

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

**COMMUNITY AGENDA
FOR
MONROE COUNTY**

**PREPARED BY
THE COMPREHENSIVE PLANNING STEERING COMMITTEE
WITH ASSISTANCE FROM
THE MIDDLE GEORGIA REGIONAL DEVELOPMENT CENTER**

2007

TABLE OF CONTENTS

COMMUNITY VISION	3
DEFINING NARRATIVE OF CHARACTER AREA	
<i>DEVELOPING SUBURBAN/MIXED USE</i>	4
<i>FOREST/OPEN SPACE</i>	5
<i>HIGHWAY CORRIDOR</i>	6
<i>HISTORIC COMMERCIAL</i>	7
<i>INDUSTRIAL</i>	9
<i>PARKS AND RECREATION</i>	10
<i>PUBLIC SAFETY</i>	11
<i>WILDLIFE MANAGEMENT AREA</i>	12
FINAL COMMUNITY ISSUES & OPPORTUNITIES	
<i>POPULATION</i>	13
<i>ECONOMIC DEVELOPMENT</i>	14
<i>HOUSING</i>	15
<i>NATURAL AND CULTURAL RESOURCES</i>	16
<i>LAND USE</i>	17
<i>COMMUNITY FACILITIES AND SERVICES</i>	18
<i>INTERGOVERNMENTAL COORDINATION</i>	21
<i>TRANSPORTATION</i>	21
IMPLEMENTATION PROGRAM	
<i>REPORT OF ACCOMPLISHMENTS</i>	23
<i>SHORT TERM WORK PROGRAM (STWP)</i>	25
LONG TERM AND ONGOING OBJECTIVES	36
POLICIES TO BE CONSIDERED	37

APPENDICES

A. FUTURE DEVELOPMENT MAP

B. COMMUNITY PARTICIPATION OPPORTUNITIES PUBLIC HEARING NOTICE

Community Vision

The City of Culloden, City of Forsyth, Monroe County and its many cross-road communities are dedicated to growing in a manner that protects and enhances our unique character and fosters our commitment to being an active economic, cultural, and social center for Middle Georgia. We will be a safe and vibrant community that is both an important destination and a desirable place for families due to our high quality of life enjoyed by all citizens in every neighborhood, community, and downtown. We aspire to be a place of unity where our governing bodies are dedicated to promoting communication, cooperation, and total citizen involvement.

Future Development Map

Appendix A contains the Future Development Map for Monroe County and is comprised of the final eight (8) character areas: Developing Suburban/Mixed Use, Forest/Open Space, Highway Corridor, Historic Commercial, Industrial, Parks and Recreation, Public Safety, and Wildlife Management.

Defining Narrative

Below is a description of how Monroe County would like to see each character area develop over the next twenty (20) years. These development plans are the result of input obtained through the Community Participation Program from Local Government Officials; the Steering Committee and Resource Team; Community Leaders and Stakeholders; and citizens.

DEVELOPING SUBURBAN/MIXED USE

Description

The Developing Suburban/Mixed Use Character Area is located at the southern portion of the County that borders Bibb County and includes Bolingbroke and surrounding areas. This character area also includes the northern portion of the County which borders Lamar County and includes the High Falls area.

Development Patterns

- Large lot suburban residential (due to lack of sewage facilities, all buildings and structures must be served by septic tanks).
- Allow for the mix of residential and commercial to serve the residential areas.
- Link new developments to existing residential areas and cross-roads communities.
- Promote a mix of housing types, styles and price points.

Specific Land Uses

- Residential
- Commercial
- Mixed Use

Quality Community Objectives

- Growth Preparedness
- Housing Opportunities
- Open Space Preservation
- Transportation Alternatives
- Traditional Neighborhood
- Sense of Place

Implementation Measures

- Enforce existing ordinances, codes and regulations and make any necessary updates to ensure consistency with desired development patterns.
STWP: Housing—1, 2; Land Use—9
- Encourage developers to include a mix of housing types, styles and price points.
STWP: Housing—5
- Promote linkages between new and existing residential development and with nearby commercial facilities and cross-roads communities.
STWP: Natural and Cultural Resources—13

FOREST/OPEN SPACE

Description

The Forest/Open Space is the largest Character Area and is located throughout Monroe County.

Development Patterns

- Allow large lot zoning—3 acre minimum.
- Protect forest and open space areas.
- Maintain the rural small town feel.
- Establish buffer requirements between farmland.

Specific Land Uses

- Low-density residential
- Forestry

Quality Community Objectives

- Open space preservation
- Environmental protection

Implementation Measures

- Strict enforcement of existing ordinances in accordance with this character area.
STWP: Natural and Cultural Resources—10
- Continue to implement the Greenspace Plan in the unincorporated areas of Monroe County.
STWP: Natural and Cultural Resources—14
- 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.

STWP: Natural and Cultural Resources—8; Land Use—1

- Where possible encourage forest buffers between agricultural lands and new residential development.

STWP: Natural and Cultural Resources—9

- Minimize rezoning in forestry and agricultural areas.

STWP: Land Use—3

- In the event of a rezoning of agricultural and forestry land, establish very large lot size requirements to maintain the county's rural character.

STWP: Land Use—9

HIGHWAY CORRIDOR

Description

The following high-volume roadways have been designated by the Steering Committee as the Major Highway Corridor Character Area: I-75; US-23, 341; State Highways, 18, 41, 42, 74, 83, 87.

Development Patterns

- Install water/sewer lines along I-75 just outside Forsyth city limits
- Maintain rural aesthetics on rural roads, especially with widening and expansion efforts
- Create an identity for entrance corridors leading into the City of Forsyth, particularly the Lee Street and Tift College Drive corridors.
- Focus on appearance with appropriate signage, landscaping and other beautification measures along all highways.
- Retrofit or install landscaping buffers along existing strip development or other unsightly features as necessary.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Landscaped raised buffers where appropriate.
- Bicycle and pedestrian accommodations.
- Ease traffic congestion by supporting future widening efforts.
- Access management through parking lot connectivity, appropriate directory signage and driveway consolidation—allowing vehicles to travel between parcels without having to get on and off the arterial, which improves traffic flow and safety by limiting access to arterials.

Specific Land Uses

- Commercial, particularly along I-75 and major highway interchanges.
- Transportation/Communication/Utilities
- Along rural highway routes, residential, forestry/open space, commercial, and mixed use developments.

Quality Community Objectives

- Regional Cooperation Objective
- Transportation Alternatives (except I-75)
- Infill Development
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Regional Cooperation

Implementation Measures

- Ensure zoning regulations are in accordance with vision and desired development patterns.
STWP: Land Use—7
- Restrictions on the number and size of signs and billboards along the state highways [341 / 83 / 18 / 42 / 74 / 41 / 23 / 87] to maintain the existing rural sense of place.
STWP: Land Use—10
- Promote the use of Homeowners Associations and subdivision covenants for upkeep of residential properties that front major corridors.
STWP: Housing—9
- Promote aesthetics and the retention of rural character by including raised, landscaped medians into new highway widening efforts.
STWP: Transportation—7
- Include landscaped buffers between roadways and new bike/pedestrian trails.
STWP: Transportation—5

HISTORIC COMMERCIAL

Description

The Historic Commercial Character Area in Monroe County is comprised of the various cross-roads communities located throughout the county.

Development Patterns

- Maintain the historic integrity of these areas and work to ensure that such resources are not lost within the community.
- Ensure that new development is compatible with the existing structures in style, massing, set-backs, etc., by close monitoring of site plans, building design, and landscaping.
- Whenever possible, rehabilitate and reuse existing vacant structures.

- Maintain a rural cross-roads community feel
- Encourage a mix of retail, commercial, professional services, restaurants and housing options to allow people who live in these cross-roads communities to also shop, work and recreate.
- Promote the retention of open space.
- Make these areas more pedestrian and bicycle friendly to enhance citizen enjoyment of the area through the installation and maintenance of sidewalks, bike paths, and other streetscaping efforts.
- Complete a historic resource survey for unincorporated areas of Monroe County.
- Plan for future expansion as area grows and encourage the utilization of smart growth practices and aesthetic controls to help maintain community character.
- Prohibit “big box” retail and industrial uses.
- Establish appropriate transitions between the surrounding rural, estate residential and other residential uses from the “downtown” center of the cross-roads communities.

Specific Land Uses

- Residential
- Commercial
- Mixed Use

Quality Community Objectives

- Appropriate Business
- Employment Options
- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhoods
- Infill Development
- Sense of Place

Implementation Measures

- Appropriate infill development that is compatible with existing structures should be mandated to ensure the continuance of community character.
STWP: Natural and Cultural Resources—6, 11
- Establish a tree protection ordinance.
STWP: Land Use—11
- Establish ordinances that protect the historic character and traditional development practices.
STWP: Land Use—11; Natural and Cultural Resources—6
- Encourage a greater emphasis of aesthetics: streetscape, sidewalk and landscape improvements.
STWP: Natural and Cultural Resources—12

- Establish connectivity between the “downtown” area and surrounding residential areas.
STWP: Natural and Cultural Resources—13
- Encourage entrepreneurial opportunities.
STWP: Economic Development—8
- Active involvement on the part of the Chamber of Commerce to promote and market these areas as destinations for residents, visitors from neighboring areas and tourists.
STWP: Natural and Cultural Resources—3
- Strict enforcement of applicable ordinances and regulations.
STWP: Natural and Cultural Resources—10

INDUSTRIAL

Description

The Industrial Character Area for Monroe County is comprised of a number of sites located along Highway 83, 87 north of the City of Forsyth and between I-75 and Highway 42 south of the City of Forsyth.

Development Patterns

- Maintain high occupancy rates in existing industrial parks and promote the re-use of existing vacant or underutilized structures to accommodate new industry.
- Identify new sites in the county that are suitable for industrial uses.
- Enhance the quality of the area by incorporating quality signage, lighting and landscaping requirements to create visual buffers and a more aesthetic, park-like environment both within the Industrial park(s) and along frontage roads.
- Ensure that industrial areas have site ready facilities with available infrastructure to encourage development within the Character Area and minimize the conversion of undeveloped land for industrial purposes.
- Establish formal entrances into new industrial parks with appropriate landscaping and signage.

Specific Land Uses

- Industrial

Quality Community Objectives

- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Infill Development

Implementation Measures

- Identify properties for future expansion.
STWP: Economic Development—1
- Strictly enforce existing codes, regulations, and ordinances.
STWP: Economic Development—11
- Encourage entrepreneurial opportunities.
STWP: Economic Development—8
- Buffer current and future industrial areas from adjacent zoning districts (i.e. commercial, residential, and agricultural).
STWP: Economic Development—3
- Promote quality development and design, both within the Industrial areas and along frontage roads, through the incorporation of appropriate site design, signage, lighting and landscaping that softens and screens views of buildings, parking lots, loading docks, etc.
STWP: Economic Development—4, 11
- Active involvement on the part of local and regional economic development organizations (i.e., Forsyth-Monroe County Chamber of Commerce, Monroe County Development Authority, Central Georgia Joint Development Authority etc.).
STWP: Intergovernmental Coordination—5
- Aggressively pursue economic diversification opportunities (i.e. clean, sustainable technology-oriented industries).
STWP: Economic Development—6
- Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College, Central Georgia Technical College, Georgia Quick Start Program, etc.).
STWP: Economic Development—12
- Recruit new businesses and assist in the development of existing businesses in the professional, managerial, and high-tech job sector.
STWP: Economic Development—5

PARKS AND RECREATION

Description

The Parks and Recreation Character Area in Monroe County is located just north of the City of Forsyth along I-75.

Development Patterns

- Greenspace in all new subdivisions

- Pursue recreation opportunities in outlying communities (Juliette)

Specific Land Uses

- Parks
- Open Space
- Recreation

Quality Community Objectives

- Open Space Preservation
- Sense of Place
- Environmental Protection

Implementation Measures

- Maintain/Improve/Expand current County recreation facilities to accommodate the growing population.
STWP: Community Facilities—1
- Enforce and strengthen current regulations, particularly the Subdivision Ordinance requirements regarding the incorporation of greenspace in all new subdivisions.
STWP: Housing—2; Land Use—7
- Explore opportunities to establish low-impact recreational opportunities in outlying communities within the county.
STWP: Community Facilities—10
- Establish connectivity between greenspaces with pedestrian walkways and bike paths achieved in a thoughtful, planned manner through the creation and implementation of a local bicycle and pedestrian plan that also ties into the existing regional Bicycle-Pedestrian Plan.
STWP: Transportation—4

PUBLIC SAFETY

Description

The Public Safety Character Area represents the land utilized by the Georgia Public Safety Training Center.

Development Patterns

- Maintain neighborhood feel in the areas surrounding the GPSTC.
- Manage the traffic flow in and around the GPSTC.
- GPSTC corridor design and function: ensure that entrance corridors are aesthetically appealing and visually integrated into the surrounding areas.

Specific Land Uses

- Government

- Industrial

Quality Community Objectives

- Transportation Alternatives
- Growth Preparedness

Implementation Measures

- Modify and change the aesthetics of the area to make it more visually appealing, particularly the corridors in and around the GPSTC.
STWP: Community Facilities—11

WILDLIFE MANAGEMENT

Description

The Wildlife Management Character Area represents the Rum Creek Wildlife Management Area surrounding Lake Juliette in the eastern portion of the County. It is owned by the Georgia Power Company and operated by the Department of Natural Resources.

Development Patterns

- Encourage the low-impact recreational activities
- Maintain open spaces and natural forestry lands surrounding Lake Juliette.

Specific Land Uses

- Open Space
- Forestry

Quality Community Objectives

- Open Space Preservation
- Environmental Protection
- Sense of Place

Implementation Measures

- Enforce all existing codes, ordinances and regulations.
STWP: Land Use—2, 7
- Promote the use of this area by residents, visitors and tourists
STWP: Community Facilities—10; Natural and Cultural Resources—3
- Continue to support the preservation of this environmentally sensitive area.
STWP: Community Facilities—7; Natural and Cultural Resources—5

Community Issues and Opportunities

POPULATION

Issues

- Monroe County estimates, and local data indicates, that growth rates will increase rather dramatically, with the County growing at a rate of approximately 30.4% between the present and the year 2025. This population growth will have a significant impact on infrastructure and services; the school system and its programs; and housing, particularly in the Northern and Southern portions of the County where growth has already begun. It will be important for the County to be prepared for the coming growth to prevent sprawl and to ensure that the demand for services does not outpace the supply.

STWP: Land Use—2, 4, 5, 7; Community Facilities—2, 5; Housing—1, 2, 3, 5; Natural and Cultural Resources—5, 6, 8, 10, 11, 13; Intergovernmental Coordination—6; Transportation—2, 3, 7, 8.

Opportunities

- The population within Monroe County is projected to consistently grow. As a result, the labor pool within the community will consequently increase. With adequate skills and training, Monroe County may increase its marketability from an economic development standpoint.

STWP: Economic Development—12

- Projections indicate an increased population in high growth areas. If done in conjunction with effective land use planning, this growth could be beneficial to the community. Without effective land use planning, the historical integrity and sense of place within the community could be negated.

STWP: Economic Development—11

- The increased growth and development pressures provide Monroe County with the opportunity to coordinate with DOT, Jones County and Butts County on the Multi-County Transportation Plan.

STWP: Transportation—8

ECONOMIC DEVELOPMENT

Issues

- Water and wastewater infrastructure are only available in certain portions of the county. Development is likely to occur in areas supported by such infrastructure. Development could be hindered or limited due to areas lacking appropriate infrastructure in adequate quantities.

STWP: Community Facilities—2

- Over half of Monroe County's residents commute to other counties for work, indicating that the community does not currently have enough jobs to keep its residents working within the county.

STWP: Economic Development—5, 7, 8, 13

Opportunities

- Monroe County has the potential to target public safety businesses and industries to complement the Georgia Public Safety Training Center in order to enhance the tax base and increase the number of jobs. An interested audience for such products will be present as long as the Training Center brings public safety personnel to the community.

STWP: Economic Development—10

- The presence of the Georgia Forestry Association headquarters in the City of Forsyth offers potential partnership opportunities between the City of Forsyth, Monroe County, the Chamber of Commerce, and the GFA. Given the amount of forestry land in Monroe County, the GFA could serve as a conduit to development opportunities and compatible forestry industry business recruitment efforts in the community.

STWP: Economic Development—10

- The Georgia Aviation System Plan Executive Summary identifies Monroe County as a potential location for a new airport.

Long-Term and Ongoing Activity

- The Forsyth-Monroe County Chamber of Commerce and Monroe County Development Authority have the opportunity to partner with the Forsyth Better Hometown, the Forsyth Downtown Development Authority and the Middle Georgia Regional Development Center to revitalize the old City Hall as the new location for the Chamber of Commerce, Development Authorities and Better Hometown.

STWP: Community Facilities—6

HOUSING

Issues

- It is projected the Monroe County population will increase significantly over the next twenty years, and so too will the number of housing units. These projections are also supported by the relocation of the Georgia Department of Corrections Headquarters to the Tift College Campus. Nearly 400 employees will be moved to this new location. Many of these employees are anticipated to relocate in or around the City of Forsyth. Growth will also be influenced in no small part by Forsyth's geography. Urban sprawl from Atlanta and Macon coupled with the accessibility of I-75 indicate the inevitability of housing growth.

STWP: Housing—1, 2, 3, 5, 9

- Property values are on the rise in Monroe County, and by all indications, this trend is likely to continue. The average price for new and existing homes is \$130,872, which is the second highest in the region. These rising property values coupled with the anticipated population growth could hinder those looking to buy a home in Monroe County.

STWP: Housing—1, 4, 7

Opportunities

- A 2006 Forsyth Housing Assessment was undertaken to determine housing conditions and needs throughout the City of Forsyth. The major findings in the study reveal that the city has a relatively good housing stock. This assertion is based on the high percentage of standard housing in the community. On the other hand, the study also identified areas of concern based on condition. One of these areas is the James Street/College Street block due to its close proximity to the downtown area.

STWP: Housing—3, 7, 8

- Additionally, the assessment positions the community to address housing needs through various assistance programs such as the Community Housing Investment Program (CHIP) and the USDA Rural Development programs.

STWP: Housing—8

- To address the high property values, down payment assistance is available to those who qualify through the USDA. There are also reduced interest rates available through the Georgia Dream program for first time home buyers.

STWP: Housing—8

NATURAL & CULTURAL RESOURCES

Issues

- Due to the fact that I-75 bisects Monroe County, there has been a significant amount of both residential and commercial growth along the I-75 corridor and in the Bolingbroke and High Falls areas of the county. As Monroe County continues to become a bedroom community for people living in Macon and Atlanta and growth increases, measures should be put into place that guide the form and manner of development.

STWP: Land Use—4

- Encroaching development from Bibb, Butts, and Lamar Counties, in particular, has the potential to greatly decrease the amount of agricultural and forestry lands and open space areas.

STWP: Natural & Cultural Resources—5, 8, 9, 10

- Ensuring the continued protection of environmentally sensitive areas in the county, which include protected river corridors, groundwater recharge areas, wetlands, lakes, and forestry areas. These areas protect water quality and provide a habitat for a variety of plant and animal life.

STWP: Natural & Cultural Resources—5, 7, 8

- Protecting the cultural heritage of the incorporated and unincorporated areas of the County. Forsyth has already taken steps to do so; however, there is a lack of protective measures elsewhere in the County.

STWP: Natural & Cultural Resources—2, 3, 4, 6

Opportunities

- With all of the natural resources and recreational opportunities, Monroe County has the opportunity to increase its promotion of nature-based tourism and to develop incentives that promote longer stays and more money spent in the community.

STWP: Natural & Cultural Resources—3

- Monroe County and the cities of Forsyth and Culloden have the opportunity to further protect and enhance their natural resources through continued active involvement with the Middle Georgia Clean Air Coalition. The Clean Air Coalition is committed to improving the region's air quality by increasing the use of alternative fuels and other clean air strategies.

STWP: Natural & Cultural Resources—7

- To preserve cultural and natural resources of the county in the unincorporated areas, particularly those in Bolingbroke and High Falls, which are facing increasing development pressures.
STWP: Natural & Cultural Resources—6
- Monroe County has the opportunity to guide development and protect forestry, farmland, and open space areas through the adoption of tree ordinances, agriculture preservation incentives, and conservation easements.
STWP: Natural & Cultural Resources—8, 9
- Promote a county-wide preservation plan which takes into account 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. Key players in the development of this plan include: the Forsyth Better Hometown, the Monroe County Historical Society, the Monroe/Forsyth Chamber of Commerce, Monroe County, and the cities of Forsyth and Culloden.
STWP: Natural & Cultural Resources—4

LAND USE

Issues

- Monroe County is quickly becoming a bedroom community for Macon and Atlanta. Suburban residential developments are being constructed throughout the county. Some of these developments are just outside the city limits of Forsyth, and others are concentrated around the Bolingbroke and High Falls areas of the county.
STWP: Land Use—4
- Agricultural and Forestry land is being encroached upon by development, particularly along the I-75 Corridor near the Bolingbroke and High Falls areas.
STWP: Land Use—1, 3, 4, 9
- Future investment in areas along I-75 in Monroe County will have to compete against resources needed to improve infrastructure necessary to accommodate the new residential and commercial growth.
STWP: Community Facilities—5

Opportunities

- Monroe County has the opportunity to establish land protection measures and incentives that will make land preservation more attractive and feasible for owners and sellers of agricultural and forestry land.

