

# **Talbot County**

## **2010 Partial Comprehensive Plan Update**



**Prepared By:  
The River Valley Regional Commission**

TABLE OF CONTENTS

*Introduction* ..... 4

*Quality Community Objectives* ..... 5

Talbot County ..... 5

City of Geneva ..... 12

Town of Junction City ..... 19

City of Talbotton ..... 26

City of Woodland ..... 33

*Population* ..... 40

    Issues ..... 41

    Opportunities ..... 41

*Economic Development* ..... 41

    Issues ..... 45

    Opportunities ..... 45

*Housing* ..... 45

    Issues ..... 49

    Opportunities ..... 49

*Natural and Cultural Resources* ..... 49

    Issues ..... 54

    Opportunities ..... 54

*Community Facilities* ..... 54

*Educational Facilities* ..... 55

    Issues ..... 55

    Opportunities ..... 56

*Intergovernmental* ..... 56

    Issues ..... 56

    Opportunities ..... 57

*Transportation* ..... 57

    Issues ..... 57

    Opportunities ..... 57

*Land Use* ..... 58

    Issues ..... 58

    Opportunities ..... 58

*Analysis of Existing Development Patterns* ..... 58

*Areas Requiring Special Attention* ..... 62

        Significant Natural Resources ..... 62

    Areas Where Development is Likely to Occur ..... 63

*Brownfields* ..... 79

    Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness, Poverty ..... 80

Talbot County: Short Term Work Program Update ..... 82

*Implementation Policies* ..... 87

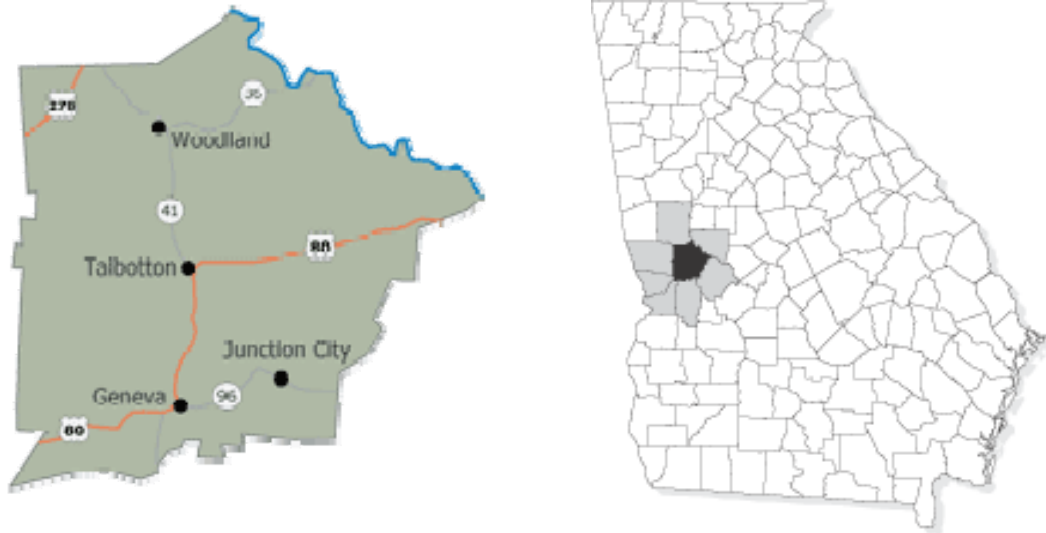
    Housing ..... 87

    Economic Development ..... 88

    Intergovernmental Coordination ..... 88

Natural and Cultural Resources .....	89
Community Facilities and Services .....	90
Land Use .....	91
Transportation .....	91
Talbot County Short Term Work Program: Report of Accomplishments.....	95

## ***Introduction***



The Partial Plan Update of the Comprehensive Plan is intended to be a policy guide in the interim period between comprehensive plans. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

The Community Assessment portion of the Partial Plan Update includes a list of potential issues and opportunities upon which the community may want to take action. The Assessment is an analysis of data and information including existing development patterns, areas where development is likely to occur, significant natural and cultural resources, opportunities for in fill, areas of disinvestment, as well as maps of existing land use and areas requiring special attention. All of the planning documents included in the Assessment should be considered in the evaluation of community policies and activities.

## Quality Community Objectives

The first step of the Partial Plan update is to validate and evaluate Talbot County’s current policies, activities and development patterns for consistency with the Quality Community Objectives. The following is the Quality Community Objectives Local Assessment. This includes a list of potential issues and opportunities the communities may want to act upon; an analysis of existing development patterns including a map of the recommended character areas to be considered in the development of the community’s vision; an evaluation of current policies, activities, and development patterns for consistency with the Quality Community Objectives. Finally, this Community Assessment also includes an analysis of data and information relating to potential issues and opportunities prevalent to this community.

### Talbot County

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 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		No sidewalks in unincorporated area. Right-of-way is kept clean.
7. In some areas, several errands can be made on foot, if so desired.	X		In cities and residents who live outside those cities.
8. Some of our children can and do walk to school safely.	X		See Above
9. Some of our children can and do bike to school safely.	X		In Talbotton
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.**

Statement	Yes	No	Comment
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 (5000 SF or less) for some uses.	X		In a PUD.

### 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.**

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where 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	One district in Talbotton- Strauss Levert
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.**

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Rural Public Transit
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	No existing sidewalks in unincorporated area.
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.**

Statement	Yes	No	Comment
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 and coastal).	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, education.	X		

### Resource Conservation

#### 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.**

Statement	Yes	No	Comment
1. We have designated historic districts in our community.	X		National Register Districts
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 that happening.		X	
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**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.**

Statement	Yes	No	Comment
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	Conservation tax program with a minimum of 10 yrs.
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.**

Statement	Yes	No	Comment
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 have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water 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		Not for slope

**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 and/or 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.**



Statement	Yes	No	Comment
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		Needs modification
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. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education 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.**

Statement	Yes	No	Comment
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 business/industry 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 us.		X	

### Employment Options

**A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.	X		Need more

3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		Needs more

<b>Housing Choices</b>			
<b>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 choice to meet market needs.</b>			
Statement	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.			N/A unincorporated area.
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	N/A unincorporated rural area.
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		Some restrictions apply
8. We support community development corporations building 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		As part of PUD.

<b>Educational Opportunities</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Work Ready Program
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.			
3. Our community has higher education opportunities, or is close to a community that does.	X		Columbus State University
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		Limited

## 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.**

Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
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.

