, the steering committee stressed the importance of expanding the availability of public events to encourage the development and strengthening of community ties.

In addition to the community events hosted by the county and cities, several outdoor activities are open to the public. These activities include an outdoor movie series, summer concert series, and farmers' markets. The steering committee believes that the county and cities should focus heavily on expanding these outdoor activity opportunities. In fact, both the county and cities are continually working to expand outdoor activities. For example, the City of Culloden is actively seeking the establishment of a farmers' market at Ellis Field. Additionally, improvements have been made throughout the county, which include the installation of a new boat ramp at Popes Ferry along with upgrades to Juliette Park. To maintain the expansion momentum, the Community Work Program highlights a greater emphasis on landscaping, signage, lighting, and the repair and upgrades to streets and walkways. It is the hope of the steering committee that these improvements will provide the county and cities with a solid backdrop by which to provide residents and visitors with plenty of outdoor activities.

LAND USE

Residential

The predominate use of land within the residential category is for single-family and multi-family dwelling units. This area can be seen throughout the county in rural areas, as well as through downtown and historical areas of the City of Forsyth.

Commercial

Commercial land use is dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Predominately, commercial land in this community are concentrated in downtown in the City of Forsyth.

Industrial

Industrial land use is designed for areas used for manufacturing facilities, processing plants and warehousing.

Public/Institutional

Public/Institutional refers to those areas utilized for government and/or churches, cemeteries, hospitals, etc. Monroe County and the cities of Culloden and Forsyth are home to several government entities and churches, including the Monroe County Administration Building, Forsyth City Hall, Culloden City Hall and Alderman Hall.

Transportation/Communication/Utilities

This category includes such uses as major transportation routes, power generation plants, railroad facilities, airports and more. In Monroe County, Lake Juliette is utilized as a power generation facility and Norfolk Southern has a railroad route that's through the county and its county seat.

Park/Recreation/Conservation

Park, recreation, and conservation land use identifies areas used for passive and active recreational uses whether it is public or privately owned. Monroe County and the cities of Culloden and Forsyth include numerous recreation facilities High Falls State Park, the Monroe County Recreation Sports Complex and the Forsyth Golf Course.

Agriculture and Forestry

Agriculture and Forestry land typically includes land intended for farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

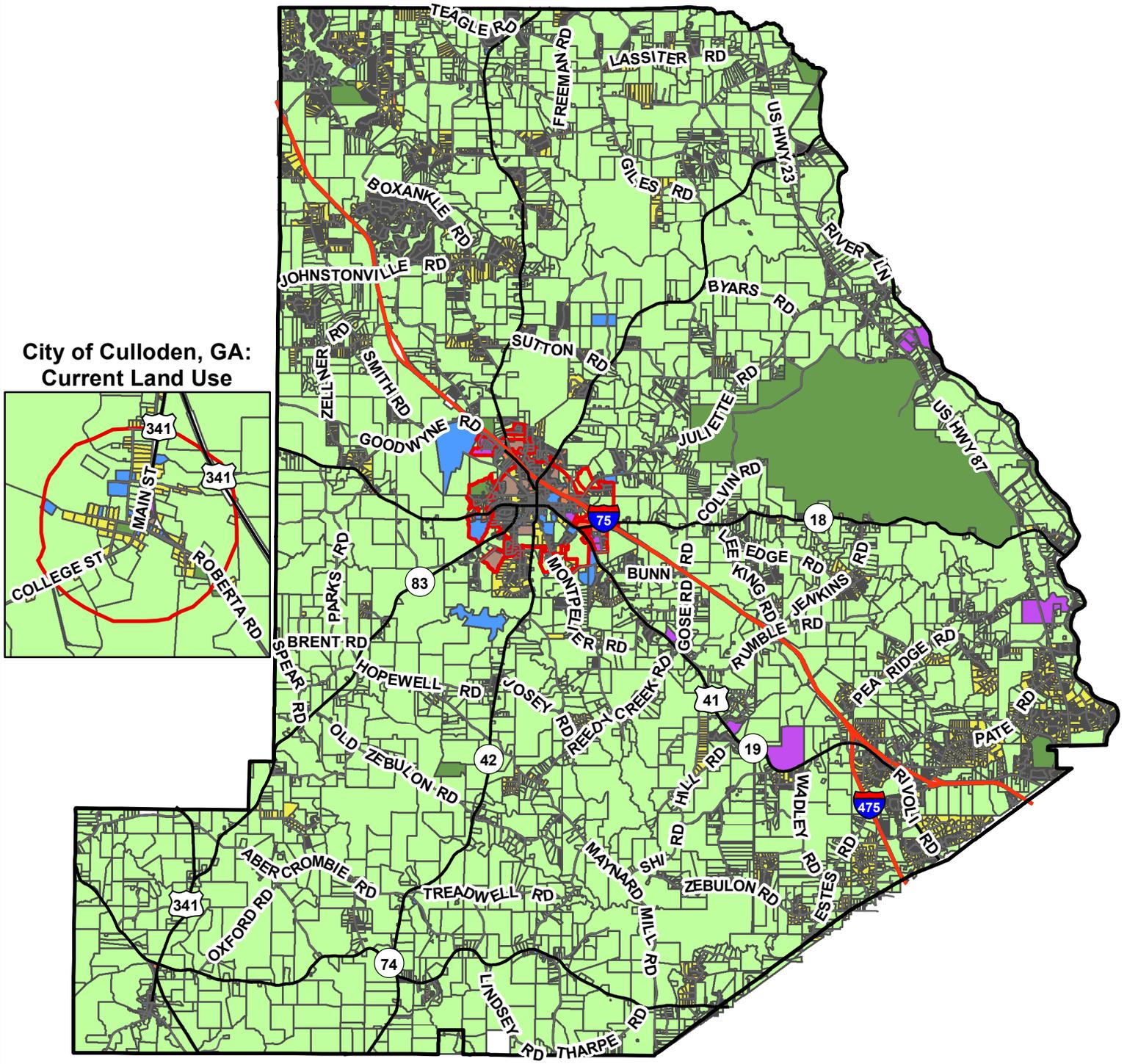
Undeveloped/Vacant

The lots or tracts that are served by typical urban and public services but have not been developed for a specific use or were developed for a specific use but has since been abandoned. There are very few areas classified as undeveloped or vacant throughout Monroe County and the cities of Forsyth and Culloden.

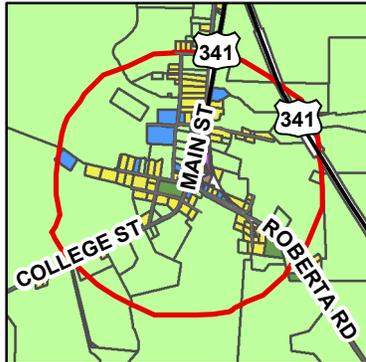
Future Land Use

The steering committee members and government officials all played a part in identifying areas for future development and areas to encourage the change that is needed. The Middle Georgia Regional Commission met with the steering committee and knowledgeable community leaders to discuss potential land use development. Regional Commission staff also spoke with local government representatives at a regularly-held city-city-county meeting to discuss the future land use needs of the entire county. Areas identified for future change were located throughout the cities and county. These improvements include commercial sites along I-75.

Monroe County, GA: Current Land Use



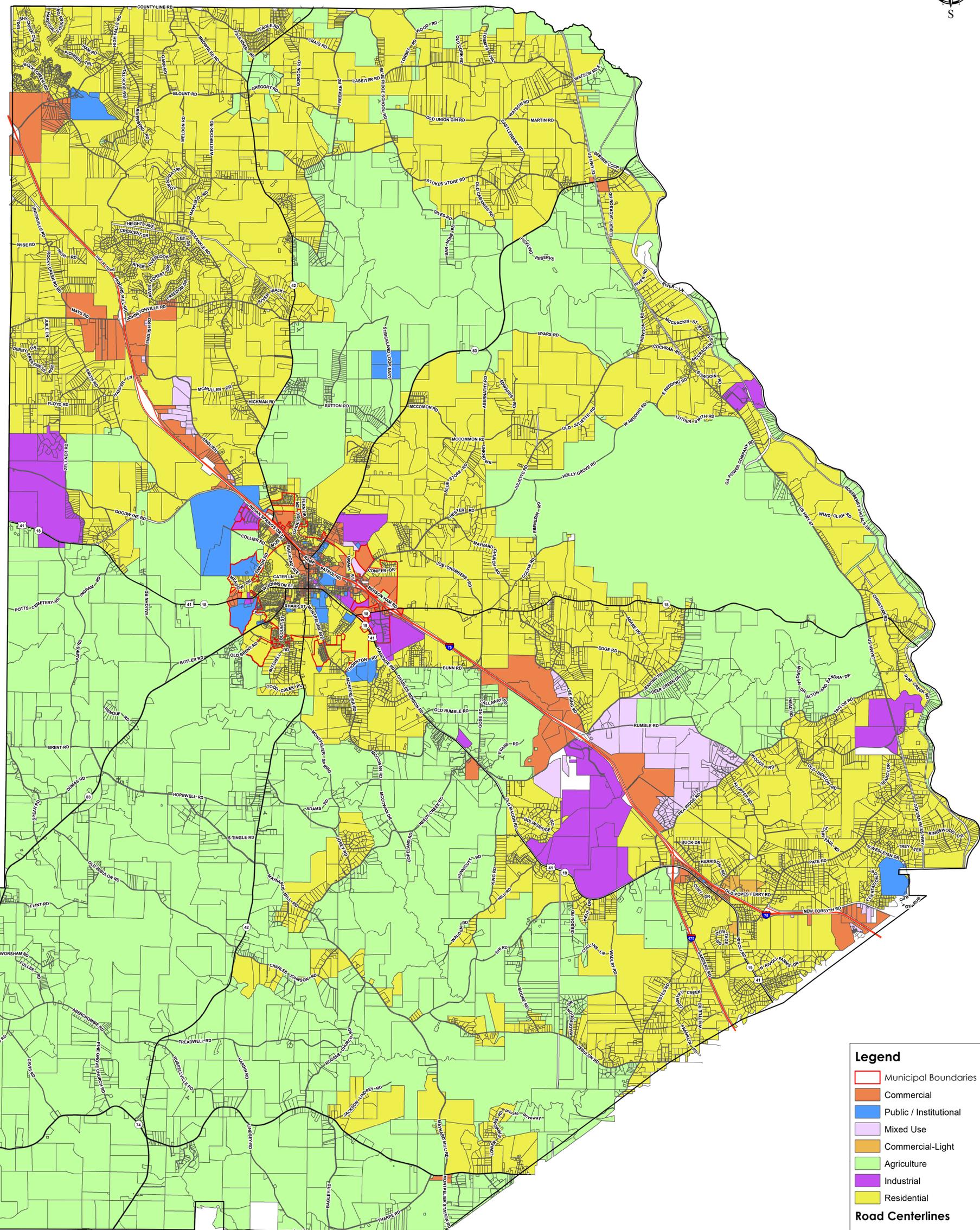
City of Culloden, GA:
Current Land Use



Legend

- | | | |
|------------------------------|--|----------------------|
| Commercial | Public/Institutional | Municipal Boundaries |
| Agriculture/Forestry | Residential | Local Street |
| Industrial | Transportation/Communication/Utilities | Highway |
| Park/Recreation/Conservation | Undeveloped/Vacant | Interstate 16 |