STWP: Land Use—1

- For the new suburban residential developments being constructed, the county has the opportunity to encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions.

STWP: Land Use—5

- There are some infill development and redevelopment opportunities in both Monroe County and the City of Forsyth. Forsyth has already begun some redevelopment initiatives in its historic commercial center and should continue and expand upon them. Both entrance corridors that lead into downtown Forsyth off of I-75 (exits 186 and 187) are areas that should be considered for redevelopment. The city and county have the opportunity to ensure that an infill or redevelopment is done in a manner that is compatible with existing surrounding development.

STWP: Land Use—6

- There is the opportunity to establish attractive entrance corridors into the cities of Forsyth and Culloden as well as attractive entranceways into the county itself.

STWP: Land Use—8

COMMUNITY FACILITIES AND SERVICES

Issues

- Each jurisdiction must evaluate the capacity of its water and wastewater system and determine if expansion, rehabilitation, or enhancement is desired to meet future demand. Without such improvements, steps should be taken to limit the amount of growth within the community to ensure water and wastewater availability.

STWP: Community Facilities—2

- Monroe County Hospital administration has indicated that the existing hospital within the community is in need of expanding service offerings in order to remain competitive. At present time, a number of medical services are not offered within Monroe County.

STWP: Community Facilities—3

- Monroe County officials have indicated that the current Government Administration Building is extremely cramped for space and is becoming aged. Relocation is not a feasible option because no suitable facility currently exists within the community. Budgetary constraints preclude construction of a new facility.

STWP: Community Facilities—4

- Monroe County's website provides basic information and would be greatly improved with additional information and continued updates. Having a state-of-the-art, current website that provides community information for residents, visitors and tourists is an indispensable tool in today's world. The County should be looking for interconnectivity opportunities with Culloden and Forsyth and other private entities wherever possible and should strive to keep its website maintained and up-to-date. More and more people are choosing to receive their information electronically and the communities should consider placing some of the public information available at the city halls and county offices online, to make it more accessible. Examples of public information that other communities around Georgia and the United States provide on city/county websites include: Zoning Ordinances and the Zoning Map; Subdivision Ordinances; Land Use Plans and Current/Future Land Use Maps and Comprehensive Plans.

STWP: Community Facilities—12

Opportunities

- Monroe County and the cities of Culloden and Forsyth have the opportunity to plan for infrastructure placement in those areas that are slated for future development. This planning would eliminate the need for the placement of infrastructure after the development has already taken place. It would also allow the County and the Cities to identify areas where they would like to see less intense development and steer infrastructure placement away from those areas.

STWP: Community Facilities—5

- Monroe County Hospital has an opportunity to either expand its existing facility or to build a new hospital. A feasibility study has been commissioned to determine what health care services are deemed important within the community. Upon completion of the study, the Hospital Board will evaluate the results to determine whether expansion or construction of a new facility is a prudent decision.

STWP: Community Facilities—3

- The proposed new facility that will house both Forsyth-Monroe County Chamber of Commerce and the Development Authority will allow these important organizations to hire additional staff and to expand their level of service.
STWP: Community Facilities—6
- The recent grand opening of a newly constructed Head Start Center will allow the community to begin receiving child education and family learning opportunities. Proposed programs include: Head Start, Parent Support Group meetings, Georgia Fatherhood Program, Family Literacy Training, “How-To” Parenting classes, and Family Night activities.
STWP: Community Facilities—9
- Monroe County has a highly regarded school system, with student performance exceeding state averages over a variety of performance-related criteria. A good school system is attractive to those seeking to relocate. With metro Atlanta to the county’s north and Macon-Bibb to the south, Monroe County has the opportunity to expand their school system to meet the increasing demand resulting from rapid population growth.
STWP: Community Facilities—9
- Monroe County, the City of Culloden and the City of Forsyth have the opportunity to produce websites that are compatible, state-of-the-art, current, and interconnected with each other and with private websites to ensure more efficient distribution of community information. If community information is more easily accessible, residents will be more willing to participate in community activities, travelers will be more willing to plan a stop in the area, and those looking to relocate will be more open to moving to the area.
STWP: Community Facilities—12
- Continued preservation and promotion of the county’s outstanding parks and recreation areas, such as Lake Juliette, Rum Creek Wildlife Management Area, and High Falls State Park.
STWP: Community Facilities—7

INTERGOVERNMENTAL COORDINATION

Issues

- In order to remain in compliance with provisions of the Georgia Planning Act, the communities must adopt an updated Service Delivery Strategy (SDS). Failure to update the SDS will result in the community's inability to obtain State funding for a variety of projects.

STWP: Intergovernmental Coordination—3

- Given the rapid growth the communities will be facing over the next few years, local leaders should endeavor to accommodate for the growth by developing an efficient plan for providing services in all areas of the county which are experiencing the most growth.

STWP: Intergovernmental Coordination—3, 4

Opportunities

- Monroe County has the opportunity to take advantage of its membership in the Central Georgia Joint Development Authority (made up of Bibb, Jones, Monroe and Twiggs Counties) and work closely with other member counties to further economic development initiatives within the community.

STWP: Intergovernmental Coordination—5

- Monroe County and the City of Forsyth have the opportunity to work together to plan for future growth and development and ensure that it happens in a manner in keeping with community character and sense of place.

STWP: Land Use—4; Intergovernmental Coordination—1

- Monroe County and the City of Forsyth recently created a joint Building Department along with passage of an ordinance adopting administrative procedures for the enforcement of State minimum standard codes for construction.

STWP: Intergovernmental Coordination—6

TRANSPORTATION

Issues

- To accommodate the extensive growth taking place in both northern and southern Monroe County, the local road network will likely have to be improved to meet desired level of service standards.

STWP: Transportation—2

Opportunities

- The City of Forsyth and Monroe County do not have a road classification system that identifies arterial and collector roads in their land development regulations or an official major thoroughfare map. With the expected growth in the City of Forsyth and unincorporated Monroe County, it will be beneficial for both jurisdictions to establish an official major thoroughfare system that will insure proper traffic flow, and that the road network is in place to handle the projected volume of traffic.

STWP: Transportation—3

- Monroe County currently lacks an interconnected network of bikeways and walkways. Bicycle and pedestrian facilities can be an important mode of transportation in Forsyth and Monroe County.

STWP: Transportation—4

- A countywide Transit Development Plan should be developed in order to determine the existing and future mobility needs of Monroe County residents and how to best address these needs.

STWP: Transportation—9

- In order to maintain, enhance and protect critical transportation networks in an effective and efficient manner Monroe County has the opportunity to engage in local and regional transportation planning with Jones County, Butts Counties with the assistance of DOT through a Multi-County Transportation Plan.

STWP: Transportation—8

Implementation Program

The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. The specific measures to be undertaken by the community to implement the plan are included in the Short-Term Work Programs (STWP) and the Polices.

Report of Accomplishments

The last Short-Term Work Program update was completed in 2002. Below is Monroe County's report of accomplishments for the 2002 STWP. (Status: Complete, Underway, Postponed, Not Complete)

ECONOMIC DEVELOPMENT		
ACTIVITY	STATUS	EXPLANATION
Establish incentives to attract warehousing/ distribution facilities within Monroe County that includes the expansion of existing marketing program.	Complete	
Create database on location of available sites for new industrial development.	Underway	Will include in STWP update.
Develop Rumble Road Industrial Park including water, sewer and road improvements to accommodate construction of spec building.	Complete	
Develop a third industrial park in the county.	Underway	Will include in STWP update.
Implement a tourism marketing program.	Underway	Will include in STWP update.

HOUSING		
ACTIVITY	STATUS	EXPLANATION
Implement recommendations from the University of Georgia Workforce Housing Study that addresses affordable housing for incoming workforce.	Not Complete	Not a priority at this time.

NATURAL AND CULTURAL RESOURCES		
ACTIVITY	STATUS	EXPLANATION
Develop a plan to address the impaired streams on the State's 303(d)list within Monroe County.	Completed	
Implement existing Soil and Sedimentation Control Ordinance.	Completed	
Implement Greenspace Plan for the unincorporated area of Monroe County.	Underway	Will be included in STWP update.
Rehabilitate the existing historic County Courthouse beyond the improvements made to date.	Underway	Will be included in STWP update.

LAND USE		
ACTIVITY	STATUS	EXPLANATION
Update land use plan for the County.	Completed	

COMMUNITY FACILITIES		
ACTIVITY	STATUS	EXPLANATION
Extend water lines to Juliette.	Postponed	Insufficient Funding.
Construct new fire stations in the unincorporated area and purchase related public safety vehicles and equipment.	Not Complete	Looking for site for 2 nd station; will be included in STWP update.
Renovate Old Recreation Park to include new soccer fields, restrooms, and other improvements.	Underway	To be completed in 2007-2008; will be included in the STWP update.
Install new lights for the football fields and construct other improvements at the County Recreation Complex.	Not Complete	Insufficient Funding.
Prepare a study on a new recreation park in the unincorporated area of the County.	Postponed	Not considered a priority at this time.
Construct new youth center.	Complete	
Install new water lines and other system improvements in the northern and southern sections of the county.	Underway	Will be included in STWP update.
Construct next phase of County landfill.	Complete	
Pave/Repave roads and repair/reconstruct bridges in the unincorporated area.	Underway	Will be included in STWP update.
Construct new civic center.	Postponed	Not a priority at this time.

Short-Term Work Program

The following Short-Term Work Program identifies specific implementation actions Monroe County and other entities intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

ECONOMIC DEVELOPMENT 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Identify and develop a site for another Industrial Park in the County.	Monroe County; Development Authority	Staff Time	Budget	2008, 2009
2. Acquire and develop additional acreage in the Rumble Road Industrial Park.	Monroe County; Development Authority	Staff Time	Development Authority	2007, 2008, 2009, 2010, 2011
3. Buffer current and future industrial areas from adjacent zoning districts (i.e. commercial, residential, and agricultural).	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
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.	Planning & Zoning; Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Recruit new businesses and assist in the development of existing business in the professional, managerial and high-tech job sector.	Monroe County; Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
6. Pursue economic diversification opportunities (i.e. clean, sustainable technology-oriented industries).	Monroe County; Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

7. Work with established businesses to promote job retention, creation and expansion as a way to solidify the economic base and provide residents the opportunity to live and work in the County.	Monroe County; Chamber of Commerce; Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
8. Encourage entrepreneurial business opportunities.	Chamber of Commerce; Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
9. Coordinate with the Georgia Forestry Association in recruitment of compatible forestry industry businesses.	Monroe County; City of Forsyth; Chamber of Commerce; GFA	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
10. Target public safety businesses and industries to complement the Georgia Public Safety Training Center in order to enhance the tax base and increase the number of jobs.	Monroe County; Development Authority; GPSTC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
11. Strict enforcement of existing ordinances in accordance with character areas associated with economic development.	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
12. Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College, Central Georgia Technical College, Georgia Quick Start Program, etc.).	MGTC; CGTC; Chamber of Commerce; Monroe County Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
13. Promote the Middle Georgia Consortium's training/workforce development programs.	Middle Georgia Consortium, Chamber of Commerce	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
14. Conduct yearly reviews of the Tourism Marketing Program.	Chamber of Commerce-- Director of Tourism	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
15. Conduct regular reviews of the incentives offered to industrial prospects.	Monroe County; Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

16. Review case studies and conduct benchmarking studies of other communities for Economic Development Opportunities.	Monroe County; Development Authority; Chamber of Commerce	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
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HOUSING 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Monitor new housing and subdivisions to ensure they are in accordance with existing codes, regulations and ordinances.	Building Department	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Strict enforcement of existing ordinances in accordance with character areas associated with housing.	Planning & Zoning; Building Department	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Promote new adjacent and infill construction that is architecturally compatible to existing structures.	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
4. Consider allowing accessory housing units for rental opportunities and as a way to generate income.	Monroe County; Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Promote traditional neighborhood development and a mix of housing types, styles and price points.	Monroe County; Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
6. Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.	Monroe County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

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.	Monroe County; RDC; DCA	\$500,000	CHIP, CDBG	2007, 2008, 2009, 2010, 2011
8. Consider funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock.	Monroe County; RDC; DCA	\$500,000	CDBG	2007, 2008, 2009, 2010, 2011
9. Promote the use of Homeowners Associations and subdivision covenants for upkeep of residential properties that front major transportation corridors.	Monroe County; Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

NATURAL AND CULTURAL RESOURCES 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Apply for a grant through the Redevelopment Fund to assist in the rehabilitation of the Old Hubbard Dormitory into a learning center.	Monroe County; Hubbard Alumni Association; RDC	\$500,000	Redevelopment Fund	2008
2. Promote the nomination of rural resources to the National Register of Historic Places.	Monroe County; Monroe County Historical Society	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Promote nature-based tourism activities throughout the county.	Monroe County; City of Forsyth; City of Culloden; Chamber of Commerce; GDEcD	Staff Time	General Fund, Local Assistance Grant	2007, 2008, 2009, 2010, 2011

<p>4. Promote and support a county-wide preservation plan which takes into account 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.</p>	<p>Monroe County; City of Forsyth; Chamber of Commerce; Development Authorities; Monroe County Historical Society; Forsyth Historic Preservation Commission; RDC; HPD; DCA</p>	<p>Determined by final project scope and funding availability</p>	<p>General Fund, Local Assistance Grant; Historic Preservation Grants</p>	<p>2008, 2009, 2010</p>
<p>5. Continue to protect environmentally sensitive areas in the County.</p>	<p>Monroe County</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>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.</p>	<p>Monroe County; Planning & Zoning</p>	<p>Staff Time</p>	<p>General Fund, Local Assistance Grant; Historic Preservation Grants</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>7. Continue active involvement in the Middle Georgia Clean Air Coalition.</p>	<p>Monroe County</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>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.</p>	<p>Monroe County; Planning & Zoning</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>9. Where possible, encourage forest buffers between agricultural lands and new residential development.</p>	<p>Monroe County; Planning & Zoning</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>10. Strict enforcement of existing ordinances in accordance with character areas associated with natural and cultural resources.</p>	<p>Monroe County</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>

11. Promote infill construction that is compatible with historic development patterns and building design in historic residential and commercial areas.	Monroe County; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
12. In all cross-roads communities encourage a greater emphasis on streetscape, landscape and sidewalk improvement projects.	Monroe County; cross-roads communities; DOT	Federal Funds will pay up to 80% of the project cost and requires a 20% match by the community.	TE Grant	2007, 2008, 2009, 2010, 2011
13. Encourage the creation of connections between cross-roads communities "downtown" areas and surrounding established and new residential development.	Monroe County; cross-roads communities; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
14. Continue to implement the Greenspace Plan.	Monroe County; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
15. Continue rehabilitation of historic County Courthouse beyond the improvements made to date.	Monroe County; HPD	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

LAND USE 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Consider establishing incentives to make land preservation more feasible and attractive to owners/ sellers/ buyers of agricultural and forestry property.	Monroe County; Planning & Zoning	Staff Time	General Fund, Local Assistance Grant	2007, 2008, 2009, 2010, 2011
2. Strictly enforce existing codes, regulations and zoning ordinances.	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

3. Minimize the allowance of rezoning in agricultural areas.	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
4. Practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development.	Monroe County; Building Department; Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions.	Monroe County; Building Department; Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
6. Promote compatible infill development and redevelopment with existing surrounding development.	Monroe County; Planning & Zoning; Building Department	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
7. Ensure zoning regulations are in accordance with vision and desired development patterns.	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
8. Establish attractive entrances to the County.	Monroe County; Development Authority; Chamber of Commerce; DOT	\$100,000	General Fund, Local Assistance Grants, TE Grants	2007, 2008, 2009, 2010, 2011
9. Establish very large lot size requirements when agricultural or forestry land is rezoned to maintain rural character.	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
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.	Planning & Zoning; RDC	Staff Time	General Fund, Local Assistance Grants	2007, 2008, 2009
11. Benchmark the City of Forsyth's Ordinances for applicability in cross-roads communities and throughout the County.	Planning & Zoning; RDC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

**COMMUNITY FACILITIES
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Complete the soccer complex off of Ensign Road.	Monroe County (Recreation Dept)	\$500,000	SPLOST; Grant	2007, 2008, 2009, 2010, 2011
2. Evaluate capacity of water and wastewater system and expand, rehabilitate or enhance to meet future demand as necessary.	Monroe County	Staff Time	USDA, DCA, GEFA, SPLOST, developers	2007, 2008, 2009, 2010, 2011
3. Assist the Monroe County Hospital in remaining competitive and current by supporting any physical and/or service expansions.	Monroe County	Staff Time	SPLOST	2007, 2008, 2009, 2010, 2011
4. Consider the construction of a new government facility that will house administrative, county services, etc.	Monroe County	Staff Time	SPLOST	2007, 2008, 2009, 2010, 2011
5. Consider creating and adopting a Capital Improvements Plan to become further engaged in infrastructure placement planning.	Monroe County; Road Department; Planning & Zoning	Staff Time	General Fund, Local Assistance Grants, SPLOST	2009, 2010
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; City of Forsyth; Chamber of Commerce; Development Authority	Staff Time	SPLOST	2007, 2008
7. Continued promotion of parks and recreation areas including: Lake Juliette, Rum Creek Wildlife Management Area and High Falls State Park.	Monroe County; Planning & Zoning; Chamber of Commerce	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

8. Enforce existing ordinances in accordance with character areas associated with community facilities.	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
9. Support and promote the programs and operations of the new Head Start facility.	Monroe County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
10. Explore opportunities for low-impact recreational opportunities around the county.	Monroe County; Recreation Department; Chamber of Commerce	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
11. Consider altering the aesthetics of areas surrounding public safety facilities, especially the corridors around the GPSTC.	Monroe County; GDOT; GPSTC	Federal Funds will pay up to 80% of Project cost and requires a 20% match by the community.	TE Grant	2007, 2008, 2009, 2010, 2011
12. Expand and maintain current website and seek interconnectivity opportunities.	Monroe County; RDC	\$5,000	Budget	2007, 2008, 2009, 2010, 2011
13. Identify a site for a 2 nd fire station and work toward the purchase of related public safety vehicles and equipment.	Monroe County	Staff Time	Budget	2007, 2008, 2009
14. Pave/ repave roads and repair/ reconstruct bridges in the unincorporated areas of Monroe County.	Monroe County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

**INTERGOVERNMENTAL COORDINATION
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote coordination and cooperation between governments and organizations.	Monroe County; City of Forsyth; City of Culloden; Chamber of Commerce; Development Authorities	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Encourage total community involvement.	Monroe County; City of Forsyth; City of Culloden; Chamber of Commerce; Development Authorities	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Adopt the updated Service Delivery Strategy to remain eligible to receive State funding for various projects.	Monroe County; City of Forsyth; City of Culloden	Staff Time	Budget	2008
4. Consider coordinating with the City of Forsyth and the City of Culloden to develop and implement a County-wide Capitol Improvements Plan.	Monroe County; City of Forsyth; City of Culloden; RDC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Capitalize on membership in the Central Georgia Joint Development Authority to further economic development initiatives.	Monroe County; Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
6. Ensure the enforcement of State minimum standard construction codes through the Forsyth-Monroe Joint Building Department.	Monroe County; City of Forsyth; Building Department	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

**TRANSPORTATION
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Coordinate with the City of Forsyth to expand services along the I-75 corridor.	Monroe County; City of Forsyth; DOT	Staff Time	DOT, SPLOST, general fund	2007, 2008, 2009, 2010, 2011
2. Maintain and improve local road network to meet service needs and standards.	Monroe County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Consider establishing a road classification system with an official major thoroughfare map to assist with growth, traffic flow and volume.	Monroe County; Planning & Zoning; Road Department	Staff Time	General Fund, Local Assistance Grants	2007, 2008, 2009, 2010, 2011
4. Update the county-wide Bike-Pedestrian Plan and promote connectivity with the Regional Bike-Pedestrian Plan.	Monroe County; Planning & Zoning; RDC	\$10,000	General Fund, Local Assistance Grants	2007, 2008, 2009, 2010, 2011
5. Encourage use of landscaped buffers between roadways and new bike/pedestrian trails.	Monroe County; DOT	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
6. Strict enforcement of existing ordinances in accordance with character areas associated with transportation.	Planning & Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
7. Promote aesthetics and the retention of rural character by including raised, landscaped medians into new highway widening efforts.	Monroe County; DOT	Staff Time	GDOT, SPLOST, general fund	2007, 2008, 2009, 2010, 2011
8. Coordinate with Jones and Butts Counties on the Multi-County Transportation Study.	Monroe County; City of Forsyth; City of Culloden GDOT; Jones County, Butts County	Project Total: \$150,000-200,000 Monroe County's matching portion not to exceed \$13,333	GDOT; Monroe County; Butts County; Jones County	2007, 2008
9. Develop a county wide Transit Development Plan	Monroe County; City of Culloden; City of Forsyth; DOT; RDC	Staff Time	GDOT	2008

Long-Term and Ongoing Activities

The following is a list of long-term, indefinite and continuous activities that will be initiated during the planning period but will take longer to accomplish than the five year time frame. Additionally, some of the activities represented below are such that have the potential to be continuous, ongoing activities with no concrete completion date. It is expected that additional short-term projects with clearly defined timeframes will emerge as these long-term activities proceed.