Statement	Yes	No	Comment
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 Geneva

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 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		Only sidewalk is along State Route 80
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	Closest school is in Talbotton, 7 miles away
9. Some of our children can and do bike to school safely.		X	Distance to nearest school to great to bike or walk
10. Schools are located in or near neighborhoods in our community.		X	All schools are located in Talbotton

<b>Infill Development</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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	High Density nodal development is limited by a lack of sewer
5. Our community allows small lot development (5000 SF or less) for some uses.	X		As part of PUD.

**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.**

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where 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		Areas are delineated but there is no ordinance
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	Not applicable

**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.**

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Rural Transit
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	Only along SR 80
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		Would be required for any new development

6. We have a plan for bicycle routes through our community.	X		Limited to regional bike plan
7. We allow commercial and retail development to share parking areas wherever possible.	X		

<b>Regional Identity</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 and coastal).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		Through Talbot Chamber of Commerce
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		Talbot Chamber
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		

<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 that happening.		X	

<b>Open Space Preservation</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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	

<b>Environmental Protection</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water 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		Does not include steep slope

<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
<b>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 and/or 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.</b>			
Statement	Yes	No	Comment
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. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education 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.**

Statement	Yes	No	Comment
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		Talbot Chamber
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		Talbot Chamber
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 us.		X	

### Employment Options

**A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.	X		Talbot Chamber
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 choice to meet market needs.**

Statement	Yes	No	Comment
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1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller 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 multifamily housing.	X		Limited by lack of sewer
7. We allow multifamily housing to be developed in our community.	X		Limited by lack of sewer
8. We support community development corporations building 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		

<b>Educational Opportunities</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Talbot Chamber
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		Talbot Chamber
3. Our community has higher education opportunities, or is close to a community that does.	X		Columbus State University, Columbus, Ga.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		

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.

Statement	Yes	No	Comment
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		

## **Town of Junction City**

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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		Hindered by limited water and no sewer
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 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	No sidewalks
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	Schools are located in Talbotton
9. Some of our children can and do bike to school safely.		X	Schools are located in Talbotton
10. Schools are located in or near neighborhoods in our community.		X	Schools are located in Talbotton

<b>Infill Development</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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	High density development is hindered by lack of utilities
5. Our community allows small lot development (5000 SF or less) for some uses.	X		With appropriate utilities

**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.**

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where 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	Areas identified by no regulations for protection
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	Not applicable

**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.**

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Rural Transit
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		Regional Plan
7. We allow commercial and retail development to share parking areas wherever possible.	X		

<b>Regional Identity</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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		Rock Quarry
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan and coastal).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		Talbot Chamber
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, education.	X		

<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 that happening.		X	

<b>Open Space Preservation</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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	

<b>Environmental Protection</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water 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		Not steep slope

<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
<b>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 and/or 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.</b>			
Statement	Yes	No	Comment
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	Limited what can be done
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. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education 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.**

Statement	Yes	No	Comment
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 business/industry 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 us.		X	

### Employment Options

**A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.	X		Talbot Chamber
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		Rock Quarry

### 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 choice to meet market needs.**

Statement	Yes	No	Comment
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1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller 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 multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building 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		

<b>Educational Opportunities</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Talbot County/ Talbot Chamber
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		Columbus State University in Columbus, Ga.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	Not a significant amount

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		



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.

Statement	Yes	No	Comment
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 Talbotton**

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 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		

<b>Infill Development</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 (5000 SF 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.**

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where 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		No local districts, only individual nominations. No ordinances in place
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	Not applicable

**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.**

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Rural Transit
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		Regional Bike Plan
7. We allow commercial and retail development to share parking areas wherever possible.	X		

<b>Regional Identity</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 and coastal).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		Talbot Chamber
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, education.	X		

<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 that happening.	X		

<b>Open Space Preservation</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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	

<b>Environmental Protection</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water 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		Not steep slopes

<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
<b>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 and/or 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.</b>			
Statement	Yes	No	Comment
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		Needs modification
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. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen-education 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.**

Statement	Yes	No	Comment
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 business/industry 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 us.		X	

### Employment Options

**A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

Statement	Yes	No	Comment
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 choice to meet market needs.**

Statement	Yes	No	Comment
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1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller 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 multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building 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		

<b>Educational Opportunities</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Talbot Chamber
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		Columbus State University in Columbus, Ga.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		Limited

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		

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.

Statement	Yes	No	Comment
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 Woodland

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 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	Schools located in Talbotton
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	

<b>Infill Development</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 (5000 SF 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.**

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where 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		Areas are delineated but not protected
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	Not applicable

**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.**

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Rural Transit
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	Along SR 80 and downtown
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		Regional Plan
7. We allow commercial and retail development to share parking areas wherever possible.	X		

<b>Regional Identity</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 and coastal).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		Talbot Chamber
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		Talbot Chamber
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		

<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 that happening.	X		

<b>Open Space Preservation</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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	

<b>Environmental Protection</b>			
<b>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.</b>			
Statement	Yes	No	Comment
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 have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water 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		Not steep slope

<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
<b>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 and/or 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.</b>			
Statement	Yes	No	Comment
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		Needs modification
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. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education 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.**

Statement	Yes	No	Comment
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 business/industry 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 us.		X	

### Employment Options

**A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.	X		Talbot Chamber
2. Our community has jobs for skilled labor.	X		Limited
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		Limited

### 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 choice to meet market needs.**

Statement	Yes	No	Comment
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1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller 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 multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building 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		

<b>Educational Opportunities</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Talbot Chamber
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		Columbus State University in Columbus, Ga.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		Limited

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
<b>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.</b>			
Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		

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.

Statement	Yes	No	Comment
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		

## Population

The 1980- 2009 population numbers for Talbot County and the Cities of Geneva, Junction City, Talbotton, and Woodland have decreased slightly. It is hoped however that as the economy recovers and as the State of Georgia’s Metropolitan areas grow, that many residents will choose to relocate to smaller communities to escape the hustle of the larger cities and to capitalize on much lower land prices. In addition, natural disasters such as hurricanes and tornados are causing a shift in the nation’s population, as citizens are relocating from areas and states with greater risk of severe and life threatening weather. Also, the 65-and-over age group that has comprised, on average, 20% of the total population county-wide is expected to remain a vital part of the community and continue to increase in numbers.

**Figure 1: Talbot County and Cities Population: 1980-2009**

Category	1980	1990	2000	2009	Percent Change
Geneva	232	182	114	NA	51 % decrease
Junction City	254	182	179	NA	30 % decrease
Talbotton	1,140	1,046	1,019	NA	11 % decrease
Woodland	664	552	432	NA	35 % decrease
<b>Talbot County</b>	<b>6,536</b>	<b>6,524</b>	<b>6,498</b>	6,355	<b>2.2 % decrease</b>
State of Georgia	5,477,566	6,478,216	8,186,453	NA	NA

Source: U.S. Census Bureau, 1980, 1990, 2000. River Valley RC Staff, 2009.

