

**THE JOINT PARTIAL UPDATE
TO THE COMPREHENSIVE PLAN
FOR TWIGGS COUNTY, CITY OF DANVILLE,
AND CITY OF JEFFERSONVILLE**



Prepared by

The Middle Georgia Regional Development Center

for

Twiggs County, City of Danville, and City of Jeffersonville

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AREAS REQUIRING SPECIAL ATTENTION MAP - TWIGGS COUNTY
AREAS REQUIRING SPECIAL ATTENTION MAP – CITY OF DANVILLE
AREAS REQUIRING SPECIAL ATTENTION MAP – CITY OF JEFFERSONVILLE

PURPOSE

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide for Twiggs County and the Cities of Danville and Jeffersonville in the interim period between Comprehensive Plan Updates. The full update of the Joint Twiggs County Comprehensive Plan will be due June 30, 2013. Partial Updates should:

- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of the citizens in implementing the plan; and
- Provide a guide to everyday decision-making for use by the local government officials and other community leaders.

When implemented, the resulting plan will assist the community in addressing critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates.

The Partial Update adheres to the *Requirements for a Partial Update to the Local Government Comprehensive Plan* set forth by the Georgia Department of Community Affairs in March 2007 and includes all the required components for local governments updating comprehensive plans under the 2004 and prior Minimum Planning Standards. These components include:

- A Quality Community Objectives (QCO) Assessment
- An analysis of Areas Requiring Special Attention and a Map outlining these areas
- Identification of Issues and Opportunities
- Updated Implementation Program
 - Short-Term Work Program
 - Long-Term and On-Going Activities (optional)
 - Policies
 - Report of Accomplishments

ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

To assist communities in evaluating current policies, activities, and development patterns, DCA has established 15 **Quality Community Objectives**, which are separated into four major categories:

- Development Patterns
- Resource Conservation
- Social and Economic Development
- Governmental Relations

The analysis of these objectives is derived from the Quality Community Objectives Local Assessment Tool created by DCA’s Office of Planning and Quality Growth. This assessment tool focuses on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

These objectives are intended to help communities identify areas in need of improvement or further development; assist in identifying further potential issues and opportunities; and provide a foundation for the Implementation Program.

Twiggs County

<i>Development Patterns</i>			
Traditional Neighborhoods Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	

3.	We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4.	Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5.	We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6.	Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	There are no sidewalks in unincorporated Twiggs County.
7.	In some areas several errands can be made on foot, if so desired.		X	
8.	Some of our children can and do walk to school safely.		X	
9.	Some of our children can and do bike to school safely.		X	There are no bicycle facilities in unincorporated Twiggs County.
10.	Schools are located in or near neighborhoods in our community.		X	
Infill Development				
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.				
		Yes	No	Comments
1.	Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2.	Our community is actively working to promote brownfield redevelopment.	X		The location of the new industrial park off Hwy 96 was once a missile base. The area was an eyesore with hazardous materials. The County cleaned it up to make way for the industrial park.
3.	Our community is actively working to promote greyfield redevelopment.		X	
4.	We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		New industrial park at I-16 and Hwy 96.
5.	Our community allows small lot development (5,000 square feet or less) for some uses.		X	The sewer infrastructure is not in place to promote small lot development.

Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	
Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		Rural Section 5311 Program.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	There are no sidewalks in unincorporated Twiggs County.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.		X	

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.		X	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region and draws from the region as a source of local culture, commerce, entertainment, and education.	X		
<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	
Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		X	

2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program or we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		Groundwater Recharge, Wetlands, River Corridor
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	

3.	Our elected officials understand the land-development process in our community.	X		
4.	We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		
5.	We have a Capital Improvements Program that supports current and future growth.		X	The County does not have a specific CIP document, but they do have a SPLOST for road, water, and sewer improvements.
6.	We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7.	We have clearly understandable guidelines for new development.	X		
8.	We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9.	We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10.	We have a public-awareness element in our comprehensive planning process.	X		
Appropriate Businesses				
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.				
		Yes	No	Comments
1.	Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		X	There are no economic development organizations in Twiggs County.
2.	Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses and/or industries that will be compatible.		X	There are no economic development organizations in Twiggs County.
3.	We recruit firms that provide or create sustainable products.	X		
4.	We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
Employment Options				
A range of job types should be provided in each community to meet the diverse needs of the local workforce.				
		Yes	No	Comments
1.	Our economic development program has an entrepreneur support program.		X	

2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average).		X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multi-family housing.		X	Infrastructure not in place to accommodate multi-family housing.
7. We allow multi-family housing to be developed in our community.		X	
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		CGTC Workforce Training Center in Jeffersonville

2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		Twiggs County is in close proximity to Macon that has several institutions of higher learning.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Governmental Relations

Regional Solutions

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

	Yes	No	Comments
1. We participate in regional economic development organizations.	X		Central Georgia Development Authority; Middle Georgia RDC
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		Middle Georgia Clean Air Coalition
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		

4. Our community thinks regionally, especially in terms of issues like land use, transportation, and housing, understanding that these go beyond local government borders.	X		
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Regional Cooperation

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

	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		

4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		
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City of Danville

<i>Development Patterns</i>			
Traditional Neighborhoods Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.		X	
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas, several errands can be made on foot, if so desired.	X		Traffic is very light on the local roads, thus walking is safe without sidewalks.
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

Infill Development

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

	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	

Sense of Place

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

	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	

Transportation Alternatives

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

	Yes	No	Comments
1. We have public transportation in our community.	X		Twiggs County operates a Rural 5311 Program that serves Danville.

2.	We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3.	We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4.	We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5.	We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6.	We have a plan for bicycle routes through our community.		X	
7.	We allow commercial and retail development to share parking areas wherever possible.		X	
Regional Identity				
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.				
		Yes	No	Comments
1.	Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2.	Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3.	Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4.	Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5.	Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6.	Our community contributes to the region and draws from the region as a source of local culture, commerce, entertainment, and education.		X	
<i>Resource Conservation</i>				
Heritage Preservation				
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.				
		Yes	No	Comments
1.	We have designated historic districts in our community.		X	

2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	
Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program or we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		Groundwater Recharge Area Protection Ordinance
5. Our community has a tree preservation ordinance, which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	

Social and Economic Development

Growth Preparedness

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

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	
10. We have a public-awareness element in our comprehensive planning process.		X	

Appropriate Businesses

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

	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	

3.	We recruit firms that provide or create sustainable products.		X	
4.	We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
Employment Options				
A range of job types should be provided in each community to meet the diverse needs of the local workforce.				
		Yes	No	Comments
1.	Our economic development program has an entrepreneur support program.		X	
2.	Our community has jobs for skilled labor.		X	
3.	Our community has jobs for unskilled labor.		X	
4.	Our community has professional and managerial jobs.		X	
Housing Choices				
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs.				
		Yes	No	Comments
1.	Our community allows accessory units like garage apartments or mother-in-law units.		X	
2.	People who work in our community can also afford to live in the community.	X		
3.	Our community has enough housing for each income level (low, moderate, and above-average).		X	
4.	We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	
5.	We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6.	We have vacant and developable land available for multi-family housing.		X	
7.	We allow multi-family housing to be developed in our community.		X	
8.	We support community development corporations that build housing for lower-income households.		X	
9.	We have housing programs that focus on households with special needs.		X	
10.	We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		CGTC Workforce Training Center in Jeffersonville
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		See #1
3. Our community has higher education opportunities, or is close to a community that does.		X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
Governmental Relations			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		Middle Georgia RDC
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		Middle Georgia Clean Air Coalition
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

City of Jeffersonville

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	

5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	
Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	

4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	
Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		Twiggs County operates the Rural 5311 Transit program that includes the City of Jeffersonville.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.		X	
Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		

5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region and draws from the region as a source of local culture, commerce, entertainment, and education.	X		
<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	
Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	

3.	We have identified our defining natural resources and taken steps to protect them.		X	
4.	Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.	X		Wetlands Protection Ordinance
5.	Our community has a tree preservation ordinance which is actively enforced.		X	
6.	Our community has a tree-replanting ordinance for new development.		X	
7.	We are using stormwater best management practices for all new development.	X		
8.	We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	

Social and Economic Development

Growth Preparedness

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

		Yes	No	Comments
1.	We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2.	Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3.	Our elected officials understand the land-development process in our community.	X		
4.	We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		
5.	We have a Capital Improvements Program that supports current and future growth.		X	
6.	We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7.	We have clearly understandable guidelines for new development.	X		
8.	We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X		
9.	We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10.	We have a public awareness element in our comprehensive planning process.	X		

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can also afford to live in the community.		X	Relatively high percentage of cost-burdened households in the City.
3. Our community has enough housing for each income level (low, moderate, and above-average).		X	

4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multi-family housing.	X		
7. We allow multi-family housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		CGTC Workforce Training Center in Jeffersonville
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities or is close to a community that does.		X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
Governmental Relations			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		Middle Georgia RDC
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		Middle Georgia Clean Air Coalition

3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
<p>Regional Cooperation</p> <p>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</p>			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

AREAS REQUIRING SPECIAL ATTENTION

The following areas requiring special attention were identified based upon an evaluation of existing land use patterns and other factors within Twiggs County and the Cities of Danville and Jeffersonville. Maps displaying the Areas Requiring Special Attention located in these communities are displayed in the Appendix of the report.

Areas of Significant Natural/Cultural Resources

- **Unincorporated Twiggs County**
 - **National Register of Historic Places Listings**
 - **Wimberly Plantation** - Located off Highway 96 near I-75.
 - **Myrick's Mill** - Located northeast of the community of Fitzpatrick on SR 378.
 - **Richland Baptist Church** - Located off Richland Road.
 - **John Chapman Plantation** - Located southeast of Jeffersonville on Highway 96.
 - **Ballard-Everett Farm Historic District** - Located in Jeffersonville vicinity.
 - **Ocmulgee Wildlife Management Area** - Part of an important regional natural resource that includes Bibb and Twiggs Counties. Desire to establish a National Heritage Corridor to promote, enhance, and conserve the natural and cultural resources of the Ocmulgee River and adjacent lands.
- **City of Danville**
 - **Potential Historic Residential and Other Properties** - The 2000 Census revealed that approximately 30 percent of the residential units were constructed in 1939 or earlier. This is not to mention the number of commercial, industrial, and institutional structures that currently exist in the City that date back from that time period. A Historic Resources Survey would determine the number and location of the National Register eligible properties in the City. From there, decisions can be made on National Register nominations and the local historic preservation process based on resources available and the long-term benefits of these efforts.
- **City of Jeffersonville**
 - **Historic Residential and Commercial Properties** - A 2001 Historic Resources Survey conducted by the RDC revealed a number of residential and commercial properties in the City of Jeffersonville that have potential for National Register of Historic Places (NRHP) listing, in addition to the Twiggs County Courthouse that is currently on the NRHP. These properties are concentrated along Ash, Magnolia, and Main Streets. As far as can be determined, no action has been taken to pursue NRHP designation for these properties, or more importantly, to adopt a local historic preservation ordinance and establish a historic preservation commission and a local historic district.
 - Establishing a partnership with Twiggs County and the City of Danville would be helpful in sharing resources in accomplishing this task.

Areas of Rapid Development

- **Unincorporated Twiggs County**
 - **I-16 and Highway 96** - This area includes a 715-acre industrial park (500 acres north of I-16 and 215 acres south of the interstate) and a proposed 600-700,000 square foot warehouse facility constructed on a 150-acre tract within the industrial park. It is hoped that with the completion of the infrastructure improvements at or near the industrial park (including the widening of Highway 96 and I-16 interchange improvements) and the construction of the new Academy Sports Distribution Center, other targeted industries could be attracted to the new park. Development at the industrial park will likely attract other secondary development that will provide support services to the industries and employees at the park.
 - **I-16 Interchanges at Sgoda Road, Bullard Road, and Highway 358** – An industrial park at the I-16/Highway 96 interchange, as described above, will enhance the opportunity for developing the county’s remaining interchange accesses to Interstate 16, which to date has experienced very limited development due to the lack of infrastructure.
 - **Northern Twiggs County** – A regional industrial park totaling 900 acres located near Highway 57 in extreme southwestern Jones County is currently under development. The property has been acquired, but additional funds will be needed for infrastructure and site improvements. This industrial park is situated a short distance from the Twiggs County Line. Once the park is in full operation and has begun to attract industrial establishments, it is quite possible the area in northern Twiggs County close to this park will see new residential and commercial development as a result of park employees wanting to reside close to their place of work.
 - **Dry Branch Area** – This portion of unincorporated Twiggs County is an area that has a great potential to develop in the future, but requires adequate water infrastructure. The County is in the process of creating a county water treatment and distribution system to serve both economic development interests, as well as county residents, including those in the Dry Branch area. Phase II of the project would include extending the system into this area.
- **City of Danville** - None that can be determined.
- **City of Jeffersonville** - None that can be determined.

Areas Where Development May Be Outpacing Availability of Community Facilities/Services

- **Unincorporated Twiggs County** - None that can be determined.
- **City of Jeffersonville** – None that can be determined.
- **City of Danville** – None that can be determined.

Areas in Need of Redevelopment

- **Unincorporated Twiggs County** – The Spring Valley area that is located in unincorporated Twiggs County.
- **City of Danville**

- **Downtown Area** – The City Hall complex along with several small commercial establishments situated on several parcels paralleling the railroad is considered the downtown area of Danville. Though relatively small in size, this section of the City can become an important focal point for the community and could also stimulate other redevelopment efforts in the community. Improvements to the exterior of the buildings along with some streetscape improvements, such as sidewalks, lighting, and other amenities, would not only add to the physical attractiveness of the area, but would also make it attractive to small business investment in the downtown area.
- **US 80** - Along this major regional thoroughfare, there is a mixture of residential, commercial, and institutional uses and no unified development pattern. With a large number of vehicles using this highway on a daily basis, there are opportunities for businesses to capture sales from the local and out-of-town travelers. It is also very difficult to determine the entrance point to the City of Danville. This area would benefit from a corridor plan that studies both the land use and economic development potential of this corridor and includes a design for an entranceway to the City.
- **City of Jeffersonville**
 - **Downtown Area** – There have been recent efforts by private interests and the Downtown Development Authority to establish new businesses in the downtown area and to improve the exterior facades of the buildings. However, streetscape improvements, such as upgrading sidewalks, lighting, and streets are needed to enhance the downtown redevelopment efforts. As a result of a High Priority Project included in the new Federal transportation bill, the City of Jeffersonville will receive federal funds to install these upgrades. These funds will cover 80 percent of the cost of the project with the remainder having to come from either state, local, or private sources.
 - **Spring Valley** - Located off East Railroad Street in the extreme southern portion of the City. This area has a multitude of redevelopment issues, including substandard housing, unpaved roads, and poor drainage and street lighting.
 - **Everette** – Located off Highway 80 near Bullard Road, this area has several redevelopment issues, including substandard housing, unpaved roads, and poor street lighting.

Large Abandoned Structures and Sites

- **Unincorporated Twiggs County** – None that can be determined.
- **City of Danville** – None that can be determined.
- **City of Jeffersonville** – None that can be determined.

Areas with Significant Infill Development

- **Unincorporated Twiggs County** - The land use plan that was part of the last comprehensive plan developed in the early 1990s proposed new residential development in the northern section of the county, with most of the rest of the county either to be in agriculture/forestry or industrial use. Development during the current planning period in unincorporated Twiggs County will follow infrastructure improvements, which according to plans will be the I-16/Highway 96 interchange, Sgoda Road, and Dry Branch areas.

- **City of Danville** – Undeveloped land available for new development is bountiful in the City of Danville. However, infrastructure constraints and the lack of residential demand will likely keep this land in agriculture/forestry use throughout the planning period.
- **City of Jeffersonville** – There is considerable undeveloped land east and west of Highway 80. The focus of the City for the foreseeable future will be to make improvements to their existing water system with little or no investment going to the expansion of the system into these undeveloped areas.

Areas of Significant Disinvestment, Poverty, or Unemployment

- **Twiggs County as a Whole** –
 - Almost six out of ten households in 2000 had annual incomes of less than \$40,000. The per capita income in 2000 was 68.5 percent that of the State of Georgia. Twiggs County ranked 132 out of 159 Georgia counties.
 - Families below the poverty level in 2000 were 15.5 percent compared with 9.9 percent for the State of Georgia and 9.2 percent for the United States.
 - Unemployment rate in 2005 was 7.2 percent compared to the Georgia average of 5.3 percent and the national average of 5.1 percent.
 - According to the Master Economic Rank (Source-2007 Georgia County Guide) taking into consideration adjusted gross income from Georgia tax returns, one percent LOST/ELOST distribution to each county, and net assessed property and utility values, Twiggs County was 124 out of 159 counties.
 - Median value of a single-family owner-occupied home in 2000 was \$61,800; 55.5 percent of the value for the State of Georgia.
- **City of Danville**
 - Seven out of ten households in 2000 had annual incomes of less than \$40,000.
 - Per capita income in 2000 was \$2,000 below that of the county as a whole.
 - Percentage of families below the poverty level in 2000 was 15.2 percent, compared to 15.5 percent for the county as a whole and 9.9 percent for the State of Georgia.
 - Median value of a single-family owner-occupied home in 2000 was \$45,000, or 27.2 percent below the value for the county as a whole.
- **City of Jeffersonville**
 - Over six out of ten households in 2000 had annual incomes of less than \$40,000.
 - Per capita income in 2000 was \$1,200 less that of the county as a whole.
 - Families below the poverty level in 2000 was 17.4 percent, compared to 15.5 percent for the county as a whole and 9.9 percent for the State of Georgia.
 - Median value of a single-family owner-occupied home in 2000 was \$58,300, or 5.6 percent below the value for the county as a whole.

IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES

The following is a list of **potential** issues and opportunities categorized into nine community elements:

- Population/Demographics
- Economic Development
- Housing
- Natural Resources
- Cultural Resources
- Land Use
- Community Facilities and Services
- Intergovernmental Coordination
- Transportation

This list is based on the results of the Quality Community Objectives Assessment, the identified Areas Requiring Special Attention, and other research conducted by the Plan Development Team from various sources on the elements mentioned above. Each of the following issues and opportunities will be addressed with corresponding implementation measures in either the Short-Term Work Program or the Long-Term and On-Going Activities sections.

Twiggs County

Population/Demographics

- **Issues**
 - From 1980-2000, total population showed a slow but steady growth (13.2%). Population estimates for 2005, however, reveal a decline in total population (-291 persons from 2000 totals). Projections for the planning period show the continuation of the decline in total population. **STWP:** Economic Development – All; Community Facilities and Services – 1; Land Use – 3, 5; **Long-Term and On-Going Activities:** #10
 - Average household size is projected to decline throughout the planning period. **STWP:** Housing – 1; Intergovernmental Coordination - 1
 - Female-headed households accounted for 17.5 percent of the total households in 2000 as compared to 14.5 percent for the State of Georgia. **STWP:** Housing – 1; Intergovernmental Coordination – 1
 - Population 65 years of age and older represented 11.3 percent of the total population in 2000. This is expected to rise significantly during the planning period. **STWP:** Housing – 1; Intergovernmental Coordination – 1, 4; Transportation System – 4

- Approximately six out of ten households in Twiggs County had annual incomes below \$40,000 in the year 2000. **STWP:** Economic Development – All; Community Facilities and Services – 1; Land Use – 5; **Long-Term and On-Going Activities:**# 10
 - The per capita income in 2000 was 68.5 percent that of the State of Georgia. Twiggs County ranked 132 out of 159 Georgia counties. **STWP:** Economic Development – All; Community Facilities and Services – 1; Land Use – 5; **Long-Term and On-Going Activities:** # 10
 - Families below the poverty level in 2000 were 15.5 percent compared with 9.9 percent for the State of Georgia and 9.2 percent for the United States. **STWP:** Economic Development – All; Community Facilities and Services – 1; Land Use – 5; **Long-Term and On-Going Activities:** # 10
 - Female-headed households below the poverty level in 2000 were 34.1 percent. The State of Georgia’s rate was 28.5 percent. **STWP:** Economic Development – All; Community Facilities and Service – 1; Land Use – 5; **Long-Term and On-Going Activities:** # 10
 - In Year 2000, 29.2 percent of the households had Social Security income, 8.8 percent had supplemental security income, and 18.6 percent had retirement income. This compares to the respective State of Georgia rates of 21.9 percent, 4.5 percent, and 14.4 percent. The mean earnings from these sources were considerably less than the mean earnings from all sources. **STWP:** Economic Development – All; Community Facilities and Services, – 1; Land Use – 5; **Long-Term and On-Going Activities:** # 10
 - Percentage of persons 25 years and older in 2000 not completing high school was 36.8 percent, which ranked 140 out of 159 counties. **STWP:** Intergovernmental Coordination - 3
 - For the Class of 2005, only 55.6 percent of students that entered ninth grade were in the graduating class four years later. **STWP:** Intergovernmental Coordination - 3
 - Of the 2003 high school graduates, 19.2 percent went to University System of Georgia colleges; of which 53.3 percent needed learning support. **STWP:** Intergovernmental Coordination - 3
 - Large percentage of live births to unwed mothers; ranked 127 out of 159 Georgia counties. There were 17.1 percent of live births to teenagers. **STWP:** Intergovernmental Coordination - 4
- **Opportunities**
The development of new industrial parks in Twiggs County and southwestern Jones County could generate new county residents and provide employment opportunities for existing residents. The result would possibly be a reversal in the projected decline in total population, gains in annual household income and per capita income and a reduction in the family poverty rate. **STWP:** Economic Development – 1, 4, 5, 7, 11, 12; **Long-Term and On-Going Activities:** # 10

Economic Development

- **Issues**

- Lack of a diversified economic base. For many years, the County's industry has been dependent on the kaolin industry, which is now in decline. **STWP:** Economic Development – 4, 5, 6, 7, 10, 11, 12; Intergovernmental Coordination - 5; **Long-Term and On-Going Activities:** # 10
- Lack of a skilled labor force to meet the demands of the future job market. **STWP:** Economic Development – 2, 9
- Large percentage (75%) of workforce commutes outside Twiggs County to work; most to Bibb and Houston Counties. Ranked 129 out of 159 counties for the ratio of workers who work in the county and those who work outside the county. **STWP:** Economic Development – 1, 3, 4, 5, 6, 7, 10, 11; Community Facilities – 1; Intergovernmental Coordination - 5
- Lack of long-term infrastructure plan that guides, directs, and supports economic development. **STWP:** Economic Development - 3
- Lack of local economic development support organizations with staff to actively recruit and retain businesses and industries. **STWP:** Economic Development – 4
- Very low “pull factor,” which means most of county's Effective Buying Income (EBI) is going to surrounding counties (Bibb and Houston) to purchase goods. **STWP:** Economic Development – 4, 5, 6, 7, 10
- Lack of financing mechanisms to help new industries and small business ventures. **STWP:** Economic Development - 7
- Lack of small business entrepreneurship program that will help individuals apply creative thinking to small business; discover new ways to improve the operations of an existing or new business idea; and to look at what is needed, what is missing, what is changing, and what can be done better to meet customer demand. **STWP:** Economic Development - 6
- Lack of leadership training program. **STWP :** Economic Development - 8

- **Opportunities**

- New industrial park at I-16/Highway 96 that will soon have full infrastructure support including excellent transportation access. **STWP:** Economic Development – 1, 11; Transportation System – 1,2
- Recent announcement of distribution center to be located in the industrial park that could possibly spur other similar industries to locate at that location. **STWP:** Economic Development – 4, 5, 11
- Recently completed target industry study that recommends recruiting efforts be focused on three major industry groups. **STWP:** Economic Development - 11
 - Machinery and Computers
 - Instruments
 - Warehousing and Distribution
- Development of a regional industrial park in southwestern Jones County off Highway 57 that could significantly benefit the northern portion of the County. **STWP:** Economic Development - 12

- Widening of Highway 96 through Twiggs County along the construction of the Jeffersonville Bypass, and the additional traffic that will likely be generated as a result could provide an important economic development stimulus to the County if proper measures are set in place to take advantage of this opportunity. **STWP:** Transportation System – 1, 2; **Long-Term and On-Going Activities:** #'s 8, 9
- Central Georgia Technical College workforce training center in Jeffersonville designed to improve the skills of county residents to prepare them for the future industrial and service-related jobs that are expected to become available in the County. **STWP:** Economic Development - 2
- Participation in the Georgia Work Ready Program. **STWP:** Economic Development - 9
- Twiggs County is a member of the Central Georgia Joint Development Authority and has opportunities for partnerships with Georgia Power, Georgia Small Business Development Network, Georgia Tech Economic Development Institute, and the Georgia Department of Economic Development. **STWP:** Economic Development – 5, 6, 7, 10
- Excellent training and educational opportunities nearby: Georgia College and State University, Macon State College, Mercer University and Wesleyan College, Central Georgia Technical College main campus in Macon and Middle Georgia Technical College in Warner Robins. **STWP:** Economic Development – 2, 9
- Historical and natural resources in the area provide opportunity for heritage and eco-tourism. **STWP:** Economic Development – 10; **Long-Term and On-Going Activities:** #'s 3, 4, 5, 6

Housing

- **Issues**
 - Lack of variety of housing types at various densities and innovative residential development design; almost 40 percent of the housing units in Twiggs County are manufactured homes. In addition, the percentage of single-family detached units fell dramatically from 1980-2000 (77.2% to 57.2% of the total housing units.) This will be of critical importance if the County is to attract new residents resulting from increased industrial and business development activity. **STWP:** Housing – 1; Intergovernmental Coordination - 1
 - Relatively large percentage of vacant units in 2000 (10.6% compared to 8.4% for the State of Georgia). Most of these vacant units were rental. **STWP:** Housing - 1
 - Lack of a housing assessment report to determine the condition of the residential structures in the County. **Long-Term and On-Going Activities:** # 1
 - Neighborhood redevelopment in the Spring Valley area in coordination with the City of Jeffersonville. **Long-Term and On-Going Activities:** # 2
 - Median value of single-family owner-occupied home in 2000 was \$61,800, 55.5 percent of the value for the State of Georgia. **STWP:** Economic Development – 1, 4, 5, 7, 11, 12; Housing – 1; Intergovernmental Coordination – 1; **Long-Term and On-Going Activities:** #'s 1, 10

- Expand awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units to be occupied by income-eligible homebuyers, homeowners, and tenants. **STWP:** Housing - 1
- **Opportunities**
 - Significant percentage of owner-occupancy (82.6% of occupied units) indicating residents are willing to make an “investment” into the community. **STWP:** Housing - 1
 - Relatively low percentage of cost-burdened households. Though incomes are low, it appears that most of the households in the County can afford the dwelling in which they reside. **STWP:** Housing - 1

Natural Resources

- **Issues**
 - Protection of the significant groundwater recharge areas. **STWP:** Natural and Cultural Resources – 1, 2
 - Protection of the Ocmulgee River Corridor **STWP:** Natural and Cultural Resources – 1, 2; Land Use – 4; **Long-Term and On-Going Activities:** #'s 3, 7
 - Protection of wetland areas. **STWP:** Natural and Cultural Resources – 1, 2; Land Use – 4; **Long-Term and On-Going Activities:** #'s 3, 7
 - Coordinate with neighboring counties to bring the segments of the Ocmulgee River on the EPA 303 (d) list into compliance with water quality regulations. **STWP:** Natural and Cultural Resources - 4
 - Protection of other environmentally sensitive areas, such as floodplains, steep slopes, unsuitable soils, and bird/fish/plant habitats. **STWP:** Natural and Cultural Resources – 2; Land Use – 4; **Long-Term and On-Going Activities:** #'s 3, 7
 - Protection of other natural resources, such as, prime agricultural and forestry lands and recreation and conservation areas. **STWP:** Natural and Cultural Resources – 2; Land Use – 4; **Long-Term and On-Going Activities:** #'s 3, 7
 - Improve air quality in Twiggs County and the Middle Georgia region. **STWP:** Natural and Cultural Resources - 3
- **Opportunities**
 - Education of County residents and other affected stakeholders of existing environmental regulations and importance of protecting these vital natural resources. **STWP:** Natural and Cultural Resources - 2
 - Establish a national heritage corridor to promote, enhance, and conserve the natural and cultural resources of the Ocmulgee River and adjacent lands. **STWP:** Land Use – 4; **Long-Term and On-Going Activities:** # 3
 - Participation in the Middle Georgia Clean Air Coalition. **STWP:** Natural and Cultural Resources - 3

Cultural Resources

- **Issues**
 - Lack of an historic building survey of the county to provide a more clear and comprehensive assessment of the county’s preservation planning needs and potential. **Long-Term and On-Going Activities: # 4**

- **Opportunities**
 - Preserve farmland and open space using conservation easements and the local land development regulations. **Long-Term and On-Going Activities: # 7**
 - Educate and inform local citizens of the significance of the county’s historic and cultural resources and the benefits of public and private investment in those resources. **Long-Term and On-Going Activities: # 6**
 - Twiggs County historic resources provide excellent opportunity for heritage tourism, maintaining visual appeal and traditional character of the community. **STWP: Economic Development – 10; Long-Term and On-Going Activities: #’s 5, 6**

Land Use

- **Issues**
 - Insuring quality development at the I-16 interchanges, along Highway 57 and in the Dry Branch area. **STWP: Land Use – 3**
 - Insuring quality development along the future Jeffersonville Bypass in coordination with the City of Jeffersonville. **Long-Term and On-Going Activities: # 9**
 - Preserving the vast number of acres that are to remain in agricultural/forestry use. **Long-Term and On-Going Activities: # 7**
 - Preserving the Ocmulgee Wildlife Management Area and other important conservation areas. **STWP: Land Use 4; Long-Term and On-Going Activities: #’s 3, 7**
 - Protecting existing kaolin mining areas, while establishing reuse strategies for reclaimed areas. **STWP: Land Use – 5**
 - Compliance with the recommendations from the 2004 Joint Land Use Study for Robins Air Force Base. **STWP: Land Use – 1**

- **Opportunities**
 - Establish the areas mentioned above as future “character areas” (including a Base Environs component) whereby specific development patterns and land uses are recommended and implementation measures identified to achieve the desired development patterns. **STWP: Land Use – 2**
 - Upon outlining the desired development patterns for the various “character areas,” the County’s zoning ordinance could be amended to provide the necessary regulatory authority to implement these development patterns. **Long-Term and On-Going Activities: # 12**

Community Facilities and Services

- **Issues**
 - Complete installation of the infrastructure improvements at the I-16/Highway 96 industrial park. **STWP:** Economic Development - 1
 - Install necessary infrastructure at future industrial park sites if the decision is made to acquire additional industrial property. **Long-Term and On-Going Activities:** # 10
 - Provide available and affordable healthcare for residents of Twiggs County. **STWP:** Intergovernmental Coordination - 4
 - Continued development of the county water system to serve first, the portions of the county where the current population is sufficient to fund and operate a water system, and in the long-term, those areas that have the greatest potential for development. **STWP:** Community Facilities and Services – 1; **Long-Term and On-Going Activities:** # 10
 - Construction of new public utility building at the Twiggs County Industrial Park to house the Sheriff Department’s 911 operators, the County Fire Chief, and the County Water Department. **STWP:** Community Facilities and Services - 2
 - Construct new ballfield for youth soccer and football programs. **STWP:** Community Facilities and Services - 3
 - Construct new facilities for the Partners for Progress recreation program. **STWP:** Community Facilities and Services - 3
 - Stormwater management, road and street lighting improvements in the Spring Valley area. **Long-Term and On-Going Activities:** # 2
- **Opportunities**
 - Infrastructure improvements at the I-16/Highway 96 area will provide support to the industrial park and create other development options in this corridor as well. **STWP:** Economic Development - 1
 - Development of the county water system will provide residents with a reliable source of safe drinking water and for fire protection services. It will also open up sections of the county to new residential development, which until now have been static due to the lack of a suitable water supply. **STWP:** Community Facilities and Services – 1

Intergovernmental Coordination

- **Issues**
 - Establishing a regional mentality, especially in terms of issues like land use, transportation, housing, and air/water quality, and finding solutions to common problems and crafting regional strategies with other local governments. **STWP:** Intergovernmental Coordination - 1
 - Updating and implementing the Service Delivery Strategy. **STWP:** Intergovernmental Coordination - 2
 - Establishing contact, building connections, and discussing issues of concern with neighboring jurisdictions, school board and independent special and development authorities or districts. **STWP:** Intergovernmental Coordination - 3

- **Opportunities**

- The development of the regional industrial park in southwestern Jones County involving the Jones County Development Authority, Jones County, Twiggs County, Bibb County, and the Macon Water Authority is an excellent example of how local governments can work together to stimulate the economic development in more rural counties and to improve the employment, income, and living standards of residents in these counties. **STWP:** Economic Development - 12
- The Middle Georgia Clean Air Coalition, another regional entity in which Twiggs County, the City of Jeffersonville, and the City of Danville are active partners, shows a regional mentality among its member local governments in achieving its objective of improving air quality in the region, while at the same time protecting the mission and operation of Robins Air Force Base, the region's and state's largest employer. **STWP:** Natural and Cultural Resources - 3
- An important regional economic development objective is to develop the historic heritage tourism industry. Twiggs County has many important historic resources, but to maximize its opportunities in the area of heritage tourism, it must partner with other localities in the Middle Georgia region, including the cities of Jeffersonville and Danville. Twiggs County is also a member of Middle Georgia Historic Preservation Advisory Committee (HPAC), a group formed by the Middle Georgia Regional Development Center to help promote historic preservation in the region. The HPAC was instrumental in developing a regional historic preservation website that can be used in the regional heritage tourism efforts. **STWP:** Economic Development - 10
- The Georgia Work Ready Program, an initiative developed by the State of Georgia in partnership with the Georgia Chamber of Commerce provides assessments, training, and job search tools to citizens of Georgia. By being designated a Work Ready Community and Region, local jurisdictions and the region will have met national standards for work readiness--a valuable standard in marketing the local communities and the Middle Georgia region to national prospects. Over the next five years, Twiggs County, along with the Cities of Jeffersonville and Danville, will be working with the Middle Georgia RDC, the Georgia Department of Economic Development, and the other ten counties in the region to (1) develop strategies for Work Ready Program implementation; (2) obtain Work Ready Community and Region designations; and (3) establish job training programs as needed. **STWP:** Economic Development - 9
- Like any rural area, Twiggs County and the cities of Jeffersonville and Danville face a challenge in attracting quality healthcare professionals and services. Twiggs County and the cities of Jeffersonville and Danville, in coordination with the Middle Georgia RDC, the other counties in the region, and higher education institutions, will seek ongoing funding to support such efforts as volunteer clinics, preventative and wellness programs, and education and incentives to attract medical professionals in under-represented medical specialties. **STWP:** Intergovernmental Coordination - 4
- A changing global economy requires communities within the Middle Georgia region to adapt to ensure continued prosperity. Increasing costs of fuel have furthered local, state, and national discussion of alternative fuels. As a result of additional interest in alternative fuels, the Middle Georgia region recognizes the opportunity to be at the leading edge of the development of alternative fuels.