- Explore the possibilities and benefits of pursuing the construction of a local airport. Consider completing a benchmarking study of other similarly situated rural communities that have local airports. Coordination between Monroe County, Georgia DOT and the RDC will be required for any actions undertaken.
- Continue improvements, upgrades and maintenance of water and sewer facilities.
- Consolidate local government offices.

COOPERATIVE EFFORTS WITH THE CITY OF FORSYTH

- Joint road improvements with the City of Forsyth on Montpelier Road.
- Coordinate with Macon State College and Central Georgia Technical College to establish a substantial educational facility to serve Monroe County, City of Forsyth and City of Culloden citizens.

Policies to be Considered

Monroe County will consider adopting the following policies to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

Economic Development

- We will support the recruitment and expansion of business and industry that provide linkages to existing business activities in the community.
- We will work with the Chamber of Commerce, Downtown Development Authority/Monroe County Development Authority and other entities engaged in economic development and business support in efforts to attract and retain clean, sustainable industry and commercial development.
- We will coordinate with economic development entities within the city, county, region and state to increase diverse, long-term employment opportunities.
- We will support existing education and training programs and promote the development of additional programs to aid in educational and job training opportunities to attract and retain a skilled labor force.
- We will work with the Monroe County Development Authority, Monroe County Historical Society, and the Chamber of Commerce and to support nature-based, cultural and heritage tourism efforts in the cities, cross-roads communities and throughout the county.
- We will work with the Chamber of Commerce, Monroe County Development Authority/Forsyth Downtown Development Authority, the Forsyth Better Hometown, and other entities to attract businesses and industry tourism to Monroe County, the City of Forsyth and the City of Culloden.
- We will encourage and support entrepreneurial enterprise in our community
- We will coordinate with economic development entities within the city, county, region and state to increase diverse, long-term employment opportunities.
- We will seek to attract and maintain an educated and appropriately skilled labor force.

Housing

- We will encourage the development of neighborhoods that include a range of housing options to accommodate all members of the community so that all those who work in the community have a viable opportunity in which to live here also.
- We will work to eliminate substandard and dilapidated housing and neighborhoods through redevelopment efforts.

- We will encourage connectivity between cross-road community “downtown” areas and surrounding neighborhoods through walking paths and bicycle lanes.
- We will encourage the creation of safe neighborhoods that have common open space, walking paths, and bicycle lanes that are easily accessible.
- We will work to ensure that high quality housing is constructed and maintained.
- We will promote compatible infill development in existing neighborhoods.
- We will encourage home ownership.
- We will encourage walkable, safe neighborhoods through the utilization of traffic calming measures, the installation of pedestrian and bike facilities and accessible open/public spaces.
- We will protect, maintain, and enhance the viability, character, identity and physical condition of established neighborhoods.
- We will promote the concept of “lifecycle” housing within the community by encouraging the development of variety of housing types, styles and price points (including affordable and high-end).

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect existing agricultural and forestry land, other natural resources, environmentally sensitive areas, and valuable historic, archaeological and cultural resources from encroachment.
- We will work to direct development pressure away from active agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will promote the use of heritage and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to the local, state and national heritage.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- We will support Federal and State air and water laws and work toward minimizing pollution.

- We will work to minimize hazardous pollution levels (water, air, noise, light, etc) and adhere to state and federal pollution control laws and standards.
- We will support enhanced recycling and solid waste management initiatives.
- We will work towards improving and protecting the visual quality of highways and major roads within the county.
- We will encourage environmentally responsible construction practices which minimize vegetation loss, soil erosion, and protect water resources (such as watershed areas, water supply reservoirs, wetlands, other surface water resources, groundwater recharge areas, and areas of significant flora or fauna.)

Community Facilities and Services

- We will encourage the creation of attractive, accessible recreational facilities, public gathering places and parks throughout the community.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will support the Joint Building Department in its enforcement of construction standards.
- We will promote and maintain professional law enforcement, fire protection and emergency management service departments and will support the Georgia Public Safety Training Center.
- We will work to provide a high level of efficient local government service that is responsive to the needs of all residents of Monroe County.
- We will invest in parks and open space as one avenue of encouraging private reinvestment within the County.
- We will support the upgrade of existing medical facilities in the most financially sound manner possible to expand current services and to best serve the population and restore public confidence in the health care system.
- We will support the Monroe County School Board in its efforts to encourage its students to seek higher education and advanced technical skills.
- We will work to ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety protection and wastewater treatment systems.

- We will set high design standards for community facilities to generate local community pride and to establish standards for high quality private sector development within the community.
- We will promote and encourage the use of underground utilities wherever possible in redevelopment and newly developing areas.
- We will ensure that adequate water and wastewater facilities are developed and maintained to meet current and future needs.
- We will strive to utilize existing infrastructure prior to investing in new capitol projects that will increase operating and maintenance costs.
- We will work to maintain, if not increase, levels of service for existing residents, despite new infrastructure, facilities and development occurring throughout the county.
- We will endeavor to provide the facilities, materials, infrastructure and programs necessary to remain responsive to the tremendous growth the County is poised to face in the upcoming years.

Land Use

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We are committed to creating neighborhoods and mixed-use developments that accommodate a variety of transportation choices through a focus on bike and pedestrian orientation and connection to downtown.
- We will work to only allow rezoning of parcels in a manner that is consistent with the Future Development Map/Future Land Use Map.
- We will promote the development, improvement, and revitalization of underutilized or vacant sites including areas with infill opportunities.
- We will remain committed to maintaining and improving existing neighborhoods through public improvements, housing improvements, compatible infill development, and connection to community facilities and services.
- We will facilitate the best possible design elements for new and existing structures throughout the County due to the recognition that quality design has a significant effect on community perception, property values, and business attraction and retention.
- We will make the redevelopment and the enhancement of existing commercial, industrial and greyfield areas into vibrant areas a priority over the development of new land for commercial purposes.

- We will enforce and update all ordinances, codes and regulations as needed.
- We will promote the redevelopment of gateways and corridors into the County as a way to further our “sense of place.”
- We will strive to improve our decisions about land use through the utilization of the zoning map and Future Development Map to ensure the compatibility of land uses within zoning districts, to minimize the incompatibility of land uses, protect existing stable development from encroaching incompatible uses, and soften potential adverse effects of new development through screening, buffering and transitional land uses wherever possible.
- We will encourage the strengthening of existing neighborhoods, communities and downtowns through improvements to housing and public infrastructure, compatible infill development, and convenient community facilities and services.
- We will promote development that is compatible with adjoining existing development and is sensitive to the physical limitations of the land, such as soils, topography, flood plains, etc.
- We will review land planning and development concepts that have been successful elsewhere to determine applicability to our community.

Intergovernmental Coordination

- We will promote greater cooperation and information sharing between all governments.
- We will work together to achieve community objectives and promote total community involvement in future community improvement efforts.
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information and attempt to coordinate with neighboring jurisdictions on project and issues that cross county borders.
- We will support existing educational institutions and encourage development of new opportunities to educate our citizens.

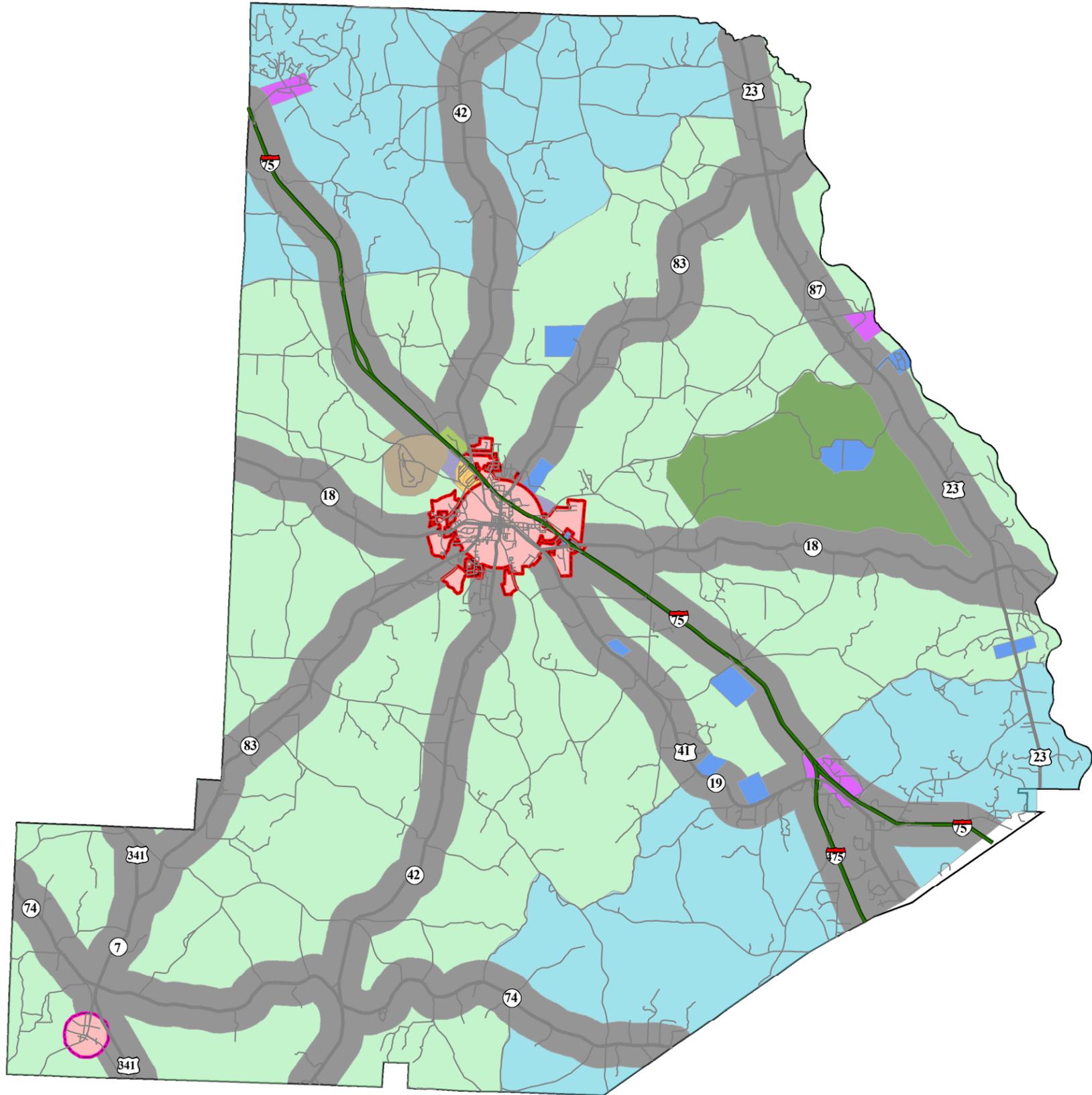
Transportation System

- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- We will support the creation of a community-wide pedestrian/bike path network.
- Our new and reconstructed roadways will be designed to enhance community aesthetics, minimize environmental impacts and to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit as well as local vehicular circulation.

APPENDIX A

FUTURE DEVELOPMENT MAP

Future Development Map - Monroe County



Legend

- Declining Neighborhood
- Developing Suburban/Mixed Use
- Forest/Open Space
- Growth Areas Residential
- Highway Corridor
- Historic/Commercial
- Industrial
- Parks and Recreation
- Public Safety
- Wildlife Management Area
- Monroe
- Forsyth
- Culloden
- Interstate
- City Street
- County Road
- State Highway

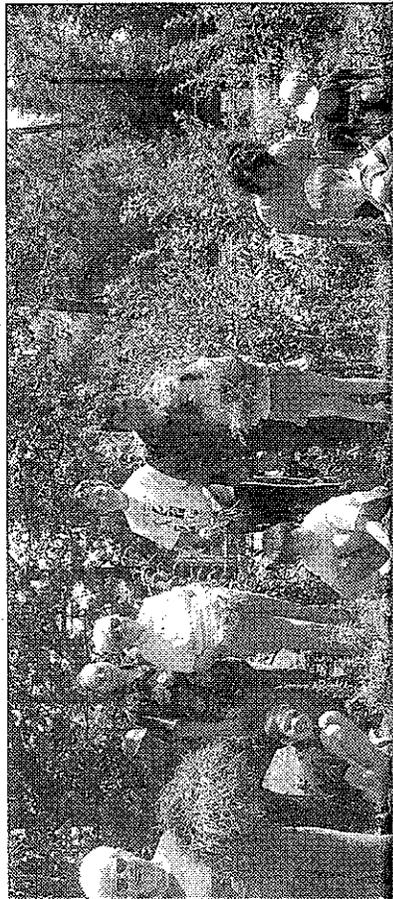


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APPENDIX B

COMMUNITY PARTICIPATION OPPORTUNITIES

Woodmen Lodge 308 joined hands with Woodmen Youth Lodge 1834, Forsyth Town and Country Garden Club to tend the Blue Star Marker at the American Legion Hall and the Nellie Mae Garden at the Historical Depot at the Old Depot. Weeds were pulled, old mulch raked and straw and the gardens watered. After the jobs were complete hamburgers, and drinks were enjoyed by all. Above: Lisa Doster, Ann McKinley, Kay Pierson, Judy Pierson, Ann Pierson, Judy Pierson, Miriam Corbin, Front row Tyler Walker, Selena Corbin and Victoria Doster, Betty Pierson, Jeff Howard, Lisa Doster, Ann Doster, Austin Graves, Anthony Corbin Field Representative, Tyler Walker, Austin Corbin, Chelle Walker, Youth Director, Zach Corbin, Victor Walker. Below: Miriam Corbin.



Detection, treatment and management of prostate health is important."

New Arrivals



Dr. Tom Perry OPTOMETRIST

PUBLIC HEARING NOTICE FOR COMPREHENSIVE PLAN COMMUNITY AGENDA AND JOINT SOLID WASTE MANAGEMENT PLAN FOR MONROE COUNTY AND THE CITIES OF FORSYTH AND CULLODEN

Monroe County, the City of Forsyth and the City of Culloden announce a joint Public Hearing on the Community Agenda portion of the Comprehensive Plan and update of the Joint Solid Waste Management Plan. The purpose of the hearing is to brief the community on the content of the Plans; provide opportunity for residents to comment on plans; and notify the community of the expected date the plans will be submitted to the Middle Georgia Regional Development Center for review.

The hearing will be held:

Date: June 18, 2007

Place: Forsyth City Hall Annex

Time: 5:30pm

... CAN TAKE WONDOS DO FOR ...

PUBLIC HEARING
Monroe County/City of Forsyth/City of Culloden
FOR
The Joint Comprehensive Plan Update—Community Agenda
AND
The Joint Solid Waste Management Plan
Forsyth City Hall Annex
Monday, June 18, 2007 — 5:30pm

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

**COMMUNITY AGENDA
FOR THE
CITY OF CULLODEN**

**PREPARED BY
THE COMPREHENSIVE PLANNING STEERING COMMITTEE
WITH ASSISTANCE FROM
THE MIDDLE GEORGIA REGIONAL DEVELOPMENT CENTER**

2007

TABLE OF CONTENTS

COMMUNITY VISION	3
DEFINING NARRATIVE OF CHARACTER AREA	
<i>AGRICULTURE/LOW-DENSITY RESIDENTIAL</i>	<i>4</i>
<i>AREAS IN NEED OF REDEVELOPMENT</i>	<i>5</i>
<i>DOWNTOWN AREAS</i>	<i>6</i>
<i>HIGHWAY CORRIDOR.....</i>	<i>7</i>
<i>HISTORIC AREAS</i>	<i>8</i>
<i>REDEVELOPING NEIGHBORHOODS.....</i>	<i>9</i>
<i>TRADITIONAL IN-TOWN NEIGHBORHOODS</i>	<i>11</i>
FINAL COMMUNITY ISSUES AND OPPORTUNITIES	
<i>POPULATION.....</i>	<i>13</i>
<i>ECONOMIC DEVELOPMENT</i>	<i>13</i>
<i>HOUSING.....</i>	<i>14</i>
<i>NATURAL AND CULTURAL RESOURCES</i>	<i>14</i>
<i>LAND USE</i>	<i>15</i>
<i>COMMUNITY FACILITIES AND SERVICES.....</i>	<i>15</i>
<i>INTERGOVERNMENTAL COORDINATION.....</i>	<i>16</i>
<i>TRANSPORTATION.....</i>	<i>16</i>
IMPLEMENTATION PROGRAM	
<i>REPORT OF ACCOMPLISHMENTS</i>	<i>18</i>
<i>SHORT-TERM WORK PROGRAM (STWP).....</i>	<i>20</i>
LONG-TERM AND ONGOING OBJECTIVES.....	28
POLICIES TO BE CONSIDERED	29

APPENDICES

A. FUTURE DEVELOPMENT MAP

B. COMMUNITY PARTICIPATION OPPORTUNITIES PUBLIC HEARING NOTICE

Community Vision

The City of Culloden, City of Forsyth, Monroe County, and its many cross-road communities are dedicated to growing in a manner that protects and enhances our unique character and fosters our commitment to being an active economic, cultural, and social center for Middle Georgia. We will be a safe and vibrant community that is both an important destination and a desirable place for families due to our high quality of life enjoyed by all citizens in every neighborhood, community, and downtown. We aspire to be a place of unity where our governing bodies are dedicated to promoting communication, cooperation, and total citizen involvement.

Future Development Map

Appendix A contains the Future Development Maps for the City of Culloden and is comprised of the final eight (8) character areas: Agriculture/Low-Density Residential, Areas in Need of Redevelopment, Downtown Areas, Forest/Open Space, Highway Corridor, Historic Areas, Redeveloping Neighborhoods, and Traditional In-Town Neighborhood.

Defining Narrative of Character Area

Below is a description of how the City of Culloden would like to see each character area develop over the next twenty (20) years. These development plans are the result of input obtained through the Community Participation Program from Local Government Officials; the Steering Committee and Resource Team; Community Leaders and Stakeholders; and citizens.

AGRICULTURE/LOW-DENSITY RESIDENTIAL

Description

The Agriculture/Low-Density Residential Character Area is located on the outskirts of town and comprises a large proportion of the City’s land use.

Development Patterns

- Establish large minimum lot sizes to limit development density and to protect farmland and rural character.
- Protect and preserve agricultural areas as open space by encouraging individuals who sell off farming acreage to establish conservation easements to protect these lands from encroaching development.
- Establish connectivity between greenspaces through the use of pedestrian walkways and bike paths.

Specific Land Uses

- Agriculture
- Greenways
- Bicycle/Pedestrian trails

Quality Community Objectives

- Environmental Protection
- Growth Preparedness
- Open Space Preservation
- Regional Identity

Implementation Measures

- Establish incentives to make land preservation attractive to sellers and owners of agricultural lands.

STWP: Land Use—6

- Promote intergovernmental cooperative efforts.
STWP: Intergovernmental Coordination—1
- Establish zoning codes and other ordinances and regulations to assist in the implementation of the community vision for this character area.
STWP: Land Use—6
- Establish very large lot size requirements when agricultural or forestry land is rezoned to maintain rural character.
STWP: Land Use—6
- Implement the City of Culloden’s Community Greenspace Program Plan
STWP: Natural and Cultural Resources—10

AREAS IN NEED OF REDEVELOPMENT

Description

The Areas in Need of Redevelopment Character Area is located between Old Post Road, Orange Street, Battle Street, and Main Street.

Development Patterns

- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- Compatible infill development on vacant or underutilized sites.
- Ensure redevelopment efforts include adequate parks and greenspace.
- Allow for a mix of uses in the area.