Talbot County experienced a slight decrease in population from 1980-1990 in contrast with the state as a whole, which experienced an 18% increase in population. Part of this discrepancy could be attributed to residents moving from smaller rural communities into larger metropolitan areas during that time period. While the county’s population also decreased the following two decades, it was a very slight drop, indicating that the county is stable enough to maintain a steady population. The majority of population loss has occurred in the cities of Talbot County. From 1980 to 2000, Geneva, Junction City and Woodland lost 51%, 30%, and 33% of their respective populations. Of the cities, Talbotton had the smallest decrease in population at 11%. While the loss of total population projected in the next twenty years is slight, the county and cities should take steps to try and combat this loss of population.

**Figure 2: Talbot County Total Population Projections 1980-2030**

Population Projections: 1980-2030											
Year	1980	1985	1990	1995	2000	2005	2009	2015	2020	2025	2030
Total population	6,536	6,530	6,524	6,511	6,498	6,489	6,355	<b>6,470</b>	<b>6,460</b>	<b>6,451</b>	<b>6,441</b>
Geneva	232	207	182	148	114	85	NA	26	0	0	0
Junction City	254	218	182	181	179	160	NA	123	104	85	67
Talbotton	1,140	1,093	1,046	1,033	1,019	989	NA	928	898	868	838
Woodland	664	608	552	492	432	374	NA	258	200	142	84
Talbot County	6,536	6,530	6,524	6,511	6,498	6,489	6,355	6,470	6,460	6,451	6,441
State of Ga.	5,457,566	5,967,891	6,478,216	7,332,335	8,186,453	8,868,675	9,550,897	10,233,118	10,915,340	11,597,562	12,279,784



## Issues

- Providing and maintaining infrastructure for changing population (water, sewer, schools, transportation, etc.).
- Paying for growth.
- Maintaining an adequate tax base.

## Opportunities

- Diversifying the population.
- Expanding tax base from new residential, commercial and industrial growth.
- Expanding local job opportunities.
- Expanding community investment.

## Economic Development

Talbot County and the cities within Talbot County, have a multitude of needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. There are a limited number of businesses in the county. Most of the employment opportunities are found in the cities of Talbot County. The unincorporated county has several mining operations that provide job opportunities to county residents. The majority of the population in the work force is employed in the manufacturing sector, followed by employment in educational, health and social services, followed by retail trades, and construction. Tourism has an excellent possibility for becoming a money generator as well as horticultural nurseries and agribusinesses.

**Figure 3: Talbot County  
Labor Force Participation Population 1990-2000**

	1990	2000	% Change 1990-2000
Talbot County	2,992	2,774	7.3% decrease
Geneva	73	51	30.1% decrease
Junction City	79	86	8.9% increase
Talbotton	420	338	19.5% decrease
Woodland	260	173	33.5% decrease
State of Georgia	3,090,276	3,839,756	24% increase
United States	115,681,202	129,721,512	12% increase

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

Talbot County experienced a 7.3% decrease in the labor force between 1990 and 2000. While this is a small decrease, it indicates that Talbot County has fewer economic opportunities to draw residents to the area. Although the overall labor force numbers decreased by 7.3% in Talbot County, the labor force participation population decreased considerably more for the cities of Geneva, Talbotton and Woodland. Those communities experienced a decrease in labor force participation of 30%, 20% and 34%, respectively. Junction City fared better, showing an increase in labor force participation of 9%. The county should examine ways in which they could reverse this trend to capture a portion of the enormous growth that the state as a whole is experiencing.

**Figure 4: Talbot County**

Employment by Industry Projections: 1980-2030											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	2,585	2,646	2,706	2,620	2,533	2,520	2,507	2,494	2,481	2,468	2,455
Agriculture, Forestry, Fishing, hunting & mining	141	149	156	130	104	95	86	76	67	58	49
Construction	105	138	170	176	182	201	221	240	259	278	298
Manufacturing	1,204	1,055	906	809	711	588	465	341	218	95	0
Wholesale Trade	51	70	88	77	65	69	72	76	79	83	86
Retail Trade	206	256	305	271	236	244	251	259	266	274	281
Transportation, warehousing, and utilities	167	177	187	168	148	143	139	134	129	124	120
Information	NA	NA	NA	NA	42	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	53	77	101	122	142	164	187	209	231	253	276
Professional, scientific, management, administrative, and waste management services	61	68	75	105	134	152	171	189	207	225	244
Educational, health and social services	320	326	331	420	509	556	604	651	698	745	793
Arts, entertainment, recreation, accommodation and food services	95	59	22	38	53	43	32	22	11	1	0
Other Services	57	147	236	168	99	110	120	131	141	152	162
Public Administration	125	127	129	119	108	104	100	95	91	87	83

**Figure 5: Geneva**

Employment by Industry Projections: 1980-2030											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	83	74	64	58	51	43	35	27	19	11	3
Agriculture, Forestry, Fishing, hunting & mining	2	2	2	1	0	0	0	0	0	0	0
Construction	12	11	10	11	11	11	11	10	10	10	10
Manufacturing	27	20	12	7	2	0	0	0	0	0	0
Wholesale Trade	11	8	5	3	0	0	0	0	0	0	0
Retail Trade	4	3	2	4	6	7	7	8	8	9	9
Transportation, warehousing, and utilities	2	8	13	11	8	10	11	13	14	16	17
Information	NA	NA	NA	NA	0	NA	NA	NA	NA	NA	NA

Finance, Insurance, & Real Estate	0	0	0	6	12	15	18	21	24	27	30
Professional, scientific, management, administrative, and waste management services	4	3	2	3	4	4	4	4	4	4	4
Educational, health and social services	10	12	13	11	8	8	7	7	6	6	5
Arts, entertainment, recreation, accommodation and food services	7	4	0	0	0	0	0	0	0	0	0
Other Services	0	3	5	3	0	0	0	0	0	0	0
Public Administration	4	2	0	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