- While the production of alternative fuels takes place at multi-million dollar facilities that create jobs and investment within communities, further economic development opportunities become evident. At present, there is no reliable distribution system within the State of Georgia for alternative fuels. The production of alternative fuels can only be financially viable if the distribution network is in place. Consequently, opportunities exist for economic development in relation to distribution of alternative fuels. Similarly, the production of alternative fuels cannot be considered viable without a reliable feed-stock. With a significant portion of Twiggs County and the region being comprised of agricultural and forestry land, the possibility exists to utilize a portion of the undeveloped land for additional agricultural purposes that support the alternative fuel industry. **STWP:** Intergovernmental Coordination - 5

Transportation

- **Issues**
 - Widening of SR 96 from SR 247 in Houston County to I-16. **STWP:** Transportation System - 1
 - Interchange improvements at I-16 and Highway 96. **STWP:** Transportation System - 2
 - Jeffersonville Bypass connecting Highway 96 with Highway 18. **Long-Term and On-Going Activities: # 8**
 - Bridge replacements on SR 19 and Bullard Road. **STWP:** Transportation System - 3
 - Low income and high poverty levels combined with a large number of residents traveling outside of the community to work, the absence of commercial/retail shopping areas, medical services requiring travel to neighboring Warner Robins or Macon, and anticipated additional client needs from human service agencies necessitates the need for public transit in Twiggs County. **STWP:** Transportation System - 4
- **Opportunities**
 - The presence of Interstate 16 with its four interchanges. **STWP:** Economic Development – 11; Land Use - 3
 - In addition to the interstate, there are six state and federal highways that provide excellent connections in all directions. **STWP:** Transportation System – 1, 2, 3
 - Established “Ride-Share” area in downtown Jeffersonville, but needs signage and funds to market location. **STWP:** Transportation System – 5
 - State and federal highways provide excellent highway connections in all directions to points both within and outside Twiggs County, including Interstate 16. **Long-Term and On-Going Activities: # 11**

City of Danville

Population and Demographics

- **Issues**
 - From 1980-2000, total population in the City of Danville declined dramatically (29.5%). This trend is expected to continue throughout the planning period. **STWP:** Economic Development – All; Land Use- 2; **Long-Term and On-Going Activities** – # 1
 - Average household size is projected to decline throughout the planning period. **STWP:** Housing – 4; Intergovernmental Coordination - 1
 - Female-headed households accounted for 23.4 percent of the total households in 2000 as compared to 17.5 percent for Twiggs County and 14.5 percent for the State of Georgia. **STWP:** Housing – 4; Intergovernmental Coordination - 1
 - Population 65 years of age and older represented 14.7 percent of the total population in 2000. This is expected to rise significantly during the planning period. **STWP:** Housing – 4; Intergovernmental Coordination – 1, 4; Transportation System - 2
 - Seven out of ten households in 2000 had annual incomes of less than \$40,000. **STWP:** Economic Development – All; Land Use - 2; **Long-Term and On-Going Activities** – # 1
 - Per capita income in 2000 was \$2,000 below that of the county as a whole. **STWP:** Economic Development – All; Land Use- 2; **Long-Term and On-Going Activities** – # 1
 - Families below the poverty level in 2000 was 15.2 percent compared to 15.5 percent for the county as a whole and 9.9 percent for the State of Georgia. **STWP:** Economic Development – All; Land Use- 2; **Long-Term and On-Going Activities** – # 1
 - In Year 2000, 37.6 percent of the households had Social Security income, 19.5 percent had supplemental security income and 15.0 percent had retirement income. This compares to the respective Twiggs County rates of 29.2 percent, 8.8 percent, and 18.6 percent, and State of Georgia rates of 21.9 percent, 4.5 percent, and 14.4 percent. The mean earnings from these sources were considerably less than the mean earnings from all sources. **STWP:** Economic Development – All; Land Use- 2; **Long-Term and On-Going Activities** – # 1
 - Percentage of persons 25 years and older in 2000 not completing high school was 51.1 percent. **STWP:** Intergovernmental Coordination - 3
- **Opportunities**
 - The development of the City of Jeffersonville’s industrial park, along with the County’s new industrial park at I-16/Highway 96, which are approximately seven and five miles, respectively, from Danville, could possibly generate new city residents and provide employment opportunities for existing residents. The result would possibly be a reversal in the projected decline in total population, gains in annual household income and per capita income, and a reduction in the family poverty rate. **STWP:** Economic Development – 5, 6, 11

Economic Development

- **Issues**
 - Improvements are needed in the downtown area, including renovation of vacant downtown buildings, streetscape, and pedestrian accessibility. **STWP:** Economic Development – 1, 2; **Long-Term and On-Going Activities** – # 3
 - Lack of a business development strategy that is based on the community’s strengths, assets, and weaknesses. **STWP:** Economic Development - 3
 - Lack of a skilled labor force to meet the demands of the future job market. **STWP:** Economic Development – 4, 10
 - Lack of local economic development support organizations with staff to actively recruit and retain businesses and industries. **STWP:** Economic Development - 5
 - Lack of financing mechanisms to help new industries and small business ventures. **STWP:** Economic Development - 11
 - Lack of small business entrepreneurship program that will help individuals apply creative thinking to small business; discover new ways to improve the operations of an existing or new business idea; and to look at what is needed, what is missing, what is changing, and what can be done better to meet customer demand. **STWP:** Economic Development - 7
 - Lack of leadership training program. **STWP:** Economic Development - 8

- **Opportunities**
 - Though relatively small in size, this downtown area of the City can become an important focal point for the community and could also stimulate other redevelopment efforts in the community. Improvements to the exterior of the buildings along with some streetscape improvements, such as sidewalks, lighting and other amenities, would not only add to the physical attractiveness to the area, but would also make it attractive for small business investment in the downtown area. **STWP:** Economic Development – 1, 2; **Long-Term and On-Going Activities** – # 3
 - Along US 80, a major regional thoroughfare bisecting the western portion of the City, there is a mixture of residential, commercial, and institutional uses and no unified development pattern. With a large number of vehicles using this highway on a daily basis, there are opportunities for businesses to capture sales from the local and out-of-town travelers. **Long-Term and On-Going Activities:** # 1
 - Participation in the Georgia Work Ready Program. **STWP:** Economic Development – 10
 - Excellent training and educational opportunities nearby: Georgia College and State University, Macon State College, Mercer University, Wesleyan College, Central Georgia Technical College main campus in Macon, Middle Georgia Technical College in Warner Robins. **STWP:** Economic Development – 4, 10
 - Twiggs County’s member in the Central Georgia Development Authority and opportunities for partnerships with Georgia Power, Georgia Small Business Development Network, Georgia Tech Economic Development Institute, and the Georgia Department of Economic Development. **STWP:** Economic Development – 6, 7, 9, 11

- As indicated below under the Housing Section, there are a large number of units in the City (52 as of Year 2000) that may have some historic significance. A historic resource survey would reveal this significance in more detail. If the results of such a survey indicated that many of these residential and other type structures were National Register eligible, this would create heritage tourism opportunities. The City of Danville would need to work with Twiggs County, the City of Jeffersonville, and other localities in the Middle Georgia region to develop and market these resources to visitors to the area. **STWP:** Economic Development – 9; Natural and Cultural Resources – 4, 5, 6; **Long-Term and On-Going Activities:** # 2

Housing

- **Issues**

- Lack of variety of housing types at various densities and innovative residential development design; 28.8 percent of the housing units in the City of Danville are manufactured homes. This will be of critical importance if the City is to attract new residents resulting from increased industrial and business development activity. **STWP:** Housing – 4; Intergovernmental Coordination - 1
- Relatively large percentage of vacant units in 2000 (15.3 percent compared to 10.6 percent for Twiggs County and 8.4 percent for the State of Georgia). These vacant units were mostly rental. **STWP:** Housing – 4
- Over 70 percent of the units were built before 1980, signifying little new housing construction in the City. Units built 1939 or earlier represented 30.6 percent of the total units, thus indicating a large number of historic-eligible residential properties. **STWP:** Housing – 4; Natural and Cultural Resources – 4, 5, 6; **Long-Term and On-Going Activities:** # 2
- Median value of single-family owner-occupied home in 2000 was \$45,000, or 27.2 percent below the value for the county as a whole. Six out of ten units were valued less than \$50,000. **STWP:** Economic Development – 5, 6, 11; Housing – 1, 2, 3, 4; Natural and Cultural Resources – 4, 5, 6; Intergovernmental Coordination – 1; Transportation System – 1; Land Use – 2, 5; **Long-Term and On-Going Activities:** #'s 1, 2, 3
- Lack of an ordinance that addresses unsafe housing structures, including manufactured homes. **STWP:** Housing – 1
- Lack of a housing code enforcement and demolition program to address unsafe housing structures. **STWP:** Housing – 2, 3
- Expand awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units to be occupied by income-eligible homebuyers, homeowners and tenants. **STWP:** Housing – 4

- **Opportunities**

- The city's possibly large number of historic residential structures not only provides outstanding historic-tourism potential, but an excellent source of decent and safe housing supply for the existing and future residents. This makes it even more

- important to adequately protect and preserve these important resources. **STWP:** Natural and Cultural Resources – 4, 5, 6; **Long-Term and On-Going Activities:** # 2
- Relatively low percentage of cost-burdened households. Though incomes are low, it appears that most of the households in the County can afford the dwelling in which they reside. **STWP:** Housing – 4
 - Significant percentage of owner-occupancy (77.8 percent of occupied units) indicating residents are willing to make an “investment” into the community. **STWP:** Housing – 4

Natural Resources

- **Issues**
 - Protection of the significant groundwater recharge areas. **STWP:** Natural and Cultural Resources - 1
 - Protection of other environmentally sensitive areas, such as floodplains, steep slopes, unsuitable soils, and bird/fish/plant habitats. **STWP:** Natural and Cultural Resources - 2
 - Improve air quality in Danville, Twiggs County, and the Middle Georgia region. **STWP:** Natural and Cultural Resources - 3
- **Opportunities**
 - Education of City residents and other affected stakeholders of existing environmental regulations, and importance of protecting these vital natural resources. **STWP:** Natural and Cultural Resources - 2
 - Participation in the Middle Georgia Clean Air Coalition. **STWP:** Natural and Cultural Resources - 3

Cultural Resources

- **Issues**
 - Approximately 30 percent of the housing units within the City of Danville in 2000 were built 1939 or earlier. Many of these residential structures may be National Register eligible. In addition, there may be other commercial, industrial, and institutional structures in the City that may also be eligible. A historic resource survey should be conducted to verify the eligibility and location of these structures. Upon completion of this survey, the City can take the necessary steps to seek National Register nominations for the most significant of these structures and to begin the local historic preservation process (ordinance, commission, and district designation). Because of the resources involved, the City of Danville may want to partner with Twiggs County and the City of Jeffersonville on some of these projects. **STWP:** Natural and Cultural Resources – 4, 5, 6; **Long-Term and On-Going Activities:** # 2
- **Opportunities**
 - With limited economic development opportunities available at its disposal, the City of Danville’s most important asset may be its rich historic resources and heritage. With a reasonable investment (time and money) in the short-term, the City of Danville could

reap enormous long-term benefits; providing it with an important source of income and jobs, while at the same time securing its connection with the past. **STWP:** Economic Development – 9; Natural and Cultural Resources – 4, 5, 6; **Long-Term and On-Going Activities:** # 2

Land Use

- **Issues**
 - Compliance with the recommendations from the 2004 Joint Land Use Study for Robins Air Force Base. **STWP:** Land Use - 1
 - Determining the location of various county lines as they come through Danville in coordination with Twiggs County and Wilkinson County. **STWP:** Land Use - 4
 - Property maintenance regulation for control of weeds, debris, and abandoned vehicles. **STWP:** Land Use - 5
 - Insuring quality development in the City’s downtown area and the US 80 corridor. **STWP:** Economic Development – 1, 2; Land Use – 2; **Long-Term and On-Going Activities:** #’s 1, 3
 - Protecting the City’s historic areas from undesirable development. **Long-Term and On-Going Activities:** # 2
 - Protecting the City’s stable residential areas from intrusive uses and other factors that would disrupt homeownership investment and personal security in these neighborhoods. **STWP:** Housing – 1, 2, 3; Land Use – 2, 4; **Long-Term and On-Going Activities:** # 2

- **Opportunities**
 - Establish the areas mentioned above as future “character areas” whereby specific development patterns and land uses are recommended and implementation measures identified to achieve the desired development patterns. **STWP:** Land Use – 3
 - Upon outlining the desired development patterns for the various “character areas,” various regulatory measures could be adopted by the City to implement these development patterns. **STWP:** Land Use – 3

Community Facilities and Services

- **Issues**
 - Replacing existing 2-inch pipe with 6-inch pipe in certain sections of the community. **STWP:** Community Facilities - 1
 - Purchasing of new fire truck to replace existing knocker truck. **STWP:** Community Facilities - 2
 - Develop walking/biking trail from the recreation area to the City. **STWP:** Community Facilities - 3
 - Establish a passive park between City Hall and Hwy 80. **STWP:** Community Facilities - 4
 - Establish a city library. **STWP:** Community Facilities - 5

- **Opportunities** - None that can be determined.

Intergovernmental Coordination

- **Issues**
 - Establishing a regional mentality, especially in terms of issues like land use, transportation, housing and air/water quality, and finding solutions to common problems and crafting regional strategies with other local governments. **STWP:** Intergovernmental Coordination - 1
 - Updating and implementing the Service Delivery Strategy. **STWP:** Intergovernmental Coordination - 2
 - Establishing contact, building connections, and discussing issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts. **STWP:** Intergovernmental Coordination - 3

- **Opportunities**
 - The Middle Georgia Clean Air Coalition, another regional entity in which the City of Danville along with the City of Jeffersonville and Twiggs County are active partners, shows a regional mentality among its member local governments in achieving its objective of improving air quality in the region, while at the same time protecting the mission and operation of Robins Air Force Base, the region's and state's major employer. **STWP:** Natural and Cultural Resources - 3
 - An important regional economic development objective is to develop the historic heritage tourism industry. The City of Danville potentially has many important historic resources, but to maximize its opportunities in the area of heritage tourism, it must partner with other localities in the Middle Georgia region, including Twiggs County and the City of Jeffersonville. **STWP:** Economic Development - 9
 - The Georgia Work Ready Program, an initiative developed by the State of Georgia in partnership with the Georgia Chamber of Commerce provides assessments, training, and job search tools to citizens of Georgia. By being designated a Work Ready Community and Region, local jurisdictions and the region will have met national standards for work readiness--a valuable standard in marketing the local communities and the Middle Georgia region to national prospects. Over the next five years, the City of Danville along with Twiggs County and the City of Jeffersonville will be working with the Middle Georgia RDC, the Georgia Department of Economic Development and the other ten counties in the region to (1) develop strategies for Work Ready Program implementation; (2) obtain Work Ready Community and Region designations; and (3) establish job training programs as needed. **STWP:** Economic Development - 10
 - Like any rural area, the City of Danville, City of Jeffersonville, and Twiggs County face a challenge in attracting quality healthcare professionals and services. The City of Danville, the City of Jeffersonville and Twiggs County in coordination with the Middle Georgia RDC, the other cities and counties in the region, and higher education institutions will seek ongoing funding to support such efforts as volunteer clinics, preventative and wellness programs and education, and incentives to attract medical professionals in under-represented medical specialties. **STWP:** Intergovernmental Coordination - 4

- A changing global economy requires communities within the Middle Georgia region to adapt to ensure continued prosperity. Increasing costs of fuel have furthered local, state, and national discussion of alternative fuels. As a result of additional interest in alternative fuels, the Middle Georgia region recognizes the opportunity to be at the leading edge of the development of alternative fuels.

While the production of alternative fuels takes place at multi-million dollar facilities that create jobs and investment within communities, further economic development opportunities become evident. At present, there is no reliable distribution system within the State of Georgia for alternative fuels. The production of alternative fuels can only be financially viable if the distribution network is in place. Consequently, opportunities exist for economic development in relation to distribution of alternative fuels. Similarly, the production of alternative fuels cannot be considered viable without a reliable feed-stock. With a significant portion of Twiggs County and the region being comprised of agricultural and forestry land, the possibility exists to utilize a portion of the undeveloped land for additional agricultural purposes that support the alternative fuel industry. **STWP:** Intergovernmental Coordination - 5

Transportation

- **Issues**
 - Maintenance of existing city streets, including the installation of drainage improvements to address stormwater issues. **STWP:** Transportation System - 1
 - Increase pedestrian and bicyclist accessibility from residential areas to downtown and recreation areas. **STWP:** Community Facilities and Services – 3; **Long-Term and On-Going Activities** – #'s 1, 3
 - Low income and high poverty combined with a large number of residents traveling outside of the community to work, the absence of commercial/retail shopping areas, medical services requiring travel to neighboring Warner Robins or Macon, and anticipated additional client needs from human service agencies necessitates the need for public transit in the City of Danville and the rest of Twiggs County. **STWP:** Transportation System - 2
- **Opportunities**
 - US 80 and Highway 358 provide excellent highway connections in all directions to points both within and outside Twiggs County, including Interstate 16.