Specific Land Uses

- Residential
- Commercial
- Mixed Use
- Parks/Open Space

Quality Community Objectives

- Employment Options
- Heritage Preservation
- Housing Choices
- Infill Development
- Local Self-Determination
- Sense of Place
- Open Space Preservation

Implementation Measures

- Promote community involvement by enlisting community action groups and citizen participation (such as the Hands Across Georgia volunteer group, which

works to clean up parks, tennis courts, ball fields, and cemeteries in the City).

STWP: Intergovernmental Coordination—2

- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts.

STWP: Housing—4, 5, 6

- Benchmark the City of Forsyth’s zoning codes, ordinances, and regulations for applicability.

STWP: Land Use—4

DOWNTOWN AREAS

Description

The Downtown Areas Character Area is the traditional “town center” and is generally defined as being located around the junction of Knoxville Street and Main Street.

Development Patterns

- Revitalization and reuse of existing structures.
- Improvement of sidewalks and street appearance to encourage pedestrian usage.
- Maintain hometown feel and sense of community.
- Promote a balanced mixture of retail, commercial, government services and operations, and public open space to increase community vibrancy.
- Reuse of existing vacant and underutilized structures.

Specific Land Uses

- Commercial
- Public/Institutional
- Residential

Quality Community Objectives

- Employment Options
- Housing Choices
- Infill Development
- Local Self-Determination
- Open Space Preservation
- Sense of Place

Implementation Measures

- Encourage entrepreneurial businesses.

STWP: Economic Development—3

- Promote and market downtown and annual activities (Highland Games, Ham

Slam, Blues Festival).

STWP: Economic Development—2

- Consider establishing basic ordinances to assist in the revitalization of downtown.

STWP: Land Use—6

- Work towards utilizing Ellis Field to its greatest potential as an economic engine for the City.

STWP: Economic Development—1

- Promote the installation of a sewer system.

STWP: Community Facilities—6

- Utilize the former Railroad property by establishing a Rails-to-Trails bicycle-pedestrian facility.

STWP: Transportation—4

HIGHWAY CORRIDOR

Description

The following roadway has been designated by the Steering Committee as the Major Highway Corridor Character Area for the City of Culloden: State Highway 341.

Development Patterns

- Maintain rural aesthetics on rural roads, especially with widening and expansion efforts.
- Focus on appearance with appropriate signage, landscaping, and other beautification measures along all highways.
- Retrofit or install landscaping buffers along existing strip development or other unsightly features as necessary.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Landscaped raised buffers where appropriate.
- Bicycle and pedestrian accommodations.
- Ease traffic congestion by supporting future widening efforts.

Specific Land Uses

- Along rural highway routes, residential, forestry/open space, commercial, and mixed use developments.

Quality Community Objectives

- Regional Cooperation Objective
- Transportation Alternatives
- Regional Identity

- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Regional Cooperation

Implementation Measures

- Establish a Corridor Management Plan aimed at creating attractive entrances to the City of Culloden.
STWP: Land Use—6
- Consider establishing ordinances and regulations in accordance with the City's vision and desired development patterns.
STWP: Land Use—6
- Promote aesthetics and the retention of rural character by including raised, landscaped medians in new roads and when widening existing roads.
STWP: Transportation—3
- Include landscaped buffers between roadways and new bike/pedestrian trails.
STWP: Housing—8

HISTORIC AREAS

Description

The Historic Areas of the City of Culloden are primarily single-family residential homes, with some churches, cemeteries, and open spaces scattered throughout.

Development Patterns

- Incorporate new residential and neighborhood commercial establishments that are architecturally compatible with existing structures.
- Promote and protect historic neighborhoods.
- Maintain the rural small town character.
- Ensure that any infill construction is completed in an appropriate manner.

Specific Land Uses

- Residential
- Commercial
- Conservation/Greenspace

Quality Community Objectives

- Appropriate Businesses
- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Regional Identity

- Sense of Place
- Transportation Alternatives

Implementation Measures

- Create an identity for entrance corridors leading into the City Culloden, particularly along Norwood Street and Old Highway 341 (which turns into Main Street), College Street, and Roberta Road.
STWP: Land Use—6
- Employ mechanisms that provide incentives for developers who incorporate open space and utilize a conservation subdivision design approach to all new residential developments.
STWP: Land Use—6
- Ensure new and infill development is compatible with existing building types and styles.
STWP: Land Use—3
- Establish pedestrian and bicycle facilities to promote the interconnectivity throughout the City.
STWP: Transportation—2

REDEVELOPING NEIGHBORHOODS

Description

The Redeveloping Neighborhoods Character Area in Culloden is located along Roberta Road, Tanyard Creek Road, and an area between Church Street, Lockett Street, and Norwood Street.

Development Patterns

- Encourage the use of Traditional Neighborhood Development practices.
- Ensure redevelopment efforts include adequate parks and greenspace.
- Infill development on vacant or underutilized sites should be undertaken and compatible with existing structures and TND.
- Provide a range of housing options including single-family, town homes and multi-family dwellings.
- Revitalize existing and incorporate new small commercial centers in neighborhoods (i.e. corner groceries, barber shops, drugstores, etc.).

Specific Land Uses

- Residential
- Commercial
- Infill Development
- Parks/Open Space
- Mixed Use

Quality Community Objectives

- Traditional Neighborhood
- Sense of Place
- Infill Development
- Open Space Preservation
- Employment Options
- Housing Opportunities
- Heritage Preservation (where applicable)

Implementation Measures

- Consider establishing ordinances and regulations in accordance with the City's vision and desired development patterns.
STWP: Land Use—6
- Ensure that new adjacent and infill construction is architecturally compatible to existing structures.
STWP: Land Use—3; Housing—6
- Consider allowing accessory housing units for rental opportunities and as a way to generate income.
STWP: Housing—7
- Promote traditional neighborhood development and a mix of housing types and promote community involvement and citizen participation through action groups and programs.
STWP: Housing—1
- Promote and protect historic neighborhoods to maintain hometown feel, sense of community, and historic identity.
STWP: Housing—3
- Upgrade existing infrastructure in neighborhoods.
STWP: Housing—7
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts.
STWP: Housing—4
- Encourage and support the establishment of village centers into redeveloping neighborhoods that incorporate everyday needs and conveniences (corner store, pharmacy, gas station).
STWP: Land Use—2

TRADITIONAL IN-TOWN NEIGHBORHOODS

Description

The Traditional In-Town Neighborhoods is the second largest Character Area within the City of Culloden, and the edges of the area acts as a transitional zone between the agriculture/low-density residential and in-town character areas.

Development Patterns

- Ensure that in-town residential areas retain their neighborhood feel and work to establish better connections with downtown areas.
- Maintain existing sidewalks and other pedestrian amenities as well as bicycle connections to encourage residents to walk/bike to work, shopping and other nearby destinations and to increase mobility for children and elderly populations.
- Preserve and rehabilitate original and historic housing stock.
- Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- Vacant or severely dilapidated properties in the neighborhood offer an opportunity for the sensitive infill development of new, architecturally compatible housing.
- Revitalize existing, small commercial buildings in the neighborhoods (i.e. corner groceries, barber shops, drugstores, etc.).
- Encourage the adaptive reuse of some residential properties to accommodate businesses (such as: architectural/engineering offices, psychiatrists, dental or other low-impact medical professional offices, law offices, etc.) Residential development with mix of uses within easy walking distance of residences.
- Promote the sense of place and neighborhood pride.

Specific Land Uses

- Residential
- Commercial (small scale)
- Parks
- Traditional Neighborhood Development

Quality Community Objectives

- Sense of Place
- Heritage Preservation
- Traditional Neighborhoods
- Infill Development
- Transportation Alternatives
- Open Space Preservation
- Appropriate Businesses
- Housing Choices

Implementation Measures

- Consider establishing ordinances and regulations in accordance with the City's vision and desired development patterns.

STWP: Land Use—6

- Retrofit existing residential to improve connectivity with downtown Culloden by installing pedestrian and bike amenities.
STWP: Housing—8; Transportation—1, 2
- Ensure that new adjacent and infill construction is architecturally compatible to existing structures.
STWP: Land Use—3; Housing—6
- Promote traditional neighborhood development and a mix of housing types.
STWP: Housing—1
- Maintain and upgrade existing infrastructure.
STWP: Housing—7
- Encourage entrepreneurial opportunities.
STWP: Economic Development—3
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts in order to ensure no degradation of existing housing stock.
STWP: Housing—4
- Promote community involvement and citizen participation through action groups and programs such as Neighborhood Watch.
STWP: Housing—2
- The City of Culloden will complete benchmarking City of Forsyth's existing ordinances for applicability.
STWP: Land Use—4

Final Community Issues and Opportunities

POPULATION

Issues

- The Census Bureau's future projections indicate that during the planning period, the City of Culloden's population is expected to continue along current trends, with a notably aging population as well as a significant decline in population.

STWP: Land Use—5

Opportunities

- Neighboring Upson and Lamar Counties are experiencing high population growth, which has the potential to impact and possibly spill over into Culloden. If effective land use planning is done by the City now, this growth could be beneficial to the community. Without effective land use planning, the historical integrity and sense of place within the community could be negated.

STWP: Natural and Cultural Resources—2;

Land Use—1, 2, 3, 4, 6

ECONOMIC DEVELOPMENT

Issues

- Over half of Monroe County's residents commute to other counties for work, indicating that the community does not currently have enough jobs to keep its residents working within the county.

STWP: Economic Development—3

- High amounts of growth in the neighboring counties of Upson and Lamar and corresponding economic development within those areas have the potential to negatively impact the City of Culloden.

STWP: Land Use—1, 2, 3, 6

Opportunities

- The City of Culloden's Ellis field is used a couple of times throughout the year, and it has the potential to evolve into a more recognized entertainment venue and become a place where concerts and festivals are held on a regular basis. With dedicated development and marketing efforts, Ellis Field has the potential to become a profitable economic venture for the city by drawing visitors and tourists from nearby Upson and Lamar Counties.

STWP: Economic Development—1, 2; Natural and Cultural Resources—3.

HOUSING

Issues

- The City of Culloden has a stagnated population growth with an aging housing stock throughout the community and little to no new development occurring at the present time.

STWP: Housing—1, 2, 4, 8

Opportunities

- To address housing stagnation, housing rehabilitation and ownership needs, financial assistance is possible through CHIP and CDBG programs, and down payment assistance is available to those who qualify through the USDA. There are also reduced interest rates available through the Georgia Dream program for first time homebuyers.

STWP: Housing—4, 5

NATURAL AND CULTURAL RESOURCES

Issues

- Protecting the cultural heritage of the incorporated and unincorporated areas of the County. Forsyth has already taken steps to do so; however, there is a lack of protective measures in the City of Culloden.

STWP: Natural and Cultural Resources—2

Opportunities

- The City of Culloden has the opportunity to further protect and enhance its natural resources through becoming actively engaged in the Middle Georgia Clean Air Coalition. The Clean Air Coalition is committed to improving the region's air quality by increasing the use of alternative fuels and other clean air strategies.

STWP: Natural and Cultural Resources—4

- The City of Culloden has the opportunity to create attractive entrances to the city through the use of corridor overlay zones and management practices.

STWP: Land Use—6

- Promote a county-wide preservation plan, which takes into account 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. Key players in the development of this plan include: the Forsyth Better Hometown, the Monroe County Historical Society, the Monroe/Forsyth Chamber of Commerce, Monroe County, and the cities of Forsyth and Culloden.

STWP: Natural and Cultural Resources—1

LAND USE

Issues

- Lack of redevelopment activity in Culloden's historic downtown commercial area.
STWP: Economic Development—2; Natural and Cultural Resources—2; Land Use—3, 6

Opportunities

- There are some infill development and redevelopment opportunities in the City of Culloden's downtown commercial area and adjacent residences. The City of Forsyth has already begun some redevelopment initiatives in its historic commercial center, and Culloden should benchmark along Forsyth's successes to ensure that any infill or redevelopment in Culloden is done in a manner that is compatible with existing surrounding development.
STWP: Land Use—4, 6; Housing—3, 4, 6, 7
- There is the opportunity to establish attractive entrance corridors into the cities of Forsyth and Culloden as well as attractive entranceways into the county itself.
STWP: Land Use—6

COMMUNITY FACILITIES AND SERVICES

Issues

- The City of Culloden has a basic website; however, it would be beneficial, especially for economic development and tourism efforts, for the city to make some adjustments and updates to the current website. Having a state-of-the-art, current website that provides community information for residents, visitors, and tourists is an indispensable tool in today's world. Culloden should strive to keep its website maintained and up-to-date and also should be looking for interconnectivity opportunities with Monroe County and Forsyth and other private entities wherever possible. More and more people are choosing to receive their information electronically, and the communities should consider placing some of the public information available at the city halls and county offices online, to make it more accessible. Examples of public information that other communities around Georgia and the United States provide on city/county websites include: Zoning Ordinances and the Zoning Map; Subdivision Ordinances; Land Use Plans and Current/Future Land Use Maps and Comprehensive Plans.
STWP: Community Facilities—1

Opportunities

- The City of Culloden has the opportunity to create a solid website that promotes the city and all of its activities and festivals. Further, the City of Culloden has the opportunity to coordinate with Monroe County and the City of Forsyth to produce websites that are compatible, state-of-the-art, current, and interconnected with each other and with private websites to ensure a more efficient distribution of community information. If community information is more easily accessible,

residents will be more willing to participate in community activities, travelers will be more willing to plan a stop in the area, and those looking to relocate will be more open to moving to the area.

STWP: Community Facilities—1

INTERGOVERNMENTAL COORDINATION

Issues

- In order to remain in compliance with provisions of the Georgia Planning Act, the City of Culloden must adopt an updated Service Delivery Strategy (SDS). Failure to update the SDS will result in the community's inability to obtain State funding for a variety of projects.

STWP: Intergovernmental Coordination—3

- Neighboring counties, Lamar and Upson, are currently experiencing rapid growth, which is projected to continue over the next few years. The City of Culloden should develop an efficient plan in preparation for the impacts the growth in Lamar and Upson will bring to Culloden. The plan should prioritize the elements characterizing Culloden's identity such as open space, farmland, and historic integrity.

STWP: Land Use—1, 2, 3, 4, 6

Opportunities

- The City of Culloden has the opportunity to foster a working relationship with the City of Forsyth to utilize their knowledge and successes related to ordinances, policies, and best planning practices.

STWP: Land Use—4

TRANSPORTATION

Issues

- The City of Culloden is hindered in its commercial, tourism, and other economic development efforts due to its distance from major transportation corridors. Highway 341 runs through the city's outskirts; however, its use dropped significantly when I-75 was constructed.

STWP: Transportation—5, 6

Opportunities

- Monroe County and the Cities of Culloden and Forsyth currently lack an interconnected network of bikeways and walkways. Bicycle and pedestrian facilities can be an important mode of transportation in both Cities and the County.

STWP: Transportation—2

- A countywide transit development plan should be developed in order to determine the existing and future mobility needs of Monroe County residents and how to best address these needs.

STWP: Transportation—5

- In order to maintain, enhance, and protect critical transportation networks in an effective and efficient manner, Monroe County has the opportunity to engage in local and regional transportation planning with Jones County, Butts County and with the assistance of DOT through the Multi-County Transportation Plan.

STWP: Transportation—6

Implementation Program

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. The specific measures to be undertaken by the community to implement the plan are included in the Short-Term Work Program (STWP) and the Polices.

Report of Accomplishments

The last Short-Term Work Program update was completed in 2002. Below is City of Culloden’s report of accomplishments for the 2002 STWP. (Status: Complete, Underway, Postponed, Not Complete)

ECONOMIC DEVELOPMENT		
ACTIVITY	STATUS	EXPLANATION
Establish marketing and incentive program to attract new businesses in existing downtown buildings.	Underway	Will include in STWP update.
Implement marketing efforts for the annual Scottish Festival, Ham Slam, and Culloden Town Reunion and Jazz Festival.	Postponed/ Underway	Scottish Festival and Ham Slam postponed due to lack of money and manpower. The Culloden Town Reunion and Jazz Festival are still ongoing events in the City.
Install new infrastructure to an existing site to accommodate small warehouse/wholesale operation.	Not Complete	Lack of financial resources.
Install new infrastructure and shelters for the expanded Scottish Festival/Ham Slam/Culloden Town Reunion and Jazz Festival.	Complete	

HOUSING		
ACTIVITY	STATUS	EXPLANATION
Install new infrastructure to planned manufactured home park and private residences.	Complete	

NATURAL AND HISTORIC RESOURCES

ACTIVITY	STATUS	EXPLANATION
Adopt and implement Water Resource Ordinance to protect wetlands located within the City of Culloden.	Postponed	Not a priority at the time; will be included in the STWP update.
Construct new drainage ditch to correct flooding problem in the Little Vine Bottoms area.	Underway	Will include in STWP update.
Install new drainage improvements to correct shoulder washing problem along Main Street.	Complete	
Install drainage improvements and landscaping at the site of the new city municipal building.	Complete	
Install new ditches or re-grade existing ones at the four city-owned cemeteries.	Underway	Will include in STWP update.
Install new roof at existing city hall in order to stabilize this important historic structure.	Postponed	Financial constraints; will be included in the STWP update.
Restore old city jail.	Underway	
Install new ceiling and floors in City Museum.	Postponed	Financial constraints; will be included in the STWP update.
Renovate old Negro Schoolhouse into an African-American Museum.	Postponed	Lack of funding; will be included in the STWP update.
Implement the Community Greenspace Program Plan for the City of Culloden.	Postponed	Not considered a priority at the time; will be included in the STWP update.

LAND USE

ACTIVITY	STATUS	EXPLANATION
No activities identified in this category.		

COMMUNITY FACILITIES

ACTIVITY	STATUS	EXPLANATION
Construct new city municipal building housing the Fire Department, Police Department, City Clerk's Office, and City Council Chambers.	Complete	
Construct new community center (replica of old white school).	Not Complete	Not a priority. There is no immediate need for the facility; all of the city's needs are adequately met by existing facilities.
Construct public restrooms at Ellis Field for annual events.	Complete	
Construct new sidewalks throughout the City--up to a total of 1/2 mile.	Postponed	Financial constraints; will be included in the STWP update.
Upgrade and extend the City's water distribution system.	Underway	Will include in STWP update.