**Figure 6: Junction City**

Employment by Industry Projections: 1980-2030											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	93	84	74	78	81	78	75	72	69	66	63
Agriculture, Forestry, Fishing, hunting & mining	19	11	2	4	6	3	0	0	0	0	0
Construction	4	5	6	6	6	7	7	8	8	9	9
Manufacturing	32	30	28	27	26	25	23	22	20	19	17
Wholesale Trade	4	6	7	6	4	4	4	4	4	4	4
Retail Trade	11	14	16	10	3	1	0	0	0	0	0
Transportation, warehousing, and utilities	7	6	4	3	2	1	0	0	0	0	0
Information	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	0	1	2	4	5	6	8	9	10	11	13
Professional, scientific, management, administrative, and waste management services	0	1	2	2	2	3	3	4	4	5	5
Educational, health and social services	9	6	2	10	17	19	21	23	25	27	29
Arts, entertainment, recreation, accommodation and food services	2	1	0	1	2	2	2	2	2	2	2
Other Services	2	2	2	3	3	3	4	4	4	4	5
Public Administration	3	3	3	3	3	3	3	3	3	3	3

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

**Figure 7: Talbotton**

Employment by Industry Projections: 1980-2030											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	378	376	374	340	306	288	270	252	234	216	198
Agriculture, Forestry, Fishing, hunting & mining	19	17	14	9	4	0	0	0	0	0	0
Construction	10	13	16	13	9	9	9	8	8	8	8
Manufacturing	145	135	125	125	125	120	115	110	105	100	95
Wholesale Trade	9	11	12	10	7	7	6	6	5	5	4
Retail Trade	38	45	52	44	35	34	34	33	32	31	31
Transportation, warehousing, and utilities	21	23	25	19	13	11	9	7	5	3	1
Information	NA	NA	NA	NA	0	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	8	10	12	8	3	2	1	0	0	0	0
Professional, scientific, management, administrative, and waste management services	11	9	6	8	9	9	8	8	7	7	6
Educational, health and social services	54	49	44	60	75	80	86	91	96	101	107
Arts, entertainment, recreation, accommodation and food services	25	15	4	5	6	1	0	0	0	0	0
Other Services	13	26	39	26	12	12	12	11	11	11	11
Public Administration	25	25	25	17	8	4	0	0	0	0	0

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

**Figure 8: Woodland**

Employment by Industry Projections: 1980-2030											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	291	268	245	200	155	121	87	53	19	0	0
Agriculture, Forestry, Fishing, hunting & mining	0	4	7	5	2	3	3	4	4	5	5
Construction	7	7	6	4	1	0	0	0	0	0	0
Manufacturing	203	160	116	92	68	34	1	0	0	0	0
Wholesale Trade	5	9	13	7	0	0	0	0	0	0	0
Retail Trade	14	16	17	19	21	23	25	26	28	30	32
Transportation, warehousing, and utilities	24	17	9	5	0	0	0	0	0	0	0
Information	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA

Finance, Insurance, & Real Estate	2	6	10	6	2	2	2	2	2	2	2
Professional, scientific, management, administrative, and waste management services	2	3	3	5	6	7	8	9	10	11	12
Educational, health and social services	22	27	32	29	26	27	28	29	30	31	32
Arts, entertainment, recreation, accommodation and food services	1	2	2	5	8	10	12	13	15	17	19
Other Services	4	12	20	20	19	23	27	30	34	38	42
Public Administration	7	9	10	5	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

## Issues

- Means of tracking growth or reduction in businesses and proposed changes in businesses.
- Uneven levels of development need of redevelopment (Downtown/ Surrounding Neighborhoods).
- Lack of local incentives to attract industry.
- Growth limited due to infrastructure in the cities (water, sewer, natural gas); no public sewer is available in the unincorporated areas of the county.
- Transportation for job opportunities.
- Diversify job base.
- No citizen-education program to allow interested parties to learn about the economic development process.

## Opportunities

- Implementation of a Business Recruitment and Retention Program and entrepreneur support program.
- Community Economic Development Programs use tools such as downtown revitalization and low interest rate loans to attract new businesses and rehabilitate existing buildings in the downtown area.
- Adequate water facilities in Talbot County for commercial, industrial and residential growth.
- Increase of local job opportunities which will require less access to transportation.
- Implementation of a rural public transit system.
- Work with educational institutions' on job training and adult education programs.
- Continued development of local education system.

## Housing

Housing stock in Talbot County consists of a mixture of traditional single family stick-built homes, multi-family units and manufactured and mobile home units. Higher density housing such as apartments are found within the city limits of the communities in the county, where water and sewer is more readily available. The 2000 housing inventory consisted of 2,871 total housing units. In 2008, it is estimated that Talbot County had 3,090 housing units. The total housing stock consisted of 1,584 single family units both attached and detached, while multi-family units only comprised of 104 units of the total housing stock. Manufactured or mobile home units, totaling 1,305 units, almost equaled the

number of single family units in the County. A small number of the County’s housing units (13%) are rental units, in comparison to the state of Georgia, whose housing stock was 30% renter occupied.

Housing cost in Talbot County have been relatively low when compared to the region and the state, with a median housing value of \$51,300 in 2000 as compared to the State’s median 2000 value of \$111,200. From a cost burdened standpoint, only 13% of Talbot County home owners are cost burdened. Renters, however, appear to spend a larger percentage of their incomes on housing, with 21 percent spending approximately 30-49% of their total income on rent. In the region, 52.9 percent of renters spend less than 30 percent of their income on housing cost, compared to 56% of renters in the State that spend less than 30 percent of their income on rent. Talbot County is projected to gain approximately 970 more housing units within the next twenty years, which should provide residents of the county with more housing options. Talbot County has a higher number of housing units versus year-round population.

**Figure 9: Talbot County and Municipality Characteristics**

Occupancy Characteristics: 1990-2000										
Jurisdiction	Talbot County		Geneva		Junction City		Talbotton		Woodland	
Year	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	2,645	2,871	77	61	85	83	428	411	212	209
Housing Units Vacant	300	333	10	7	16	15	46	38	32	17
Housing Units Owner Occupied	1,825	2,100	55	46	47	58	256	268	154	147
Housing Units Renter Occupied	520	438	18	8	15	10	126	105	53	45

Source: U.S. Bureau of the Census, SF 3, River Valley Regional Commission staff

**Figure 10: Talbot County Recorded and Projected Number Housing Units: 1980-2030**

Talbot County: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	2,355	2,500	2,645	2,758	2,871	3,000	3,129	3,258	3,387	3,516	3,645
Single Units (detached)	1,884	1,819	1,754	1,687	1,620	1,554	1,488	1,422	1,356	1,290	1,224
Single Units (attached)	37	30	23	27	31	30	28	27	25	24	22
Double Units	46	63	79	61	42	41	40	39	38	37	36
3 to 9 Units	85	53	20	24	28	14	0	0	0	0	0
10 to 19 Units	6	9	11	13	15	17	20	22	24	26	29