City of Jeffersonville

Population/Demographics

- **Issues**
 - From 1980-2000, total population in the City of Jeffersonville has declined 18.0 percent. This trend is expected to continue throughout the planning period. **STWP:** Economic Development – All; Land Use – 3;
 - Average household size is projected to decline throughout the planning period. **STWP:** Housing 2; Intergovernmental Coordination - 1
 - Female-headed households accounted for 23.9 percent of the total households in 2000 as compared to 17.5 percent for Twiggs County and 14.5 percent for the State of Georgia. **STWP:** Housing 2; Intergovernmental Coordination - 1
 - Population 65 years of age and older represented 12.3 percent of the total population in 2000. This is expected to rise significantly during the planning period. **STWP:** Housing 2; Intergovernmental Coordination – 1, 4; Transportation System - 2
 - Over six out of 10 households in 2000 had annual incomes of less than \$40,000. **STWP:** Economic Development – All; Land Use – 3;
 - Per capita income in 2000 was \$1,200 less than that of the county as a whole. **STWP:** Economic Development – All; Land Use – 3;
 - Families below the poverty level in 2000 was 17.4 percent, compared to 15.5 percent for the county as a whole and 9.9 percent for the State of Georgia. **STWP:** Economic Development – All; Land Use – 3;
 - Female-headed households below the poverty level in 2000 were 31.8 percent. This compares to the 34.1 percent rate for Twiggs County and the State of Georgia's rate of 28.5 percent. **STWP:** Economic Development – All; Land Use – 3;
 - In Year 2000, 32.6 percent of the households had Social Security income, 10.6 percent had supplemental security income, and 21.6 percent had retirement income. This compares to the respective Twiggs County rates of 29.2 percent, 8.8 percent, and 18.6 percent and State of Georgia rates of 21.9 percent, 4.5 percent and 14.4 percent. The mean earnings from these sources were considerably less than the mean earnings from all sources. **STWP:** Economic Development – All; Land Use – 3;
 - Percentage of persons 25 years and older in 2000 not completing high school was 37.4 percent. **STWP:** Intergovernmental Coordination - 3

- **Opportunities**
 - The development of the City's industrial park along with the County's new industrial park at I-16/Highway 96, which is approximately five miles from Jeffersonville, could generate new city residents and provide employment opportunities for existing residents. The result would possibly be a reversal in the projected decline in total population, gains in annual household income and per capita income, and a reduction in the family poverty rate. **STWP:** Economic Development – 2, 3, 5, 7, 8

Economic Development

- **Issues**

- Improve the streetscape and pedestrian accessibility in the downtown area. **STWP:** Transportation System 3; **Long-Term and On-Going Activities** – #'s 3, 6
- Complete improvements to the City's water infrastructure. **STWP:** Community Facilities – 1, 2; **Long-Term and On-Going Activities** – Bullet 1
- Lack of a skilled labor force to meet the demands of the future job market. **STWP:** Economic Development – 1, 9
- Lack of local economic development support organizations with staff to actively recruit and retain businesses and industries. **STWP:** Economic Development – 2
- Lack of financing mechanisms to help new industries and small business ventures. **STWP:** Economic Development – 5
- Lack of small business entrepreneurship program that will help individuals apply creative thinking to small business; discover new ways to improve the operations of an existing or new business idea; and to look at what is needed, what is missing, what is changing, and what can be done better to meet customer demand. **STWP:** Economic Development – 4
- Lack of leadership training program. **STWP:** Economic Development – 6
- Removal of dilapidated commercial structures with no historic value. **STWP:** Economic Development - 11

- **Opportunities**

- New industrial park at I-16/Highway 96 that will soon have full infrastructure support including excellent transportation access located in close proximity to the City of Jeffersonville. **STWP:** Economic Development - 8
- Central Georgia Technical College workforce training center in Jeffersonville designed to improve the skills of county residents to prepare them for the future industrial and service-related jobs that are expected to become available in the County. **STWP:** Economic Development - 1
- Participation in the Georgia Work Ready Program. **STWP:** Economic Development - 9
- Excellent training and educational opportunities nearby: Georgia College and State University, Macon State College, Mercer University, Wesleyan College, Central Georgia Technical College main campus in Macon, Middle Georgia Technical College in Warner Robins. **STWP:** Economic Development – 1, 9
- Twiggs County is a member in the Central Georgia Development Authority and opportunities for partnerships with Georgia Power, Georgia Small Business Development Network, Georgia Tech Economic Development Institute, and the Georgia Department of Economic Development. **STWP:** Economic Development – 3, 4, 5, 10
- Historical resources in the area provide opportunity for heritage-tourism. **STWP:** Economic Development – 10; Natural and Cultural Resources – 4, 5; **Long-Term and On-Going Activities:** # 5

Housing

- **Issues**

- Lack of variety of housing types at various densities and innovative residential development design; 17 percent of the housing units in the City of Jeffersonville are manufactured homes. In addition, the percentage of single-family detached units declined from 1980-2000 (83.5 percent to 68.9 percent of the total housing units.) This will be of critical importance if the City is to attract new residents resulting from increased industrial and business development activity. **STWP:** Housing – 2; Intergovernmental Coordination - 1
- Relatively large percentage of vacant units in 2000 (12.1 percent compared to 10.6 percent for Twiggs County and 8.4 percent for the State of Georgia). These vacant units were evenly split between owner and rental. **STWP:** Housing – 2
- Almost 80 percent of the units were built before 1980, signifying little new housing construction in the City. **STWP:** Housing – 2
- Median value of single-family owner-occupied home in 2000 was \$58,300, or 5.6 percent below the value for the county as a whole. **STWP:** Economic Development - 2, 3, 5, 7; Natural and Historic Resources – 4, 5; Intergovernmental Coordination – 1; Transportation System – 1; **Long-Term and On-Going Activities:** #'s 4, 5 6, 7
- Lack of a housing assessment report to determine the condition of the residential structures in the remainder portion of the City. **STWP:** Housing – 1
- A code enforcement program that utilizes the most up-to-date housing codes and removes dilapidated housing structures with no historic value. **STWP:** Housing – 3,4
- Neighborhood redevelopment in the Spring Valley and Everette areas. **Long-Term and On-Going Activities:** # 4
- Expand awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units to be occupied by income-eligible homebuyers, homeowners, and tenants. **STWP:** Housing – 2
- Relatively high percentage (one in four households) of cost-burdened households. This is almost double the county percentage. **STWP:** Housing – 2

- **Opportunities**

- The city's numerous historic residential structures not only provide outstanding historic-tourism potential, but an excellent source of decent and safe housing supply for the existing and future residents. This makes it even more important to adequately protect and preserve these important resources. **STWP:** Economic Development – 10; Natural and Cultural Resources – 4, 5; **Long-Term and On-Going Activities:** # 5

Natural Resources

- **Issues**
 - Protection of wetland areas. **STWP:** Natural and Cultural Resources – 1, 2, 6
 - Protection of other environmentally sensitive areas, such as floodplains, steep slopes, unsuitable soils, and bird/fish/plant habitats. **STWP:** Natural and Cultural Resources – 2, 6
 - Improve air quality in Jeffersonville, Twiggs County, and the Middle Georgia region. **STWP:** Natural and Cultural Resources – 3
- **Opportunities**
 - Education of City residents and other affected stakeholders of existing environmental regulations, and importance of protecting these vital natural resources. **STWP:** Natural and Cultural Resources – 2
 - Participation in the Middle Georgia Clean Air Coalition. **STWP:** Natural and Cultural Resources – 3

Cultural Resources

- **Issues**
 - A 2001 Historic Resources Survey conducted by the RDC revealed a number of residential and commercial properties in the City of Jeffersonville that have potential for National Register of Historic Places listing, in addition to the Twiggs County Courthouse that is currently on the NRHP. These properties are concentrated along Ash, Magnolia, and Main Streets. No action has been taken to pursue NRHP designation for these properties, or more importantly, to adopt a local historic preservation ordinance and establish a historic preservation commission and a local historic district. **STWP:** Natural and Cultural Resources – 4, 5; **Long-Term and On-Going Activities:** # 5
- **Opportunities**
 - The number of eligible National Register properties in the City creates enormous possibilities for heritage-tourism provided financial and volunteer resources can be found to pursue National Register nominations, and eventually adopt a local historic preservation ordinance, commission, and district to protect and preserve these properties. **STWP:** Economic Development – 10; Natural and Cultural Resources – 4, 5; **Long-Term and On-Going Activities:** # 5

Land Use

- **Issues**
 - Insuring quality development in the City's downtown area and along the major corridors, such as US 80, Highway 96, Highway 18 and the planned bypass. **STWP:** Land Use - 3

- Protecting the City’s historic areas from undesirable development. **STWP:** Natural and Cultural Resources – 5; **Long-Term and On-Going Activities:** # 5
- Protecting the City’s stable residential areas from intrusive uses and other factors that would disrupt homeownership investment and personal security in these neighborhoods. **STWP:** Land Use – 3; Natural and Cultural Resources – 5; **Long-Term and On-Going Activities:** # 5
- Compliance with the recommendations from the 2004 Joint Land Use Study for Robins Air Force Base. **STWP:** Land Use - 1
- **Opportunities**
 - Establish the areas mentioned above as future “character areas” whereby specific development patterns and land uses are recommended and implementation measures identified to achieve the desired development patterns. **STWP:** Land Use - 2
 - Upon outlining the desired development patterns for the various “character areas,” the City’s zoning ordinance could be amended to provide the necessary regulatory authority to implement these development patterns. **Long-Term and On-Going Activities:** # 9

Community Facilities and Services

- **Issues**
 - Improvements to the City’s water system, including new wells and refurbishing or replacing existing water lines. **STWP:** Community Facilities and Services – 1; **Long-Term and On-Going Activities** – # 1
 - Installation of new fire hydrants. **STWP:** Community Facilities and Services – 2; **Long-Term and On-Going Activities** – # 1
 - Purchase of new fire truck. **STWP:** Community Facilities and Services – 3
 - Training for City’s volunteer firefighters. **STWP:** Community Facilities and Services – 4
 - Construction of new fire station. **Long-Term and On-Going Activities** – # 2
 - Relocation of police station. Community Facilities and Services – 7
 - Additional police officers, vehicles, and equipment. **STWP:** Community Facilities and Services – 5
 - Additional facilities for existing parks. **STWP:** Community Facilities and Services – 6
 - Lighting for existing softball fields. **STWP:** Community Facilities and Services – 6
 - Widening of Worsham Road. **STWP:** Transportation System - 5
 - Stormwater management improvements in the Spring Valley and downtown areas. **Long-Term and On-Going Activities** – #'s 3, 4
 - Road and street lighting improvements in the Spring Valley and Everette areas. **Long-Term and On-Going Activities** – # 4
- **Opportunities** – None that can be determined.

Intergovernmental Coordination

- **Issues**
 - Establishing a regional mentality, especially in terms of issues like land use, transportation, housing, and air/water quality and finding solutions to common problems and crafting regional strategies with other local governments. **STWP:** Intergovernmental Coordination - 1
 - Updating and implementing the Service Delivery Strategy. **STWP:** Intergovernmental Coordination - 2
 - Establishing contact, building connections, and discussing issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts. **STWP:** Intergovernmental Coordination - 3

- **Opportunities**
 - The development the City's industrial park will require a partnership with Twiggs County and other local, regional, and state entities for it to reach its potential **STWP:** Economic Development - 7
 - The Middle Georgia Clean Air Coalition, another regional entity in which the City of Jeffersonville along with Twiggs County is an active partner, shows a regional mentality among its member local governments in achieving its objective of improving air quality in the region, while at the same time protecting the mission and operation of Robins Air Force Base, the region's and state's major employer. **STWP:** Natural and Cultural Resources - 3
 - An important regional economic development objective is to develop the historic heritage tourism industry. The City of Jeffersonville has many important historic resources, but to maximize its opportunities in the area of heritage tourism, it must partner with other localities in the Middle Georgia region, including Twiggs County and the City of Danville. **STWP:** Economic Development - 10
 - The Georgia Work Ready Program, an initiative developed by the State of Georgia in partnership with the Georgia Chamber of Commerce provides assessments, training, and job search tools to citizens of Georgia. By being designated a Work Ready Community and Region, local jurisdictions and the region will have met national standards for work readiness-a valuable standard in marketing the local communities and the Middle Georgia region to national prospects. Over the next five years, the City of Jeffersonville, along with Twiggs County and the City of Danville, will be working with the Middle Georgia RDC, the Georgia Department of Economic Development, and the other ten counties in the region to (1) develop strategies for Work Ready Program implementation; (2) obtain Work Ready Community and Region designations; and (3) Establish job training programs as needed. **STWP:** Economic Development - 9
 - Like any rural area, the City of Jeffersonville, City of Danville, and Twiggs County face a challenge in attracting quality healthcare professionals and services. The City of Jeffersonville, the City of Danville, and Twiggs County in coordination with the Middle Georgia RDC, the other cities and counties in the region, and higher education institutions will seek ongoing funding to support such efforts as volunteer clinics, preventative and wellness programs and education, and incentives to attract

medical professionals in under-represented medical specialties. **STWP:** Economic Development - 4

- A changing global economy requires communities within the Middle Georgia region to adapt to ensure continued prosperity. Increasing costs of fuel have furthered local, state, and national discussion of alternative fuels. As a result of additional interest in alternative fuels, the Middle Georgia region recognizes the opportunity to be at the leading edge of the development of alternative fuels.

While the production of alternative fuels takes place at multi-million dollar facilities that create jobs and investment within communities, further economic development opportunities become evident. At present, there is no reliable distribution system within the State of Georgia for alternative fuels. The production of alternative fuels can only be financially viable if the distribution network is in place. Consequently, opportunities exist for economic development in relation to distribution of alternative fuels. Similarly, the production of alternative fuels cannot be considered viable without a reliable feed-stock. With a significant portion of Twiggs County and the region being comprised of agricultural and forestry land, the possibility exists to utilize a portion of the undeveloped land for additional agricultural purposes that support the alternative fuel industry. **STWP:** Economic Development - 5

Transportation

- **Issues**

- Maintenance of existing city streets, including the installation of drainage improvements to address stormwater issues. **STWP:** Transportation System – 1; **Long-Term and On-Going Activities:** #'s 3, 4
- Improvements to the streetscape, sidewalks, lighting and streets in the downtown area. **STWP:** Transportation System – 3
- Construction of the Jeffersonville Bypass from Highway 96 to Highway 18. **Long-Term and On-Going Activities:** # 8
- Low income and high poverty combined with a large number of residents traveling outside of the community to work, the absence of commercial/retail shopping areas, medical services requiring travel to neighboring Warner Robins or Macon, and anticipated additional client needs from human service agencies necessitates the need for public transit in the City of Jeffersonville and the rest of Twiggs County. **STWP:** Transportation System – 2
- Improve pedestrian and bicycle accessibility from existing residential areas to the downtown area as well as to the schools. **Long-Term and On-Going Activities:** #' 6, 7

- **Opportunities**

- US 80, Highway 96, Highway 18, and Bullard Road provide excellent highway connections in all directions to points both within and outside Twiggs County, including Interstate 16. **Long-Term and On-Going Activities:** # 10
- Recent award of a High Priority Project (\$500,000) will fund streetscape, sidewalk, lighting, and street improvements in downtown Jeffersonville, and hopefully will

- encourage economic investment in this portion of the community. **STWP:** Transportation System – 3
- The City of Jeffersonville has an excellent sidewalk network that connects most of the residential areas to the downtown area, but many of these sidewalks are in desperate need of repair and ongoing maintenance. **Long-Term and On-Going Activities: # 7**
 - Established “Ride-Share” area in downtown Jeffersonville, but needs signage and funds to market location. **STWP:** Transportation System – 4

IMPLEMENTATION PROGRAM

The Implementation Program is the overall strategy for addressing the Issues and Opportunities identified for Twiggs County and the Cities of Danville and Jeffersonville. It includes a Short-Term Work Program (STWP) and Long-Term and Ongoing Activities and Policies. In addition, a Report of Accomplishments is presented on the last STWPs completed for the three communities in 2003.