Short-Term Work Program

The following Short-Term Work Program identifies specific implementation actions the City of Culloden and other entities intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

ECONOMIC DEVELOPMENT 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Develop and market Ellis Field; make efforts to establish it as a recognized entertainment and festival venue.	City of Culloden; Chamber of Commerce; Culloden Growth Committee; DCA; GDEcD	\$30,000	Local Assistance Grant	2007, 2008, 2009, 2010, 2011
2. Promote and market downtown and accompanying activities to new businesses as well as tourists and locals looking for a weekend getaway.	City of Culloden; Culloden Growth Committee; GDEcD; DCA	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Encourage entrepreneurial opportunities.	City of Culloden; Culloden Growth Committee; GDEcD; DCA	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
4. Establish a mechanism to bring a revenue stream into the City.	City of Culloden; Culloden Growth Committee	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Acquire vacant commercial properties to promote and market for new entrepreneurial opportunities.	City of Culloden; Culloden Growth Committee	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

**HOUSING
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote traditional neighborhood development and a mix of housing types, styles, and price points and promote community involvement through action groups and citizen participation.	City of Culloden; Culloden Growth Committee	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Promote and protect historic neighborhoods to maintain hometown feel, sense of community and historic identity.	City of Culloden	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Aggressively pursue funding opportunities to aid with housing rehabilitation efforts in order to ensure no degradation of existing housing stock.	City of Culloden	Up to \$500,000	CHIP	2007, 2008, 2009, 2010, 2011
4. Utilize state and federal assistance programs to address housing needs.	City of Culloden	\$300,000	CHIP, Georgia Dream	2007, 2008, 2009, 2010, 2011
5. Ensure that new adjacent and infill construction is architecturally compatible to existing structures.	City of Culloden	Staff/Volunteer Time	Budget	2007, 2008, 2009, 2010, 2011
6. Upgrade existing infrastructure in neighborhoods.	City of Culloden	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
7. Retrofit existing residential areas to improve connectivity to downtown Culloden by installing pedestrian and bike amenities.	City of Culloden; GDOT	Federal funds will pay up to 80% of the project cost and requires a 20% match by the community.	TE Grant	2008, 2009

**NATURAL AND CULTURAL RESOURCES
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote and support a county-wide preservation plan, which takes into account 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; City of Forsyth; City of Culloden; Forsyth-Monroe Chamber of Commerce; Monroe County Development Authority; Forsyth Downtown Development Authority; Monroe County Historical Society; Forsyth Historic Preservation Commission; Middle Georgia RDC	Determined by final project scope and funding availability	Historic Preservation and/or Planning Grants	2007, 2008, 2009, 2010, 2011
2. Consider establishing measures to protect the cultural and historic aspects of the downtown, build upon the existing National Register district by installing protective measures at the local level.	City of Culloden; Culloden Growth Committee; RDC	Staff/Volunteer Time	Budget	2008, 2009, 2010
3. Utilize Ellis field for cultural events.	City of Culloden	Staff/Volunteer Time	Budget	2007, 2008, 2009, 2010, 2011
4. Become actively engaged in the Middle Georgia Clean Air Coalition.	City of Culloden	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Adopt and implement Water Resource Ordinance to protect wetlands located within the City of Culloden.	City of Culloden; RDC	Staff Time	Budget	2007, 2008
6. Install new roof at existing city hall in order to stabilize this important historic structure.	City of Culloden; RDC; HPD	\$3,000	Historic Preservation and/or Planning Grants, Budget	2007, 2008, 2009, 2010, 2011

7. Restore Old City Jail.	City of Culloden	\$50,000	Historic Preservation and/or Planning Grants, Budget	2007, 2008, 2009, 2010, 2011
8. Install new ceiling and floors in City Museum.	City of Culloden	\$10,000	Grants/Budget	2007, 2008, 2009, 2010, 2011
9. Renovate old Negro Schoolhouse into an African-American Museum.	City of Culloden; RDC; HPD	\$40,000	Historic Preservation and/or Planning Grants, Budget	2007, 2008, 2009, 2010, 2011
10. Implement the Community Greenspace Program Plan for the City of Culloden.	City of Culloden; RDC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

LAND USE 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development, particularly along entrance corridors.	City of Culloden; Culloden Growth Committee	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions.	City of Culloden; Culloden Growth Committee	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Promote infill development and redevelopment that is compatible with existing development and infrastructure throughout the City, especially in the downtown area.	City of Culloden; Culloden Growth Committee	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

4. Complete benchmarking of the City of Forsyth's existing ordinances for applicability.	City of Culloden; Culloden Growth Committee	Staff Time	Budget	2008, 2009
5. Expand the current City limits to a one-(1) mile radius.	City of Culloden	Staff Time	Budget	2008
6. Consider establishing zoning regulations, a tree ordinance, agricultural preservation incentives (i.e. conservation easements and transfer of development rights, large lot size requirements, etc.) and other land use regulations to protect farmland, open spaces, forested areas, existing residential and commercial areas, and to create attractive entrance corridors, in efforts to maintain city character and guide development according to the City's vision.	City of Culloden; Culloden Growth Committee	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
7. Hold Town Hall Meetings to inform and educate citizens on growth and redevelopment efforts.	City of Culloden; Culloden Growth Committee; RDC	Staff/Volunteer Time	Budget	2007, 2008, 2009, 2010, 2011
8. Explore the possibility of utilizing UGA's Charrette services or DCA's Resource Team to develop a downtown redevelopment plan concept.	City of Culloden; RDC; UGA Center for Design; Preservation and Planning; DCA	\$10-15,000	Local Assistance Grant	2007, 2008

**COMMUNITY FACILITIES
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Redevelop the current City website into a more effective and informational resource.	City of Culloden; RDC	\$3,000	My Hometown Helper Grant; Local Assistance Grant	2007, 2008, 2009, 2010, 2011
2. Upgrade and extend the City's water distribution system.	City of Culloden	\$140,000	SPLOST	2007, 2008
3. Retire debt on fire department/ municipal building.	City of Culloden	\$425,000	SPLOST	2007, 2008
4. Street/Cemetery Maintenance Equipment.	City of Culloden	\$25,000	SPLOST	2007, 2008
5. Recreation upgrades.	City of Culloden	\$10,000	SPLOST	2007, 2008
6. Promote the installation of a sewer system within the downtown area.	City of Culloden	\$300,000	CDBG	2009, 2010, 2011
7. Construct new sidewalks throughout the City--up to a total of 1/2 mile.	City of Culloden; GDOT	Federal funds will pay up to 80% of the project cost and requires a 20% match by the community.	TE Grant	2009, 2010, 2011
8. Maintain and upgrade existing recreational facilities, particularly tennis courts.	City of Culloden	\$5,000	Budget; SPLOST	2009, 2010
9. Construct new drainage ditch to correct flooding problem in the Little Vine Bottoms area.	City of Culloden	\$10,000	Budget; SPLOST	2009, 2010
10. Install new ditches or re-grade existing ones at the four city-owned cemeteries.	City of Culloden	\$10,000	Budget; SPLOST	2008, 2009, 2010

INTERGOVERNMENTAL COORDINATION 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote coordination and cooperation between governments and organizations.	City of Culloden, Monroe County, City of Forsyth, Chamber of Commerce, Development Authorities	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Encourage total community involvement.	City of Culloden, Culloden Growth Committee; Monroe County, City of Forsyth, Chamber of Commerce, Development Authorities	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Adopt the updated Service Delivery Strategy to remain eligible to receive State funding for various projects.	Monroe County; City of Forsyth; City of Culloden	Staff Time	Budget	2008
4. Hold Regional Town Hall Meeting with surrounding communities.	City of Culloden; RDC; Upson County; Lamar County; and Cities of Barnesville, Yatesville, and Thomaston.	Staff Time	Budget	2008, 2009, 2010

TRANSPORTATION 2006-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Establish a pedestrian-friendly atmosphere in the downtown area.	City of Culloden; GDOT	Federal funds will pay up to 80% of the project cost and requires a 20% match by the community.	TE Grant	2007, 2008, 2009, 2010, 2011
2. Create a local Bike-Pedestrian Plan that also connects with the County Plan (when created) and the Regional Bike-Pedestrian Plan.	City of Culloden; RDC	\$5,000	Local Assistance Grant	2008, 2009, 2010

<p>3. Promote aesthetics and the retention of rural character by including raised, landscaped medians in new roads and when widening existing roads.</p>	<p>City of Culloden; DOT</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>4. Consider utilizing the former railroad property by partnering with Norfolk-Southern to establish a Rails-to-Trails bicycle-pedestrian facility.</p>	<p>City of Culloden; Norfolk-Southern Railroad; DOT; RDC</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>5. Develop a county-wide Transit Development Plan</p>	<p>Monroe County; City of Culloden; City of Forsyth; DOT; RDC</p>	<p>Staff Time</p>	<p>GDOT</p>	<p>2008</p>
<p>6. Coordinate with Jones and Butts Counties on the Multi-County Transportation Plan.</p>	<p>Monroe County; City of Forsyth; City of Culloden DOT; Jones County, Butts County</p>	<p>Project Total: \$150,000- 200,000 Monroe County's matching portion not to exceed \$13,333. No funds required from the City of Culloden.</p>	<p>DOT; Monroe County; Butts County; Jones County</p>	<p>2007, 2008</p>

Long-Term and Ongoing Activities

The following is a list of long-term, indefinite and continuous activities that will be initiated during the planning period but will take longer to accomplish than the five-year time frame. Additionally, some of the activities represented below are such that have the potential to be continuous, ongoing activities with no concrete completion date. It is expected that additional short-term projects with clearly defined timeframes will emerge as these long-term activities proceed.

- Create a Downtown Development Authority.
- Become a designated Georgia Better Hometown.
- Redevelop downtown Culloden; build upon the “cornerstone” of the new Culloden City Hall building.
- Partner with Georgia DOT on future road widening and construction projects, especially those that pertain to Highway 341.

Policies to be Considered

The City of Culloden will consider adopting the following policies to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

Economic Development

- We will support the recruitment and expansion of business and industry that provide linkages to existing business activities in the community.
- We will partner with DCA, DEcD, the Middle Georgia RDC, and other entities to find smart solutions to establish diverse, long-term employment opportunities and to advance the economic development of the City.
- We will encourage and support entrepreneurial enterprise in our community.

Housing

- We will encourage connectivity between downtown areas and in-town neighborhoods through walking paths and bicycle lanes.
- We will encourage the creation of safe neighborhoods that have common open space, walking paths, and bicycle lanes that are easily accessible.
- We will work to ensure that high quality housing is constructed and maintained.
- We will promote compatible infill development in existing neighborhoods.
- We will encourage home ownership.
- We will protect, maintain, and enhance the viability, character, identity and physical condition of established neighborhoods.
- We will encourage walkable, safe neighborhoods through the utilization of traffic-calming measures, the installation of pedestrian and bike facilities and accessible open/public spaces.
- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will promote the concept of “lifecycle” housing within the community by encouraging the development of a variety of housing types, styles, and price points (including affordable and high-end).

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect existing agricultural and forestry land; other natural resources; environmentally sensitive areas; and valuable historic, archaeological, and cultural resources from encroachment.

- We will work to direct development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will promote the use of heritage and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to the local, state, and national heritage.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- We will work to establish incentives and mechanisms and to redirect development pressure away from active agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will support enhanced recycling initiatives and solid waste management initiatives.

Community Facilities and Services

- We will encourage the creation of attractive, accessible recreational facilities, public gathering places, and parks throughout the community.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will work to provide a high level of efficient local government service that is responsive to the needs of all residents of Monroe County.
- We will work to ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety protection, and wastewater treatment systems.
- We will set high design standards for community facilities to generate local community pride and to establish standards for high quality private sector development within the community.
- We will promote and encourage the use of underground utilities wherever possible in redevelopment and newly developing areas.
- We will ensure that adequate water and wastewater facilities are developed and maintained to meet the current and future needs.

- We will strive to utilize existing infrastructure prior to investing in new capitol projects that will increase operating and maintenance costs.

Land Use

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We are committed to creating neighborhoods and mixed-use developments that accommodate a variety of transportation choices through a focus on bike and pedestrian orientation and connection to downtown.
- We will work on preparing zoning and land development regulations that allow and encourage appropriate mixed-use and neo-traditional development.
- We will make the redevelopment and the enhancement of existing commercial, industrial, and greyfield areas into vibrant areas a priority over the development of new land for commercial purposes.
- We will encourage the strengthening of existing neighborhoods, communities, and downtowns through improvements to housing and public infrastructure, compatible infill development, and convenient community facilities and services.
- We will promote development that is compatible with adjoining existing development and is sensitive to the physical limitations of the land, such as soils, topography, floodplains, etc.
- We will improve our gateways and entrance corridors to further establish our community's "sense of place."
- We will review land planning and development concepts that have been successful in other places to determine applicability to our community in order to improve overall design and aesthetics of our downtown and existing neighborhoods; achieve desirable and well designed new construction products; protect the environment; preserve open spaces, agriculture and forestry lands; and enhance the quality of life in our community.

Intergovernmental Coordination

- We will promote greater cooperation and information sharing between all governments.
- We will work together to achieve community objectives and promote total community involvement in future community improvement efforts.
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information and attempt to coordinate with neighboring jurisdictions on project and issues that cross county borders.
- We will support existing educational institutions and encourage development of new opportunities to educate our citizens.

Transportation System

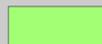
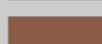
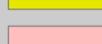
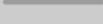
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- We will support the creation of a community-wide pedestrian/bike path network.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit as well as local vehicular circulation.
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- We will maintain our rural character through a focus on the location, aesthetics and design, environmental stewardship, and landscaping of all paths, trails, streets, roads and corridors in recognition that these components are essential to the character, structure and development pattern of our community.

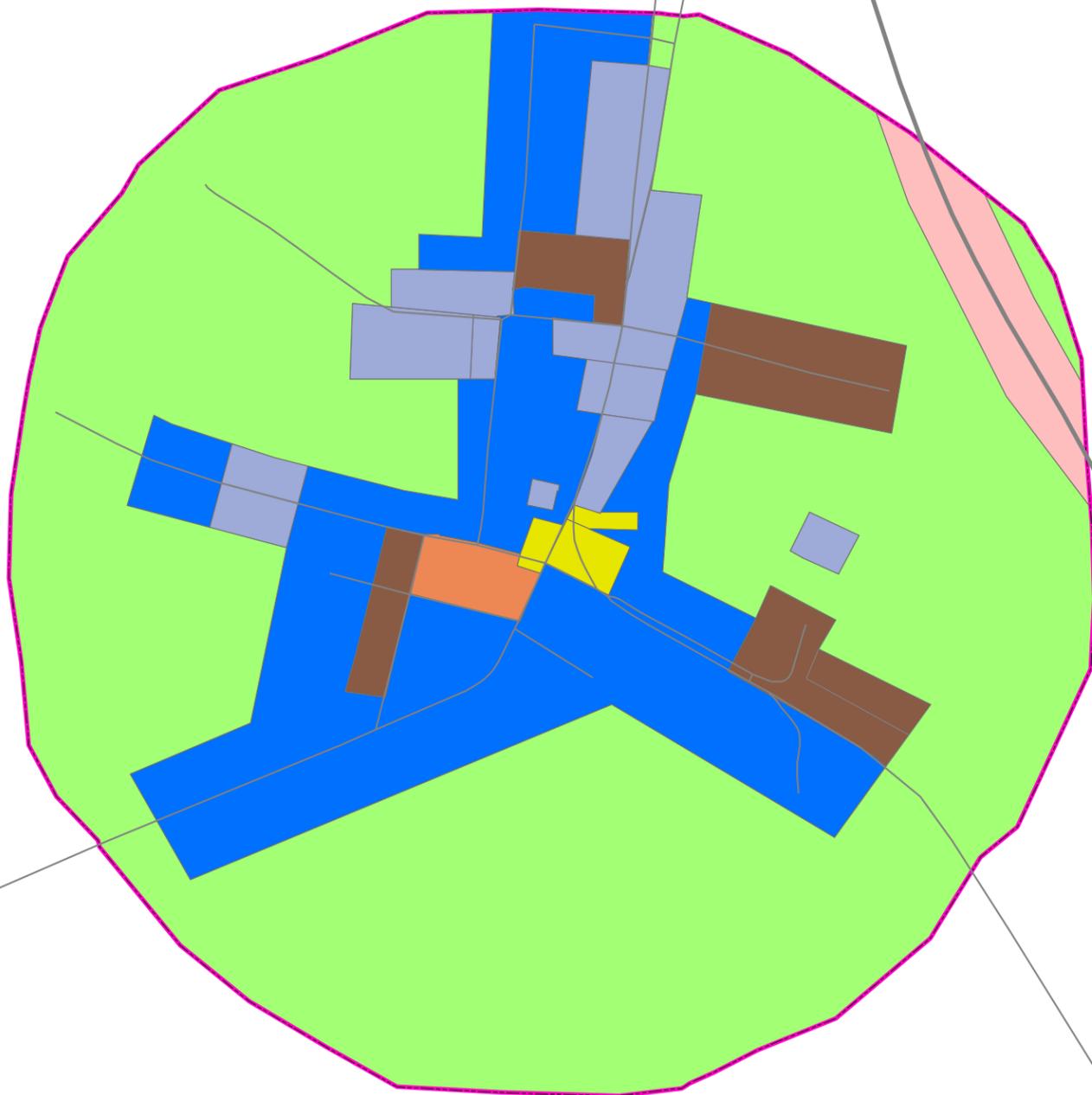
APPENDIX A

FUTURE DEVELOPMENT MAP

Future Development Map - Culloden

Legend

-  Agriculture/Low Density Residential
 -  Area in need of Redevelopment
 -  Redeveloping Neighborhoods
 -  Downtown Area
 -  Highway Corridor
 -  Historic Areas
 -  Traditional In-Town Neighborhood
-
-  Interstate
 -  City Street
 -  County Road
 -  State Highway
-  Culloden

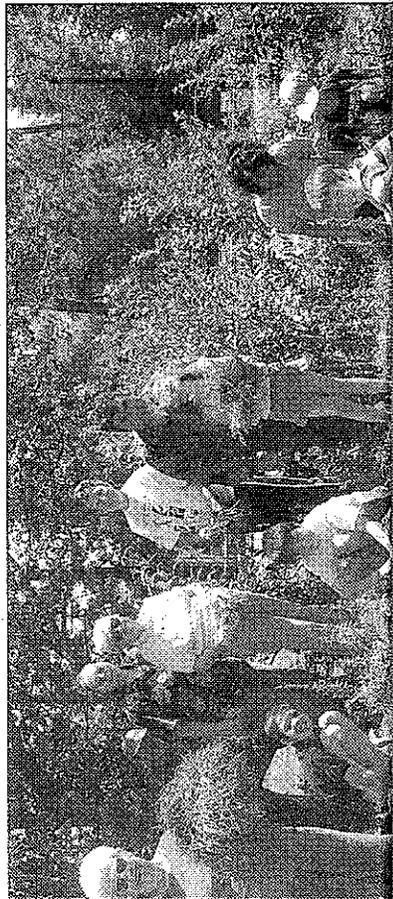


0 0.2 0.4 Miles

APPENDIX B

COMMUNITY PARTICIPATION OPPORTUNITIES

Woodmen Lodge 308 joined hands with Woodmen Youth Lodge 1834, Forsyth Town and Country Garden Club to tend the Blue Star Marker at the American Legion Hall and the Nellie Mae Garden at the Historical Depot at the Old Depot. Weeds were pulled, old mulch raked and straw and the gardens watered. After the jobs were complete hamburgers, and drinks were enjoyed by all. Above: Lisa Doster, Ann McKinley, Kay Pierson, Judy Pierson, Ann Pierson, Judy Pierson, Miriam Corbin, Front row Tyler Walker, Selena Corbin and Victoria Doster. Below: Judy Geib, Betty Pierson, Jeff Howard, Lisa Doster, Ann Pierson, Anthony Corbin Field Representative, Tyler Walker, Austin Corbin, Chelle Walker, Youth Director, Zach Corbin, Victor Walker. Photo: Miriam Corbin.



Detection, treatment and management of prostate health is important."

New Arrivals



Dr. Tom Perry

OPTOMETRIST

PUBLIC HEARING NOTICE FOR COMPREHENSIVE PLAN COMMUNITY AGENDA AND JOINT SOLID WASTE MANAGEMENT PLAN FOR MONROE COUNTY AND THE CITIES OF FORSYTH AND CULLODEN

Monroe County, the City of Forsyth and the City of Culloden announce a joint Public Hearing on the Community Agenda portion of the Comprehensive Plan and update of the Joint Solid Waste Management Plan. The purpose of the hearing is to brief the community on the content of the Plans; provide opportunity for residents to comment on plans; and notify the community of the expected date the plans will be submitted to the Middle Georgia Regional Development Center for review.

The hearing will be held:

Date: June 18, 2007

Place: Forsyth City Hall Annex

Time: 5:30pm

... CAN TAKE WONDOS DO FOR ...

PUBLIC HEARING
Monroe County/City of Forsyth/City of Culloden
FOR
The Joint Comprehensive Plan Update—Community Agenda
AND
The Joint Solid Waste Management Plan
Forsyth City Hall Annex
Monday, June 18, 2007 — 5:30pm

SIGN IN SHEET:

NAME	ADDRESS	PHONE
Matt Peary	200 Kimball St	256-9506
Sid Gandy	38 W. MAIN ST.	994-7029
Vince Skilling	5522 HWY 341 - CULLODEN 31016	885-2485
Lond St	191 Leeking Rd Forsyth GA	994-0336
Dana Renard	80 Box 189	992-5049
Mike Dodd	120 meadow DR.	994-6204
Vince Williams	76 INDIAN SPRINGS	994-6870
Janice Hall	PO Box 1447	994-5649
Sandria Dewo	PO Box 509	994-5760
Jenny Pace	PO Box 1447	994-5649

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

**COMMUNITY AGENDA
FOR THE
CITY OF FORSYTH**

**PREPARED BY
THE COMPREHENSIVE PLANNING STEERING COMMITTEE
WITH ASSISTANCE FROM
THE MIDDLE GEORGIA REGIONAL DEVELOPMENT CENTER**

2007

TABLE OF CONTENTS

COMMUNITY VISION	3
DEFINING NARRATIVE OF CHARACTER AREA	
<i>ABANDONED LANDFILL.....</i>	<i>4</i>
<i>COMMERCIAL GROWTH</i>	<i>5</i>
<i>DOWNTOWN HISTORIC AREAS.....</i>	<i>6</i>
<i>HIGHWAY CORRIDOR</i>	<i>8</i>
<i>INDUSTRIAL</i>	<i>9</i>
<i>REDEVELOPING NEIGHBORHOODS.....</i>	<i>11</i>
<i>RESIDENTIAL GROWTH AREAS</i>	<i>12</i>
<i>TRADITIONAL IN-TOWN NEIGHBORHOOD</i>	<i>13</i>
FINAL COMMUNITY ISSUES & OPPORTUNITIES	
<i>POPULATION.....</i>	<i>16</i>
<i>ECONOMIC DEVELOPMENT</i>	<i>16</i>
<i>HOUSING.....</i>	<i>17</i>
<i>NATURAL & CULTURAL RESOURCES.....</i>	<i>18</i>
<i>LAND USE</i>	<i>19</i>
<i>COMMUNITY FACILITIES & SERVICES</i>	<i>20</i>
<i>INTERGOVERNMENTAL COORDINATION.....</i>	<i>21</i>
<i>TRANSPORTATION.....</i>	<i>22</i>
IMPLEMENTATION PROGRAM	
<i>REPORT OF ACCOMPLISHMENTS</i>	<i>23</i>
<i>SHORT TERM WORK PROGRAM (STWP).....</i>	<i>26</i>
LONG TERM AND ONGOING OBJECTIVES	39
POLICIES TO BE CONSIDERED	40

APPENDICES

A. FUTURE DEVELOPMENT MAP

B. COMMUNITY PARTICIPATION OPPORTUNITIES PUBLIC HEARING NOTICE

Community Vision

The City of Culloden, City of Forsyth, Monroe County and its many cross-road communities are dedicated to growing in a manner that protects and enhances our unique character and fosters our commitment to being an active economic, cultural, and social center for Middle Georgia. We will be a safe and vibrant community that is both an important destination and a desirable place for families due to our high quality of life enjoyed by all citizens in every neighborhood, community, and downtown. We aspire to be a place of unity where our governing bodies are dedicated to promoting communication, cooperation, and total citizen involvement.