20 to 49 Units	13	7	0	14	28	32	36	39	43	47	51
50 or more Units	3	2	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	281	499	717	909	1,100	1,305	1,510	1,714	1,919	2,124	2,329
All Other	0	21	41	24	7	9	11	12	14	16	18

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

**Figure 11: Geneva Recorded and Projected Number Housing Units: 1980-2030**

Geneva: Types of Housing												
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	
TOTAL Housing Units	93	85	77	69	61	53	45	37	29	21	13	
Single Units (detached)	66	60	54	46	37	30	23	15	8	1	0	
Single Units (attached)	4	2	0	1	2	2	1	1	0	0	0	
Double Units	0	0	0	0	0	0	0	0	0	0	0	
3 to 9 Units	4	2	0	0	0	0	0	0	0	0	0	
10 to 19 Units	0	0	0	0	0	0	0	0	0	0	0	
20 to 49 Units	0	0	0	0	0	0	0	0	0	0	0	
50 or more Units	0	0	0	0	0	0	0	0	0	0	0	
Mobile Home or Trailer	19	21	23	23	22	23	24	24	25	26	27	
All Other	0	0	0	0	0	0	0	0	0	0	0	

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

**Figure 12: Junction City Recorded and Projected Number Housing Units: 1980-2030**

Junction City: Types of Housing												
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	
TOTAL Housing Units	93	89	85	84	83	81	78	76	73	71	68	
Single Units (detached)	69	61	52	53	53	49	45	41	37	33	29	
Single Units (attached)	2	2	1	2	3	3	4	4	4	4	5	
Double Units	3	3	2	1	0	0	0	0	0	0	0	
3 to 9 Units	3	2	0	0	0	0	0	0	0	0	0	
10 to 19 Units	0	0	0	0	0	0	0	0	0	0	0	

20 to 49 Units	0	0	0	0	0	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	16	23	29	28	27	30	33	35	38	41	44
All Other	0	1	1	1	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

**Figure 13: Talbotton Recorded and Projected Number Housing Units: 1980-2030**

Talbotton: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	441	435	428	420	411	404	396	389	381	374	366
Single Units (detached)	348	300	252	234	215	182	149	115	82	49	16
Single Units (attached)	11	10	9	8	7	6	5	4	3	2	1
Double Units	21	37	52	41	29	31	33	35	37	39	41
3 to 9 Units	15	15	14	12	10	9	8	6	5	4	3
10 to 19 Units	4	6	7	11	15	18	21	23	26	29	32
20 to 49 Units	0	0	0	11	22	28	33	39	44	50	55
50 or more Units	3	2	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	39	63	87	100	113	132	150	169	187	206	224
All Other	0	4	7	4	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

**Figure 14: Woodland Recorded and Projected Number Housing Units: 1980-2030**

Woodland: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	206	209	212	211	209	210	211	211	212	213	214
Single Units (detached)	157	151	145	131	116	106	96	85	75	65	55
Single Units (attached)	16	9	1	4	7	5	3	0	0	0	0
Double Units	3	4	5	5	4	4	5	5	5	5	6
3 to 9 Units	7	4	0	0	0	0	0	0	0	0	0
10 to 19 Units	2	2	2	1	0	0	0	0	0	0	0
20 to 49 Units	5	3	0	0	0	0	0	0	0	0	0



50 or more Units	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	16	37	57	70	82	99	115	132	148	165	181
All Other	0	1	2	1	0	0	0	0	0	0	0

## Issues

- Availability of affordable and adequate housing.
- Increase of mobile home units in the last twenty (20) years.
- Presence of dilapidated and abandoned structures; aesthetically challenged real estate.
- Balancing housing cost with housing quality.

## Opportunities

- Continued construction of additional, affordable, and adequate housing.
- Diversify housing mix from predominantly single-family, site built and manufactured housing units to quality multi-family and single-family attached (town house, condominiums).
- Create housing communities rather than housing developments, while retrofitting existing housing areas.
- Increase home ownership opportunities.
- Accessory units like garage apartments or mother-in-law units are allowed under existing regulations.
- Create ordinances that have options available for loft living, downtown living and neo-traditional development.

## ***Natural and Cultural Resources***

Talbot County should expand appropriate infrastructures to meet development needs and minimize the affects on sensitive areas. The Natural and Cultural Resources of Talbot County are fundamental components in the development of the county and should be included in the planning process. Talbot County should develop educational programs to promote conservation and protection of important resources for all segments of society. The County and its municipalities should also strengthen and improve existing regulations regarding development in sensitive areas. Talbot County has water supply sources, water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes and cultural resources that need protection.

### **Public Water Supply Sources**

There are six permitted water systems in Talbot County, with a total of fourteen active permitted water sources. Of those fourteen sources, three are surface water sources, and eleven are ground water sources from wells. There are six public water systems operated by local governments in Talbot County. The Talbot County Water System has permits for two water sources. Residents in the county not receiving county water are served by private wells or private systems. The Talbotton Water System has permits for four drinking water sources. The Geneva Water System has permits for three water sources. Junction City has permits for two water sources, and Woodland has permits for three water sources.

### **Groundwater Recharge Areas**

Talbot County has several areas which are considered to be Most Significant Groundwater Recharge Areas of Georgia. These areas are primarily located in the southern portion of the county, however, the City of Talbotton is built on a Most Significant Recharge area. The Talbotton groundwater recharge areas is considered to be a low pollution susceptibility area. The recharge areas found in the southern portion of the county, on the other hand, are considered to be medium pollution susceptibility areas.

Talbot County and the Cities of Geneva, Junction City, and Talbotton should work in conjunction with one another to adopt and implement the environmental planning criteria developed by the Georgia Department of Natural Resources for the protection of groundwater recharge areas.

### **Protected River Corridors**

The Flint River has been designated as a protected river corridor under the River Corridor Protection Act (O.C.G.A. 12-2-8). This river flows along the eastern boundary of the county. Land along the Flint River performs a variety of critical functions related to water resources: controlling floods, trapping sediments, filtering out toxins and excess nutrients, and supporting rich assortments of wildlife and plant species. Uncontrolled development along the Flint River Corridor could lead to contamination of the water, thus having an adverse impact on the fishing, recreation, and drinking quality of the water.

Talbot County will provide for the protection and preservation of the Flint River Corridor in order to protect the health, safety, and welfare of all its citizens.

### **Protected Mountains**

There are no state designated Protected Mountains in Talbot County.

### **Coastal Resources**

There are no Coastal Resources in Talbot County.