Monroe County, GA: Future Land Use



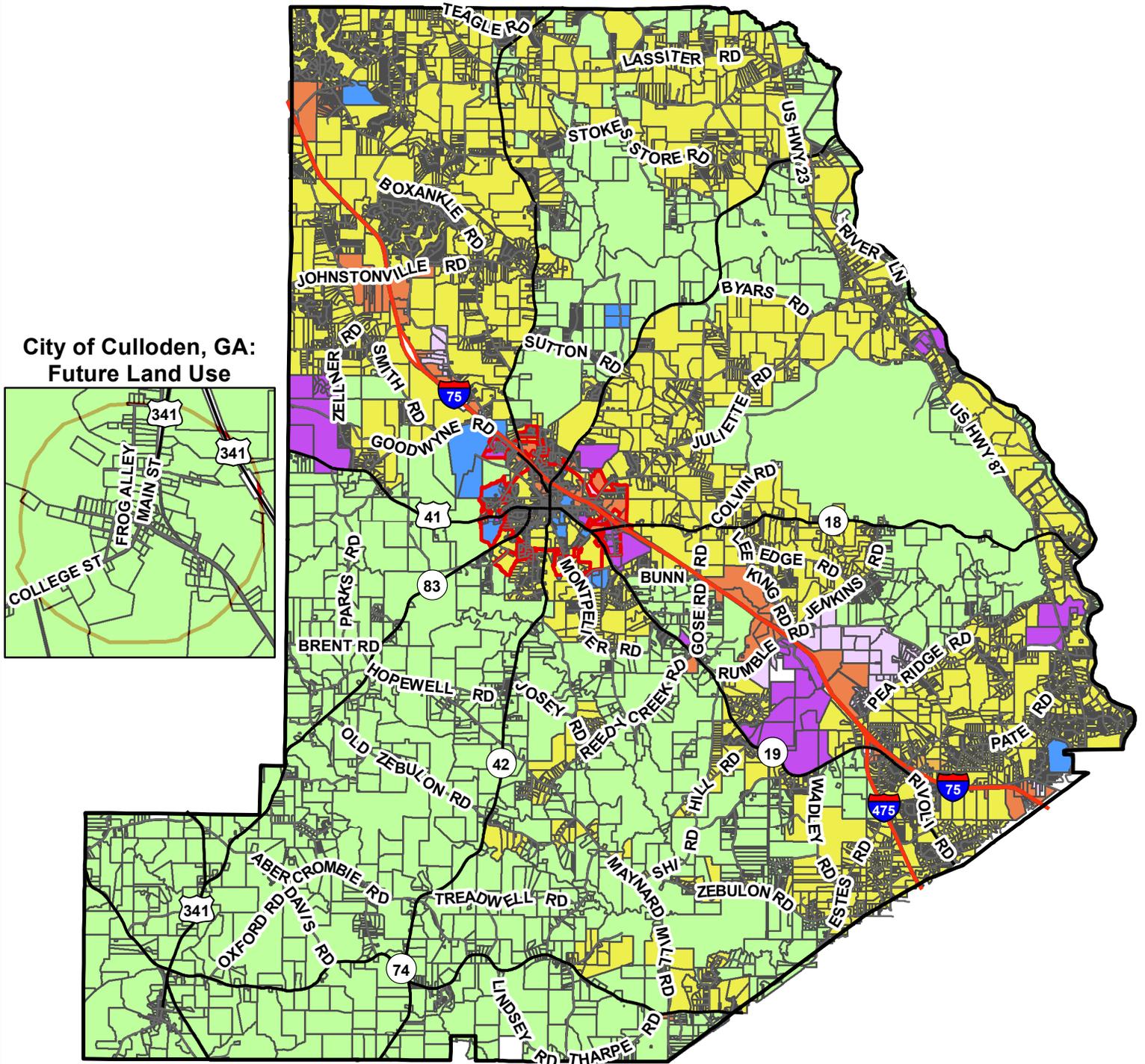
Legend

- Municipal Boundaries
- Commercial
- Public / Institutional
- Mixed Use
- Commercial-Light
- Agriculture
- Industrial
- Residential

Road Centerlines

- Local Street
- Highway
- Interstate

Monroe County, GA: Future Land Use

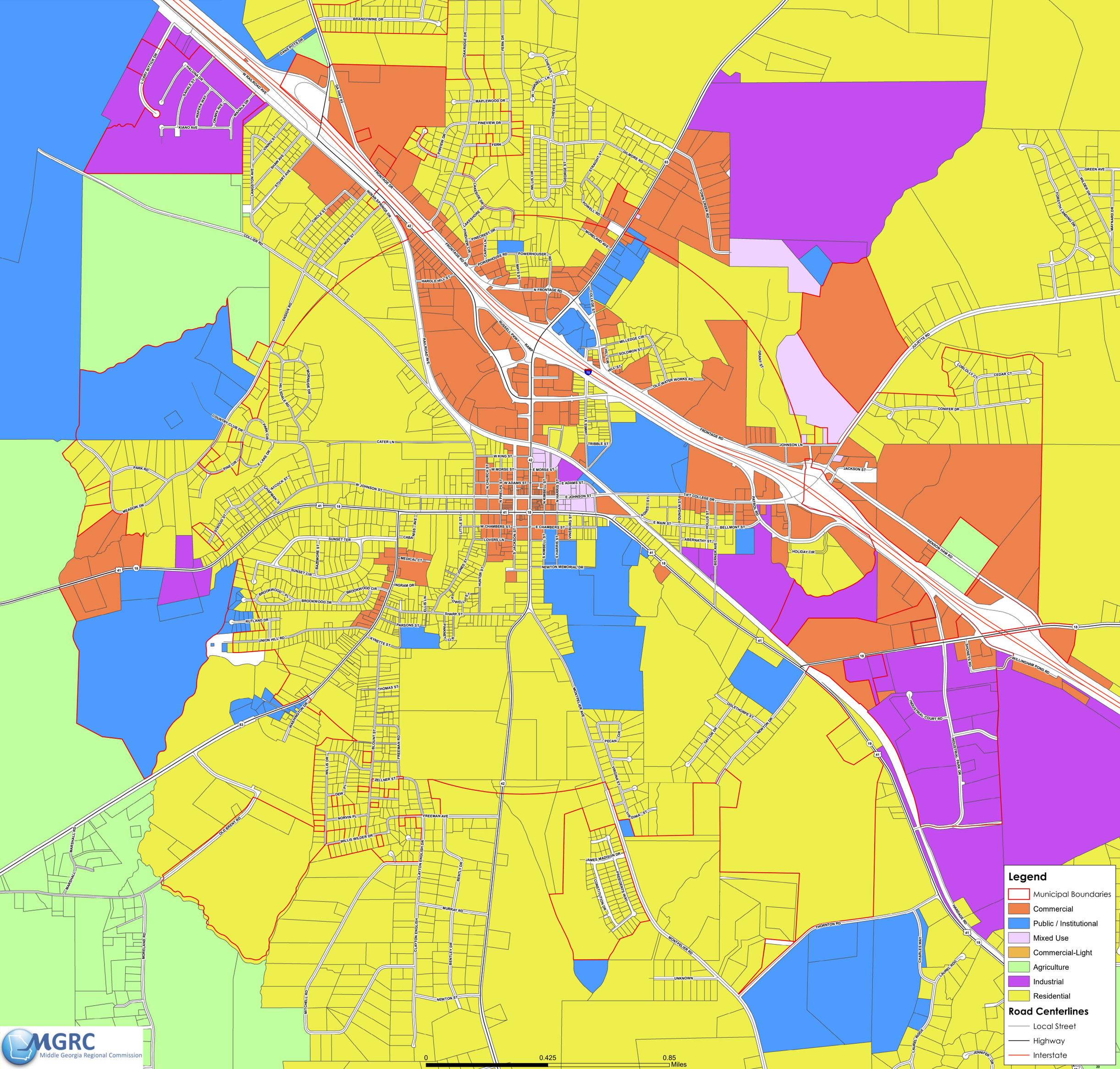


City of Culloden, GA:
Future Land Use

Legend

- | | | |
|--|---|--|
|  Commercial |  Agriculture |  Municipal Boundaries |
|  Public / Institutional |  Industrial | Road Centerlines |
|  Mixed Use |  Residential |  Local Street |
|  Commercial-Light | |  Highway |
| | |  Interstate |

City of Forsyth, GA: Future Land Use



Legend

- Municipal Boundaries
- Commercial
- Public / Institutional
- Mixed Use
- Commercial-Light
- Agriculture
- Industrial
- Residential