Short-Term Work Program (STWP)

A **Short-Term Work Program (STWP)** identifies specific implementation actions the local government intends to take during the interim planning period. This program could include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short-Term Work Program includes the following information for each activity:

- Brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party(ies) for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable

SHORT-TERM WORK PROGRAM FOR TWIGGS COUNTY

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		08-09	09-10	10-11	11-12	12-13			
ECONOMIC DEVELOPMENT									
1	Install the necessary utility and road infrastructure to support the I-16/Hwy 96 Industrial Park.	X					Twiggs County	\$3.9 Million	EDA, USDA, DCA, OneGeorgia Authority, GEFA, GDOT, Twiggs County
2	Coordinate with the Central Georgia Technical College Workforce Training Center in Jeffersonville along with the other educational and training institutions in the area to provide the training and education needed to increase the skills of Twiggs County residents to meet the future job market in Twiggs County.	X	X	X	X	X	Twiggs County, CGTC, GC&SU, Macon State College, Mercer University, Wesleyan College	Staff Time in Budget	Twiggs County, CGTC, GC&SU, Macon State College, Mercer University, Wesleyan College
3	Prepare long-term infrastructure plan that guides, directs and supports economic development opportunities in Twiggs County.		X				Twiggs County	Staff Time in Budget	Twiggs County
4	Coordinate with the City of Jeffersonville and the City of Danville to establish the appropriate local economic development support organizations necessary to actively recruit and retain businesses and industries in Twiggs County.	X	X	X	X	X	Twiggs County, City of Danville, City of Jeffersonville	Staff Time in Budget	Twiggs County, City of Danville, City of Jeffersonville, Private Sources

5	Develop partnerships with regional and state development agencies to assist in the recruitment and retention of businesses and industries in Twiggs County.	X	X	X	X	X	Twiggs County, City of Danville, City of Jeffersonville, Central Georgia Joint Development Authority, Georgia Power, Georgia Small Business Dev. Network, Ga. Tech EDI, Ga. DEcD	Staff Time in Budget	Twiggs County, City of Danville, City of Jeffersonville, Central Georgia Joint Development Authority, Georgia Power, Georgia Small Business Dev. Network, Ga. Tech EDI, Ga. DEcD
6	Establish and implement a small business entrepreneurship program in Twiggs County.					X	Twiggs County, City of Danville, City of Jeffersonville, Ga. DEcD, Local ED Organizations	Staff Time in Budget	Twiggs County, City of Danville, City of Jeffersonville, Ga. DEcD, Private Sources
7	Coordinate with the City of Jeffersonville, the City of Danville, and appropriate state, federal, and regional agencies to secure adequate funding mechanisms to assist in the development of new industrial and small business ventures.	X	X	X	X	X	Twiggs County; City of Danville; City of Jeffersonville; DCA; Ga. DEcD; RDC; Other Federal, State and Regional Agencies	Staff Time in Budget	Twiggs County, City of Danville, City of Jeffersonville, DCA, Ga. DEcD, RDC, Other Federal/State and Regional Agencies
8	Coordinate with the City of Jeffersonville, the City of Danville and the local economic development support organizations to establish and implement a leadership training program.				X	X	Twiggs County, City of Danville, City of Jeffersonville, Local ED Organizations	Staff Time in Budget	Twiggs County, City of Danville, City of Jeffersonville, Private Sources
9	Develop strategies for Work Ready Program implementation; obtain Work Ready Community and Region designations, and establish job training programs as needed.	X	X	X	X	X	Twiggs County, City of Jeffersonville, City of Danville, RDC, Georgia DEcD, Other Counties in Region	Staff Time in Budget	Twiggs County, City of Danville, City of Jeffersonville, Ga. DEcD, Other Counties in Region
10	Partner with the City of Jeffersonville, the City of Danville and other localities in the Middle Georgia area to develop the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	X	X	X	X	X	Twiggs County, City of Jeffersonville, City of Danville, Other Middle Georgia Communities, RDC, DCA, Ga. DEcD, Ga. DNR	Staff Time in Budget	Twiggs County, City of Danville, City of Jeffersonville, DCA, Ga. DEcD
11	Implement target industry study to aid in the recruitment of new industry for the I-16/ Hwy 96 Industrial Park and other parks to be developed in the future.	X	X	X	X	X	Twiggs County, Ga. DEcD, Local ED Organizations	Staff Time in Budget	Twiggs County, Ga. DEcD, Local ED Organizations

12	Coordinate with Jones County, Bibb County, and their respective development organizations in the development of the Highway 57 (regional) industrial park in Jones County near the Twiggs County Line.	X	X	X	X	X	Twiggs County, Jones County, Development Authority of Jones County, Bibb County, Macon Water Authority	Staff Time in Budget	Twiggs County, Jones County, Development Authority of Jones County, Macon Water Authority
HOUSING									
1	Establish public education program to expand the awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units; and to maintain the County's large percentage of owner-occupancy and low percentage of cost-burdened households.					X	Twiggs County, DCA	Staff Time in Budget	Twiggs County, DCA
NATURAL AND CULTURAL RESOURCES									
1	Enforce the existing Part V Environmental Criteria ordinances (wetlands, groundwater recharge areas river corridor) which includes coordination with local, state, and federal agencies.	X	X	X	X	X	Twiggs County, US Army Corps of Engineers, Twiggs County Health Department	Staff Time in Budget	Twiggs County, US Army Corps of Engineers, Twiggs County Health Department
2	Establish a public education program for County residents and other affected stakeholders on the existing environmental regulations and the importance of protecting environmentally sensitive areas and other natural resources.					X	Twiggs County, County Cooperative Extension Service, DNR	Staff Time in Budget	Twiggs County, UGA, DNR
3	Participate in the Middle Georgia Clean Air Coalition that has been formed to improve air quality in Twiggs County and the Middle Georgia region.	X	X	X	X	X	Twiggs County, MGCAC	Staff Time and Annual Membership Dues	Twiggs County
4	Coordinate with neighboring counties and other stakeholders to bring segments of the Ocmulgee River that are on the EPA 303 (d) list into compliance with water quality regulations.	X	X	X	X	X	Twiggs County, Ga. DNR-EPD, Other Public and Private Stakeholders	Staff Time in Budget	Twiggs County, Ga. DNR-EPD, Other Public and Private Stakeholders

COMMUNITY FACILITIES AND SERVICES									
1	Construct Phase II of the County water system (Dry Branch and Sgoda Road areas).	X	X	X			Twiggs County	\$7 Million	Twiggs County, USDA, DCA, GEFA
2	Construct new public utility building at the Twiggs County Industrial Park at I-16/Hwy 96 to house Sheriff Department's 911 operators, the County Fire Chief, and the County Water Department.		X	X			Twiggs County	\$500,000	Twiggs County, State/Federal Grants
3	Construct new recreational facilities, including a new ballfield for youth soccer and football programs and a recreation center, for the Partners for Progress Recreation Program.			X	X		Twiggs County	\$250,000	SPLOST
INTERGOVERNMENTAL COORDINATION									
1	Work with other local governments in the Middle Georgia region to find solutions to common problems and crafting regional strategies as they relate to land use, transportation, housing, and air/water quality.	X	X	X	X	X	Twiggs County, City of Jeffersonville, City of Danville, RDC and Other Local Governments in Middle Georgia Region	Staff Time in Budget	Twiggs County, City of Jeffersonville, City of Danville, Other Local Governments in Middle Georgia Region
2	Update and Implement Service Delivery Strategy.	X	X	X	X	X	Twiggs County, City of Jeffersonville, City of Danville, RDC	Staff Time in Budget	Twiggs County, City of Jeffersonville, City of Danville
3	Establish contact, build connections, and discuss issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts.	X	X	X	X	X	Twiggs County, City of Jeffersonville, City of Danville, Twiggs County BOE, and Other County Authorities and Districts	Staff Time in Budget	Twiggs County, City of Jeffersonville, City of Danville, Twiggs County BOE, and Other County Authorities and Districts

4	Participate in regional effort to attract quality health care professionals and services in Twiggs County and the rest of the Middle Georgia region.	X	X	X	X	X	Twiggs County, City of Jeffersonville, City of Danville, RDC, Other Local Governments in the Middle Georgia Region	Staff Time in Budget	Twiggs County, City of Jeffersonville, City of Danville, Other Local Governments in the Middle Georgia Region
5	Participate in regional effort to develop a reliable production and distribution system of alternative fuels in Twiggs County and the rest of the Middle Georgia region.	X	X	X	X	X	Twiggs County, City of Jeffersonville, City of Danville, RDC, Other Local Governments in the Middle Georgia Region	Staff Time in Budget	Twiggs County, City of Jeffersonville, City of Danville, Other Local Governments in the Middle Georgia Region
TRANSPORTATION SYSTEM									
1	Widen SR 96 from SR 247 in Houston County to I-16 in Twiggs County (from 08-11 STIP).	X	X	X			GDOT	\$26.4 Million	FHWA, GDOT
2	Improve interchange at I-16 and Hwy 96 (from 08-11 STIP)	X	X				GDOT	\$17 Million	FHWA
3	Replace bridges at SR 19 and Bullard Road (from 08-11 STIP).	X	X	X			Twiggs County, GDOT	\$400,000	FHWA, GDOT, Twiggs County
4	Operate and maintain existing Section 5311 rural transit program in Twiggs County and explore future funding options for this service.	X	X	X	X	X	Twiggs County, MGCAA, GDOT	\$125,000/yr. (operating and capital costs)	Twiggs County, GDOT
5	Expand the usage of the existing Ride-Share area in downtown Jeffersonville through new signage and other marketing efforts.		X	X	X	X	Twiggs County, City of Jeffersonville, GDOT	\$2,500	GDOT

LAND USE									
1	Implement recommendations of the RAJB Joint Land Use Study.	X	X	X	X	X	Twiggs County	Staff Time in Budget	Twiggs County
2	Prepare full update to the local comprehensive plan.				X	X	Twiggs County, City of Jeffersonville, City of Danville	\$60,000	Twiggs County, City of Jeffersonville, City of Danville
3	Explore alternatives to encourage quality development at the I-16 interchanges, along Hwy 57, and in the Dry Branch area, including various planning and regulatory controls.	X	X	X	X	X	Twiggs County, Local Property Owners	Staff Time in Budget	Twiggs County
4	Coordinate with the Georgia DNR in protecting the Ocmulgee Wildlife Management Area and other important conservation areas.	X	X	X	X	X	Twiggs County, Ga. DNR	Staff Time in Budget	Twiggs County, Ga. DNR
5	Explore options to protect existing kaolin mining areas and to establish reuse strategies for reclaimed areas.	X	X	X	X	X	Twiggs County, Kaolin Companies, Ga. DNR-EPD, Ga. Mining Association	Staff Time in Budget	Twiggs County, Ga. DNR-EPD, Private Sources

SHORT-TERM WORK PROGRAM FOR CITY OF DANVILLE

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		08-09	09-10	10-11	11-12	12-13			
ECONOMIC DEVELOPMENT									
1	Develop a plan to improve the downtown area of Danville that includes (1) recommendations for the renovation of vacant downtown buildings, streetscape, and pedestrian accessibility; and (2) the identification of financing mechanisms to fund the building and infrastructure improvements.		X				City of Danville, DCA, RDC	\$5,000	City of Danville, DCA, Other Federal and State Grants
2	Implement downtown improvement plan.			X	X	X	City of Danville, DCA, RDC	\$200,000	City of Danville, State and Federal Sources
3	Establish a business development strategy for the downtown area that includes recommendations for financing mechanisms to attract small businesses.			X			City of Danville, DCA, RDC	Staff Time in Budget	City of Danville, DCA
4	Coordinate with the Central Georgia Technical College Workforce Training Center in Jeffersonville along with the other educational and training institutions in the area to provide the training and education needed to increase the skills of Danville residents to meet the future job market in Danville and Twiggs County.	X	X	X	X	X	City of Danville, CGTC, GC&SU, Macon State College, Mercer University, Wesleyan College	Staff Time in Budget	City of Danville, CGTC, GC&SU, Macon State College, Mercer University, Wesleyan College
5	Coordinate with Twiggs County and the City of Jeffersonville to establish the appropriate local economic development support organizations necessary to actively recruit and retain businesses and industries in Twiggs County.	X	X	X	X	X	City of Danville, City of Jeffersonville, Twiggs County	Staff Time in Budget	City of Danville, City of Jeffersonville, Twiggs County, Private Sources

6	Develop partnerships with regional and state development agencies to assist in the recruitment and retention of businesses and industries in Twiggs County.	X	X	X	X	X	City of Danville, City of Jeffersonville, Twiggs County, Central Georgia Joint Development Authority, Georgia Power, Georgia Small Business Dev. Network, Ga. Tech EDI, Ga. DEcD	Staff Time in Budget	City of Danville, City of Jeffersonville, Twiggs County, Central Georgia Joint Development Authority, Georgia Power, Georgia Small Business Dev. Network, Ga. Tech EDI, Ga. DEcD
7	Establish and implement a small business entrepreneurship program in the City of Danville.					X	City of Danville, City of Jeffersonville, Twiggs County, Ga. DEcD, Local ED Organizations	Staff Time in Budget	City of Danville, City of Jeffersonville, Twiggs County, Ga. DEcD, Private Sources
8	Coordinate with Twiggs County, the City of Jeffersonville and the local economic development support organizations to establish and implement a leadership training program.				X	X	City of Danville, City of Jeffersonville, Twiggs County, Local ED Organizations	Staff Time in Budget	City of Danville, City of Jeffersonville, Twiggs County, Private Sources
9	Partner with Twiggs County, the City of Jeffersonville, and other localities in the Middle Georgia area to develop and market the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	X	X	X	X	X	City of Danville, Twiggs County, City of Jeffersonville, Other Middle Georgia Communities, RDC, DCA, Ga. DEcD, Ga. DNR-HPD	Staff Time in Budget	City of Danville, City of Jeffersonville, Twiggs County, DCA, Ga. DEcD
10	Develop strategies for Work Ready Program implementation; obtain Work Ready Community and Region designations, and establish job training programs as needed.	X	X	X	X	X	City of Danville, Twiggs County, City of Jeffersonville, RDC, Georgia DEcD, Other Counties in Region	Staff Time in Budget	City of Danville, City of Jeffersonville, Twiggs County, Ga. DEcD, Other Counties in Region
11	Coordinate with Twiggs County, the City of Jeffersonville, and appropriate state, federal, and regional agencies to secure adequate funding mechanisms to assist in the development of new industrial and small business ventures.	X	X	X	X	X	City of Danville, City of Jeffersonville, Twiggs County, DCA, Ga. DEcD, RDC, Other Federal/State and Regional Agencies	Staff Time in Budget	City of Danville, City of Jeffersonville, Twiggs County, DCA, Ga. DEcD, RDC, Other Federal/State and Regional Agencies
12	Establish a city festival.				X	X	City of Danville, Citizen Volunteers	Staff Time in Budget	City of Danville, Volunteer Time

HOUSING									
1	Adopt ordinance addressing the demolition or repair of all unsafe structures, including manufactured homes.	X					City of Danville	Staff Time in Budget	City of Danville
2	Coordinate with either Jeffersonville or Twiggs County for the shared use of a Code Enforcement Officer.		X	X	X	X	City of Danville, Twiggs County, or City of Jeffersonville	Staff Time in Budget	City of Danville, Twiggs County, or City of Jeffersonville
3	Implement a program for the removal of dilapidated housing with no historic value through code enforcement.		X	X	X	X	City of Danville	Staff Time in Budget	City of Danville
4	Establish public education program to expand the awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units in the City of Danville; and to maintain the City's large percentage of owner-occupancy and low percentage of cost-burdened households.			X			City of Danville, DCA	Staff Time in Budget	City of Danville, DCA
NATURAL AND CULTURAL RESOURCES									
1	Enforce the existing Part V Environmental Criteria ordinance (groundwater recharge areas), which includes coordination with local, state, and federal agencies.	X	X	X	X	X	City of Danville, Twiggs County Health Department	Staff Time in Budget	City of Danville
2	Establish a public education program for City residents and other affected stakeholders on the existing environmental regulations and the importance of protecting environmentally sensitive areas.					X	City of Danville, County Cooperative Extension Service, DNR	Staff Time in Budget	City of Danville, UGA, DNR
3	Participate in the Middle Georgia Clean Air Coalition that has been formed to improve air quality in the City of Danville, Twiggs County, and the Middle Georgia region.	X	X	X	X	X	City of Danville, MGCAC	Staff Time and Annual Membership Dues	City of Danville
4	Conduct a historic resources survey to identify National Register-eligible residential, commercial, industrial, and institutional structures in the City of Danville, and historic residential structures that can be an excellent source of decent and safe housing for existing and future residents.			X			City of Danville, RDC, Ga. DNR-HPD	\$2,500	City of Danville, Ga. DNR-HPD

5	Initiate the National Register nomination process for the most significant structures and districts identified in the historic resources survey.				X	X	City of Danville, RDC, Local Property Owners, Ga. DNR-HPD	Staff Time in Budget	City of Danville, Ga. DNR-EPD, Private Sources, Volunteer Time
6	Study the feasibility of establishing a local historic preservation process (ordinance, commission, and district designation) for the preservation and protection of historically significant structures and districts in the City of Danville that were identified in the historic resources survey.					X	City of Danville, RDC, Local Property Owners	Staff Time in Budget	City of Danville, Ga. DNR-EPD, Private Sources, Volunteer Time
COMMUNITY FACILITIES AND SERVICES									
1	Replace existing 2" pipe with 6" pipe in certain areas of the City.	X	X	X	X	X	City of Danville	\$10,000/yr.	GEFA Revolving Loan Fund, City of Danville
2	Purchase new fire truck to replace existing knocker truck.					X	City of Danville	\$100,000	SPLOST, State/Federal Grant
3	Develop walking/ biking trail from the recreation area to the City.	X	X				City of Danville	\$50,000	City of Danville, State and Federal Grants
4	Establish a passive park between City Hall and Hwy 80.	X					City of Danville, Twiggs County	\$500	City of Danville, Twiggs County, Private Sources
5	Establish a city library.			X			City of Danville	\$5,000	City of Danville
INTERGOVERNMENTAL COORDINATION									
1	Work with other local governments in the Middle Georgia region to find solutions to common problems and crafting regional strategies as they relate to land use, transportation, housing, and air/water quality.	X	X	X	X	X	City of Danville, Twiggs County, City of Jeffersonville, RDC, and Other Local Governments in Middle Georgia Region	Staff Time in Budget	City of Danville, Twiggs County, City of Jeffersonville, Other Local Governments in Middle Georgia Region
2	Update and Implement Service Delivery Strategy.	X	X	X	X	X	City of Danville, Twiggs County, City of Jeffersonville, RDC	Staff Time in Budget	City of Danville, Twiggs County, City of Jeffersonville