### **Water Supply Watersheds**

Talbot County has a small water supply watershed, covering less than 100 square miles, in the northwestern corner of the county. This watershed provides drinking water for both Talbot County and the City of Manchester in Meriwether County. Talbot County should adopt and enforce the water supply watershed protection criteria established by the Department of Natural Resources to include buffer, setback and impervious surface area coverage requirements.

### **Wetlands**

The National Wetlands Inventory conducted by U.S. Fish and Wildlife Services discovered wetlands scattered throughout Talbot County and its municipalities. However, none of the wetlands identified are considered to be significant wetlands. As a result, special protection measures for these wetlands are not needed at this time.

Talbot County realizes the importance of wetlands and the many benefits of their protection provides including: flood protection, water quality improvement, and recreation. The EPD has not required the municipalities within the county to adopt the Wetland Ordinance, and they have not done so.

### **Flood Plains**

Talbot County and Woodland have both been mapped for flood prone areas under the Federal Emergency Management Agency program, and participate in the National Flood Insurance Program. Geneva, Junction City, and Talbotton have not been mapped nor do they participate in the National Flood Insurance Program. Flood plains are primarily found in the central section of the county and along the Flint River. Any development should be closely monitored in areas that are subject to flooding.

### **Steep Slopes**

Characteristics of Talbot County's topography are broad valleys and steep rolling hills. Talbot County's land development is not affected by the terrain in the municipalities or in the county limits. Most of the slopes within the county are less than 20%, with the exception of a band of slopes in the southwestern corner of the county that exceed 20%. Erosion and sedimentation control measures should be implemented on slopes that are suitable for development in order to minimize adverse impacts.

### **Soils**

Talbot County's geology is unique in that it forms a transition zone between the Blue Ridge and Piedmont Crystalline Rock and the Coastal Plain Sedimentation Rocks. The northern three-fourths of the county are located in the Southern Piedmont Province and the southern portion of the county is located in the Sand Hills Province. The central section of Talbot County's soil configuration is the Cecil, Madison, Appling, and Gwinnett. This soil association is suitable for all types of farming activities and for the construction of residences and industry. Areas considered to be poor for the development of light industries are found in the northern section of the county, a small section in the northwest section of the county, bands of areas in the central east section of the county and areas in the southwest and northeast sections of the county.

There are two soil associations found within the city limits of Geneva. These soil classifications are considered to be good for most types of development.

The Lakeland, Troup and Lucy association is found throughout Junction City. This type soil classification is considered to be fair to good for development purposes.

There are two soil classifications found in the City of Talbotton. The primary soil type is the Cecil, Madison, Appling, and Gwinnett soil association. This association is considered to be good for agricultural purposes and for most types of development. A small strip of Cartecay, Toccoa, and Wehadkee is found in the western section of the city. This soil association is considered to be unsuited for development purposes.

Woodland's soil classification is also composed of the Cecil, Madison, Appling and Gwinnett soil association. Most types of development are considered to be suitable in terms of the city's soil classifications.

**Prime Agricultural and Forest Land**

Agricultural lands are primarily located in the northern section of the county. The prime farmland needs to be protected from encroachments. Although the farming sector is small, it does add to the local economy as well as the scenic quality of Talbot County.

The forested areas of Talbot County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. The forestland provides a haven for wildlife. The hunting and fishing industries are increasingly important in the economic sector of the county. Talbot County should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

**Plant and Animal Habitats**

Talbot County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Talbot County. State and federally designated endangered plant and animal species are listed in the following tables.

<b>Animals</b>		<b>Plants</b>	
GA	· <i>Cyprinella callitaenia</i> Bluestripe Shiner	GA	· <i>Chamaecyparis thyoides</i> Atlantic White-cedar
	· <i>Elimia albanyensis</i> Black-crest Elimia	GA	· <i>Croomia pauciflora</i> Croomia
	· <i>Elimia boykiniana</i> Flaxen Elimia		· <i>Helenium brevifolium</i> Bog Sneezeweed
	· <i>Etheostoma swaini</i> Gulf Darter	GA	· <i>Hymenocallis coronaria</i> Shoals Spiderlily
GA	· <i>Graptemys barbouri</i> Barbour's Map Turtle		· <i>Listera australis</i> Southern Twayblade
US	· <i>Haliaeetus leucocephalus</i> Bald Eagle	GA	· <i>Myriophyllum laxum</i> Lax Water-milfoil
	· <i>Ichthyomyzon gagei</i> Southern Brook Lamprey		· <i>Panax quinquefolius</i> American Ginseng
	· <i>Lepisosteus oculatus</i> Spotted Gar	GA	· <i>Pityopsis pinifolia</i> Sandhill Golden-aster
	· <i>Micropterus cataractae</i> Shoal Bass	US	· <i>Sarracenia rubra</i> Sweet Pitcherplant
	· <i>Moxostoma</i> sp. 1 Greyfin Redhorse	US	· <i>Silene polypetala</i> Fringed Campion
	· <i>Necturus beyeri</i> complex Gulf Coast Waterdog	GA	· <i>Stylisma pickeringii</i> var. <i>pickeringii</i> Pickering's Morning-glory
GA	· <i>Notropis hypsilepis</i> Highscale Shiner		
US	· <i>Picoides borealis</i> Red-cockaded Woodpecker		
GA	· <i>Pteronotropis euryzonus</i> Broadstripe Shiner		
	· <i>Rana capito</i> Gopher Frog		
	· <i>Scartomyzon lachneri</i> Greater Jumprock		
	· <i>Villosa villosa</i> Downy Rainbow		

**Major Park, Recreation and Conservation Areas**

Talbot County has many recreational resources as a result of its location along Pine Mountain Ridge and the Flint River. Major parks, recreation and conservation areas of regional significance are detailed below.

### **Big Lazer Creek Wildlife Management Area**

The Big Lazer Creek WMA/PFA is located at the point the Big Lazer flows into the Flint River. The park totals 5,864 acres, with a 250-acre fishing lake on Gum Creek. The area is known for its deer, turkey, and small game populations as well as an abundance of bream, crappie and bass. Also located at the Big Lazer WMA are a 100-meter rifle and pistol ranges, and four primitive camping areas.

### **Scenic Views and Sites**

The natural resources available in Talbot County, combined with its rural character, result in many scenic sites and viewsheds. In addition, the numerous creeks and streams that traverse the county create hills and valleys, providing beautiful views for the visitors and residents of the county to enjoy.