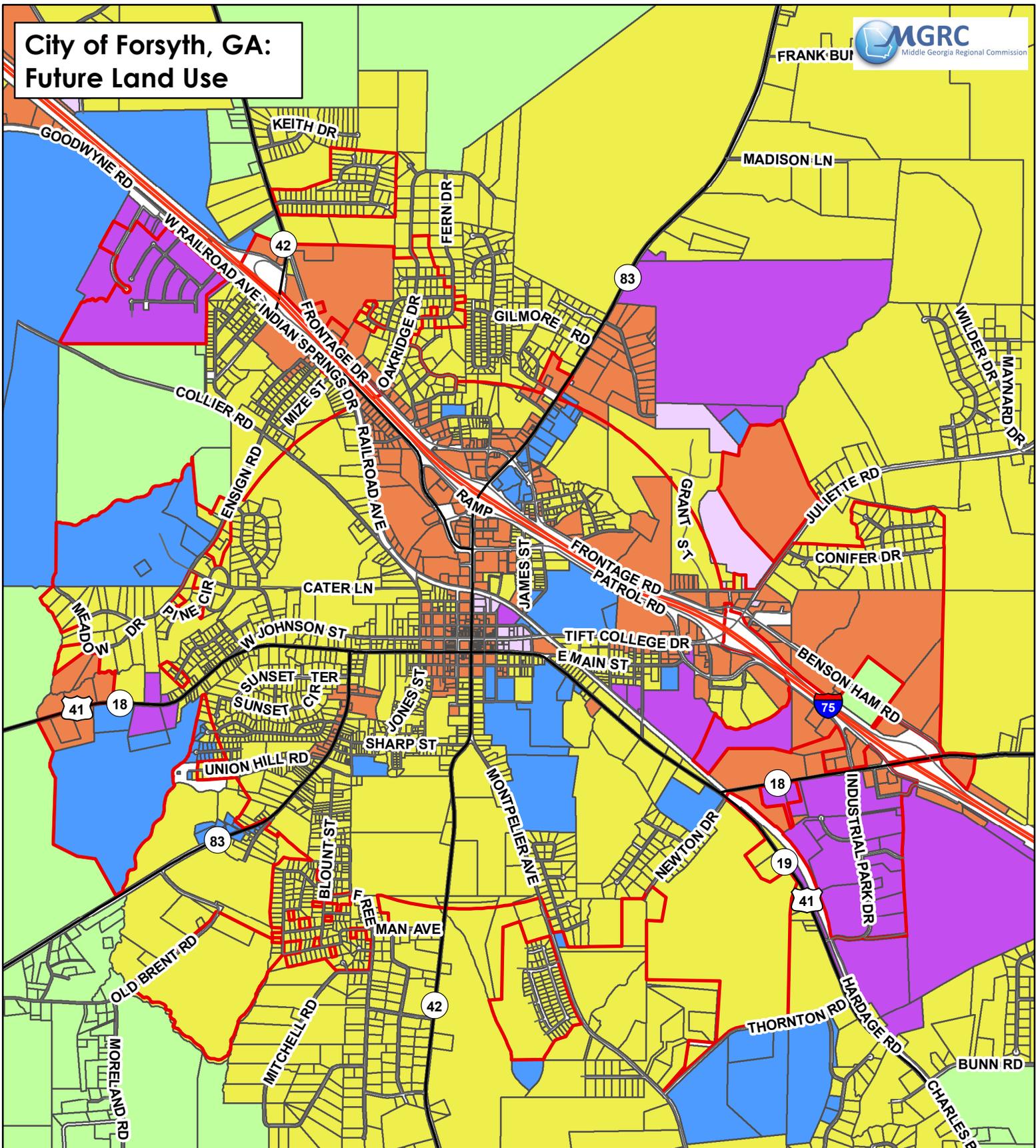
Road Centerlines

- Local Street
- Highway
- Interstate



0 0.425 0.85 Miles

City of Forsyth, GA: Future Land Use



Legend

- | | | |
|------------------------|-------------|-------------------------|
| Commercial | Agriculture | Municipal Boundaries |
| Public / Institutional | Industrial | Road Centerlines |
| Mixed Use | Residential | Local Street |
| Commercial-Light | | Highway |
| | | Interstate |

POLICIES

Throughout the public involvement process, stakeholders identified ongoing efforts needed to advance the community towards its goals. Additionally, action items developed in previous work programs have evolved into general policies for communities in Monroe County. The following policies have been determined to be too general to warrant inclusion in the five-year work program; however, these policies remain a priority for Monroe County and the cities of Culloden and Forsyth.

Monroe County Policies

Economic Development

- Recruit new businesses and assist in the development of existing businesses in the professional, managerial, and high-tech job sector.
- Pursue economic diversification opportunities.
- Work with established businesses to promote job retention, creation, and expansion to solidify the economic base and provide residents the opportunity to live and work in the county.
- Encourage entrepreneurial business opportunities.
- Coordinate with the Georgia Forestry industry businesses.
- Strict enforcement of existing ordinances in accordance with character areas associated with economic development.
- Capitalize on availability of area workforce opportunities (e.g., Central Georgia Technical College, Georgia Quick Start Program, Workforce Development Center, etc.).
- Conduct yearly reviews of the Tourism Marketing Program.
- Conduct regular reviews of the incentives offered to industrial prospects.
- Review case studies and conduct benchmarking studies of other communities for economic development opportunities.
- Focus on light and heavy manufacturing, coordination, and warehousing industries.
- Target public safety businesses and industries to complement the Georgia Public Safety Training Center to enhance the tax base and increase the number of jobs.
- Promote the Middle Georgia Consortium's training/workforce development programs.

Housing

- Monitor new housing and subdivisions to ensure they are in accordance with existing codes, regulations, and ordinances.
- Strict enforcement of existing ordinances in accordance with character areas associated with housing.
- Promote traditional neighborhood development and a mix of housing types, styles, and price points.
- Promote new adjacent and infill construction that is architecturally compatible to existing structures.
- Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.

- Consider opportunities to provide public assistance and investment that would assist redeveloping neighborhoods in becoming more stable, mixed-income communities with a larger percentage of owner-occupied housing.
- Consider funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock.
- Promote the use of Homeowners Associations and subdivision covenants for upkeep of residential properties that front major transportation corridors.
- Consider allowing accessory housing units for rental opportunities and to generate income.

Natural and Cultural Resources

- Pursue nature-based tourism activities throughout the county.
- Protect environmentally sensitive areas in the county.
- Continue active involvement in the Middle Georgia Clean Air Coalition.
- Where possible, encourage forest buffers between agricultural lands and new residential development.
- Strict enforcement of existing ordinances in accordance with character areas associated with natural and cultural resources.
- Promote infill construction that is compatible with historic development patterns and building design in historic residential and commercial areas.
- Encourage connections between cross-roads communities' "downtown" areas and surrounding established and new residential development.
- Implement the Greenspace Plan.
- Promote the nomination of rural resources to the National Register of Historic Places.
- In all cross-roads communities encourage a greater emphasis on streetscape, landscape, and sidewalk improvement projects.

Community Facilities

- Support the Monroe County Hospital in remaining competitive with physical and/or service expansions.
- Promote parks and recreation areas, including Lake Juliette, Rum Creek Wildlife Management Area, and High Falls State Park.
- Support and promote the programs and operations of the Head Start facility
- Continue maintenance and construction of new and existing roads and bridges.
- Enforce existing ordinances in accordance with character areas associated with community facilities.

Land Use

- Strictly enforce existing codes, regulations, and zoning ordinances.
- Reestablish a community-involved future land use plan for controlled development.
- Practice effective land use planning to prevent urban sprawl.
- Promote compatible infill development and redevelopment with existing surrounding development.
- Ensure zoning regulations are in accordance with vision and desired development patterns.
- Minimize the allowance of rezoning in agricultural areas.
- Encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions.
- Establish very large lot size requirements when agricultural or forestry land is rezoned to maintain rural character.

Intergovernmental Coordination

- Promote coordination and cooperation between governments and organizations.
- Encourage total community involvement.
- Maintain Service Delivery Strategy agreement.
- Capitalize on membership in the Central Georgia Joint Development Authority to further economic development initiatives.
- Ensure the enforcement of state minimum standard construction codes through the Forsyth-Monroe Joint Building Department.

Transportation

- Coordinate with the City of Forsyth to expand services along I-75 corridor.
- Maintain and improve local road network to meet service needs and standards.
- Encourage use of landscaped buffers between roadways and new bike/pedestrian trails.
- Promote aesthetics and the retention of rural character by including raised, landscaped medians into new highway-widening efforts.
- Strict enforcement of existing ordinances in accordance with character areas associated with transportation.

City of Culloden

- Promote use of Ellis Field and downtown Culloden for activities and events.
- Encourage entrepreneurial/new revenue opportunities within city limits.
- Create new adjacent and infill construction which is architecturally compatible to existing structures.
- Maintain hometown feel, sense of community and historic identity through promoting;
 - Traditional neighborhood development through mix of housing types, styles and price points
 - Community involvement through action groups and citizen participation
 - New adjacent and infill construction that is architecturally compatible to existing structures
- Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch .
- Coordinate with the Chamber of Commerce, Historic Heartland Georgia Tourism Representative and other tourism entities to promote events and local history.
- Upgrade and maintain existing recreation facilities as needed (tennis courts, ball field, and playground equipment).
- Promote infill development and redevelopment compatible with existing buildings and infrastructure in the city, particularly downtown.
- Hold Town Hall meetings to keep residents engaged.
- Utilize state and federal assistance programs to address housing needs.

- Coordinate and cooperate with governments and organizations throughout the county with regular attendance at Chamber of Commerce meetings, hosting Regional Town Hall Meetings and continued cooperation with Monroe Board of Commissioners.
- Encourage total community involvement.
- Support the "Let's Get Moving" summer youth program.

City of Forsyth

Economic Development

- Develop new commercial and retail and undertake redevelopment activities generally around Tift College, Lee Street, and downtown.
- Utilize Camera Ready designation to attract movies, commercials and television shows to locations throughout Monroe County.
- Pursue economic diversification, recruit new businesses and encourage entrepreneurial business opportunities.
- Pursue job retention, creation, and expansion of established business opportunities.
- Pursue workforce development opportunities.
- Pursue greater variety of retail and restaurants (cuisine/price range) in downtown Forsyth.

Housing

- Develop alternative housing options in downtown Forsyth (i.e. high-quality lofts and apartments).
- Focus public assistance and investment in areas requiring infrastructure and housing stock improvements.
- Actively pursue the construction of affordable housing within city limits.
- Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch and Citizen's Police Academy.

Natural and Cultural Resources

- Sponsor seasonal events in Downtown Forsyth (i.e. summer concert series, holiday celebrations, fall festival, Forsythia Festival).
- Implement the Façade Grant program in downtown.
- Host and promote the Forsyth Farmer's Market.
- Continue active involvement in the Middle Georgia Clean Air Coalition.
- Maintain Certified Local Government Status.
- Nominate individual properties and districts to the National Register of Historic Places.
- Continue the redevelopment and revitalization efforts in the city's historic commercial downtown and adjacent residential areas.
- Market downtown as a heritage tourism destination.

Community Facilities

- Create and implement a Capital Improvements Master Plan for the entire City of Forsyth.
- Repair and upgrade streets and roads in the city.

Intergovernmental Coordination

- Promote coordination and cooperation between governments and organizations.
- Encourage total community involvement.
- Capitalize on membership in Central Georgia Joint Development Authority to further economic development initiatives.
- Undertake a cooperative effort between the City of Forsyth, Monroe County, Board of Education and Hospital Authority to lower provision of health insurance for employees.
- Repair and upgrade streets and roads in the city.