3	Establish contact, build connections, and discuss issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts.	X	X	X	X	X	City of Danville, Twiggs County, City of Jeffersonville, Twiggs County BOE, and Other County Authorities and Districts	Staff Time in Budget	City of Danville, Twiggs County, City of Jeffersonville, Twiggs County BOE, and Other County Authorities and Districts
4	Participate in regional effort to attract quality health care professionals and services in Twiggs County and the rest of the Middle Georgia region.	X	X	X	X	X	City of Danville, Twiggs County, City of Jeffersonville, RDC, Other Local Governments in the Middle Georgia Region	Staff Time in Budget	City of Danville, Twiggs County, City of Jeffersonville, Other Local Governments in the Middle Georgia Region
5	Participate in regional effort to develop a reliable production and distribution system of alternative fuels in Twiggs County and the rest of the Middle Georgia region.	X	X	X	X	X	City of Danville, Twiggs County, City of Jeffersonville, RDC, Other Local Governments in the Middle Georgia Region	Staff Time in Budget	City of Danville, Twiggs County, City of Jeffersonville, Other Local Governments in the Middle Georgia Region
TRANSPORTATION SYSTEM									
1	Implement existing program to maintain city streets, including the drainage ways along these streets.	X	X	X	X	X	City of Danville, GDOT	\$4,000/yr.	City of Danville, GDOT-LARP, State/Federal Grants
2	Coordinate with Twiggs County to provide transportation assistance for the elderly and other citizens of Danville through the 5311 Program.	X	X	X	X	X	City of Danville, Twiggs County, MGCAA	Staff Time in Budget	City of Danville
LAND USE									
1	Implement recommendations of RAFB Joint Land Use Study.	X	X	X	X	X	City of Danville	Staff Time in Budget	City of Danville
2	Explore alternatives to encourage quality development in the City's downtown area, US 80 corridor, stable residential neighborhoods and historic areas, including various planning and regulatory controls.	X	X	X	X	X	City of Danville, Local Property Owners	Staff Time in Budget	City of Danville

3	Prepare full update to the local comprehensive plan.				X	X	City of Danville, Twiggs County, City of Jeffersonville	\$60,000	City of Danville, Twiggs County, City of Jeffersonville
4	Coordinate with Wilkinson County and Twiggs County on efforts to determine the location of various county lines as they come through Danville.	X	X	X			City of Danville, Wilkinson County, Twiggs County	Staff Time in Budget	City of Danville, Twiggs County, Wilkinson County
5	Adopt and implement property maintenance ordinance for control of weeds, debris, and abandoned vehicles.	X	X	X	X	X	City of Danville	Staff Time in Budget	City of Danville

SHORT-TERM WORK PROGRAM FOR CITY OF JEFFERSONVILLE

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		08-09	09-10	10-11	11-12	12-13			
ECONOMIC DEVELOPMENT									
1	Coordinate with the Central Georgia Technical College Workforce Training Center in Jeffersonville along with the other educational and training institutions in the area to provide the training and education needed to increase the skills of Jeffersonville residents to meet the future job market in Jeffersonville and Twiggs County.	X	X	X	X	X	City of Jeffersonville, CGTC, GC&SU, Macon State College, Mercer University, Wesleyan College	Staff Time in Budget	City of Jeffersonville, CGTC, GC&SU, Macon State College, Mercer University, Wesleyan College
2	Coordinate with Twiggs County and the City of Danville to establish the appropriate local economic development support organizations necessary to actively recruit and retain businesses and industries in Twiggs County.	X	X	X	X	X	City of Jeffersonville, City of Danville, Twiggs County	Staff Time in Budget	City of Jeffersonville, City of Danville, Twiggs County, Private Sources
3	Develop partnerships with regional and state development agencies to assist in the recruitment and retention of businesses and industries in Twiggs County.	X	X	X	X	X	City of Jeffersonville, City of Danville, Twiggs County, Central Georgia Development Authority, Georgia Power, Georgia Small Business Dev. Network, Ga. Tech EDI, Ga. DEcD	Staff Time in Budget	City of Jeffersonville, City of Danville, Twiggs County, Central Georgia Development Authority, Georgia Power, Georgia Small Business Dev. Network, Ga. Tech EDI, Ga. DEcD
4	Establish and implement a small business entrepreneurship program in the City of Jeffersonville.					X	City of Jeffersonville, City of Danville, Twiggs County, Ga. DEcD, Local ED Organizations	Staff Time in Budget	City of Jeffersonville, City of Danville, Twiggs County, Ga. DEcD, Private Sources

5	Coordinate with Twiggs County, the City of Danville, and appropriate state, federal, and regional agencies to secure adequate funding mechanisms to assist in the development of new industrial and small business ventures.	X	X	X	X	X	City of Jeffersonville, City of Danville, Twiggs County, DCA, Ga. DEcD, RDC, Other Federal, State, and Regional Agencies	Staff Time in Budget	City of Jeffersonville, City of Danville, Twiggs County, DCA, Ga. DEcD, RDC, Other Federal/State and Regional Agencies	
6	Coordinate with Twiggs County, the City of Danville and the local economic development support organizations to establish and implement a leadership training program.					X	X	City of Jeffersonville, City of Danville, Twiggs County, Local ED Organizations	Staff Time in Budget	City of Jeffersonville, City of Danville, Twiggs County, Private Sources
7	Coordinate with local, regional, state, and other development organizations to attract new businesses and industries in the City's industrial park.	X	X	X	X	X		City of Jeffersonville, Local, Regional, State and Other Development Organizations	Staff Time in Budget	City of Jeffersonville, Local, Regional, State, and Other Development Organizations
8	Coordinate with Twiggs County on the development of the I-16/Hwy 96 Industrial Park as it relates to its impact to the City of Jeffersonville.	X	X	X	X	X		City of Jeffersonville, Twiggs County	Staff Time in Budget	City of Jeffersonville, Twiggs County
9	Develop strategies for Work Ready Program implementation; obtain Work Ready Community and Region designations, and establish job training programs as needed.	X	X	X	X	X		City of Jeffersonville, Twiggs County, City of Danville, RDC, Georgia DEcD, Other Counties in Region	Staff Time in Budget	City of Jeffersonville, City of Danville, Twiggs County, Ga. DEcD, Other Counties in Region
10	Partner with Twiggs County, the City of Danville and other localities in the Middle Georgia area to develop the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	X	X	X	X	X		City of Jeffersonville, Twiggs County, City of Danville, Other Middle Georgia Communities, RDC, DCA, Ga. DEcD, Ga. DNR-HPD	Staff Time in Budget	City of Jeffersonville, City of Danville, Twiggs County, DCA, Ga. DEcD
11	Continue the removal of dilapidated commercial buildings with no historic value located downtown through code enforcement.	X	X	X	X	X		City of Jeffersonville	Staff time in Budget	City of Jeffersonville

HOUSING									
1	Prepare housing assessment report to determine the condition of the residential structures in the City of Jeffersonville.			X			City of Jeffersonville, RDC	\$4,500	City of Jeffersonville
2	Establish public education program to expand the awareness of the DCA-managed housing programs designed to increase the production, acquisition, or rehabilitation of decent, safe and sanitary housing units, and to address the relatively high percentage of cost-burdened households in the City of Jeffersonville.				X		City of Jeffersonville, DCA	Staff Time in Budget	City of Jeffersonville, DCA
3	Update and enforce the housing codes.	X	X	X	X	X	City of Jeffersonville	Staff Time in Budget	City of Jeffersonville
4	Continue the removal of dilapidated housing with no historic value in Jeffersonville through code enforcement.	X	X	X	X	X	City of Jeffersonville	Staff Time in Budget	City of Jeffersonville
NATURAL AND CULTURAL RESOURCES									
1	Enforce the existing Part V Environmental Criteria ordinance (wetlands) which includes coordination with local, state, and federal agencies.	X	X	X	X	X	City of Jeffersonville, US Army Corps of Engineers	Staff Time in Budget	City of Jeffersonville, US Army Corps of Engineers
2	Establish a public education program for City residents and other affected stakeholders on the existing environmental regulations and the importance of protecting environmentally sensitive areas.					X	City of Jeffersonville, County Cooperative Extension Service, DNR	Staff Time in Budget	City of Jeffersonville, UGA, DNR
3	Participate in the Middle Georgia Clean Air Coalition that has been formed to improve air quality in the City of Jeffersonville, Twiggs County, and the Middle Georgia region.	X	X	X	X	X	City of Jeffersonville, MGCAC	Staff Time and Annual Membership Dues	City of Jeffersonville

4	Initiate the National Register nomination process for the most significant structures and districts identified in the 2001 historic resources survey.		X	X			City of Jeffersonville, RDC, Local Property Owners, Ga. DNR-HPD	Staff Time in Budget	City of Jeffersonville, Ga. DNR-EPD, Private Sources, Volunteer Time
5	Study the feasibility of establishing a local historic preservation process (ordinance, commission, and district designation) for the preservation and protection of historically significant structures and districts in the City of Jeffersonville that were identified in the historic resources survey				X		City of Jeffersonville, RDC, Local Property Owners	Staff Time in Budget	City of Jeffersonville, Ga. DNR-EPD, Private Sources, Volunteer Time
6	Create greenway and passive recreation areas with trails within the City.	X	X	X	X	X	City of Jeffersonville, Ga. DNR	\$50,000	City of Jeffersonville, State and Federal Funds
COMMUNITY FACILITIES AND SERVICES									
1	Construct one new well and begin refurbishing or replacing existing water lines.	X	X	X	X	X	City of Jeffersonville	\$200,000	City of Jeffersonville, State and Federal Grants and Loans
2	Begin the installation of new fire hydrants.	X	X	X	X	X	City of Jeffersonville	\$20,000	City of Jeffersonville, Federal and State Grants
3	Purchase new fire truck.		X				City of Jeffersonville	\$150,000	City of Jeffersonville, Federal and State Grants
4	Establish training program for volunteer firefighters.	X	X	X	X	X	City of Jeffersonville, Macon-Bibb County Fire Department	Staff Time in Budget	City of Jeffersonville
5	Hire two additional police officers and provide them with the necessary equipment and vehicles.		X	X	X	X	City of Jeffersonville	\$330,000	City of Jeffersonville
6	Construct new basketball courts at the existing parks and light the softball field.				X	X	City of Jeffersonville	\$10,000	City of Jeffersonville
7	Relocate police station currently located at City Hall.	X					City of Jeffersonville, Twiggs County BOE	\$20,000	City of Jeffersonville

INTERGOVERNMENTAL COORDINATION									
1	Work with other local governments in the Middle Georgia region to find solutions to common problems and crafting regional strategies as they relate to land use, transportation, housing, and air/water quality.	X	X	X	X	X	City of Jeffersonville, Twiggs County, City of Danville, RDC and Other Local Governments in Middle Georgia Region	Staff Time in Budget	City of Jeffersonville, Twiggs County, City of Danville, Other Local Governments in Middle Georgia Region
2	Update and Implement Service Delivery Strategy.	X	X	X	X	X	City of Jeffersonville, Twiggs County, City of Danville, RDC	Staff Time in Budget	City of Jeffersonville, Twiggs County, City of Danville
3	Establish contact, build connections, and discuss issues of concern with neighboring jurisdictions, school board, and independent special and development authorities or districts.	X	X	X	X	X	City of Jeffersonville, Twiggs County, City of Danville, Twiggs County BOE, and Other County Authorities and Districts	Staff Time in Budget	City of Jeffersonville, Twiggs County, City of Danville, Twiggs County BOE, and Other County Authorities and Districts
4	Participate in regional effort to attract quality health care professionals and services in Twiggs County and the rest of the Middle Georgia region.	X	X	X	X	X	City of Jeffersonville, Twiggs County, City of Danville, RDC, Other Local Governments in the Middle Georgia Region	Staff Time in Budget	City of Jeffersonville, Twiggs County, City of Danville, Other Local Governments in the Middle Georgia Region
5	Participate in regional effort to develop a reliable production and distribution system of alternative fuels in Twiggs County and the rest of the Middle Georgia region.	X	X	X	X	X	City of Jeffersonville, Twiggs County, City of Danville, RDC, Other Local Governments in the Middle Georgia Region	Staff Time in Budget	City of Jeffersonville, Twiggs County, City of Danville, Other Local Governments in the Middle Georgia Region

TRANSPORTATION SYSTEM									
1	Implement existing program to maintain city streets, including the drainage ways along these streets.	X	X	X	X	X	City of Jeffersonville, GDOT	\$10,000/yr	City of Jeffersonville, GDOT-LARP, State/Federal Grants
2	Coordinate with Twiggs County to provide transportation assistance for the elderly and other citizens of Jeffersonville through the 5311 Program.	X	X	X	X	X	Twiggs County, City of Jeffersonville, MGCAA	Staff Time in Budget	City of Jeffersonville
3	Implement the High Priority Project improvements (sidewalks, lighting and streetscape) in the downtown area.	X					City of Jeffersonville, GDOT	\$625,000	Federal HPP Funds, State Funds, City of Jeffersonville, Private Sources
4	Expand the usage of the existing Ride-Share area in downtown Jeffersonville through new signage and other marketing efforts.		X	X	X	X	City of Jeffersonville, Twiggs County, GDOT	\$2,500	GDOT
5	Widen Worsham Lane	X	X				City of Jeffersonville, GDOT	\$50,000	City of Jeffersonville, GDOT
LAND USE									
1	Implement recommendations of the RAFB Joint Land Use Study.	X	X	X	X	X	City of Jeffersonville	Staff Time in Budget	City of Jeffersonville
2	Prepare full update to the local comprehensive plan.				X	X	City of Jeffersonville, Twiggs County, City of Danville	\$60,000	City of Jeffersonville, Twiggs County, City of Danville
3	Explore alternatives to encourage quality development in the City's downtown area, its major highway corridors, stable residential neighborhoods and historic areas, including various planning and regulatory controls.	X	X	X	X	X	City of Jeffersonville, Local Property Owners	Staff Time in Budget	City of Jeffersonville

Long-Term and Ongoing Activities

Below are specific long-term or on-going activities that are proposed to be implemented beyond the interim planning period. It is possible that priorities may change during the interim period necessitating the need to move some of these activities to the short-term work program. At that time, a specific timetable would be identified along with the agencies assigned to implement the project, cost estimates, and funding sources.

Twiggs County

1. Housing assessment in the unincorporated area of Twiggs County to determine the condition of the residential structures.
2. Neighborhood redevelopment plans in the Spring Valley area in coordination with the City of Jeffersonville that would review the need to improve existing housing stock and stormwater, road and street lighting infrastructure in this area.
3. In coordination with other counties, study the feasibility of establishing a national heritage corridor to promote, enhance, and conserve the natural and cultural resources of the Ocmulgee River and adjacent lands.
4. Historic resources survey in the unincorporated area of the county to provide a comprehensive assessment of the county's preservation planning needs and potential.
5. If the County decides after the completion of the historic resources survey that it is feasible to proceed with the historic preservation process, the next steps would be to (1) develop an historic preservation ordinance that meets the State's enabling legislation, appoint a historic preservation commission, establish a local historic district, and develop preservation guidelines for use within that district; and (2) initiate the National Register nomination process for the most significant structures and districts identified in the historic resources survey.
6. Establish a program to educate and inform local citizens of the significance of the county's historic and cultural resources and benefits of public and private investment in those resources.
7. Explore the use of conservation easements and other methods to preserve farmland and open space in the unincorporated area of the county.
8. Construction of Jeffersonville Bypass from Highway 96 to Highway 18.
9. Explore alternatives to insure quality development along the new Jeffersonville Bypass corridor, including various planning and regulatory controls.

10. Install necessary infrastructure at future industrial park sites if the decision is made to acquire additional industrial property.
11. On-going maintenance of the state and federal highway system in the unincorporated area by the Georgia Department of Transportation.
12. Amend County's zoning ordinance to incorporate the recommended character area development patterns identified in the full Plan Update.

City of Danville

1. Preparation and implementation of development plan for US Highway 80 corridor that includes recommendations on development patterns, streetscape, pedestrian accessibility, connectivity to the rest of the City, and financing mechanisms to fund any necessary public infrastructure improvements.
2. If the City decides during the interim period that it is feasible to proceed with the historic preservation process, the next step would be to develop an historic preservation ordinance that meets the State's enabling legislation, appoint a historic preservation commission, establish a local historic district and develop preservation guidelines for use within that district.
3. Construct sidewalks or other facilities that would improve pedestrian accessibility from the residential areas to the downtown.
4. On-going maintenance of Highway 80 and Highway 358 by the Georgia Department of Transportation.