Future Development Map

Appendix A contains the Future Development Map for the City of Forsyth and is comprised of the final eleven (11) character areas: Abandoned Landfill, Commercial Growth, Downtown Historic Areas, Forest/Open Space, Growth Areas Residential, Highway Corridor, Industrial, Parks and Recreation, Public Safety, Redeveloping Neighborhoods, and Traditional In-Town Neighborhood.

Defining Narrative

Below is a description of how the City of Forsyth would like to see each character area develop over the next twenty (20) years. These development plans are the result of input obtained through the Community Participation Program from Local Government Officials; the Steering Committee and Resource Teams; Community Leaders and Stakeholders; and citizens.

ABANDONED LANDFILL

Description

This Character Area is an abandoned landfill which is still in the post-closure stage with all wells still being monitored.

Development Patterns

- According to state regulations this area cannot be developed in any way, even for recreational purposes, for the next forty years.

Specific Land Uses

- Abandoned Landfill

Quality Community Objectives

- Environmental Protection

Implementation Measures

- Continued monitoring of the wells in the abandoned landfill.
STWP: Community Facilities—12
- Exploratory research on how the methane can be utilized for public benefit (i.e. used to power the electricity and water of a small building)
STWP: Community Facilities—13

COMMERCIAL GROWTH

Description

The Commercial Growth Character Areas are all located along the I-75 Corridor and some extend along entrance corridors into the City of Forsyth. These areas have the potential to be quality commercial areas that are attractive entranceways into the City rather than the standard strip mall development that often occurs in the vicinity of major highways.

Development Patterns

- Create attractive entrance corridors into the City.
- Discourage strip development.
- Redevelop existing strip mall developments into pedestrian-scaled, interconnected, mixed-use centers.
- Limit driveway spacing along highway frontage and entrance corridors and align driveways wherever possible to increase traffic safety and ease of traffic flow.
- Encourage shared driveways and inter-parcel access for adjacent commercial uses.
- Limit residential uses to second and third story loft-style units and do not permit any single-family detached construction.
- Ensure that new construction along entrance corridors is of similar size, scale, set-back, and massing of existing historic structures.
- Create safe, convenient facilities for bike and pedestrian access to the commercial corridors, particularly along the entrance corridors.
- Service areas and bays, outdoor storage areas, drive-through facilities, car washes and all automobile services (including gas pumps) should not be visible from public streets.

Specific Land Uses

- Commercial and Retail
- Residential (Limited, over storefronts only—no single family detached)
- Mixed-Use Development

Quality Community Objectives

- Appropriate Business
- Growth Preparedness
- Employment Options
- Heritage Preservation (where applicable)
- Transportation Alternatives
- Infill Development
- Sense of Place

Implementation Measures

- Establish overlay districts with accompanying design standards to create attractive entrances into the City of Forsyth.
STWP: Land Use—1, 6; Natural and Cultural Resources—4
- Strict zoning administration and enforcement of existing ordinances and

regulations.

STWP: Land Use—5

- Establish sign and billboard controls.
STWP: Land Use— 6
- Promote the creation of an interconnected network of streets and parking lots in new development and redevelopment efforts.
STWP: Transportation—9
- Actively pursue redevelopment opportunities of existing strip malls and greyfields.
STWP: Land Use—2, 4

DOWNTOWN/HISTORIC AREAS

Description

The Downtown/Historic Areas Character Area is primarily characterized by historic commercial buildings laid out on a grid street pattern. Most of the buildings are two to three stories in height and have the traditional three-part façade design. There are some opportunities for infill and this will be approached in a sensitive manner which takes into account the existing infrastructure.

Development Patterns

- Promote a lively mixture of commercial, professional services, retail and entertainment uses within the downtown, so downtown can become a vibrant area where people can live, work and play.
- Market as a destination for both residents, visitors from neighboring communities and tourists.
- Focus on improving sidewalks and streetscaping to make the downtown/historic areas inviting for pedestrians.
- Wherever possible, rehabilitate and reuse existing vacant structures.
- Encourage the development of high-quality loft-style apartment housing.
- Promote on-street parking as well as shared (off-street) parking arrangements to aid in the reduction of parking needs and alleviate traffic congestion.
- Landscape new and existing parking lots to minimize visual impact on adjacent streets and uses.
- Mandate that new, infill buildings, site plans and landscaping are sensitive and complementary to the existing historic resources.
- Maintain the integrity of the National Register Historic Commercial District and other historic resources within this character area that are not on the National Register but important to the city character at a local level, to ensure that the resources are not lost and that they are utilized to their full potential.
- Establish connectivity between downtown commercial areas and neighboring residential areas.

Specific Land Uses

- Residential
- Commercial

Quality Community Objectives

- Appropriate Business
- Employment Options
- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhoods
- Infill Development
- Sense of Place

Implementation Measures

- Appropriate infill development that is compatible with existing structures shall be mandated to ensure the continuance of community character.
STWP: Natural and Cultural Resources—11
- Strict enforcement of applicable regulations and ordinances including the landscape and tree protection ordinances.
STWP: Natural and Cultural Resources—2
- Establish ordinances that protect the historic character and promote traditional development practices.
STWP: Natural and Cultural Resources—8
- Encourage entrepreneurial opportunities.
STWP: Economic Development—4
- Active involvement of the Forsyth Downtown Development Authority, Better Hometown, Historic Preservation Commission and Chamber of Commerce to assist in the development, promotion and marketing of this character area.
STWP: Natural and Cultural Resources—7
- Identify and redevelop existing greyfields in a manner that complements existing structures.
STWP: Natural and Cultural Resources—11
- Promote a mixture of uses through ordinances and regulations.
STWP: Land Use—6
- Place greater emphasis on aesthetics: streetscapes, sidewalk and landscape improvements.
STWP: Transportation—4; Community Facilities—9
- The City of Forsyth will partner with DOC to ensure the appropriate usage and redevelopment of the former Tift College Campus.
STWP: Intergovernmental Coordination—1, 6.

HIGHWAY CORRIDOR

Description

The following high-volume roadways have been designated by the Steering Committee as the Major Highway Corridor Character Area within the City of Forsyth: I-75; US 341; State Highways, 18, 19, 41, 42, 74, 83.

Development Patterns

- Install water/sewer lines along I-75 just outside Forsyth city limits.
- Maintain rural aesthetics on rural roads, especially with widening and expansion efforts.
- Create an identity for entrance corridors leading into the City of Forsyth, particularly the Lee Street and Tift College Drive corridors.
- Focus on appearance with appropriate signage, landscaping and other beautification measures along all highways.
- Retrofit or install landscaping buffers along existing strip development or other unsightly features as necessary.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Landscaped raised buffers where appropriate.
- Bicycle and pedestrian accommodations.
- Ease traffic congestion by supporting future widening efforts.
- Access management through parking lot connectivity, appropriate directory signage and driveway consolidation—allowing vehicles to travel between parcels without having to get on and off the arterial, which improves traffic flow and safety by limiting access to arterials.

Specific Land Uses

- Commercial, particularly along I-75 and major highway interchanges.
- Transportation/Communication/Utilities
- Along rural highway routes, residential, forestry/open space, commercial, and mixed use developments.

Quality Community Objectives

- Regional Cooperation Objective
- Transportation Alternatives (except I-75)
- Infill Development
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Regional Cooperation

Implementation Measures

- Establish a Corridor Management Plan for each community, particularly aimed at creating attractive entrances to the City of Forsyth, Culloden and the small, rural communities throughout the county.
STWP: Land Use—1
- Ensure zoning regulations are in accordance with vision and desired development patterns.
STWP: Land Use—6
- Consider alternate travel routes around the City of Forsyth for commercial traffic (i.e. tractor trailers, log trucks, etc.)
STWP: Transportation—3
- Promote the use of Homeowners Associations and subdivision covenants for the upkeep of residential properties that front major corridors.
STWP: Housing—16
- Promote aesthetics and the retention of rural character by including raised, landscaped medians into new highway widening efforts.
STWP: Transportation—7
- Include landscaped buffers between roadways and new bike/pedestrian trails.
STWP: Transportation—8

INDUSTRIAL

Description

The Industrial Character Area within the City of Forsyth is located south of the city between I-75 and Highway 41.

Development Patterns

- Maintain high occupancy rates in existing industrial parks and promote the re-use of existing vacant or underutilized structures to accommodate new industry.
- Identify new sites that are suitable for industrial uses.
- Enhance the quality of the area by incorporating quality signage, lighting and landscaping requirements to create visual buffers and a more aesthetic, park-like environment both within the Industrial park(s) and along frontage roads.
- Ensure that industrial areas have site ready facilities with available infrastructure to encourage development within the Character Area and minimize the conversion of undeveloped land for industrial purposes.
- Establish formal entrances into new industrial parks with appropriate landscaping and signage.

Specific Land Uses

- Industrial

Quality Community Objectives

- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Infill Development

Implementation Measures

- Identify properties for future expansion.
STWP: Economic Development—9
- Strictly enforce existing codes, regulations, and ordinances.
STWP: Economic Development—10
- Encourage entrepreneurial opportunities.
STWP: Economic Development—4
- Buffer current and future industrial areas from adjacent zoning districts (i.e. commercial, residential, and agricultural).
STWP: Economic Development—10, 11
- Promote quality development and design, both within the Industrial areas and along frontage roads, through the incorporation of appropriate site design, signage, lighting and landscaping that softens and screens views of buildings, parking lots, loading docks, etc.
STWP: Economic Development—10, 11
- Active involvement on the part of local and regional economic development organizations (i.e., Forsyth-Monroe County Chamber of Commerce, Forsyth Downtown Development Authority, Monroe County Development Authority, Central Georgia Joint Development Authority etc.).
STWP: All items in Economic Development
- Aggressively pursue economic diversification opportunities (i.e. clean, sustainable technology-oriented industries).
STWP: Economic Development—2
- Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College, Central Georgia Technical College, Georgia Quick Start Program, etc.).
STWP: Economic Development—6

- Recruit new businesses and assist in the development of existing businesses in the service, commercial and retail job sectors.
STWP: Economic Development—1

REDEVELOPING NEIGHBORHOODS

Description

The Redeveloping Neighborhoods Character Area in the City of Forsyth includes the neighborhood adjacent to Tift College, areas in between Highway 42 and 83 south, and areas along I-75.

Development Patterns

- Encourage the use of Traditional Neighborhood Development (TND) practices.
- Ensure redevelopment efforts include adequate parks and greenspace.
- Infill development on vacant or under-utilized sites should be undertaken and compatible with existing structures and TND.
- Provide a range of housing options including single family, town homes and multi-family dwellings.
- Revitalize existing and incorporate new small commercial centers in neighborhoods (i.e. corner groceries, barber shops, drugstores, etc.).

Specific Land Uses

- Residential
- Commercial
- Infill Development
- Parks / Open Space
- Mixed Use

Quality Community Objectives

- Traditional Neighborhood
- Sense of Place
- Infill Development
- Open Space Preservation
- Employment Options
- Housing Opportunities
- Heritage Preservation (where applicable)

Implementation Measures

- Continue operation of the Forsyth Housing Authority and any sub-committees working on specific projects.
STWP: Housing—11
- Draft and implement a plan for the redevelopment of James Street.
STWP: Housing—12

- Strict enforcement of applicable ordinances and zoning regulations.
STWP: Housing—3
- Ensure that new adjacent and infill construction is architecturally compatible to existing structures.
STWP: Housing—4
- Consider allowing accessory housing units for rental opportunities and as a way to generate income.
STWP: Housing—5
- Promote traditional neighborhood development and a mix of housing types.
STWP: Housing—6
- Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.
STWP: Housing—7
- Public assistance and investment should be focused where needed to ensure that redeveloping neighborhoods become more stable, mixed-income community with a larger percentage of owner-occupied housing.
STWP: Housing—1, 8, 9, 12
- Demolition of dilapidated houses/structures.
STWP: Housing—3, 10
- Upgrade existing infrastructure.
STWP: Housing—9
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts.
STWP: Housing—10
- Encourage and support the establishment of village centers that incorporate everyday needs and conveniences (corner store, pharmacy, filling station) into redeveloping neighborhoods.
STWP: Housing—17

RESIDENTIAL GROWTH AREAS

Description

The Residential Growth Areas Character Areas are located on the outskirts of the city near I-75. These areas have the potential to be affected by growth along the highway corridor and efforts should be made to ensure that these areas are appropriately developed.

Development Patterns

- Support the creation new subdivisions that are safe, functional and aesthetically pleasing through the incorporation of design elements such as curbs and sidewalks, underground utilities, open spaces and street lighting.
- In accordance with zoning and subdivision regulations in the different residential growth areas, encourage single family homes, loft apartments and town homes, where appropriate.
- Allow for a variety of lot sizes.

Specific Land Uses

- Residential
- Commercial
- Parks / Open Space
- Mixed Use

Quality Community Objectives

- Traditional Neighborhood
- Sense of Place
- Open Space Preservation
- Employment Options
- Housing Opportunities

Implementation Measures

- The subdivision and zoning ordinances are well-defined and extensive and the City of Forsyth will enforce these ordinances in accordance to each residential growth area.
STWP: Housing—2, 3, 6,
- Promote neighborhood associations and community involvement to ensure neighborhood safety and quality is maintained.
STWP: Housing—7, 16

TRADITIONAL IN-TOWN NEIGHBORHOODS

Description

The neighborhoods bordering the commercial downtown make up the Traditional In-Town Neighborhood Character Area.

Development Patterns

- Ensure that in-town residential areas retain their neighborhood feel and work to establish better connections with downtown areas.
- Maintain existing sidewalks and other pedestrian amenities as well as bicycle connections to encourage residents to walk/bike to work, shopping and other nearby destinations and to increase mobility for children and elderly populations.
- Preserve and rehabilitate original and historic housing stock.

- Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- Vacant or severely dilapidated properties in the neighborhood offer an opportunity for the sensitive infill development of new, architecturally compatible housing.
- Revitalize existing, small commercial buildings in the neighborhoods (i.e. corner groceries, barber shops, drugstores, etc.).
- Encourage the adaptive reuse of some residential properties to accommodate businesses (such as: architectural/engineering offices, psychiatrists, dental or other low impact medical professional offices, law offices, etc.) Residential development with mix of uses within easy walking distance of residences.
- Promote the sense of place and neighborhood pride.

Specific Land Uses

- Residential
- Commercial (small scale)
- Parks
- Traditional Neighborhood Development

Specific Land Uses

- Sense of Place
- Heritage Preservation
- Traditional Neighborhoods
- Infill Development
- Transportation Alternatives
- Open Space Preservation
- Appropriate Businesses
- Housing Choices

Implementation Measures

- Strictly enforce existing codes, regulations and ordinances.
STWP: Housing—3
- Retrofit existing residential to improve connectivity with downtown Forsyth by installing pedestrian and bike amenities.
STWP: Housing—14
- Ensure that new adjacent and infill construction is architecturally compatible to existing structures.
STWP: Housing—4
- Consider allowing accessory housing units for rental opportunities and as a way to generate income.
STWP: Housing—5
- Promote traditional neighborhood development and a mix of housing types.
STWP: Housing—6; Land Use—3

- Maintain and upgrade existing infrastructure.
STWP: Housing—9
- Encourage entrepreneurial opportunities.
STWP: Economic Development—4
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts in order to ensure no degradation of existing housing stock.
STWP: Housing—10
- Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.
STWP: Housing—7

Community Issues and Opportunities

POPULATION

Issues

- The City of Forsyth estimates, and local data indicates, that growth rates within the City will be considerably increasing between the present and the year 2025. This population growth will have a significant impact on infrastructure and services; the school system and its programs; and housing, particularly with the DOC relocating to the City and increasing housing needs within the City. It will be important for the County to be prepared for the coming growth to prevent sprawl, ensure that the growth occurs in a manner desired by the City, and to ensure that demand for services does not outpace the supply.

*STWP: Housing—1, 2, 3, 4, 6, 15; Land Use—2, 3, 4, 5, 6;
Community Facilities—1, 4, 11; Transportation—1, 2, 3, 4, 5;
Intergovernmental Coordination—4, 5.*

Opportunities

- Projections indicate an increased population in high growth areas. If done in conjunction with effective land use planning, this growth could be beneficial to the community. Without effective land use planning, the historical integrity and sense of place within the community could be negated.

STWP: Land Use—2

ECONOMIC DEVELOPMENT

Issues

- Development is likely to occur in areas supported by water and wastewater infrastructure. Development could be hindered or limited due to areas with aging infrastructure or areas that lack the appropriate infrastructure in adequate quantities.

STWP: Community Facilities—1

Opportunities

- The community has the opportunity to capitalize on commercial, retail, and service sector increases due to the addition of the Georgia Department of Corrections at the Tift College Campus.

STWP: Economic Development—1, 3, 7

- The presence of the Georgia Forestry Association headquarters in the City of Forsyth offers potential partnership opportunities between the City of Forsyth, Monroe County, the Chamber of Commerce, and the GFA. Given the amount of forestry land in Monroe County, the GFA could serve as a conduit to development opportunities and compatible forestry industry business recruitment efforts in the community.
STWP: Economic Development—5
- The City of Forsyth has the opportunity to seek Entrepreneur Friendly Community designation from the Georgia Dept. of Economic Development.
STWP: Economic Development—8
- The Forsyth-Monroe County Chamber of Commerce and Monroe County Development Authority have the opportunity to partner with the Forsyth Better Hometown and the Forsyth Downtown Development Authority to revitalize the old City Hall as the new location for the Chamber of Commerce, Development Authorities and Better Hometown.
STWP: Natural and Cultural Resources—9; Community Facilities—3

HOUSING

Issues

- It is projected the Monroe County population will increase significantly over the next twenty years, and so too will the number of housing units. These projections are also supported by the relocation of the Georgia Department of Corrections Headquarters to the Tift College Campus. Nearly 400 employees will be moved to this new location. Many of these employees are anticipated to relocate in or around the City of Forsyth. Growth will also be influenced in no small part by Forsyth's geography. Urban sprawl from Atlanta and Macon coupled with the accessibility of I-75 indicate the inevitability of housing growth.
STWP: Housing—2, 3, 4, 6, 15
- Property values are on the rise in Monroe County and the City of Forsyth and by all indications this trend is likely to continue. These rising property values coupled with the anticipated population growth could hinder those looking to buy a home in the City.
STWP: Housing—1, 5

Opportunities

- A 2006 Forsyth Housing Assessment was undertaken to determine housing conditions and needs throughout the City of Forsyth. The major findings in the study reveal that the city has a relatively good housing stock. This assertion is based on the high percentage of standard housing in the community. On the other hand, the study also identified areas of concern based on condition. One of these areas is the James Street/College Street block due to its close proximity to the downtown area.
STWP: Housing—8, 9, 10, 11, 12, 13

- Additionally, the assessment positions the community to address housing needs through various assistance programs such as the Community Housing Investment Program (CHIP) and the USDA Rural Development programs.
STWP: Housing—13
- To address the high property values, down payment assistance is available to those who qualify through the USDA. There are also reduced interest rates available through the Georgia Dream program for first time home buyers.
STWP: Housing—13

NATURAL & CULTURAL RESOURCES

Issues

- Protecting the cultural heritage of the incorporated and unincorporated areas of the County. Forsyth has already taken steps to do so; however, there is a lack of protective measures elsewhere in the County.
STWP: Natural and Cultural Resources—7, 8

Opportunities

- Monroe County and the cities of Forsyth and Culloden have the opportunity to further protect and enhance their natural resources through continued active involvement with the Middle Georgia Clean Air Coalition. The Clean Air Coalition is committed to improving the region's air quality by increasing the use of alternative fuels and other clean air strategies.
STWP: Natural and Cultural Resources—3
- The City of Forsyth has the opportunity to create attractive entrances to the city through the use of corridor overlay zones and best management practices.
STWP: Natural and Cultural Resources—4
- Continue redevelopment and revitalization through the Forsyth Downtown Development Authority and the Forsyth Better Hometown façade improvement and building rehabilitation programs within Forsyth's historic commercial and adjacent residential areas to increase and maintain a high quality of life and promote economic development.
STWP: Natural and Cultural Resources—5
- There is the opportunity for the City of Forsyth's Housing Authority and Forsyth Better Hometown to work together to develop alternative housing options (such as high quality lofts and apartments) in Forsyth's historic downtown buildings.
STWP: Housing—15
- In efforts to attract and retain heritage tourists, the City of Forsyth, in partnership with the Forsyth Better Hometown and Forsyth-Monroe Chamber of Commerce, should seek a greater variety, both in cuisine and price range, of restaurants and retail opportunities for the historic commercial downtown.