**Monroe County
Community Work Program
Community Services & Facilities**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Create and adopt a Capital Improvements Plan.	Monroe County	staff time	Budget			X		
2. Increase community-wide participation in the volunteer exposition.	Monroe County, Monroe Reads, Family Connection	staff time	Grants and Budget	X	X	X	X	X
3. Educate the public and families on the importance of and services offered by the Boys and Girls Club.	Monroe County, Boys and Girls Club	staff time	1 st year: City, County, and BOE Following years: Boys and Girls Club Budget	X				
4. Evaluate capacity of water and wastewater system and expand, rehabilitate, or enhance to meet future demand as necessary.	Monroe County & Macon Water Authority	staff time	Budget	X	X	X		
5. Explore opportunities for low-impact recreational opportunities around the county.	Monroe County	staff time	Budget	X				
6. Consider altering the aesthetics of areas surrounding public safety facilities, especially the corridors around the GPSTC.	Monroe County	staff time	Budget	X				
7. Pave/repave roads and repair/reconstruct bridges in the unincorporated areas of Monroe County.	Monroe County	\$500,000	Budget	X	X	X	X	X

**Monroe County
Community Work Program**

8. Draft and implement a sign ordinance to establish restrictions on the number and size of signs and billboards allowed along state highways to maintain the existing rural sense of place.	Monroe County	staff time	Budget		X			
9. Benchmark the City of Forsyth's ordinances for applicability in cross-roads communities and throughout the county.	Monroe County	staff time	Budget	X				

**Monroe County
Community Work Program
Economic Development**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Pursue the establishment of a career academy.	Monroe County School System, Development Authority of Monroe County, City of Forsyth, and the City of Culloden	staff time	Budget and BOE	X	X	X	X	X
2. Establish a centralized listing of jobs throughout the county.	Monroe County, City of Culloden and City of Forsyth	staff time	Monroe County, City of Culloden and City of Forsyth	X				
3. Develop a cluster strategy to attract business.	Monroe County	staff time	Monroe County, Development Authority	X	X			
4. Place greater emphasis on aesthetics and landscaping in areas that serve as gateways to industrial parks and along frontage roads by establishing design regulations for signage, lighting, and landscape buffering.	Monroe County	staff time	Monroe County, Middle Georgia Regional Commission	X	X			

**Monroe County
Community Work Program
Housing**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Coordinate with the Forsyth Housing Authority, Monroe County, and the Middle Georgia Regional Commission to apply for the Georgia Initiative for Community Housing (GICH) program.	Monroe County, City of Forsyth	staff time	Budget	X	X			
2. Coordinate with the GICH program to identify and implement plan of action to improve housing throughout the county.	City of Forsyth and Monroe County	staff time	Budget, Forsyth Housing Authority			X	X	X

**Monroe County
Community Work Program
Transportation**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Update the county-wide Bike-Pedestrian Plan and promote connectivity with the Regional Bike-Pedestrian Plan.	Monroe County, City of Forsyth	staff time	Budget			X		
2. Coordinate with Jones and Butts Counties on the Multi-County Transportation Study.	Monroe County	staff time	Budget			X	X	X
3. Develop a county-wide Transit Development Plan.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X				
4. Complete a wayfinding plan.	Monroe County and City of Forsyth	staff time	Budget	X	X			
5. Construct a round-about near Indian Springs Business Park.	Development Authority	\$3,000,000	TSPLOST		X			
6. Assess public transit use to determine if services and routes are needed.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X			
7. Seek funding for improvements to existing sidewalks and crosswalks.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X	X		
8. Conduct a study to determine where sidewalks are needed.	Monroe County	\$10,000	General Fund		X	X		

**Monroe County
Community Work Program**

9. Continue to develop a roadways maintenance plan.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X			
10. Develop a golf cart ordinance.	Monroe County	staff time	Budget		X			
11. Establish a permanent rideshare next to I-75 near Johnstonville Road.	Monroe County and DOT	staff time + cost set forth by DOT	Budget					X
12. Build a natural gas refill station.	Monroe County, City of Forsyth	\$250,000	Budget and grants				X	
13. Consider establishing a road classification system with an official major thoroughfare map to assist with growth, traffic flow, and volume.	Monroe County	staff time	Budget			X		

**Monroe County
Community Work Program
Natural and Cultural Resources**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Create a pet park.	Monroe County and City of Forsyth	\$25,000	Grants and General Fund				X	
2. Create walking and biking trails.	Monroe County	\$25,000	Grants and General Fund			X	X	X
3. Improve river access and recreational opportunities at the river.	Monroe County	\$25,000	Grants and General Fund	X	X			
4. Improve river signage.	Monroe County	\$5,000	Grants and General Fund		X			
5. Create a county-wide preservation plan which considers Juliette, Culloden, Forsyth, Bolingbroke, Smarr, and other historic and natural resources in the county to capitalize on the economic opportunities, which accompany sound heritage and nature-based tourism practices.	Monroe County, CVB	staff time	Budget				X	X
6. Enact measures to protect the cultural heritage of the county, particularly cross-roads communities and places under development pressures such as Bolingbroke, High Falls, Juliette, and Smarr.	Monroe County	staff time	Budget				X	X
7. Adopt a tree ordinance.	Monroe County	staff time	Budget		X			
8. Upgrade recreation complex to meet all ability needs: Restrooms, Sidewalks on Softball, Football and Playground areas.	Monroe County	\$500,000	SPLOST	X	X	X	X	X

**Monroe County
Community Work Program**

9. Annex Youth Center with a smaller multi-purpose facility that will accommodate classes and younger age groups basketball.	Monroe County	\$100,000	SPLOST		X	X		
10. Complete renovation of Fields 5 and 6. Remove existing dugouts, bleachers, backstops and scorers towers and replace with spectator and player friendly structures. Dig out infields and correct all drainage issues.	Monroe County	\$75,000	SPLOST	X	X			
11. Install Beach Sand Volleyball Courts next to Pavilion 1.	Monroe County	\$50,000	SPLOST		X	X		
12. Add Grilling Pits to all Pavilions.	Monroe County	\$6,000	SPLOST	X				
13. Refurbish Batting Cages or add additional cages between Fields 5/6 and Fields 7/8.	Monroe County	\$250,000	SPLOST		X	X		
14. Install an all abilities playground.	Monroe County	\$800,000	SPLOST			X		
15. Convert Field 8 into an all ability adult and youth baseball/softball field.	Monroe County	\$45,000	SPLOST			X	X	
16. Convert pavilions 4 and 5 into a screened-in facility.	Monroe County	\$30,000	SPLOST			X		
17. New recreation property: Move rodeo arena to new property and designate acreage for Livestock shows. Build Arena with stalls.	Monroe County	\$800,000	SPLOST		X	X		
18. New recreation property: Install Combination Baseball/Softball Facility for	Monroe County	\$1,000,000	SPLOST		X	X		

**Monroe County
Community Work Program**

Tournaments (4 Fields) with Concessions/Restroom Facility.								
19. New recreation property: Install an eight-lane track with a multipurpose field in the center	Monroe County	\$750,000	SPLOST			X	X	
20. New recreation property: Install tennis courts.	Monroe County	\$450,000	SPLOST			X	X	
21. New recreation property: Install a 5k cross country trail.	Monroe County	\$600,000	SPLOST				X	X
22. New recreation property: Install a secondary entrance/exit.	Monroe County	\$25,000	SPLOST			X		
23. New recreation property: Install a disc golf course.	Monroe County	\$4,500	SPLOST					X
24. New recreation property: Install picnic areas.	Monroe County	\$10,000	SPLOST				X	
25. New recreation property: Install outdoor basketball courts.	Monroe County	\$20,000	SPLOST				X	
27. New recreation property: Install adult softball fields (a minimum of 2 fields with 350-foot fences).	Monroe County	\$175,000	SPLOST				X	X
28. Consider establishing incentives to make land preservation more feasible and attractive to owners/sellers/buyers of agricultural and forestry property.	Monroe County	staff time	Budget		X	X		

**City of Forsyth
Community Work Program
Community Services & Facilities**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Make improvements to Lee Street parking lot.	City of Forsyth	\$150,000	General Fund			X	X	
2. Create and implement a Capital Improvements Master Plan for the entire city.	City of Forsyth	staff time	Grants, SPLOST, and Combined Utility Fund			X		
3. Complete sidewalk/streetscape improvements along E. Johnson from downtown to Tift College Drive.	City of Forsyth	\$3,000,000	Transportation Enhancement Grant and City Matching Funds				X	X
4. Expand current water plant and reservoir on Tobesofkee Creek.	City of Forsyth	\$15,000,000	Grants, Bonds, and SPLOST					X
5. Establish an employee wellness program.	City of Forsyth	staff time	Budget	X				

**City of Forsyth
Community Work Program
Economic Development**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Pursue the establishment of a historic museum.	City of Forsyth and DDA	staff time + \$39,000 for master plan	General Fund and Grants	X				
2. Educate the public and families on the importance of and services offered by the Boys and Girls Club.	Boys and Girls Club	staff time	1 st year: City, County, and BOE Following years: Boys and Girls Club Budget	X				
3. Pursue the establishment of a career academy.	Monroe County School System, Development Authority of Monroe County, City of Forsyth, and the City of Culloden	staff time	Budget and BOE	X	X	X	X	X
4. Establish a centralized listing of jobs throughout the county.	Monroe County, City of Culloden and City of Forsyth	staff time	Monroe County, City of Culloden and City of Forsyth	X				

**City of Forsyth
Community Work Program
Housing**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Coordinate with the Middle Georgia Regional Commission and local real estate agents to conduct a housing study.	City of Forsyth	\$6,000 to \$10,000	Budget		X			
2. Coordinate with the Forsyth Housing Authority and the Middle Georgia Regional Commission to apply for the Georgia Initiative for Community Housing (GICH) program.	City of Forsyth	staff time	Budget	X	X			
3. Coordinate with the GICH program to identify and implement plan of action to improve housing throughout the county.	City of Forsyth and Monroe County	staff time	Budget, Forsyth Housing Authority			X	X	X

**City of Forsyth
Community Work Program
Transportation**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Update the county-wide Bike-Pedestrian Plan and promote connectivity with the Regional Bike-Pedestrian Plan.	Monroe County, City of Forsyth	staff time	Budget			X		
2. Develop a county-wide Transit Development Plan.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget					X
3. Complete a wayfinding plan.	Monroe County and City of Forsyth	staff time	Budget	X	X			
4. Assess public transit use to determine if services and routes are needed.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X			
5. Seek funding for improvements to existing sidewalks and crosswalks.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X			
6. Continue to develop a roadways maintenance plan.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X			
7. Install a crosswalk at the intersection of North Lee Street and East Adams Street.	City of Forsyth and DOT	\$2,500	General Fund			X	X	
8. Build a natural gas refill station.	Monroe County, City of Forsyth	\$250,000	Budget and grants				X	

**City of Forsyth
Community Work Program
Natural and Cultural Resources**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Create a pet park.	Monroe County and City of Forsyth	\$25,000	Grants and General Fund	X				
2. Designate a local commercial historic district.	City of Forsyth	staff time	Budget		X			
3. Establish a junior council.	City of Forsyth	staff time	Budget	X				
4. Create a county-wide preservation plan which considers Juliette, Culloden, Forsyth, Bolingbroke, Smarr, and other historic and natural resources in the county to capitalize on the economic opportunities, which accompany sound heritage and nature-based tourism practices.	Monroe County, CVB	staff time	Budget			X	X	X

**City of Culloden
Community Work Program
Community Services & Facilities**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Develop a Downtown Revitalization Plan and/or facade renderings of individual buildings within Culloden. (Consider UGA Charrette; DCA Resource Team and other programs.)	City of Culloden	staff time	Budget		X	X		
2. Establish a new city website.	City of Culloden, MGRC	Annual maintenance fee: \$1,509	General Fund	X				
3. Establish a resource center to include a computer center in the vacant section of the City Hall.	City of Culloden	staff time + \$10,000	Grants and General Fund		X			
4. Recreation upgrades/maintain existing recreational facilities (tennis courts, ball field, and playground equipment).	City of Culloden	Staff time + \$10,000	Grants and General Fund		X			
5. Install a propane generator at fire station/city hall.	City of Culloden	\$5,000	Grants and General Fund		X			

**City of Culloden
Community Work Program
Economic Development**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Establish a flea market/farmers market in Old City Hall	City of Culloden	staff time	Budget		X			
2. Pursue the establishment of a career academy.	Monroe County School System, Development Authority of Monroe County, City of Forsyth, and the City of Culloden	staff time	Budget and BOE	X	X	X	X	X
3. Establish a centralized listing of jobs throughout the county.	Monroe County, City of Culloden and City of Forsyth	staff time	Monroe County, City of Culloden and City of Forsyth	X				