There are many highways and roads in Talbot County that are considered scenic resources. Northern Talbot is an area characterized by rolling farmland, historic farmhouses, and barns scattered throughout the area. Roadways such as Pleasant Valley, Chalybeate Springs, Bonnie Hawkins, Oak Mountain Ridge, Po Bidy, Ellison Pound, and Hwy 208 showcase the pleasant pastoral scenery offered in the county. South of the Fall Line, Juniper Pond Road also has a tranquil landscape.

### **Cultural Resources**

In 2004-05 a comprehensive survey of Talbot County historic resources was completed. That survey identified 581 resources fifty years old or older in the county. From that survey, over 50% were identified as being individually eligible for the National Register of Historic Places. The 2004-05 Survey also identified 10 areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Geneva, Junction City, Woodland, Ypsilanti, Po Bidy, Prattsburg, O'Neal, Flint Hill, and Box Springs.

As of January 2005, there are ten individual historic properties and one historic district listed in the National Register of Historic Places in Talbot County.

Eight of the Listed National Register Properties are residential resources: the Frederick A. Bailey, House, the Newton P. Carreker House, the Lockhart--Cosby Plantation, the John Frank Mathews Plantation, the David Shelton House, the George W.B. Towns House, Weeks-Kimbrough House, and The Elms. The LeVert Historic District also contains residential resources.

Proposed Eligible National Register Historic Districts in the Cities of Geneva, Junction City, and Woodland would contain residential resources. Prattsburg, Po Bidy, O'Neal, Flint Hill, Box Springs and Ypsilanti are unincorporated communities with concentrations of residential and agricultural resources.

Talbot County understands the significance of cultural resources and place high importance on conservation of the area's history, tradition, and culture through preservation. Both the county and the cities of Geneva, Junction City, Talbotton, and Woodland make the conservation of the area's history, tradition, and culture through preservation a priority. They also know the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.

While governmental support is present, the level of community support is low. An organization is needed to sponsor National Register listings; to oversee the application for survey funds; to maintain an inventory of local historic resources and attempt to preserve endangered resources. Also, steps need to be taken to steer development away from cultural resources within Talbot County and its cities.

### **Issues**

- No Greenspace Plan/not actively working to preserve greenspace.
- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of community resources.
- Make sure the public has adequate access to regulatory guidelines concerning natural and cultural community resources.
- Historic resource conditions are endangered and/or declining.
- The community has one potentially contaminated brownfield/greyfield properties.
- There are potential water pollution problems.
- There are erosion, sedimentation, and stormwater runoff problems.
- No plan to protect designated farm land (Talbot County).
- Consider developing a conservation Subdivision ordinance or cluster development ordinance for use in the county and municipalities.
- No Historic Preservation Commission or Historic Preservation Ordinance.

### **Opportunities**

- Actively educate the public, local elected officials, developers, and economic developers about resource conservation and protection.
- Improve, enhance, and promote Talbot County's natural and cultural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides from development.
- Continue to enforce best management practices as part of the development process.
- Adopt appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).
- Develop a local bike/pedestrian plan to compliment the Regional Bike Plan. Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage brownfield/greyfield redevelopment.
- Adopt and enforce a tree preservation/planting ordinance and tree replanting.
- No organized tree planting campaign in public areas that make walking more comfortable in summer.

### ***Community Facilities***

The county owns the following buildings: the County Courthouse; the old health department building which houses the County Agent, the Enrichment Services Program, the Soil and Water Conservation offices; the County Health Department, the Volunteer Fire Department buildings in Flint Hill, Box

Springs, Woodland, and O'Neal districts; the Ford Building is occupied by the Talbot County Chamber of Commerce; the Talbot County Development Authority maintains an office just off the square; the Peach Packing shed property; the Senior Citizens Center, the Weston House which houses the EMS; the sheriff's department/county jail; and several voting precincts.

The county currently has a few facilities that are inadequate. However, the Talbot County Board of Commissioners is in the process of rectifying those situations. The number one priority is to renovate the county courthouse and to use the courthouse only for judicial purposes.

Talbot County is in the process of renovating a house located off town square to accommodate the Board of Commissioners office. The Board of Commissioners is also looking to relocate the water department. Once the above tasks are completed the courthouse can be used for judicial purposes only.

The relocation of the Commissioner's Office and the water department into more spacious facilities will give both departments the space they need to accommodate future expansion needs.

### ***Educational Facilities***

The Talbot County Board of Education operates an elementary-middle-high school in the City of Talbotton. This facility is a full comprehensive high school that provides a three-tract course curriculum: Vocational, General and College. Athletic programs and facilities are available at the school. Football, basketball and track are offered to 7th through 12th grade boys. Girls can participate in softball or track programs.

There are a total of 1,008 students in grades K-12. The number of students in each year level is shown in the tables below.

**Figure 6: Talbot County Elementary School Enrollment 2008**

Grade	Pre-K	Kindergarten	1 <sup>st</sup> grade	2 <sup>nd</sup> grade	3 <sup>rd</sup> grade	4 <sup>th</sup> grade	5 <sup>th</sup> grade	Sub-Total
# of Students	40	40	53	47	45	39	50	314

**Figure 7: Talbot County Middle School and High School Enrollment 2008**

Grade	6 <sup>th</sup> grade	7 <sup>th</sup> grade	8 <sup>th</sup> grade	9 <sup>th</sup> grade	10 <sup>th</sup> grade	11 <sup>th</sup> grade	12 <sup>th</sup> grade	Sub-Total	Total Students
# of Students	53	45	64	86	40	54	38	380	694

Source: National Center for Educational Statistics, 2006-2007

### **Issues**

- Careful planning will be required to ensure adequate services are available to Talbot County and its jurisdictions.

- Anticipated failure of individual septic tanks. The majority of county residents use septic tanks and many of these tanks will fail during the planning period.
- Storm water management.
- Septic and land application systems are consumptive uses of water. With future growth there is the possibility of diminishing the supply of regional water. As a result, the development of sewer systems with surface water discharges instead of continued use of septic systems or land application systems may be required (Talbot County).
- A few County buildings are operating at capacity and are in need of expansion.
- Lack of local public facilities and services including medical and ambulance services, after school programs and activities for older children, and critical utility infrastructure.
- Lack of knowledge of community programs, cooperation between local leaders, and small number of local volunteers.
- No street tree ordinance that requires new development to plant shade-bearing trees appropriate to area climate.
- No sidewalk ordinance that requires all new development to provide user friendly sidewalks.

### **Opportunities**

- The County and Cities need to review and update/maintain their current water system, as needed.
- Growth provides an opportunity to look at various fees, (Impact fees, Subdivision Review fees or Service Tax Districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure.
- Existing community facilities, both public and private, provide a good foundation for existing and future populations in the area.