STWP: Economic Development—7

- Promote a county-wide preservation plan which takes into account 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. Key players in the development of this plan include: the Forsyth Better Hometown, the Monroe County Historical Society, the Monroe/Forsyth Chamber of Commerce, Monroe County, and the cities of Forsyth and Culloden.

STWP: Natural and Cultural Resources—1

- The City of Forsyth's Historic Preservation Commission recently attained Certified Local Government Status which provides further opportunity for grant funding and support at a state and national level.

STWP: Natural and Cultural Resources—10

LAND USE

Issues

- Strip commercial development along the I-75 Exit 187 creates an unattractive entrance into the City of Forsyth.

STWP: Land Use—1

Opportunities

- There are some infill development and redevelopment opportunities in both Monroe County and the City of Forsyth. Forsyth has already begun some redevelopment initiatives in its historic commercial center and should continue and expand upon them. Both entrance corridors that lead into downtown Forsyth off of I-75 (exits 186 and 187) are areas that should be considered for redevelopment. The city and county have the opportunity to ensure that an infill or redevelopment is done in a manner that is compatible with existing surrounding development.

STWP: Land Use—1, 4; Natural and Cultural Resources—5

- There is the opportunity to establish attractive entrance corridors into the cities of Forsyth and Culloden as well as attractive entranceways into the county itself.

STWP: Land Use—1; Natural and Cultural Resources—4

COMMUNITY FACILITIES AND SERVICES

Issues

- Each jurisdiction must evaluate the capacity of its water and wastewater system and determine if expansion, rehabilitation, or enhancement is desired to meet future demand. Without such improvements, steps should be taken to limit the amount of growth within the community to ensure water and wastewater availability.

STWP: Community Facilities and Services—1

- The City of Forsyth recently unveiled a newly designed website. The new website provides a great deal more information than the former one. This is a positive tool that, if maintained, will benefit residents and visitors alike. Having a state-of-the-art, current website that provides community information for residents, visitors and tourists is an indispensable tool in today's world. The Forsyth should be looking for interconnectivity opportunities with Culloden and Monroe County and other private entities wherever possible and should strive to keep its website maintained and up-to-date.

STWP: Community Facilities and Services—2

Opportunities

- Monroe County and the cities of Culloden and Forsyth have the opportunity to plan for infrastructure placement in those areas that are slated for future development. This planning would eliminate the need for the placement of infrastructure after the development has already taken place. It would also allow the County and the Cities to identify areas where they would like to see less intense development and steer infrastructure placement away from those areas.

STWP: Community Facilities and Services—4

- The City of Forsyth recently created a wireless technology district, or “hot spot,” in the City’s historic downtown commercial district. In addition to being a great service to the community, this initiative can be used as an economic development incentive tool to recruit new businesses downtown, as well as a tourism catalyst for attracting visitors off the interstate into the downtown area. More businesses and customers would ensure that downtown Forsyth remains an active and thriving area of the city.

STWP: Community Facilities and Services—5

- The recent announcement that the Georgia Department of Corrections will move its five metro Atlanta headquarter locations into the Tift College campus facilities provides the community with an attractive tenant for this campus that has sat vacant for a number of years.

STWP: Community Facilities and Services—6

- The proposed new facility that will house both Forsyth-Monroe County Chamber of Commerce and the Development Authority will allow these important organizations to hire additional staff and to expand their level of service.

STWP: Community Facilities and Services—3

- Monroe County, the City of Culloden and the City of Forsyth have the opportunity to produce websites that are compatible, state-of-the-art, current, and interconnected with each other and with private websites to ensure more efficient distribution of community information. If community information is more easily accessible, residents will be more willing to participate in community activities, travelers will be more willing to plan a stop in the area, and those looking to relocate will be more open to moving to the area.

STWP: Community Facilities—2

INTERGOVERNMENTAL COORDINATION

Issues

- In order to remain in compliance with provisions of the Georgia Planning Act, the communities must adopt an updated Service Delivery Strategy (SDS). Failure to update the SDS will result in the community's inability to obtain State funding for a variety of projects.

STWP: Intergovernmental Coordination—3

- Given the rapid growth the communities will be facing over the next few years, local leaders should endeavor to accommodate for the growth by developing than efficient plan for providing services in all areas of the county which are experiencing the most growth.

STWP: Intergovernmental Coordination—3, 4

Opportunities

- Monroe County and the City of Forsyth have the opportunity to work together to plan for future growth and development and ensure that it happens in a manner in keeping with community character and sense of place.

STWP: Intergovernmental Coordination—1; Land Use—4

- Monroe County and the City of Forsyth recently created a joint Building Department along with passage of an ordinance adopting administrative procedures for the enforcement of State minimum standard codes for construction.

STWP: Intergovernmental Coordination—5

TRANSPORTATION

Issues

- Expected increased traffic volume resulting from the new Department of Corrections facilities relocating from metro-Atlanta to the vacant Tift College Campus in Forsyth.

STWP: Transportation—2

- There is concern about the amount of traffic coming through downtown Forsyth-- particularly truck traffic and the impact it has on the City's efforts to establish a pedestrian-friendly atmosphere in the downtown area. Traffic signal timing problems combined with the heavy truck traffic causes major traffic congestion during certain times of the day.

STWP: Transportation—3

Opportunities

- The City of Forsyth and Monroe County do not have a road classification system that identifies arterial and collector roads in their land development regulations or an official major thoroughfare map. With the expected growth in the City of Forsyth and unincorporated Monroe County, it will be beneficial for both jurisdictions to establish an official major thoroughfare system that will insure proper traffic flow, and that the road network is in place to handle the projected volume of traffic.

STWP: Transportation—5

- The City of Forsyth currently lacks an interconnected network of bikeways and walkways. Bicycle and pedestrian facilities can be an important mode of transportation in Forsyth and Monroe County.

STWP: Transportation—6

- A county wide transit development plan should be developed in order to determine the existing and future mobility needs of Monroe County, City of Forsyth and City of Culloden residents and how to best address these needs.

STWP: Transportation—9

- In order to maintain, enhance and protect critical transportation networks in an effective and efficient manner, Monroe County has the opportunity to engage in local and regional transportation planning with Jones County, Butts Counties and the assistance of DOT through the Multi-County Transportation Plan.

STWP: Transportation—10

Implementation Program

The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. The specific measures to be undertaken by the community to implement the plan are included in the Short-Term Work Programs (STWP) and the Polices.

Report of Accomplishments

The last Short-Term Work Program update was completed in 2002. Below is City of Forsyth's report of accomplishments for the 2002 STWP.

(Status: Complete, Underway, Postponed, Not Complete)

ECONOMIC DEVELOPMENT		
ACTIVITY	STATUS	EXPLANATION
Establish incentives program to attract warehousing/distribution facilities within the City of Forsyth and Monroe County that includes the expansion of the existing marketing program.	Postponed	Still in the concept and planning stages. Will include in STWP update.
Create database on location of available vacant property within the downtown area.	Complete	
Create database of location of available sites for new industrial development.	Underway	Chamber of Commerce has hired Georgia Tech to find a location for a new industrial park. Will include in STWP update.
Using vacant property database for the downtown area, identify specific properties that could be purchased for prospective retailers.	Complete	
Conduct a downtown parking study that would include the identification of new parking facilities.	Complete	
Implement a tourism marketing program.	Complete	
Implement program to improve communications between the City and downtown retailers that will enhance retention and expansion opportunities.	Complete	

HOUSING		
ACTIVITY	STATUS	EXPLANATION
Establish a housing conditions survey to identify the location and extent of substandard housing in the City of Forsyth.	Complete	
Establish housing program to implement results of housing survey.	Underway	Will include in STWP update.
Implement recommendations from the RAC Region 6 Housing Study that addresses affordable housing for incoming work force.	Underway	Will include in STWP update.

NATURAL AND HISTORIC RESOURCES		
ACTIVITY	STATUS	EXPLANATION
Implement a program to address the impaired streams on the State's 303(d) list particularly as they impact the Tobesofkee and Rocky Creek watersheds.	Complete	
Implement recommendations from SWAP Study.	Underway	This is an ongoing activity. Will include in STWP update.
Adopt and implement the Part V Environmental Criteria Ordinance for wetlands and groundwater recharge areas.	Complete	
Implement monitoring procedures at the old City landfill site.	Complete	
(Postponed) Rehabilitate the old City Hall to Secretary standards and make it available for use by a community organization.	Underway	Will include in STWP update.
(Underway) Establish and implement a regional Historic Heritage Tour with participation from the City of Forsyth.	Underway	Will include in STWP update.
Renovate and maintain the Conley Building.	Complete	
Develop marker program for significant historic structures and sites in the City.	Complete	
Expand facade grant program outside Better Hometown program area.	Postponed	Still working inside the Better Hometown program area; not ready to expand to outside the BHT area.
Develop and implement a plan to improve the streetscape in the downtown square area.	Underway	Will include in STWP update.
(Underway) Nominate structures/sites identified in the Historic Resources Survey that are National Register eligible.	Underway	Will include in STWP update.
Implement the Community Greenspace Program Plan for the City of Forsyth.	Complete	

LAND USE		
ACTIVITY	STATUS	EXPLANATION
Prepare Comprehensive Plan Update to meet the State's new Minimum Planning Standards.	Underway	Will be complete by October 2007.

COMMUNITY FACILITIES		
ACTIVITY	STATUS	EXPLANATION
Expand the Russellville Plant by 1 MGD.	Complete	
Develop an improvement plan for water and sewer lines throughout the City that includes coordination with the Better Hometown Streetscape Program.	Complete	
Acquire and implement artesian well system within the City to create up to 250,000 gallons/day extra capacity.	Not Complete	The old plan is going to come back online, so there is no need to complete this activity.
Construct Public Safety Complex.	Complete	
Purchase one police car a year for the next five years that is equipped with radar and a video camera.	Complete	
Upgrade the Police Department's computer system.	Underway	This is an ongoing process. Will include in STWP update.
Conduct a study to evaluate alternatives of public safety access across the railroad tracks.	Complete	
Replace existing fire ladder truck	Underway	Will include in STWP update.
Construct one new swimming pool to replace the existing non-compliant pool at the City Park.	Postponed	Insufficient funding. Will include in STWP update.
Expand City's cable/internet service to Smarr and surrounding areas.	Postponed	Financial constraints.
Develop and implement an improvement plan for Kynette Park.	Complete	
Improve infrastructure at old Tift College to meet state requirements.	Underway	Project is a partnership with the City and DOC. Will include in STWP update.
Develop a plan to improve the corridor where the rapid rail system will come through the City.	Not Complete	Not considered a priority at this time.
Rehabilitate the interior of the existing City Hall.	Complete	
Rehabilitate Rose Theatre.	Complete	
Establish GIS system for the City.	Postponed	Still in the discussion phase. Will include in STWP update.

Short-Term Work Program

The following Short-Term Work Program identifies specific implementation actions the City of Forsyth and other entities intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

ECONOMIC DEVELOPMENT 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Recruit new businesses and assist in the development of existing business in the commercial, retail and service sectors.	City of Forsyth; Downtown Development Authority; Better Hometown; Chamber of Commerce	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Aggressively pursue economic diversification opportunities (i.e. clean, sustainable technology-oriented industries).	City of Forsyth; Downtown Development Authority; Better Hometown; Chamber of Commerce	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Work with established businesses to promote job retention, creation and expansion as a way to solidify the economic base and provide residents the opportunity to live and work in the County.	City of Forsyth; Downtown Development Authority; Chamber of Commerce; Better Hometown	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
4. Encourage entrepreneurial business opportunities.	City of Forsyth; Downtown Development Authority; Chamber of Commerce; Better Hometown	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Coordinate with the Georgia Forestry Association in recruitment of compatible forestry industry businesses.	City of Forsyth; Downtown Development Authority; Chamber of Commerce; Better Hometown	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

<p>6. Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College, Central Georgia Technical College, Georgia Quick Start Program, etc.).</p>	<p>City of Forsyth; Monroe County; Hubbard Alumni Association; Downtown Development Authority; Chamber of Commerce; Better Hometown; MGTC; CGTC</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>7. Seek a greater variety of retail and restaurants (both cuisine and price range) opportunities in the historic commercial downtown Forsyth.</p>	<p>City of Forsyth; Downtown Development Authority; Chamber of Commerce; Better Hometown</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>8. Seek Entrepreneur Friendly Community designation from the Georgia Dept. of Economic Development.</p>	<p>City of Forsyth; DCA; GDEcD</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009</p>
<p>9. Identify properties suitable for Industrial uses.</p>	<p>City of Forsyth; Chamber of Commerce; Georgia Tech</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008</p>
<p>10. Enforce existing codes, regulations and ordinances applicable to this character area.</p>	<p>City of Forsyth; Planning and Zoning; Design Review</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>11. Ensure that current regulations applicable to this character area are in accordance with desired development.</p>	<p>City of Forsyth; Planning and Zoning</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>
<p>12. Establish incentives program to attract warehousing/distribution facilities within the City of Forsyth and Monroe County that includes the expansion of the existing marketing program.</p>	<p>City of Forsyth; Planning and Zoning; Chamber of Commerce; Downtown Development Authority; Monroe County Development Authority</p>	<p>Staff Time</p>	<p>Budget</p>	<p>2007, 2008, 2009, 2010, 2011</p>

HOUSING 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote affordable housing options other than trailers/mobile homes.	City of Forsyth; Forsyth Housing Authority; Private Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Monitor new housing and subdivisions to ensure they are in accordance existing codes, regulations and ordinances.	City of Forsyth; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Strict enforcement of applicable ordinances, regulations and codes within character areas associated with housing.	City of Forsyth; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
4. Ensure that new adjacent and infill construction is architecturally compatible to existing structures.	City of Forsyth; Planning and Zoning; Design Review; HPC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Consider allowing accessory housing units for rental opportunities and as a way to generate income.	City of Forsyth; Planning and Zoning	Staff Time	Budget	2008
6. Promote traditional neighborhood development and a mix of housing types, styles and price points.	Forsyth Housing Authority; City of Forsyth; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
7. Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch and Citizen's Police Academy.	City of Forsyth; Forsyth Housing Authority; Police Department	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
8. Public assistance and investment should be focused where needed to ensure that redeveloping neighborhoods become more stable, mixed-income community	Forsyth Housing Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

with a larger percentage of owner-occupied housing.				
9. Maintain and upgrade existing infrastructure in neighborhoods and subdivisions.	City of Forsyth; Forsyth Housing Authority; RDC; DCA	\$500,000	CDBG	2007, 2008, 2009, 2010, 2011
10. Aggressively pursue funding opportunities to aid with housing rehabilitation efforts in order to ensure no degradation of existing housing stock.	City of Forsyth; Forsyth Housing Authority	Staff Time or \$500,000	CHIP	2007, 2008, 2009, 2010, 2011
11. Continue the operation of the Forsyth Housing Authority to guide the redevelopment of areas identified in the 2006 Forsyth Housing Assessment, particularly those in close proximity to the downtown area.	City of Forsyth; Forsyth Housing Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
12. Complete the plan for redevelopment and implement the infrastructure plan and completed redevelopment plan for James Street/ College Street.	City of Forsyth; Forsyth Housing Authority; RDC; Private Developers	Staff Time; \$1070 (Signature Community)	Signature Community; Community Development Block Grant Program	2007, 2008
13. Utilize state and federal assistance programs to address housing needs.	City of Forsyth; Forsyth Housing Authority	Staff Time	Community Housing Investment Program (CHIP); USDA Rural Development; Georgia Dream program (for first time home buyers only)	2007, 2008, 2009, 2010, 2011
14. Retrofit existing residential areas to improve connectivity with downtown Forsyth by installing pedestrian and bike amenities.	City of Forsyth; DOT	Federal Funds will pay up to 80% of Project cost and requires a 20% match by the community.	TE Grant	2007, 2008, 2009, 2010, 2011
15. Continue to develop alternative housing options in historic downtown Forsyth (such as high quality lofts and apartments).	Forsyth Housing Authority; Better Hometown; HPC; Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
16. Promote the use of Homeowners Associations and subdivision covenants for the upkeep of residential properties that front major	City of Forsyth; Forsyth Housing Authority; Planning and Zoning; Private Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

corridors.				
17. Encourage and support the establishment of village centers that incorporate everyday needs and conveniences into redeveloping neighborhoods.	City of Forsyth; Forsyth Housing Authority; Forsyth HPC; Private Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
18. Establish housing program to implement results of housing survey.	City of Forsyth; Forsyth Housing Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
19. Implement the recommendations from the RAC Region 6 Housing Study that addresses affordable housing for incoming work force.	City of Forsyth; Forsyth Housing Authority; Planning and Zoning; Private Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

**NATURAL AND CULTURAL RESOURCES
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote and support a county-wide preservation plan which takes into account 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; City of Forsyth; Chamber of Commerce; Monroe County Development Authority; Forsyth Downtown Development Authority; Monroe County Historical Society; Forsyth HPC; Middle Georgia RDC	Determined by final project scope and funding availability	Georgia Heritage Grant, Historic Preservation Fund Grant	2010, 2011
2. Strict enforcement of existing ordinances in accordance within character areas associated with natural and cultural resources.	City of Forsyth; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Continue active involvement in the Middle Georgia Clean Air Coalition.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
4. Work to create attractive entrances to the City through the use of corridor overlay zones and best management practices.	City of Forsyth; Better Hometown; DCA; DOT	Staff Time; \$16,950 (Signature Community)	Signature Community	2007, 2008, 2009, 2010, 2011
5. Continue the redevelopment and revitalization Forsyth's historic commercial downtown and adjacent residential areas (capitalize on existing façade improvement and building rehabilitation programs).	City of Forsyth; Forsyth Downtown Development Authority; Better Hometown; HPC	Staff Time	Budget, Main Street/Better Hometown Grants, Historic Preservation Grants, DCA	2007, 2008, 2009, 2010, 2011
6. Market downtown as a heritage tourism destination.	City of Forsyth; Chamber of Commerce; Forsyth Downtown Development Authority; Better Hometown; HPC; GDEcD	Staff Time	General Fund, Local Assistance Grants, Historic Preservation Grants, DCA; GDEcD	2007, 2008, 2009, 2010, 2011

7. Promote cooperative efforts between Forsyth Downtown Development Authority, Chamber of Commerce, Better Hometown and Historic Preservation Commission.	City of Forsyth; Forsyth Downtown Development Authority; Chamber of Commerce; Better Hometown; HPC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
8. Establish local historic districts and design guidelines (Commercial, Residential).	City of Forsyth; HPC	Staff Time	Budget, Historic Preservation Fund	2007, 2008
9. Renovate the Old City Hall to house the Chamber of Commerce, Better Hometown Program and Development Authorities.	City of Forsyth; Monroe County; Chamber of Commerce; Better Hometown; Development Authorities	\$600,000 \$16, 950 (Signature Community)	SPLOST; Signature Community	2007, 2008, 2009
10. Maintain Certified Local Government Status.	City of Forsyth; HPC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
11. Advocate for appropriate infill that is compatible with historic development patterns and building design in historic residential and commercial sections of the City.	City of Forsyth; Planning and Zoning; Historic Preservation Commission; Better Hometown; Downtown Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
12. Pursue designation as a Preserve America Community.	City of Forsyth; Better Hometown; HPC; RDC	Staff Time	Budget	2007, 2008
13. Establish and implement a regional Historic Heritage Tour with participation from the City of Forsyth.	City of Forsyth; Better Hometown; HPC; RDC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
14. Nominate structures/sites identified in the Historic Resources Survey that are National Register eligible.	City of Forsyth; HPC; RDC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
15. Implement recommendations from SWAP Study.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