**City of Culloden
Community Work Program
Transportation**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Develop a county-wide Transit Development Plan.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget					X
2. Assess public transit use to determine if services and routes are needed.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X			
3. Seek funding for improvements to existing sidewalks and crosswalks.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X	X		
4. Continue to develop a roadways maintenance plan.	Monroe County, City of Forsyth, and City of Culloden	staff time	Budget	X	X			

**City of Culloden
Community Work Program
Natural and Cultural Resources**

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
1. Explore the establishment of a museum highlighting the history of Culloden.	City of Culloden	staff time	Budget	X				

**Monroe County
Report of Accomplishments**

Economic Development					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Identify and develop a site for another Industrial Park in the county.	✓			Indian Springs Business Park was acquired in 2010.
2	Acquire and develop additional acreage in the Rumble Road Industrial Park.	✓			
3	Buffer current and future industrial areas from adjacent zoning districts (i.e., commercial, residential, and agricultural).	✓			Completed in 2015.
4	Place greater emphasis on aesthetics and landscaping in areas that serve as gateways to industrial parks and along frontage roads by establishing design regulations for signage, lighting, landscape buffering.		✓		
5	Recruit new businesses and assist in the development of existing businesses in the professional, managerial, and high-tech job sector.		✓		This item is now reflected in the government's policies section.
6	Pursue economic diversification opportunities (i.e., clean, sustainable technology-oriented industries).		✓		This item is now reflected in the government's policies section.
7	Work with established businesses to promote job retention, creation, and expansion to solidify the economic base and provide residents the opportunity to live and work in the county.		✓		This item is now reflected in the government's policies section.
8	Encourage entrepreneurial business opportunities.		✓		This item is now reflected in the government's policies section.

**Monroe County
Report of Accomplishments**

9	Coordinate with the Georgia Forestry industry businesses.		✓		This item is now reflected in the government's policies section.
10	Target public safety businesses and industries to complement the Georgia Public Safety Training Center to enhance the tax base and increase the number of jobs.		✓		This item is now reflected in the government's policies section.
11	Strict enforcement of existing ordinances in accordance with character areas associated with economic development.		✓		A code enforcement officer position was created in 2016. This item is now reflected in the government's policies section.
12	Capitalize on availability of area workforce opportunities (i.e., Middle Georgia Technical College, Central Georgia Technical College, Georgia Quick Start Program, etc.).		✓		This item is now reflected in the government's policies section.
13	Promote the Middle Georgia Consortium's training/workforce development programs.		✓		This item is now reflected in the government's policies section.
14	Conduct yearly reviews of the Tourism Marketing Program.		✓		This item is now reflected in the government's policies section.
15	Conduct regular reviews of the incentives offered to industrial prospects.		✓		This item is now reflected in the government's policies section.
16	Review case studies and conduct benchmarking studies of other communities for economic development opportunities.		✓		This item is now reflected in the government's policies section.

**Monroe County
Report of Accomplishments**

Housing					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Monitor new housing and subdivisions to ensure they are in accordance with existing codes, regulations, and ordinances.		✓		This item is now reflected in the government's policies section.
2	Strict enforcement of existing ordinances in accordance with character areas associated with housing.		✓		This item is now reflected in the government's policies section.
3	Promote new adjacent and infill construction that is architecturally compatible to existing structures.			✓	Community representatives determined that it was unclear as to whether or not this action item could be deemed "completed." Additionally, they could not pinpoint any direct efforts to show the activity was underway. Therefore, they indicated that the project had never been started. This action item is now reflected in the government's policies section.
4	Consider allowing accessory housing units for rental opportunities and to generate income.		✓		This item is now reflected in the government's policies section.
5	Promote traditional neighborhood development and a mix of housing types, styles, and price points.		✓		This item is now reflected in the government's policies section.
6	Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.		✓		This item is now reflected in the government's policies section.
7	Consider opportunities to provide public assistance and investment that would assist redeveloping neighborhoods become more stable, mixed-income community with a larger percentage of owner-occupied housing.		✓		This item is now reflected in the government's policies section.
8	Consider funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock.		✓		This item is now reflected in the government's policies section.

**Monroe County
Report of Accomplishments**

9	Promote the use of Homeowners Associations and subdivision covenants for upkeep of residential properties that front major transportation corridors.		✓		This item is now reflected in the government's policies section.
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Natural and Cultural Resources					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Apply for a grant through the Redevelopment Fund to assist in the rehabilitation of the old Hubbard Dormitory into a learning center.	✓			Project underway.
2	Promote the nomination of rural resources to the National Register of Historic Places.		✓		This item is now reflected in the government's policies section.
3	Promote nature-based tourism activities throughout the county.		✓		Cross country trail installed at recreation department (2012). The county received a grant to complete small upgrades to Juliette Park (2017). DNR installed a new boat ramp at Pope's Ferry (2017). This item is now reflected in the government's policies section.
4	Promote and support a county-wide preservation plan which considers Juliette, Culloden, Forsyth, Bolingbroke, Smarr, and other historic and natural resources in the county to capitalize on the economic opportunities, which accompany sound heritage and nature-based tourism practices.		✓		
5	Continue to protect environmentally sensitive areas in the county.		✓		This item is now reflected in the government's policies section.
6	Enact measures to protect the cultural heritage of the county, particularly cross-		✓		

**Monroe County
Report of Accomplishments**

	roads communities and places under development pressures such as Bolingbroke, High Falls, Juliette, and Smarr.				
7	Continue active involvement in the Middle Georgia Clean Air Coalition.		✓		This item is now reflected in the government's policies section.
8	Consider the adoption of conservation easements, transfer of development rights, tree ordinances, and/or agriculture preservation incentives to guide development and protect farmland, open spaces, and forested areas.		✓		This item has been updated in the current Community Work Program to reflect an effort to adopt a tree ordinance.
9	Where possible, encourage forest buffers between agricultural lands and new residential development.		✓		This item is now reflected in the government's policies section.
10	Strict enforcement of existing ordinances in accordance with character areas associated with natural and cultural resources.		✓		This item is now reflected in the government's policies section.
11	Promote infill construction that is compatible with historic development patterns and building design in historic residential and commercial areas.		✓		This item is now reflected in the government's policies section.
12	In all cross-roads communities encourage a greater emphasis on streetscape, landscape, and sidewalk improvement projects.		✓		This item is now reflected in the government's policies section.
13	Encourage the creation of connections between cross-roads communities' "downtown" areas and surrounding established and new residential development.		✓		This item is now reflected in the government's policies section.

**Monroe County
Report of Accomplishments**

14	Continue to implement the Greenspace Plan.		✓		This item is now reflected in the government's policies section.
15	Continue rehabilitation of historic county courthouse beyond the improvements made to date.	✓			

Community Facilities					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Complete the soccer complex off Ensign Road.			✓	Cancelled because the soccer complex was relocated to the recreation department.
2	Evaluate capacity of water and wastewater system and expand, rehabilitate, or enhance to meet future demand as necessary.		✓		Contract with Macon Water Authority.
3	Assist the Monroe County Hospital in remaining competitive and current by supporting any physical and/or service expansions.		✓		This item is now reflected in the government's policies section.
4	Consider the construction of a new government facility that will house administrative, county services, etc.	✓			Completed in 2014.
5	Consider creating and adopting a Capital Improvements Plan to become further engaged in infrastructure placement planning.		✓		
6	Support the renovation of the Old City Hall into a facility to house the Chamber of Commerce, Development Authority, and Forsyth Better Hometown.	✓			

**Monroe County
Report of Accomplishments**

7	Continued promotion of parks and recreation areas including: Lake Juliette, Rum Creek Wildlife Management Area, and High Falls State Park.		✓		This item is now reflected in the government's policies section.
8	Enforce existing ordinances in accordance with character areas associated with community facilities.		✓		This item is now reflected in the government's policies section.
9	Support and promote the programs and operations of the new Head Start facility.		✓		This item is now reflected in the government's policies section.
10	Explore opportunities for low-impact recreational opportunities around the county.		✓		
11	Consider altering the aesthetics of areas surrounding public safety facilities, especially the corridors around the GPSTC.		✓		
12	Expand and maintain current website and seek interconnectivity opportunities.	✓			
13	Identify a site for a 2nd fire station and work toward the purchase of related public safety vehicles and equipment.	✓			The county has 14 fire stations. Another fire station was added in 2014. The county is in the process of building a new Fire/EMS headquarters.
14	Pave/repave roads and repair/reconstruct bridges in the unincorporated areas of Monroe County.		✓		

**Monroe County
Report of Accomplishments**

Land Use					
	Activity	Status			
		Completed	Underway	Cancelled	Notes
1	Consider establishing incentives to make land preservation more feasible and attractive to owners/sellers/buyers of agricultural and forestry property.		✓		This item is now reflected in the government's community work program under natural and cultural resources.
2	Strictly enforce existing codes, regulations, and zoning ordinances.		✓		This item is now reflected in the government's policies section.
3	Minimize the allowance of rezoning in agricultural areas.		✓		This item is now reflected in the government's policies section.
4	Practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development.		✓		This item is now reflected in the government's policies section.
5	Encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions.		✓		This item is now reflected in the government's policies section.
6	Promote compatible infill development and redevelopment with existing surrounding development.		✓		This item is now reflected in the government's policies section.
7	Ensure zoning regulations are in accordance with vision and desired development patterns.		✓		This item is now reflected in the government's policies section.
8	Establish attractive entrances to the county.	✓			
9	Establish very large lot size requirements when agricultural or forestry land is rezoned to maintain rural character.		✓		This item is now reflected in the government's policies section.

**Monroe County
Report of Accomplishments**

10	Draft and implement a sign ordinance to establish restrictions on the number and size of signs and billboards allowed along state highways to maintain the existing rural sense of place.		✓		This item is now reflected in the government's community work program under community services and facilities.
11	Benchmark the City of Forsyth's ordinances for applicability in cross-roads communities and throughout the county.		✓		This item is now reflected in the government's community work program under community services and facilities.

Intergovernmental Coordination					
	Activity	Status			
		Completed	Underway	Cancelled	Notes
1	Promote coordination and cooperation between governments and organizations.		✓		The Chamber of Commerce hosts a dinner for the cities and county every 5th Tuesday. This item is now reflected in the government's policies section.
2	Encourage total community involvement.		✓		This item is now reflected in the government's policies section.
3	Adopt the updated Service Delivery Strategy to remain eligible to receive state funding for various projects.		✓		This item is now reflected in the government's policies section.
4	Consider coordinating with the City of Forsyth and the City of Culloden to develop and implement a county-wide Capital Improvements Plan.		✓		This item is now updated and reflected in the government's community work program under community services and facilities.
5	Capitalize on membership in the Central Georgia Joint Development Authority to further economic development initiatives.		✓		This item is now reflected in the government's policies section.
6	Ensure the enforcement of state minimum standard construction codes through the Forsyth-Monroe Joint Building Department.		✓		This item is now reflected in the government's policies section.