City of Jeffersonville

1. Continue improvements to the City's water distribution system, including new wells and fire hydrants that began during the interim period.
2. Construction of new fire station.
3. Stormwater management improvements in the downtown area.
4. Neighborhood redevelopment plans in the Spring Valley and Everette areas that would review the need to improve existing housing stock and stormwater, road, and street lighting infrastructure in this area.
5. If the City decides during the interim period that it is feasible to proceed with the historic preservation process, the next step would be to develop an historic preservation ordinance that meets the State's enabling legislation, appoint a historic preservation commission,

establish a local historic district, and develop preservation guidelines for use within that district.

6. Construct sidewalks or other facilities that would improve pedestrian accessibility from the residential areas to the downtown area as well as the schools.
7. Maintenance of existing sidewalk network.
8. Construction of Jeffersonville Bypass from Highway 96 to Highway 18.
9. Amend City's zoning ordinance to incorporate the recommended character area development patterns identified in the full Plan Update.
10. On-going maintenance of Highway 80, Highway 96, and Highway 18 by the Georgia Department of Transportation, and Bullard Road by Twiggs County and the City of Jeffersonville.

Policies

Identified below are policies that will provide local government officials in Twiggs County and the Cities of Danville and Jeffersonville with ongoing guidance and direction for making decisions consistent with the Issues and Opportunities and Community Vision presented in the Partial Plan Update.

Twiggs County

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 Twiggs County.
- We will encourage and support entrepreneurial enterprise in our community.
- We will provide a diverse economic development base that provides jobs for skilled labor and unskilled labor, as well as professional and managerial jobs.
- We will provide workforce training programs for Twiggs County citizens to increase their skills and marketability for jobs available in the community.

Housing

- We will encourage the creation of safe neighborhoods that have common open space and walking paths that are easily accessible.
- We will work to ensure that high quality housing is constructed and maintained.
- We will encourage home ownership.
- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will encourage the development of affordable housing for those who work in Twiggs County.

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect existing agricultural and forestry land; environmental sensitive areas; and valuable historic, archaeological, and cultural resources from encroachment.
- We will promote the use of natural and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to local, state, and national heritage.

Community Facilities and Services

- 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 ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety protection, and water/wastewater treatment systems.
- 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 capital projects that will increase operating and maintenance costs.

Intergovernmental Coordination

- We will work with other local governments to provide or share appropriate services.
- We will participate in regional economic development organizations.
- We will participate in regional environmental organizations and initiatives.
- We will plan jointly with our cities for comprehensive planning purposes.
- We will initiate contact with other local governments and institutions in the region in order to find solutions to common problems, or to craft region-wide strategies.
- We will meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.
- We will continue to think regionally, especially in terms of issues such as land use, transportation, and housing, understanding that these go beyond local government borders.

Transportation System

- We will ensure (through traffic-calming and other design considerations) that excessive traffic will not harm the peaceful nature of our residential neighborhoods.
- We will maintain our rural character through a focus on the location, aesthetics, and design of all paths, trails, streets, roads, and corridors.
- We will coordinate with the Georgia Department of Transportation on the development and maintenance of the state and federal highway system, and on the maintenance of the local road and bridge network.
- We will operate and maintain a fiscally-sound rural transit system, in cooperation with respective state agencies.
- We will explore alternatives to improve the existing Ride-Share program in Twiggs County.

Land Use

- We will preserve the rural character of our community and provide for the opportunity for agricultural and forestry activities to remain a vital part of our community.

- We will encourage the strengthening of existing neighborhoods and communities through the improvements to housing and public infrastructure, compatible infill development, and convenient community facilities and services.
- We will promote new 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 existing neighborhoods; protect the environment; preserve open spaces, agriculture, and forestry lands; and enhance the quality of life in the community.

City of Danville

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 develop a business development strategy that is based on the community's strengths, assets, and weaknesses.
- 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 of Danville.
- We will encourage and support entrepreneurial enterprise in our community.
- We will provide a diverse economic development base that provides jobs for skilled labor and unskilled labor, as well as professional and managerial jobs.
- We will coordinate with Twiggs County and the City of Jeffersonville to provide workforce training programs for City of Danville citizens to increase their skills and marketability for jobs available in the community.

Housing

- 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 the development of affordable housing for those who desire to live in the City of Danville.
- We will promote the concept of “lifecycle” housing within the community by encouraging the development of a variety of housing types, styles, and price ranges.

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect environmental sensitive areas and valuable historic, archaeological, and cultural resources from encroachment.
- We will promote the use of natural and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to local, state, and national heritage.

Community Facilities and Services

- 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 ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety protection, and water/wastewater treatment systems.
- 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 capital projects that will increase operating and maintenance costs.
- We will encourage the creation of attractive, accessible recreational facilities, public gathering places and parks throughout the community.

Intergovernmental Coordination

- We will work with other local governments to provide or share appropriate services.

- We will participate in regional economic development organizations.
- We will participate in regional environmental organizations and initiatives.
- We will plan jointly with Twiggs County and the City of Jeffersonville for comprehensive planning purposes.
- We will initiate contact with other local governments and institutions in the region in order to find solutions to common problems or to craft region-wide strategies.
- We will meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.
- We will continue to think regionally, especially in terms of issues such as land use, transportation, and housing, understanding that these go beyond local government borders.

Transportation System

- We will maintain our rural character through a focus on the location, aesthetics, and design of all paths, trails, streets, roads, and corridors.
- We will coordinate with the Georgia Department of Transportation on the development and maintenance of the state and federal highway system.
- We will operate a quality local street and drainage way system by utilizing an annual maintenance program funded by a variety of local and State funding sources.
- We will coordinate with Twiggs County in providing a fiscally-sound rural transit system to serve Danville residents.

Land Use

- We will encourage the strengthening of existing neighborhoods and communities through the improvements to housing and public infrastructure, compatible infill development, and convenient community facilities and services.
- We will promote new 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 existing neighborhoods; protect the environment; preserve open spaces, agriculture, and forestry lands; and enhance the quality of life in the community.

City of Jeffersonville

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 of Jeffersonville.
- We will encourage and support entrepreneurial enterprise in our community.
- We will provide a diverse economic development base that provides jobs for skilled labor and unskilled labor, as well as professional and managerial jobs.
- We will provide workforce training programs for City of Jeffersonville citizens to increase their skills and marketability for jobs available in the community.
- We will recruit industries and businesses that will create or provide sustainable products.

Housing

- We will encourage the creation of safe neighborhoods that have common open space and walking paths 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 the development of affordable housing for those who work in the City of Jeffersonville.

- We will promote the concept of “lifecycle” housing within the community by encouraging the development of a variety of housing types, styles, and price ranges.
- We will support community development corporations that build housing for low-income households.

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect environmental sensitive areas; and valuable historic, archaeological, and cultural resources from encroachment.
- We will promote the use of natural and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to local, state, and national heritage.

Community Facilities and Services

- 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 ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety protection, and water/wastewater treatment systems.
- 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 capital projects that will increase operating and maintenance costs.
- We will encourage the creation of attractive, accessible recreational facilities, public gathering places, and parks throughout the community.

Intergovernmental Coordination

- We will work with other local governments to provide or share appropriate services.
- We will participate in regional economic development organizations.
- We will participate in regional environmental organizations and initiatives.

- We will plan jointly with Twiggs County and the City of Danville for comprehensive planning purposes.
- We will initiate contact with other local governments and institutions in the region in order to find solutions to common problems, or to craft region-wide strategies.
- We will meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.
- We will continue to think regionally, especially in terms of issues such as land use, transportation, and housing, understanding that these go beyond local government borders.

Transportation System

- We will ensure (through traffic-calming and other design considerations) that excessive traffic will not harm the peaceful nature of our residential neighborhoods.
- We will maintain our rural character through a focus on the location, aesthetics, and design of all paths, trails, streets, roads, and corridors.
- We will encourage connectivity between the downtown area, recreation areas, and in-town neighborhoods through walking paths.
- We will operate a quality local street and drainage way system by utilizing an annual maintenance program funded by a variety of local and State funding sources.
- We will coordinate with Twiggs County in providing a fiscally-sound rural transit system to serve Jeffersonville residents.

Land Use

- We will encourage the strengthening of existing neighborhoods and communities through the improvements to housing and public infrastructure, compatible infill development, and convenient community facilities and services.
- We will encourage appropriate mixed-use and neo-traditional development.
- We will promote new 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 existing neighborhoods; protect the environment; preserve open spaces, agriculture, and forestry lands; and enhance the quality of life in the community.

Report of Accomplishments

The status of the activities listed in the previous Short-Term Work Programs for Twiggs County and the Cities of Danville and Jeffersonville that were prepared in 2003 is provided in a series of tables known as the Report of Accomplishments. The activity status has been identified as either been completed, currently underway, postponed, or not accomplished.

For activities that are currently underway, a projected completion date is shown and that activity is placed in the new Short-Term Work Program. For activities that have been postponed, an explanation for their postponement is outlined. These activities have either been placed in the new Short-Term Work Program or in the Long-Term and Ongoing Activities section depending on the anticipated date of implementation. Finally, activities labeled as being not accomplished are those activities the local government no longer intends to undertake. For these activities, the basis for them being not accomplished is explained.

Twiggs County

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Establish incentives that encourage developers to provide an adequate housing supply within the County.	Not Accomplished	Funding was not available to accomplish this task.
NATURAL RESOURCES (NR)			
NR 1	Establish a Solid Waste Education Program.	Not Accomplished	Funding was not available to accomplish this task.
NR 2	Implement the Groundwater Recharge, Wetlands, and River Corridor Protection Ordinances. (Updated STWP Activity NCR 1)	Underway	The County has adopted the Groundwater Recharge, Wetlands, and River Corridor Protection Ordinances, and these ordinances are currently being implemented on an ongoing basis by the County's Planning and Zoning Office.
HISTORIC RESOURCES (HR)			
HR 1	Seek National Register Listing for all eligible County-owned buildings.	Not Accomplished	Funding was not available to accomplish this task.
HR 2	Support nomination of eligible privately-owned historic resources to the National Register.	Not Accomplished	A historic resource survey is needed in the unincorporated area of the county to identify eligible privately-owned property before the nomination process can begin. Funding has not been available to complete this survey.
COMMUNITY FACILITIES (CF)			
CF 1	Have engineering study completed for county-operated water system.	Completed	
CF 2	Construct county-operated water system in areas that have density to support it.	Completed	
CF 3	Construct a fire department in District One.	Completed	
CF 4	Construct a new Senior Center.	Completed	
CF 5	Make improvements at Sgoda Road to support the development and improvement of the Industrial District. (Updated STWP Activity CF 1)	Underway	Improvements at Sgoda Road are expected to be completed by 2009.

ECONOMIC DEVELOPMENT (ED)				
ED	1	Market small businesses in the area through brochure development.	Not Accomplished	Funding was not available to accomplish this task.
ED	2	Purchase 100 acres for the Industrial Park.	Completed	The County has purchased 715 acres at the intersection of I-16 and Hwy 96 for an industrial park. Academy Sports has located a distribution center on 150 acres in the northern portion of the park.
ED	3	Provide additional infrastructure to the Industrial Park at Hwy 96 and I-16. (Updated STWP Activity ED 1)	Underway	The County is currently installing the necessary infrastructure improvements at the new industrial park to support a new distribution center, as well as future target industries. These improvements are scheduled to be completed by 2009.
ED	4	Develop Industrial District in coordination with Bibb County. (Updated STWP Activity ED 12)	Underway	Twiggs County is currently working with Bibb County, Jones County, the Jones County Development Authority, and the Macon Water Authority in developing a 900-acre regional industrial park in southwestern Jones County. The development of this industrial park is expected to take place during the next five years and possibly beyond.
ED	5	Create an active recruitment campaign to attract industry to Industrial Park. (Updated STWP Activities ED 4 and 5)	Underway	This is an ongoing activity.
ED	6	Create an active recruitment campaign, in coordination with Bibb County, to attract industry and commercial business to the Joint Industrial District.	Not Accomplished	Funding was not available to accomplish this task.
LAND USE (LU)				
LU	1	Update zoning maps to reflect zoning changes.	Completed	The County completed and adopted a major update to their land development regulations including the zoning maps.
LU	2	Coordinate with Robins Air Force Base and those communities participating in the Joint Land Use Study for BRAC 2005.	Completed	
LU	3	Implement recommendations of RAFB Joint Land Use Study. (Updated STWP Activity LU 1)	Underway	Full implementation of these recommendations is expected by 2013.

City of Danville

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Adopt ordinance addressing the demolition or repair of all unsafe structures, including mobile homes. (Updated STWP Activity HO 1)	Underway	Adoption is expected by the end of 2008.
HO 2	Coordinate with either Jeffersonville or Twiggs County for the shared use of a Building Inspector. (Updated STWP Activity HO 2)	Postponed	This will begin once the ordinance described in HO 1 is enacted; sometime in 2009.
HO 3	Initiate the removal of dilapidated housing with no historic value through code enforcement. (Updated STWP Activity HO 3)	Postponed	This will begin once the activities identified in HO 1 and HO 2 have been implemented; sometime in 2009.
HO 4	Research Rental Assistance Programs to determine which is most beneficial to the community.	Not Accomplished	Not at priority at this time, but likely will be an activity undertaken sometime during the interim period.
NATURAL RESOURCES (NR)			
NR 1	Develop and adopt a water conservation ordinance.	Completed	
HISTORIC RESOURCES (HR)			
HR 1	Seek National Register Listing for all eligible City-owned buildings.	Not Accomplished	Funding was not available to accomplish this task, but likely will be an activity undertaken during the interim period after the completion of the historic resource survey.
COMMUNITY FACILITIES (CF)			
CF 1	Construct new Fire Department.	Not Accomplished	Priority is to purchase new fire truck to replace existing knocker and not a new fire department building.
CF 2	Develop senior center.	Not Accomplished	A senior center in Danville was not constructed because seniors in the City of Danville can utilize the new Twiggs County Senior Center in Jeffersonville.
CF 3	Re-establish City of Danville Police Department.	Not Accomplished	The City of Danville prefers to utilize the Twiggs County Sheriff's Department for police protection rather than re-establish the City's Police Department.
CF 4	Establish a City Library--consider the former Fire Department location for placement. (Updated STWP Activity CFS 5)	Postponed	This activity is scheduled for implementation in 2011.

CF	5	Extend sidewalks from the recreation area to the City. (Updated STWP Activity CFS 3)	Underway	Initial plans for walking/biking trail have been completed; awaiting discussion with the railroad regarding use of their right-of-way. Implementation is anticipated by 2010.
CF	6	Coordinate with Twiggs County to provide transportation assistance for the elderly citizens of Danville through the 5311 Program. (Updated STWP Activity TS 2)	Underway	This is an ongoing process.
ECONOMIC DEVELOPMENT (ED)				
ED	1	Establish beautification program for downtown area.	Completed	
ED	2	Establish a city festival. (Updated STWP Activity ED 12)	Postponed	Will be implemented by 2012.
LAND USE (LU)				
LU	1	Coordinate with Wilkinson County and Twiggs County on efforts to determine the location of various county lines as they come through Danville. (Updated STWP Activity LU 4)	Underway	Survey has been completed; it is hoped that implementation by the various parties can occur by 2011.
LU	2	Update Danville Zoning Ordinance.	Not Accomplished	Not a priority at this time.
LU	3	Coordinate with Robins Air Force Base and those communities participating in the Joint Land Use Study for BRAC 2005.	Completed	
LU	4	Implement recommendations of RAFB Joint Land Use Study. (Updated STWP Activity LU 1)	Underway	Full implementation of the recommendations is expected by 2013.
LU	5	Adopt property maintenance ordinance for control of weeds, debris, and abandoned vehicles. (Updated STWP Activity LU 5)	Underway	Will be adopted at the same time as the unsafe housing ordinance; by the end of 2008.

City of Jeffersonville

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Update and enforce the Housing Codes. (Updated STWP Activity HO 3)	Underway	Housing codes are currently being updated, and the process should be completed within the next year. Enforcement of the codes is an ongoing process.
HO 2	Initiate the removal of dilapidated housing with no historic value in Jeffersonville through code enforcement. (Updated STWP Activity HO 4)	Underway	Several dilapidated housing structures have been removed. This is an ongoing activity.
HO 3	Begin renovation on publicly-owned structures as recommended by the building inspector.	Completed	
HO 4	Coordinate with DCA and Housing Authority to establish a Section 8 Rental Assistance Program.	Completed	The City of Jeffersonville has a Section 8 program through DCA.
HO 5	Establish City Building Inspector by either hiring new staff, training existing City staff member, or through coordination with Danville.	Completed	
HO 6	Form a Housing Authority.	Not Accomplished	Not a priority at this time.
NATURAL RESOURCES (NR)			
NR 1	Create greenway and passive recreation area with trails within the City. (Updated STWP Activity NCR 6)	Underway	This activity has begun, but will be ongoing through the interim planning period.
NR 2	Adopt Wetlands Preservation Ordinance.	Completed	
HISTORIC RESOURCES (HR)			
HR 1	Support National Register nomination of eligible privately-owned historic resources identified by the Jeffersonville Historic Resources Survey. (Updated STWP Activity NCR 4)	Postponed	Was not a priority during the previous STWP period, but will be an activity during the interim period.
HR 2	Seek National Register Listing for all eligible City-owned buildings identified by the Jeffersonville Historic Resources Survey. (Updated STWP Activity NCR 4)	Postponed	Was not a priority during the previous STWP period, but will be an activity during the interim period.