**LAND USE
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Establish and Implement a Corridor Management Plan to improve entrances to the City.	City of Forsyth; DOT; Better Hometown; DCA	Staff Time; \$16,950 (Signature Community)	Signature Community; Budget	2007, 2008, 2009, 2010, 2011
2. Practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development, particularly along the I-75 corridor and entrance corridors.	City of Forsyth; Planning and Zoning; Monroe County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions.	City of Forsyth; Planning and Zoning; Forsyth Housing Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
4. Promote compatible infill development and redevelopment with existing surrounding development.	City of Forsyth; Design Review; Planning and Zoning; Forsyth Housing Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Strict enforcement of existing ordinances in accordance within character areas associated with land use.	City of Forsyth; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
6. Ensure zoning regulations are in accordance with vision and desired development patterns.	City of Forsyth; Planning and Zoning	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

**COMMUNITY FACILITIES
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Evaluate capacity of water and wastewater system and expand, rehabilitate (the Boxankle Water Plant) or enhance to meet future demand as necessary.	City of Forsyth	\$4 Million	SPLOST	2007, 2008, 2009, 2010, 2011
2. Expand and maintain current website and seek interconnectivity opportunities.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Support the Forsyth-Monroe Chamber of Commerce, Development Authorities and Forsyth Better Hometown in its efforts to establish a new headquarters building.	City of Forsyth; Chamber of Commerce; Monroe County Development Authority; Forsyth Downtown Development Authority; Forsyth Better Hometown	Staff Time	Budget	2007
4. Engage in infrastructure placement planning through the adoption of a Capital Improvements Plan.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Promote the downtown commercial area's wireless technology district.	City of Forsyth; Chamber of Commerce; Downtown Development Authority; Better Hometown	Staff Time; \$5552 (Signature Community)	Signature Community; Budget	2007, 2008, 2009, 2010, 2011
6. Support the Georgia Department of Corrections in its utilization of the former Tift College campus.	City of Forsyth; Downtown Development Authority; State of Georgia	Staff Time	Budget; State of Georgia; Federal Funding	2007, 2008, 2009, 2010, 2011
7. Maintain/ improve all City owned parks and consider building a new swimming pool as one of the improvements.	City of Forsyth	\$400,000; \$4,115 (Signature Community— Improve Milledge Circle Park Green Space)	Signature Community; SPLOST	2007, 2008, 2009, 2010, 2011
8. Alter and modify the aesthetics of areas surrounding public safety	City of Forsyth; Monroe County; GPSTC; DOT	Federal Funds will pay up to 80% of Project cost and	TE Grant	2007, 2008, 2009, 2010, 2011

facilities, particularly the corridors around the GPSTC.		requires a 20% match by the community.		
9. Maintain/ improve streetscapes and sidewalks.	City of Forsyth; Downtown Development Authority; Chamber of Commerce; Better Hometown	\$1 Million	SPLOST	2007, 2008
10. Construct a facility to house the electrical department's trucks.	City of Forsyth	\$500,000	SPLOST	2007, 2008
11. Improve the existing cable system.	City of Forsyth	\$500,000	SPLOST	2007, 2008
12. Continue to monitor wells at the abandoned landfill.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
13. Continue exploratory research of innovative uses for the methane produced by the abandoned landfill.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
14. Upgrade the Police Department's computer system.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
15. Replace existing fire ladder truck.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
16. Establish GIS system for the City.	City of Forsyth	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

**INTERGOVERNMENTAL COORDINATION
2007-2011**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote coordination and cooperation between governments and organizations.	City of Forsyth; Monroe County; City of Culloden; Chamber of Commerce; Development Authorities; All State Departments	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Encourage total community involvement.	City of Forsyth; Monroe County; City of Culloden; Chamber of Commerce; Development Authorities	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Adopt the updated Service Delivery Strategy to remain eligible to receive State funding for various projects.	City of Forsyth	Staff Time	Budget	2007
4. Coordinate with Monroe County and the City of Culloden to develop and implement a Capitol Improvements Plan.	City of Forsyth; Monroe County; City of Culloden	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
5. Ensure the enforcement of State minimum standard construction codes through the Forsyth-Monroe Joint Building Department.	City of Forsyth; Monroe County; Building Department	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
6. Partner with the Dept. of Corrections in the retrofitting Tift College Campus.	City of Forsyth; Georgia DOC	Staff Time	Budget	2007, 2008

TRANSPORTATION 2007-2011				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Coordinate with Monroe County to expand services along the I-75 corridor.	City of Forsyth; Monroe County; DOT	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
2. Work to improve traffic flow issues both current and projected (due to the Tift College Relocation).	City of Forsyth; DOT	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
3. Consider alternate travel routes around the City of Forsyth for commercial vehicles.	City of Forsyth; Monroe County; DOT	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
4. Establish a pedestrian-friendly atmosphere in the downtown area.	City of Forsyth; Better Hometown; Downtown Development Authority; HPC	Staff Time	Budget	2008, 2009, 2010, 2011, 2012
5. Consider establishing a road classification system with an official major thoroughfare map to assist with growth, traffic flow and volume.	City of Forsyth	Staff Time	Budget	2008
6. Create a local Bike- Pedestrian Plan that also connects with the County Plan (when created) and the Regional Bike-Pedestrian Plan.	City of Forsyth; RDC	Staff Time	General Fund, Local Assistance Grants	2007, 2008, 2009, 2010, 2011
7. Promote aesthetics and the retention of rural character by including raised, landscaped medians into existing and new road/highway widening efforts	City of Forsyth; DOT	Staff Time	Budget	2008, 2009, 2010, 2011, 2012
8. Include landscaped buffers between	City of Forsyth; DOT	Staff Time	Budget	2008, 2009, 2010, 2011, 2012

roadways and new bike/pedestrian trails.				
9. Draft a county wide Transit Development Plan.	Monroe County; City of Forsyth; City of Culloden; RDC; DOT	None	DOT	2008
10. Coordinate with Jones and Butts Counties on the Multi-County Transportation Plan.	Monroe County; City of Forsyth; City of Culloden DOT; Jones County, Butts County	Project Total: \$150,000- 200,000 Monroe County's matching portion not to exceed \$13,333 No funds required from the City of Culloden of the City of Forsyth	DOT; Monroe County; Butts County; Jones County	2007, 2008, 2009

Long-Term and Ongoing Activities

The following is a list of long-term, indefinite and continuous activities that will be initiated during the planning period but will take longer to accomplish than the five year time frame. Additionally, some of the activities represented below are such that have the potential to be continuous, ongoing activities with no concrete completion date. It is expected that additional short-term projects with clearly defined timeframes will emerge as these long-term activities proceed.

- Expand the streetscape program
- Upgrade all water infrastructure
- Upgrade sewer infrastructure and treatment plant facilities
- Upgrade storm water infrastructure
- Continue pursuing alternative traffic routes in and around the city
- Explore opportunities for possible civic center facilities
- Support the relocation of state offices to Forsyth.

COOPERATIVE EFFORTS WITH MONROE COUNTY

- Joint road improvements with the City of Forsyth on Montpelier Road.
- We will coordinate with the City of Forsyth and Macon State and Central Georgia Technical Colleges to establish a significant facility to serve Monroe County, City of Forsyth and City of Culloden citizens.

Policies to be Considered

The City of Forsyth will consider adopting the following policies to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

Economic Development

- We will support the recruitment and expansion of business and industry that provide linkages to existing business activities in the community.
- We will work with the Forsyth Better Hometown, Monroe County Development Authority, Forsyth Downtown Development Authority, Monroe County Historical Society, Chamber of Commerce and the Forsyth Historic Preservation Commission and to support nature-based, cultural and heritage tourism efforts in the cities, cross-roads communities and throughout the county.
- We will coordinate with economic development entities within the city, county, region and state to increase diverse, long-term employment opportunities.
- We will encourage and support entrepreneurial enterprise in our community.
- We will seek to attract and maintain an educated and appropriately skilled work force.
- We will promote the development of programs to aid in educational and job training opportunities to attract and retain a skilled labor force.

Housing

- We will support the Housing Authority in its efforts to redevelop declining areas, and enforce and maintain housing standards to prevent the future decay of housing.
- We will work to eliminate substandard and dilapidated housing in our community and these efforts will be spearheaded by the Housing Authority.
- We will encourage the development of neighborhoods that include a range of housing options to accommodate all members of the community and to ensure that those who work in the community have a viable choice or option to live within the community.
- We will encourage connectivity between downtown areas and in-town neighborhoods through walking paths and bicycle lanes.
- We will work to ensure that high quality housing is constructed and maintained.
- We will promote compatible infill development in existing neighborhoods
- We will encourage home ownership.

- We will encourage walkable, safe neighborhoods through the utilization of traffic calming measures, the installation of pedestrian and bike facilities, and accessible open/public spaces.
- We will ensure our neighborhoods will be interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, road and public transportation.
- We will protect, maintain, and enhance the viability, character, identity and physical condition of established neighborhoods.
- We will promote the concept of “lifecycle” housing within the community by encouraging the development of variety of housing types, styles and price points (including affordable and high-end).

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect existing agricultural and forestry land, other natural resources, environmentally sensitive areas, and valuable historic, archaeological and cultural resources from encroachment.
- We will promote the use of heritage and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to the local, state and national heritage.
- We will promote the protection and maintenance of trees and green/open space in all new development.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- We will support Federal and State air and water laws and work toward minimizing pollution.
- We will support enhanced recycling and solid waste management initiatives.
- We will encourage more compact urban development, particularly along entrance corridors and in areas surrounding downtown Forsyth.

Community Facilities and Services

- We will encourage the creation of attractive, accessible recreational facilities, public gathering places and parks throughout the community.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will support the Joint Building Department in its enforcement of construction standards.
- We will promote and maintain professional law enforcement, fire protection and emergency management service departments and will support the Georgia Public Safety Training Center.
- We will work to provide a high level of efficient local government service that is responsive to the needs of all City residents.
- We will invest in parks and open space as one avenue of encouraging private reinvestment within the City.
- We will support the upgrade of existing medical facilities in the most financially sound manner possible to expand current services and to best serve the population and restore public confidence in the health care system.
- We will support the Monroe County School Board in its efforts to encourage its students to seek higher education and advanced technical skills.
- We will work to ensure that new and existing development is supported by adequately by necessary infrastructure; particularly roads, schools, public safety protection and wastewater treatment systems.
- We will set high design standards for community facilities to generate local community pride and to establish standards for high quality private sector development within the community.
- We will promote and encourage the use of underground utilities wherever possible in redevelopment and newly developing areas.
- We will monitor the current abandoned landfill to ensure the safety of city residents and will provide for efficient, environmentally safe, and sanitary disposal of solid waste in a manner that minimizes cost and financial risk to the City.
- We will ensure that adequate water and wastewater facilities are developed and maintained to meet current and future needs.

Land Use

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We are committed to creating neighborhoods and mixed-use developments that accommodate a variety of transportation choices through a focus on bike and pedestrian orientation and connection to downtown.
- We will work to only allow rezoning of parcels in a manner that is consistent with the Future Development Map/Future Land Use Map.
- We will promote the development, improvement, and revitalization of underutilized or vacant sites including areas with infill opportunities.
- We will remain committed to maintaining and improving existing neighborhoods through public improvements, housing improvements, compatible infill development, and connection to community facilities and services.
- We will facilitate the best possible design elements for new and existing structures within the City due to the recognition that quality design has a significant effect on community perception, property values, and business attraction and retention.
- We will continue our commitment to prioritizing the redevelopment and enhancement of existing commercial, industrial and greyfield areas into vibrant areas over the development of new land for commercial purposes.
- We will enforce and update all ordinances, codes and regulations as needed.
- We will emphasize the redevelopment of gateways and corridors into the City as a way to further our City's "sense of place."
- We will continue our commitment to beautifying downtown through streetscaping efforts (landscaping, lighting, signage, underground utilities) and overall building design to add value to our community.
- We will encourage upper floor residential along the corridors into downtown (currently under redevelopment) and downtown itself to add people and increase the vibrancy and mixture of uses in these areas.
- We will review land planning and development concepts that have been successful elsewhere to determine applicability to our community.

Intergovernmental Coordination

- We will promote greater cooperation and information sharing between all governments.
- We will work together to achieve community objectives and promote total community involvement in future community improvement efforts.
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information and attempt to coordinate with neighboring jurisdictions on projects and issues that cross county borders.
- We will support existing educational institutions and encourage development of new opportunities to educate our citizens.

Transportation System

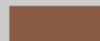
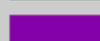
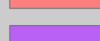
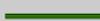
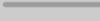
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- We will support the creation of a community-wide pedestrian/bike path network.
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts and to accommodate multiple functions (including: pedestrian facilities, parking, bicycle routes, public transit and local vehicular circulation).
- We will work to minimize the effects of truck traffic through downtown Forsyth.
- We will ensure that corridor revitalization (both transportation and greenway) is in accordance with the community standards of aesthetics, urban design, historic preservation, and environmental stewardship.

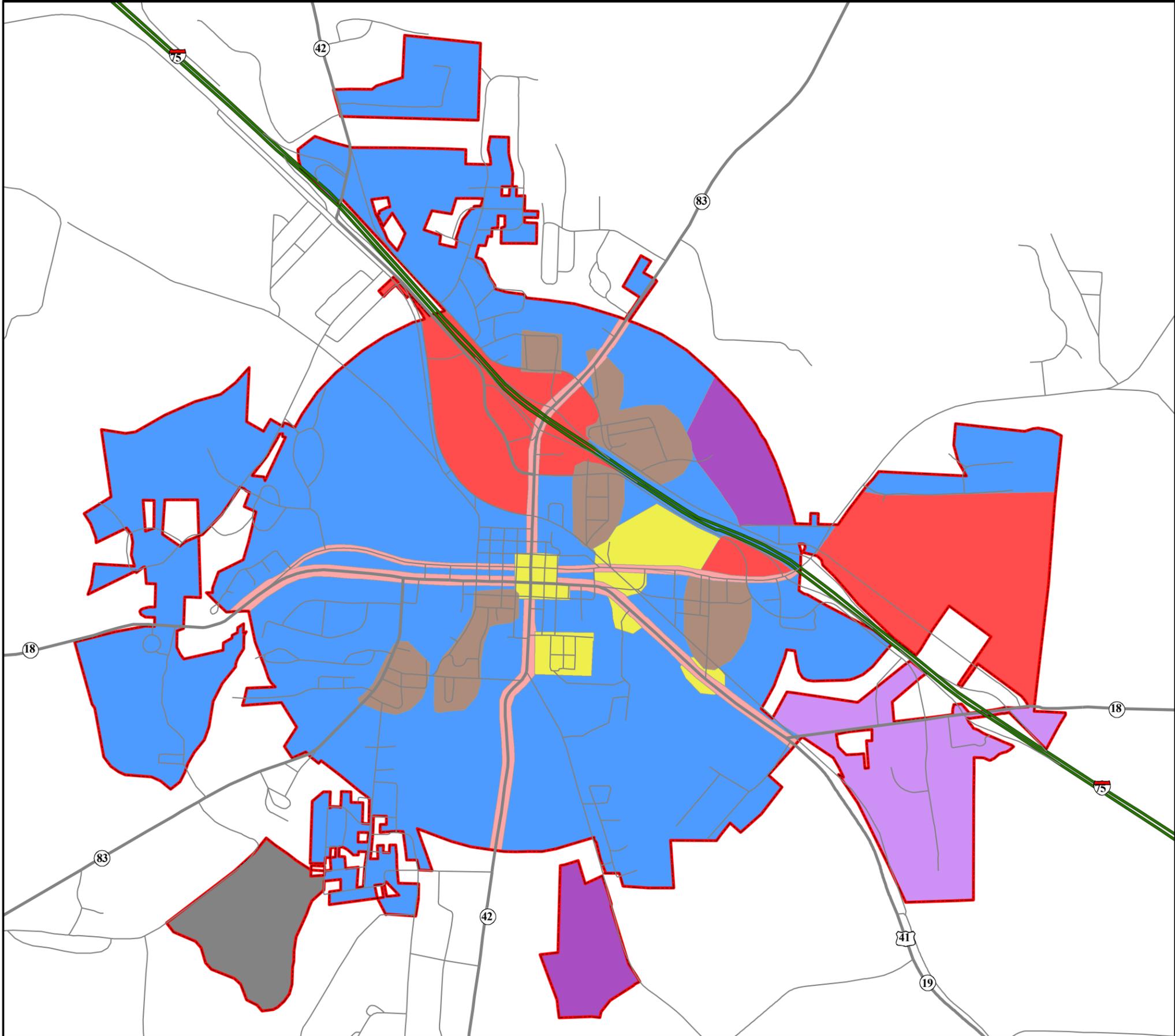
APPENDIX A

FUTURE DEVELOPMENT MAP

Future Development Map - Forsyth

Legend

-  Closed Landfill
 -  Commercial Growth
 -  Redeveloping Neighborhoods
 -  Downtown/Historic Area
 -  Residential Growth Areas
 -  Highway Corridor
 -  Industrial
 -  Traditional In-Town Neighborhood
-
-  Forsyth
 -  Interstate
 -  City Street
 -  County Road
 -  State Highway

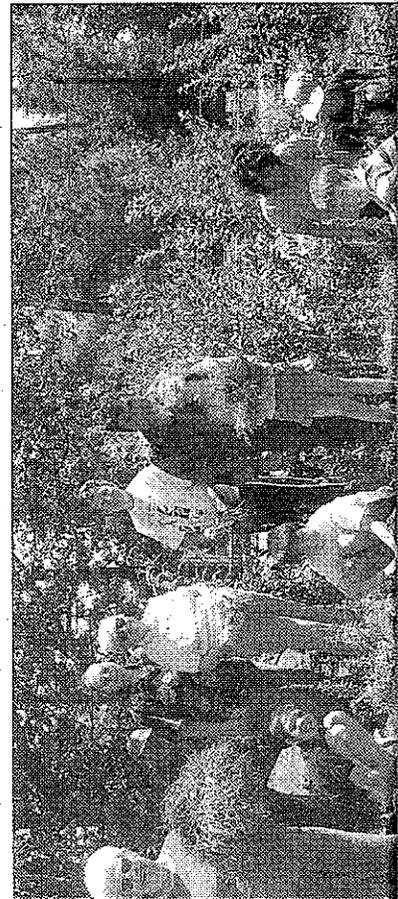


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APPENDIX B

COMMUNITY PARTICIPATION OPPORTUNITIES

Woodmen Lodge 308 joined hands with Woodmen Youth Lodge 1834, Forsyth Town and Country Garden Club to tend the Blue Star Marker at the American Legion Hall and the Nellie Mae Garden at the Historical Depot at the Old Depot. Weeds were pulled, old mulch raked and straw and the gardens watered. After the jobs were complete hamburgers, and drinks were enjoyed by all. Above: Lisa Doster, Ann McKinley, Kay Pierson, Judy Pierson, Ann Pierson, Judy Pierson, Miriam Corbin, Front row Tyler Walker, Selena Corbin and Victoria Doster. Below: Judy Geib, Betty Pierson, Jeff Howard, Lisa Doster, Ann Pierson, Anthony Corbin Field Representative, Tyler Walker, Austin Corbin, Chelle Walker, Youth Director, Zach Corbin, Victor Walker. Photo: Miriam Corbin.



Detection, treatment and management of prostate health is important."

New Arrivals



Dr. Tom Perry OPTOMETRIST

PUBLIC HEARING NOTICE FOR COMPREHENSIVE PLAN COMMUNITY AGENDA AND JOINT SOLID WASTE MANAGEMENT PLAN FOR MONROE COUNTY AND THE CITIES OF FORSYTH AND CULLODEN

Monroe County, the City of Forsyth and the City of Culloden announce a joint Public Hearing on the Community Agenda portion of the Comprehensive Plan and update of the Joint Solid Waste Management Plan. The purpose of the hearing is to brief the community on the content of the Plans; provide opportunity for residents to comment on plans; and notify the community of the expected date the plans will be submitted to the Middle Georgia Regional Development Center for review.

The hearing will be held:

Date: June 18, 2007

Place: Forsyth City Hall Annex

Time: 5:30pm

... CAN TAKE WONDOS DO FOR ...

PUBLIC HEARING
Monroe County/City of Forsyth/City of Culloden
FOR
The Joint Comprehensive Plan Update—Community Agenda
AND
The Joint Solid Waste Management Plan
Forsyth City Hall Annex
Monday, June 18, 2007 — 5:30pm

SIGN IN SHEET:

NAME	ADDRESS	PHONE
Matt Perry	200 Kimball St	256-9506
Sid Gandy	38 W. MAIN ST.	994-7029
Vince Skilling	5522 HWY 341 -CULLODEN 31016	885-2485
Londie	191 Leeking Rd Forsyth GA	994-0336
Dana Renard	80 Box 189	992-5049
Mike Dodd	120 meadow DR.	994-6204
Vince Williams	76 INDIAN SPRINGS	994-6870
Janice Hall	PO Box 1447	994-5649
Sandria Dewo	PO Box 509	994-5760
Jenny Pace	PO Box 1447	994-5649