**Monroe County
Report of Accomplishments**

Transportation					
	Activity	Status			
		Completed	Underway	Cancelled	Notes
1	Coordinate with the City of Forsyth to expand services along I-75 corridor.		✓		This item is now reflected in the government's policies section.
2	Maintain and improve local road network to meet service needs and standards.		✓		This item is now reflected in the government's policies section.
3	Consider establishing a road classification system with an official major thoroughfare map to assist with growth, traffic flow, and volume.		✓		
4	Update the county-wide Bike-Pedestrian Plan and promote connectivity with the Regional Bike-Pedestrian Plan.		✓		
5	Encourage use of landscaped buffers between roadways and new bike/pedestrian trails.		✓		This item is now reflected in the government's policies section.
6	Strict enforcement of existing ordinances in accordance with character areas associated with transportation.		✓		This item is now reflected in the government's policies section.
7	Promote aesthetics and the retention of rural character by including raised, landscaped medians into new highway-widening efforts.		✓		This item is now reflected in the government's policies section.
8	Coordinate with Jones and Butts Counties on the Multi-County Transportation Study.		✓		
9	Develop a county-wide Transit Development Plan.		✓		

**City of Forsyth
Report of Accomplishments**

Economic Development					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Redevelop Merchants Mall building and establish a local revolving loan fund.	✓			The Mercants Mall has been redeveloped and hosts a new local business. The establishment of the local revolving loan fund has been postponed.
2	Institute a 'Shop at Home' program.	✓			
3	Ensure Grits Café re-opens as an anchor tenant on the square.	✓			
4	Develop new commercial and retail and undertake redevelopment activities generally around Tift College, Lee Street and Downtown.		✓		This item is now reflected in the government's policies section.
5	Utilize Camera Ready designation to attract movies, commercials and television shows to locations throughout Monroe County.		✓		This item is now reflected in the government's policies section.
6	Pursue economic diversification, recruit new businesses and encourage entrepreneurial business opportunities.		✓		This item is now reflected in the government's policies section.
7	Promote job retention, creation and expansion of established business opportunities.		✓		This item is now reflected in the government's policies section.
8	Promote workforce development opportunities.		✓		This item is now reflected in the government's policies section.
9	Seek greater variety of retail and restaurants (cuisine/price range) in downtown Forsyth.		✓		This item is now reflected in the government's policies section.
10	Review derelict property ordinance and strengthen enforcement related thereto.	✓			Completed in 2014 and 2017.

**City of Forsyth
Report of Accomplishments**

Housing					
	Activity	Status			
		Completed	Underway	Cancelled	Notes
1	Resume regular meetings of the Forsyth Housing Authority.	✓			
2	Consider participation in the Georgia Initiative for Community Housing (GICH).	✓			
3	Develop alternative housing options in downtown Forsyth (i.e. high-quality lofts and apartments).		✓		This item is now reflected in the government's policies section.
4	Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch and Citizen's Police Academy.			✓	Community representatives determined that it was unclear as to whether or not this action item could be deemed "completed." Additionally, they could not pinpoint any direct efforts to show the activity was underway. Therefore, they indicated that the project had never been started. This action item is now reflected in the government's policies section .
5	Focus public assistance/investment in areas requiring infrastructure and housing stock improvements.		✓		Received Community Development Block Grant funding for infrastructure improvements in 2012 and 2014. The item is now reflected in the government's policies section.
6	Actively pursue the construction of an upscale apartment complex within City Limits.		✓		This item is now reflected in the government's policies section.

**City of Forsyth
Report of Accomplishments**

Natural and Cultural Resources					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Sponsor seasonal special events in Downtown Forsyth (i.e. summer concert series, holiday celebrations, fall festival).		✓		This item is now reflected in the government's policies section.
2	Continue to implement the Façade Grant program in downtown.		✓		This item is now reflected in the government's policies section.
5	Designate a local commercial historic district.		✓		
6	Establish a 'Mainstreet Junior Board' program for High School students.		✓		
7	Nominate individual properties and districts to the National Register of Historic Places.			✓	Community representatives determined that it was unclear as to whether or not this action item could be deemed "completed." Additionally, they could not pinpoint any direct efforts to show the activity was underway. Therefore, they indicated that the project had never been started. This action item is now reflected in the government's policies section.
8	Continue to hold and promote the Forsyth Farmer's Market.		✓		This item is now reflected in the government's policies section.
9	Continue active involvement in the Middle Georgia Clean Air Coalition.		✓		This item is now reflected in the government's policies section.
10	Continue the redevelopment and revitalization efforts in the city's historic commercial downtown and adjacent residential areas (capitalize on existing façade improvement and building rehabilitation programs).		✓		This item is now reflected in the government's policies section.
11	Market downtown as a heritage tourism destination.		✓		This item is now reflected in the government's policies section.
12	Maintain Certified Local Government Status.		✓		This item is now reflected in the government's policies section.

**City of Forsyth
Report of Accomplishments**

Community Facilities					
	Activity	Status			
		Completed	Underway	Cancelled	Notes
1	Make improvements to Lee Street parking lot.		✓		
2	Construct Old City Hall Park (adjacent to Welcome Center).	✓			
3	Repair and upgrade City Water System, including south interceptor line project and replacement of core water/sewer lines throughout the city.	✓			
4	Purchase new public safety vehicles and upgrade public safety equipment as required to complete the 2013 FCC Narrow banding mandate.	✓			
5	Upgrade sewer lines to support the construction of a 79-unit apartment complex in Forsyth.	✓			
6	Expand and maintain current website and seek interconnectivity.	✓			
7	Promote the downtown commercial area's wireless technology district.			✓	
8	Complete and implement a Capital Improvements Master Plan for the entire City of Forsyth.		✓		
9	Complete renovations of Kynette Park.	✓			
10	Implement recommendations from the 2011 Connectivity Study for the City of Forsyth: Parks, Schools and Public Land.	✓			

**City of Forsyth
Report of Accomplishments**

11	Maintain/improve streetscapes and sidewalks throughout Forsyth.	✓			
12	Complete sidewalk/streetscape improvements along E. Johnson from downtown to Tift College Drive.		✓		
13	Establish GIS system for the City.	✓			Administered by the Middle Georgia Regional Commission.
14	Expand current water plan and reservoir on Tobesofkee Creek.		✓		

Intergovernmental Coordination					
	Activity	Status			
		Completed	Underway	Cancelled	Notes
1	Promote coordination and cooperation between governments and organizations.		✓		This item is now reflected in the government's policies section.
2	Encourage total community involvement.		✓		City has begun to publish a community newsletter. The newsletter is delivered via utilities bills.
3	Capitalize on membership in Central Georgia Joint Development Authority to further economic development initiatives.		✓		This item is now reflected in the government's policies section.
4	Undertake a cooperative effort between City of Forsyth, Monroe County, Board of Education and Hospital Authority to lower provision of health insurance for employees.		✓		This item is now reflected in the government's policies section.

**City of Forsyth
Report of Accomplishments**

Transportation					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Repair and upgrade streets and roads in the City.		✓		This item is now reflected in the government's policies section under "community facilities."
2	Upgrade sidewalks, curb and gutter and bury utilities along Railroad Avenue.	✓			
3	Resurface roads (i.e. Frontage Road between Tift College Drive and Highway 42 and Highway 83 West).	✓			
4	Consider alternate travel routes around the City of Forsyth for commercial vehicles.	✓			

**City of Culloden
Report of Accomplishments**

Economic Development					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Promote general use by residents and hold activities/events at Ellis Field and downtown Culloden.		✓		This item is now reflected in the government's policies section.
2	Encourage entrepreneurial/new revenue opportunities within City limits.		✓		This item is now reflected in the government's policies section.
3	Establish a flea market/farmers market in Old City Hall		✓		

Housing					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Maintain Hometown feel, sense of community and historic identity through promoting: <ul style="list-style-type: none"> • Traditional neighborhood development through mix of housing types styles, and price points • Community involvement through action groups and citizen participation. • New adjacent and infill construction is architecturally compatible to existing structures. 		✓		This item is now reflected in the government's policies section.

**City of Culloden
Report of Accomplishments**

2	Utilize state and federal assistance programs to address housing needs.		✓		Currently completing City audit to become eligible for funding. This item is now reflected in the government's policies section.
3	Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.		✓		This item is now reflected in the government's policies section.

Natural and Cultural Resources					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Utilize Ellis Field for cultural events (i.e. graduation parties, motorcycle benefits, farmers market, Halloween Carnival).		✓		This item is now reflected in the government's policies section.
2	Coordinate with Chamber of Commerce, Historic Heartland Georgia Tourism Representative and other tourism entities to promote events and local history.		✓		This item is now reflected in the government's policies section.

**City of Culloden
Report of Accomplishments**

Community Facilities					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Establish a new City website.		✓		
2	Upgrade/extend existing water infrastructure.	✓			Completed with 2015 CDBG funding (\$500,000) and local funds (\$225,000).
3	Retire debt on fire department/municipal building.	✓			
4	Recreation upgrades/maintain existing recreational facilities (tennis courts, ball field, and playground equipment).		✓		
5	Install a propane generator at fire station/city hall.		✓		
6	Purchase a portable generator to run water system when power outages occur.	✓			
7	Support the "Let's Get Moving" summer youth program.			✓	Community representatives determined that it was unclear as to whether or not this action item could be deemed "completed." Additionally, they could not pinpoint any direct efforts to show the activity was underway. Therefore, they indicated that the project had never been started. This action item is now reflected in the government's policies section as it reflects a commitment to support the program.

**City of Culloden
Report of Accomplishments**

Land Use					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Promote infill development and redevelopment compatible with existing buildings and infrastructure in the City, particularly downtown.		✓		Acquired clubhouse for community events. This item is now reflected in the government's policies section.
2	Expand current City limits to a one (1) mile radius.			✓	Deemed not financially feasible for the city.
3	Hold Town Hall meetings, as needed, to keep residents engaged.		✓		Held town hall meetings to authorize debt pay-off. Planning to pursue quarterly town hall meetings. This item is now reflected in the government's policies section.
4	Develop a Downtown Revitalization Plan and/or façade renderings of individual buildings within Culloden. (Consider UGA Charrette, DCA Resource Team, and other programs).		✓		This item is reflected under the community services section of the community work program.

**City of Culloden
Report of Accomplishments**

Intergovernmental Coordination					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Promote coordination and cooperation between governments and organizations through regular attendance at Chamber of Commerce meetings, hosting Regional Town Hall Meetings and continued cooperation with Monroe Board of Commissioners.		✓		The City Council attends all Chamber meetings and participates in the city-city-county dinners every 5 th Tuesday. This item is now reflected in the government's policies section.
2	Encourage total community involvement.		✓		This item is now reflected in the government's policies section.

Transportation					
	Activity	Status			Notes
		Completed	Underway	Cancelled	
1	Coordinate with Chamber of Commerce, Historic Heartland Georgia Tourism Representative and other tourism entities to promote events and local history.		✓		City is seeking TSPLOST funding to construct bike paths and walking trails. This item is now reflected in the government's policies section.