COMMUNITY FACILITIES (CF)				
CF	1	Re-locate police station currently located at City Hall. (Updated STWP Activity CF 7)	Underway	The City is currently working with the Board of Education to secure a building for the police department relocation. This activity is expected to be completed by end of 2008.
CF	2	Hire additional police officers.	Completed	
CF	3	Hire full-time secretary for Police Department.	Not Accomplished	Funding was not available.
CF	4	Purchase four new police vehicles.	Completed	Two of the four police vehicles were purchased.
CF	5	Hire two full-time firemen.	Not Accomplished	Funding was not available.
CF	6	Replace one fire truck. (Updated STWP Activity CF 3)	Postponed	Funding was not available during the previous STWP period, but will be an activity in the interim planning period.
CF	7	Establish 24-hour emergency service provider.	Completed	This is handled through Twiggs County.
CF	8	Construct sidewalks downtown. (Updated STWP Activity TS 3)	Underway	This is an activity that is part of the High Priority Project for the downtown area to be completed by 2009.
CF	9	Provide additional infrastructure to Twiggs County Industrial Park at Hwy 96 and I-16. (Updated STWP Activity ED 8)	Underway	The County is currently installing the necessary infrastructure improvements at the new industrial park to support a new distribution center, as well as future target industries. These improvements are scheduled to be completed by 2009.
CF	10	Extend water and wastewater lines to serve residential areas in Jeffersonville that are not currently receiving service.	Not Accomplished	The focus of the City of Jeffersonville for the foreseeable future will be the improvement of the existing water and sewer infrastructure and little expansion of these utility services to areas not currently receiving service.
CF	11	Replace existing water lines that are providing an inadequate supply. (Updated STWP Activity CF 1)	Underway	This will be an ongoing activity during the interim planning period.
CF	12	Curb and gutter Everett's Circle; widen Worsham Lane; Resurface Railroad Street. (Updated STWP Activities TS 3 & 5)	Underway	Curb and gutter Everett's Circle will be part of redevelopment effort in that neighborhood scheduled in the long-term. The City is working with GDOT on the widening of Worsham Lane; anticipated date of completion is 2009. The resurfacing of Railroad Street will be part of the downtown HPP scheduled for completion in 2009.
CF	13	Develop and support a Recreation Department and hire a Recreation Director.	Not Accomplished	Funding was not available.

ECONOMIC DEVELOPMENT (ED)				
ED	1	Develop marketing plan to encourage business growth leading to healthy business competition. (Updated STWP Activities ED 2,3,7)	Underway	This activity is expected to be completed by 2009.
ED	2	Establish Workplace Training Center.	Completed	
ED	3	Initiate the removal of dilapidated commercial buildings with no historic value located downtown through code enforcement. (Updated STWP Activity ED 11)	Underway	Several dilapidated commercial structures have been removed. This is an ongoing activity.
ED	4	Commit funds to further the development of Twiggs County Industrial Park.	Completed	
ED	5	Apply for Better Hometown Program to promote downtown development.	Not Accomplished	Not a priority at this time.
ED	6	Support Chamber of Commerce in business development. (Updated STWP Activity ED 2)	Postponed	This will require the formation of a Chamber or similar economic development support organization, and such an activity is expected to take place during the interim period.
ED	7	Create and provide an incentive package for small business development. (Updated STWP Activity ED 5)	Postponed	This was not a priority during the previous STWP period, but will be included in the new STWP.
ED	8	Contract for development of downtown charrette.	Completed	
ED	9	Establish a revolving loan fund for façade improvements downtown.	Not Accomplished	Establishing a revolving loan fund is not a priority at this time.
ED	10	Establish City of Jeffersonville annual festival.	Completed	
LAND USE (LU)				
LU	1	Update Jeffersonville Zoning Ordinance and zoning map.	Completed	
LU	2	Update Comprehensive Land Use Plan. (Updated STWP Activity LU 2)	Underway	The City is presently conducting a Partial Update to its Comprehensive Plan in coordination with Twiggs County and the City of Danville that will be completed by June 2008. A full plan update is scheduled to be completed by June 2013.
LU	3	Re-zone downtown to reflect goals of the Jeffersonville Downtown Development Authority. (Updated STWP Activity LU 3)	Underway	This activity is part of an ongoing effort to encourage quality development in the downtown area.





LU	4	Coordinate with Robins Air Force Base and other communities participating in the Joint Land Use Study for BRAC 2005.	Completed	
LU	5	Implement recommendations of RAFB Joint Land Use Study. (Updated STWP Activity LU 1)	Underway	Full implementation of these recommendations is expected by 2013.

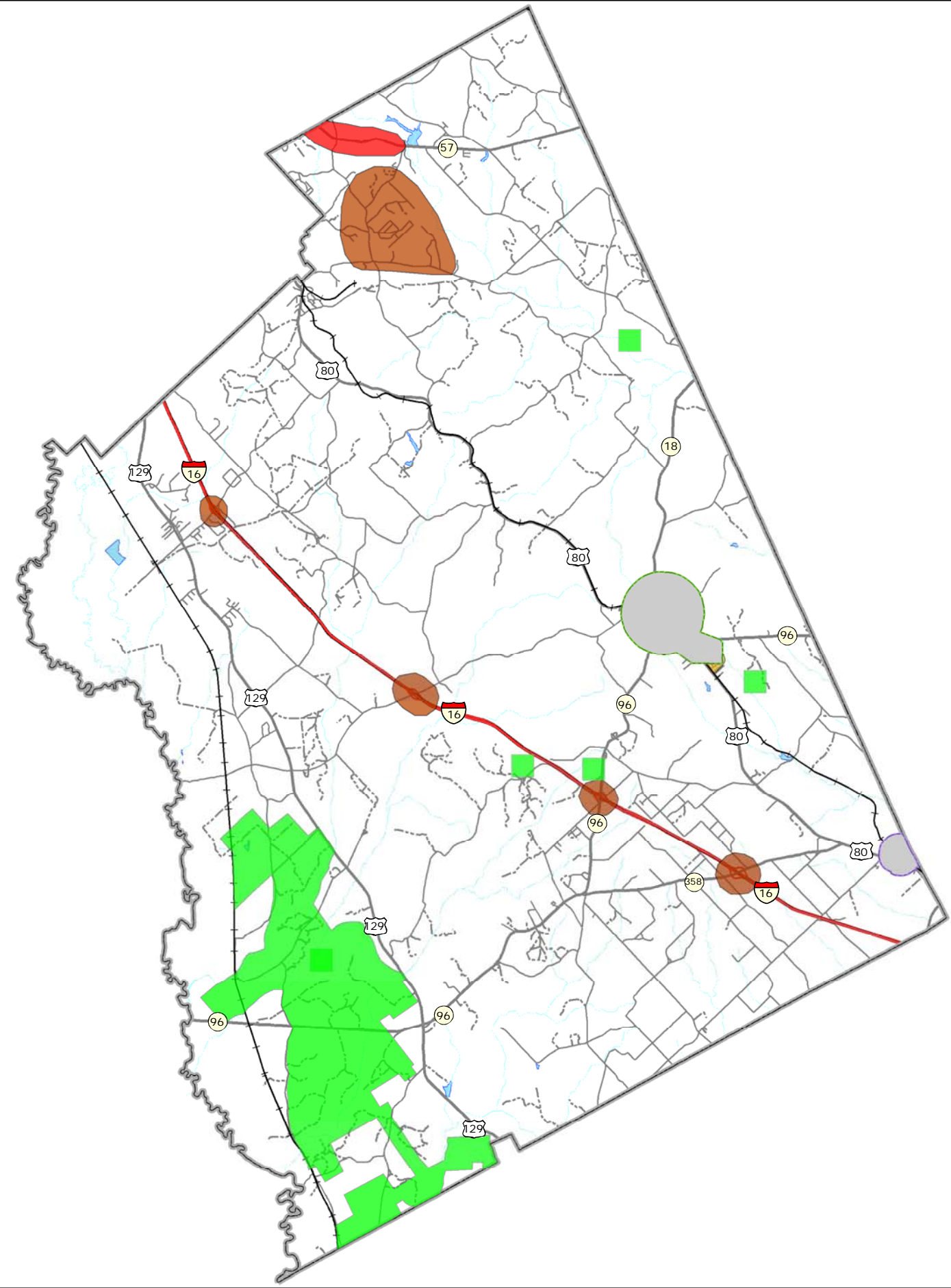
**Areas Requiring Special Attention -
Unincorporated Twiggs County**

Legend

-  Areas in Need of Redevelopment
-  Areas of Rapid Development
-  Areas of Rapid Development & Infill Development Ops.
-  Significant Natural or Cultural Resources
-  Disinvestment, Poverty or Unemployment












-  Danville
-  Jeffersonville
-  Twiggs County

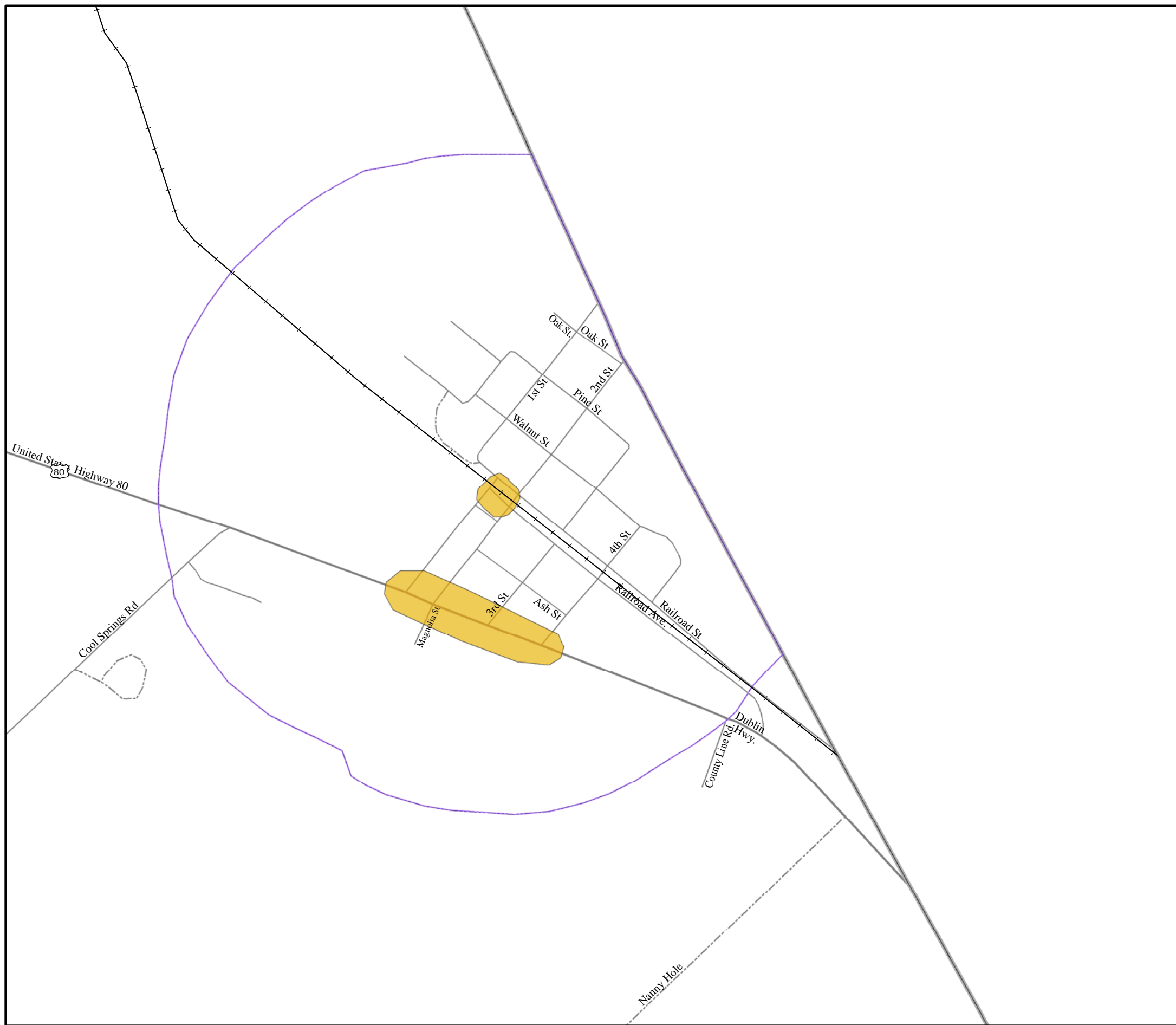
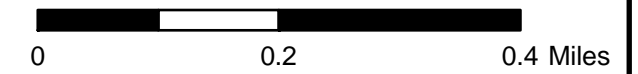
-  Lake or Pond
-  River or Stream
-  City Street
-  County Road
-  Interstate
-  Ramp
-  State Highway
-  Unknown Road
-  Railroad or Spur



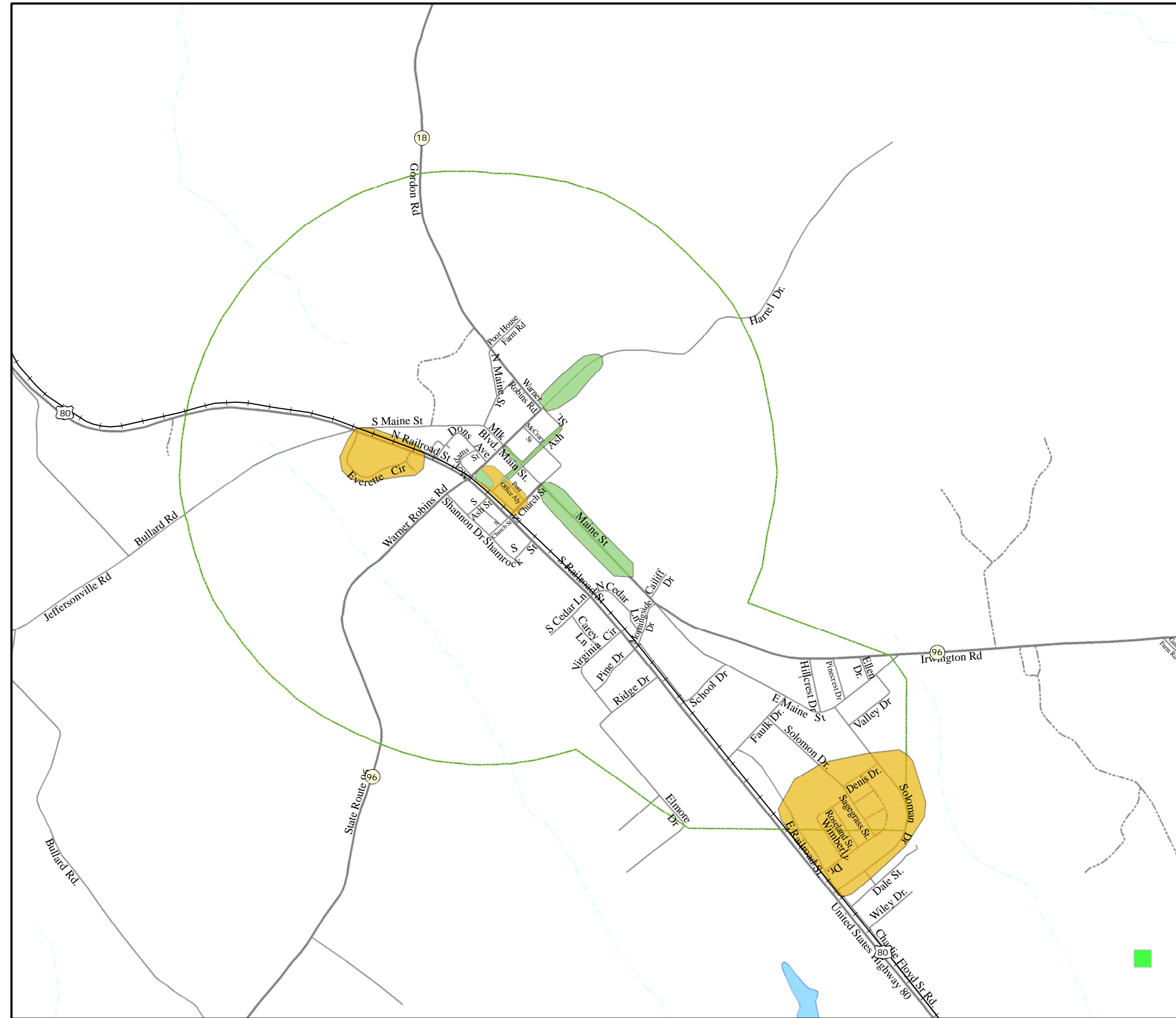
**Areas Requiring Special Attention -
The City of Danville**

Legend

-  Areas in Need of Redevelopment
-  Disinvestment, Poverty or Unemployment
-  Danville
-  Twiggs County
-  City Street
-  County Road
-  Interstate
-  Ramp
-  State Highway
-  Unknown Road
-  Railroad or Spur



**Areas Requiring Special Attention -
The City of Jeffersonville**



Legend

- Areas in Need of Redevelopment
- Significant Natural or Cultural Resources
- Disinvestment, Poverty or Unemployment
- Jeffersonville
- Lake or Pond
- River or Stream
- City Street
- County Road
- Interstate
- Ramp
- State Highway
- Unknown Road
- Railroad or Spur