Appendix A

Public Participation Program

MONROE COUNTY AND CITIES OF CULLODEN AND FORSYTH

Public Participation Program

Overview

Development of the various elements of the Monroe County Joint Comprehensive Plan will rely heavily on the involvement of stakeholders. It is a guiding principle of both city and county leadership that this plan should encompass the needs and opportunities of all sectors of the community.

The planning process will be formally launched at the first public hearing kickoff. This initial meeting is designed to inform the community about the planning process, including future opportunities for participation. It is also an opportunity for members of the general public to express any significant issues that should be focus areas for the updated comprehensive plan.

Steering Committee

A list of community leaders was created with input from local elected officials and staff to represent the needs of the community in a steering committee for the plan's update. This committee is intended to represent a variety of sectors, interests, and needs within the community. During the comprehensive planning process, the steering committee will meet each month, and all meetings are open to the general public. Steering Committee members include:

Lori Andrews	Bentley Cox	Michael Norris
Caitlin Bennett	Tellas Daniels	Brian Owens
John Cary Bittick	Keith Edge	Darren Pearce
Travis Blackwell	Lisa Elder	Tammie Pierson
Jackie Bowling	Herbert Gannt	John Pope
Mac Brown	Bo Gregory	Yvonne Stroud
Margie Campbell	Janice Hall	Todd Tolbert
Anita Cauthen	Lisa Lee	Rosemary Walker
Hal Clarke	Donny Mercer	

Greg Tapley Monroe County Chairman
Lynn Miller, Mayor of Culloden
Eric Wilson, Mayor of Forsyth

Participation Techniques

A variety of methods to obtain public participation techniques will be used:

- Two required public hearings, in accordance with Georgia Dept. of Community Affairs guidance.
- Regular steering committee meetings for guidance of the planning process.
- Regular correspondence with community stakeholders.

- Solicitation of feedback at other regular community meetings (city council, county commission, and other civic organizations) through both local government and Regional Commission staff.
- Notification of the planning process on city, county, and regional commission websites, with invitations for comment.
- Fliers posted in government and community buildings with contact information for planning staff.

Schedule of Meetings

Stakeholder meetings will be held on a series of topics throughout the process. Each meeting is open to the public. In addition, a second public hearing will be held at the conclusion of the planning process. A list of meeting times and locations can be found on the MGRC website at:

<http://middlegeorgiarc.org/comprehensive-planning>

Stakeholder Meetings

1	Steering Committee Kickoff – Draft Vision and Review Existing Land Use	March 2017
2	Discuss Community Goals	April 2017
3	Discuss Needs and Opportunities	May 2017
4	Discuss Community Work Program	June 2017
5	Continue Community Work Program	July 2017
6	Review Current and Discuss Future Land Use	July 2017
7	Review Draft Plan and Second Public Hearing	August 2017

If you have comments or suggestions for the comprehensive planning process, please contact MGRC staff:

Brittany Bullock
bbullock@mg-rc.org
 (478) 751-6160

Kayleigh Sullivan
ksullivan@mg-rc.org
 (478) 751-6160

Justin Futo
jfuto@mg-rc.org
 (478) 751-6160

Appendix B

Public Hearing Documentation

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

PUBLIC HEARING AGENDA

April 12, 2017, 4:00 p.m. | Monroe County Commission Chambers

Welcome and Introductions

About Comprehensive Planning

Timeline

Public Involvement Plan

Questions/Comments

Kayleigh Sullivan | ksullivan@mg-rc.org | 478-751-6160

Brittany Bullock | bbullock@mg-rc.org | 478-751-6160

Forsyth Normal and Industrial School with the mission of preparing teachers. By 1916 Hubbard extended the curriculum through 11th grade and the school was part of an elite group of senior high schools in Georgia for African Americans.

The school was accredited and became Georgia's first vocational school for African Americans. In 1927, it became a junior college, educating over 2,000 students and operating a farm on 300 acres. In 1931 it became the State Teachers and Agricultural College for Negroes, one of three public colleges for African Americans in the University System of Georgia. In 1938 the college closed when the state transferred financial support to Fort Valley State College, and the campus re-opened as Monroe County's Hubbard Training School with Samuel Hubbard as principal. In 1955 an elemen-

Association was chartered in 1989. By 2016, the group had awarded 85 scholarships. Its members from the July 2007 issue of Georgia African American Historic Preservation Network)

Public Hearing Notice For Monroe County and the Cities of Calloden and Forsyth

Joint Comprehensive Plan Update

A public hearing will be held Wednesday, April 12, 2016, at 4:00 p.m. in the board room of the Monroe County Administration Building located at 38 W. Main Street, Forsyth, Georgia 31029. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the proposed planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Brittany Bullock, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access of foreign language should contact the Monroe County Board of Commissioners at (478-994-7000) prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

- 2. Summerset An Assisted Living Community
- 3. United Bank
- 4. Persons Banking Company
- 5. Mr. & Mrs. Charlie & Mary Isla Haygood
- 6. Magic 100.1 FM Classic Soul Hits Radio Station
- 7. Mr. Joseph W. Evans
- 8. Wats International
- 9. Ebbysz & BDW Production
- 10. Connie R Ham ERA Middle GA Realty
- 11. The Monroe County Reporter
- 12. Flowers by Helen

Promotional assistance provided by the City of Forsyth Convention and Visitors Bureau

MICHAEL THURMOND IS KEYNOTE SPEAKER



Michael Thurmond

The 2017 Hubbard Day Banquet Celebration will be on Friday, April 14 at the William Hubbard Middle School Auditorium at 7 p.m. The keynote speaker will be Michael Thurmond, CEO of DeKalb County.

Meeting on Thursday, April 13 at 3:30 p.m. in Monroe County Hospital

Association Annual King and Queen Contest will be held at Hubbard

Georgia Department of Corrections will host a hiring event on Friday.

LL JURY

Madison Bradford
Bentley Cox

Luke Morris
Courtney Williamson

Meeting on Thursday, April 13 at 3:30 p.m. in Monroe County Hospital

Association Annual King and Queen Contest will be held at Hubbard

Georgia Department of Corrections will host a hiring event on Friday.

Page 3C

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

PUBLIC HEARING SIGN-IN SHEET

April 12, 2017, 4:00 p.m. | Monroe County Commission Chambers

Name	Phone	Email
Coitlin Bennett	478-994-7014	crbenn@uga.edu
Vickie Nickel		familyconnection@monroecountygeorgia.com
Margie Bryant	478-885-2444	campbellmargie@hotmail.com
Greg Topley	478-256-9277	gtopley@monroecountygeorgia.com

MEETING MINUTES

The public hearing began at 4:00 PM. Kayleigh Sullivan of the Middle Georgia Regional Commission welcomed all those in attendance and explained that Monroe County and the Cities of Forsyth and Culloden were beginning the process of updating their Joint Comprehensive Plan. It was explained that the Comprehensive Plan is required to undergo updates every five years, and that the Georgia Department of Community Affairs sets the rules for the update process. The Comprehensive Plan is intended to serve as a 20-year policy guide for the physical development and redevelopment of the county. The goal is to assess existing conditions, project future trends, develop strategies and goals, and create a work program to achieve the goals. The process requires extensive public participation to be successful, and being current with the Comprehensive Plan is one of the requirements of maintaining Qualified Local Government status.

Brittany Bullock updated those present on the status to-date of the update process. The Steering Committee reviewed the existing land use maps and provided comments. It was noted that these maps are available for review online. Also, the Steering Committee decided to discuss the following planning elements:

Land Use	Community Work Program
Needs and Opportunities	Transportation
Community Goals	Housing
Economic Development	Community Services
Natural and Cultural Resources	

Ms. Bullock discussed the timeline for the plan update. After the First Public Hearing, the Steering Committee would continue to meet once per month (or more, depending on need). A draft of the Comprehensive Plan will be made available at a Second Public Hearing. After any comments are addressed, the updated draft will be reviewed by the Middle Georgia Regional Commission and the Department of Community Affairs. Local Adoption will take place by the Certification Deadline of October 31, 2017.

Ms. Sullivan then described the composition of the Steering Committee and asked for input on anyone that the Public Hearing attendees thought may want to serve. It was also mentioned that a variety of methods would be used to inform the general public of the Steering Committee meetings.

Ms. Sullivan asked if anyone had any other questions or points of discussion. There were none.

The meeting was adjourned at 4:20 pm.

Minutes Certified by:


Kayleigh Sullivan

Middle Georgia Regional Commission

**MONROE COUNTY AND THE CITIES OF FORSYTH AND CULLODEN
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING AGENDA
August 18, 2017, 3:00 p.m. | Alderman Hall**

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Comprehensive Planning Process | MGRC |
| 3) Status to-date | MGRC |
| 4) Discussion of Draft Plan | MGRC |
| 5) Future Steps | MGRC |
| 6) Comments/Suggestions | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Kayleigh Sullivan

ksullivan@mg-rc.org

Brittany Bullock

bbullock@mg-rc.org

Perry as fire chief. votes: 6
 President Clinton may be called a Womanizer or an Adultress but NOT A SEXIST. He LOVES women! SEXISTS (Men) HATE Women. votes: 6

On Tuesday 8-15-17, the MCBC will vote on a County Fire Chief. I am hoping that the Comm. realized that it would be an injustice to the citizens of Monroe County to hire Matt Perry as Fire Chief. votes: 5

Got letters from friends in England and Germany this week. They report great disappointment with our new leadership. Our President is not respected in Europe. They sent me Trump cartoons from their magazines. So sad. votes: 5

Well, the rest of you can have noble reasons for not liking or liking the present government, but I am selfishly mad as heck that I can't plan my

The train museum wasn't the only purpose," said Ingram. "We still want to be a destination point. We still have the depot and the caboose."

Ingram said that he thinks people in Monroe County would give family heirlooms to a museum if asked and that the city could designate an employee to travel around the state and collect train artifacts to add to the museum. He said it could feature things like the Wadley plantation that he owns that had connections with the railroad.

Ingram said the museum might house Forsyth's Convention & Visitor's Bureau, and the CVB could staff the museum. He said that a lot of Monroe County's destination points are historical, which would create a connection between the CVB and the museum. Mayor Eric Wilson asked Ingram if the DDA plans to work with Monroe

worked for the DDA to write up a Request for Proposals, send it out and evaluate the proposals that resulted in the one the city agreed to accept from the Malone Group. City manager Janice Hall said that she will need information from DDA so that she can submit a request for assistance to the Regional Commission if it wants the RC to explore a Heritage Museum for it.

"I guess I don't know all about how government works," said Ingram.

In the DDA meeting held two hours before the council meeting, council member Greg Goolsby, who is the council's representative on DDA, said that DDA needed to "unrequest" the funds in light of the letter from Daniel and Collins. He said the DDA and CVB boards need to meet together and then meet with Monroe County Historical Society. He said

is willing to open some space if the displays are rotated," said Forsyth Main Street coordinator Tammie Pierson. "But the building needs a lot of work. Some of their displays have been damaged because they are not done correctly."

DDA board member Kerri Swearingen said that getting a new roof on the Historical Society building before more damage occurs is a priority. Pierson said she is working on finding grants to help with repairs. Monroe County Historical Society leases the Depot and two adjacent buildings from Norfolk Southern railroad; the railroad owns the land where the buildings stand.

"The Regional Commission will do it [work on a plan for a museum] at no cost," said Ingram to the DDA board. "We need the Regional Commission to facilitate a meeting with the DDA and CVB."

**PUBLIC HEARING NOTICE
 MONROE COUNTY AND THE CITIES OF FORSYTH AND CULLODEN
 JOINT COMPREHENSIVE PLAN UPDATE**

A public hearing will be held on Friday, August 18, 2017, at 3:00 pm at Alderman Hall, 68 N. Lee Street, Forsyth, GA 31029. The purpose of this hearing is to brief the community on the contents of the plan; provide an opportunity for residents to make final suggestions, additions, or revisions; and notify the community of when the plan will be submitted to the Regional Commission for review. Comments will be received at the above public hearing or may be submitted in writing prior to Monday, August 21, 2017, at 5:00 pm to Middle Georgia Regional Commission, 175 Emery Highway, Suite C, Macon, GA 31217.

All community members are invited to attend the public hearing. For additional information please contact Kayleigh Sullivan, Government Services Specialist, Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact the Monroe County Board of Commissioners at (478-994-7000) prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

**PUBLIC HEARING SIGN-IN SHEET
August 18, 2017, 3:00 p.m. | Alderman Hall**

Name	Phone	Email
Anita Buice	478 994-7000	abuice@monroecountygeorgia.com
Diane Glidewell	478 994 2358	news@mymcr.net
Janice Hau	478-994-5649	jhall@cityofforsyth.com
Tammie Pierson	478-994-7747	TPierson@cityofforsyth.com

MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
2017 COMPREHENSIVE PLAN UPDATE – PUBLIC HEARING
ALDERMAN HALL
FRIDAY, AUGUST 18, 2017, 3:00 P.M.

MEETING MINUTES

Persons in attendance:

Anita Buice, Monroe County Board of Commissioners
Diane Glidewell, Monroe County Reporter
Janice Hall, City of Forsyth
Tammie Pierson, Cities of Culloden and Forsyth
Kayleigh Sullivan, MGRC
Brittany Bullock, MGRC

The public hearing began at 3:00 p.m. Brittany Bullock of the Middle Georgia Regional Commission welcomed all those in attendance. Ms. Bullock stated that Monroe County and the Cities of Culloden and Forsyth completed a draft update to their Joint Comprehensive Plan. She explained that the Comprehensive Plan is required to be updated every five years, and that the Georgia Department of Community Affairs sets the rules for the update process. Ms. Bullock distributed copies of the draft plan and explained the following components: assessment of existing conditions, projections of future trends, strategies, goals, and community work program. She also informed those present that the steering committee held numerous meetings throughout the last year to gather information and create the draft plan.

Ms. Kayleigh Sullivan, also of the MGRC, discussed the timeline for review of the draft plan. After the second Public Hearing, the steering committee and the public will have until Wednesday, August 23, 2017, to provide any suggestions or comments. The plan will then be presented to the county and city to approve submission of the plan to the Middle Georgia Regional Commission for review. After the Regional Commission's review, the plan will be transmitted to the Georgia Department of Community Affairs for further review. In order for the county and cities to maintain their Qualified Local Government (QLG) status, documentation of the plan's adoption will need to be transmitted to the Department of Community Affairs by October 28, 2017.

Ms. Sullivan asked those in attendance if there were other questions or additional discussion. There were none.

The meeting adjourned at 3:15 p.m.

Minutes Certified by:



Kayleigh Sullivan
Government Services Specialist
Middle Georgia Regional Commission

Appendix C

Steering Committee

Documentation

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #1 AGENDA

March 6, 2017, 3:00 p.m. | Monroe County Commission Chambers

Welcome & Introductions

Discuss Community Vision

About Comprehensive Planning

Role of the Steering Committee

Set Next Meeting Dates

Identify Plan Components to Undertake

Review Existing Land Use Maps

Adjourn

Existing Land Use Map:

<https://mgrcmaps.org/MonroeCounty/LandUse/>

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #1 AGENDA

March 6, 2017, 3:00 p.m. | Monroe County Commission Chambers

Name	Phone	Email
Janice Hall	478-214-0211	jhall@cityofforsyth.com
Lynn Miller	478 957-2377	lynnmiller3269@yahoo.com
Anita Buice	478 994-7000	abuice@monroecountygeorgia.com
Dony Merce	478-994-2888	dmercer@monroecountyga.gov.com
Herbert Gantt	478-394-1263	herbertgantt@yahoo.com
Mac Brown	478-960-7133	mac@interceptor-pse.com
Hal Clarke	478-256-2789	hyclarke2@gmail.com
Caitlin Bennett	478-994-7014	crbenn@uga.edu
Yvonne A. Stroud	478-974-8967	y.stroud71@gmail.com
Greg Tapley	478-256-9277	gtapley@Monroecountyga.gov.com
Brim Quans	478-232-5595	
Todd Tolbert	478-737-9802	todd@tolbertandassociates.com
Eric Wilson	478-44-0889	ewilson@cityofforsyth.com
Lisa Lee	4789540714	llee@centralgatech.edu
John Cary Bittick	478-994-7048	NSAPresident@aol.com

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #2 AGENDA

April 12, 2017, 4:30 p.m. | Monroe County Commission Chambers

Welcome

Review Vision Statement

Discuss Community Goals

Set Next Meeting Date

Adjourn

Existing Land Use Map:

<https://mgrcmaps.org/MonroeCounty/LandUse/>

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #2 SIGN IN SHEET

April 12, 2017, 4:30 p.m. | Monroe County Commission Chambers

Name	Phone	Email
Caitlin Bennett	478-994-7014	crbenn@uga.edu
Margie Bryant	478-885-2444	campbellmargie@hotmail.com
Vickie Nickel		fam.uyconnection@monroecountygeorgia.com
Eric Wilson	478-461-0889	ewilson@cityofforsyth.com
Dana Lynch	994-17014	dlynch@uga.edu
Greg Copley	478-256-9277	
Yvonne A Stroud	478-974-8967	y.stroud71@gmail.com
Tammie Pierson	478-994-7747	tpierson@cityofforsyth.com
Janice Hall	478-214-0211	jhall@cityofforsyth.com
JOHN AMBROSE	478 960-0764	JHAMBROSE@BELLSOUTH.NET
Mac Brown	478-960-7133	mac@interceptor-pse.com
Dianne Walker	478-994-8211	mcworkforce1@yahoo.com
Casey Fleckenstein	478-394-1600	cfleckenstein@monroehospital.org
Tubitha Kent	404-452-2389	tkent@Monroehospital.org
Debra Flowers		dflowers@monroehospital.org

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #3 AGENDA

May 10, 2017, 4:30 p.m. | Monroe County Commission Chambers

Welcome

Review Community Goals

Discuss Needs and Opportunities

Set Next Meeting Date

Adjourn

Existing Land Use Map:

<https://mgrcmaps.org/MonroeCounty/LandUse/>

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #3 AGENDA

May 10, 2017, 4:30 p.m. | Monroe County Commission Chambers

Name	Phone	Email
Yvonne Stroud	(478) 974-8967	Y.Stroud71@gmail.com Yvonne.S
Janice Hall	478-214-0211	jhall@cityofforsyth.com
Greg Tappley	478-256-9277	gtappley@monroecountygeorgia.com
Bo Gregory	317-696-9137	president@daomc.net
Eric Wilson	478-461-0889	ewilson@medprogar.net
Eddie Rowland	478-808-9354	Erowland@monroecountygeorgia.com
Vickie Nickel	478-508-4134	familyconnection@monroecountygeorgia.com
Tammie Pierson	478-994-7747	tpierson@cityofforsyth.com

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #4 AGENDA

June 14, 2017, 4:30 p.m. | Alderman Hall

Welcome

Review Goals and Needs and Opportunities

Review Report of Accomplishments

Discuss Community Work Programs

Discuss Public Participation Plan

Adjourn

Next Meeting: July 12, 2017

Existing Land Use Map:

<https://mgrcmaps.org/MonroeCounty/LandUse/>

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #4 AGENDA

June 14, 2017, 4:30 p.m. | Alderman Hall

Name	Phone	Email
Victoria Nickel	478-508-4134	familyconnection@monroecountygeorgia.com
Lynn Miller	478 957-2377	lynnmiller3249@yahoo.com
Janice Hall	478-214-0211	jhall@cityofforsyth.com
Dianne Walker	478-394-2009	mcworkforce1@yahoo.com
Yvonne Stroud	478-974-8967	ystroud71@gmail.com
Eric Wilson	478-461-0889	ewilson@cityofforsyth.com
Bo Gregory	314-696-9137	president@daomc.net
Greg Tapley	478-256-9277	gtapley@monroecountygeorgia.com
Eddie Rowland	478-808-9354	erowland@monroecountygeorgia.com

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #5 AGENDA

July 12, 2017, 4:30 p.m. | Monroe County Commission Chambers

Welcome

Discuss Community Work Programs

Schedule next meeting

Adjourn

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #5 AGENDA

July 12, 2017, 4:30 p.m. | Monroe County Commission Chambers

Name	Phone	Email
Vickie Nickel	478-508-4134	familyconnection@monroecountygeorgia.com
Tammie Pierson	478-297-6428	tpierson@cityofforsyth.com
Bo Gregory	314-696-9137	president@daomc.net
Lisa Lee	(478)9540714	llee@centralgatech.edu

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

**MEETING #6 AGENDA
July 26, 2017, 4:30 p.m. | Alderman Hall**

Welcome

Review Community Work Programs

Review Report of Accomplishments

Review Draft Plan

Review Land Use Maps

Schedule next meeting

Adjourn

MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #6 AGENDA
July 26, 2017, 4:30 p.m. | Alderman Hall

Name	Phone	Email
Todd Tolbert		
Keith Edge		
Yvonne Stroud		
Tammie Pierson		
Janice Hsu		

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

**MEETING #7 AGENDA
August 9, 2017, 4:30 p.m. | Alderman Hall**

Welcome

Review Draft Plan

Review Land Use Maps

Adjourn

**MONROE COUNTY AND THE CITIES OF CULLODEN AND FORSYTH
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

MEETING #7 AGENDA

August 9, 2017, 4:30 p.m. | Alderman Hall

Name	Phone	Email
Tammie Pierson	478-994-7747	TPierson@Cityofforsyth.com
Janice L. Hall	478-994-5649	jhalle@Cityofforsyth.com
Dr. Marcy Hunt-Harris	994-2031	marcy.hunt-harris@mcschools.org
Yvonne A. Stroud	974-8967	y.stroud71@gmail.com
Greg Tapley Greg Tapley	478.256.9277	gtapley@monroecountygeorgia.com
Todd Tolbert		
Dianne Walker	478-394-2009	dwalker@ctc@gmail.com
Anita Buice	478 994-7000	abuice@monroecountygeorgia.com
Vickie Nickel	478-508-4134	FamilyConnections@monroecountygeorgia.com