### ***Intergovernmental***

Issues and opportunities exist between neighboring jurisdictions such as Harris, Marion, Chattahoochee, Muscogee, and Taylor Counties. In order to reduce issues and make the most of the potential opportunities, the County should maintain open communication and dialogue with its neighboring jurisdictions throughout the planning process. Furthermore, Talbot County should strongly consider the implementation and impact of Regional Transportation Planning. The County should ensure the proper coordination and execution of much needed transportation improvements. County officials must be actively involved in transportation planning activities with the Georgia Department of Transportation. Lastly, the Service Delivery Strategy should be updated regularly. The SDS update will be done in conjunction with the update of the 2013 Comprehensive Plan.

### **Issues**

- Important to keep line of communication open with Harris, Marion, Chattahoochee, Muscogee, and Taylor Counties.
- Coordinate closely with neighboring counties and cities in meeting the State and Federal storm water management requirements.
- Actively participate in regional transportation planning efforts.



## **Opportunities**

- With projected growth for area counties and cities; an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.
- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan full update process.

## ***Transportation***

Talbot County is bisected by the north-south route of Georgia Highway 41 and the east-west route of Georgia Highway 208 and U.S. Highway 80. Georgia Highways 22, 96, 36 and 85 also serve the county. Norfolk Southern and CSX provide rail service in Talbot County. One interstate and 22 inter/intrastate motor freight carriers serve the county. The nearest commercial air service is at Columbus Metropolitan Airport which is served by Delta, and Atlantic Southeast Airlines. A public airport is located 22 miles away in Butler, Georgia. This facility offers a 2,700-foot bituminous runway, aircraft tie down, hanger and lighted runway. A privately owned grass airstrip is located in the Prattsburg community.

The Fall Line Freeway, an economic development highway running from Columbus to Augusta is a four-lane highway running east and west through the county will provide access to the nation's interstate system. The first stage of this roadway is complete and runs through the southern part of the county.

The county operates a rural public transportation program which serves the entire county. Residents of Talbot County and each municipality make appointments to use this service. The county operates four vans, which are all handicap equipped.

There are a total of 740 miles of roads in the county; 190.38 miles of these roads are unpaved (41.8% of the total roads). Approximately, 14 miles of these roads are considered city streets. Several bridges in the county failed the Department of Transportation inspection and have been recommended for increased tonnage limits. Three bridges have been recommended for closing. Several county roads have severe drainage problems throughout the county. Currently, there are no local road standards or regulations.

The existing street network is capable of handling current and future traffic volumes. The city needs to support the continuation of rail service for its jurisdiction.

## **Issues**

- The increased maintenance cost associated with development along dirt roads.
- Maintaining existing paved county roads and dirt roads.
- No sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.

## **Opportunities**

- Regional Transportation Facility to serve Harris, Muscogee, Chattahoochee, Marion, and Taylor County.

## ***Land Use***

Maximizing land development opportunities while protecting natural resources are the key to Talbot County's success. Key challenges to officials include protecting natural resources while encouraging development and establishing commercial and industrial uses as a large percentage of the land use mix. Agricultural use, mostly associated with timber production, dominates the county's existing land use. Second to agricultural use is the residential use of land in the county. While single-family detached housing is a predominant residential use, manufactured housing is the most frequently used residential type. Commercial uses, which make up less than one percent of total land use, are predominantly located in the town centers of Talbotton, Manchester, Junction City, Geneva, and Woodland and along State Routes along with a few industrial uses which are scattered in and around the county.

### **Issues**

- No ordinance to regulate aesthetics of development in highly visible areas.
- Excessive number of dilapidated structures both site built and mobile homes
- Determine if any brownfields exist and connect developers to the federal and state incentives for cleaning up brownfield sites.
- Aid to deteriorating areas in an effort to create opportunities for reinvestment and redevelopment in deteriorating areas.
- Land use mix is heavily favored towards agricultural use and residential use. There is a need to diversify land use base.
- Identify and promote infill development opportunities.

### **Opportunities**

- Reserve land for industrial and commercial growth. Include adequate space for the growth of employment-related uses, within the Future Land Use Plan/ Development Maps.
- Work with developers, land owners, and conservation groups to preserve open space around the county and in the cities.
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district.
- Develop a guidebook that illustrates the type of new development we want in our community.
- Protect natural resources within developments. Promote the use of the conservation/cluster subdivision development. Adopt a stream buffer ordinance and create an incentive to create greenway connections. Consider adopting a Slope Protection Ordinance.
- The County is a blank canvas, which can allow for very desirable development pattern.

## ***Analysis of Existing Development Patterns***

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are but how they interact. The purpose of this section is to map and review existing land use in Talbot County and the Cities of Geneva, Junction City, Talbotton, and Woodland, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

**Figure 8: Existing Land Use Definitions Table**

Existing Land Use	Definition
Residential	Single-family residential uses, multi-family residential uses (apartments and duplexes), and manufactured and mobile home units (all normally located on no less than a one-quarter of an acre lots).
Agriculture/Forestry	Land used for agricultural purposes such as farming and/or livestock production and timber production.
Commercial	Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc.
Industrial	Land dedicated to industrial uses (includes both light and heavy industrial uses).
Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust.
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries).
Transportation/Communication/Utilities	Land used transportation, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities).
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots.

The following table illustrates the acreage and percent of county total land dedicated to existing land uses. Acreage totals do not include roads.

**Figure 9: Existing Land Use Table  
Talbot County**

Talbot County, Georgia	Acreage
Agriculture/Forestry	212,302.99
Commercial	192.16
Education, Public Administration, Health Care, Other Institutions	11,393.27
Industrial	3,310.51
Residential	10,146.99
Transportation	6,790.25
Parks/Recreation/Conservation	7,633.06
Vacant	974.59
<b>Total</b>	<b>252,743.82</b>

**Figure 10: Existing Land Use Table  
City of Geneva**

Geneva, Georgia	Acreage
Agriculture/Forestry	305.75
Commercial	11.86
Education, Public Administration, Health Care, Other Institutions	14.26
Industrial	0
Residential	113.34

Transportation	41.72
Parks/Recreation/Conservation	0
Vacant	28.27
<b>Total</b>	<b>515.2</b>

**Figure 11: Existing Land Use Table  
City of Junction City**

<b>Junction City, Georgia</b>	<b>Acreage</b>
Agriculture/Forestry	1,066.57
Commercial	6.20
Education, Public Administration, Health Care, Other Institutions	4.82
Industrial	277.76
Residential	54.22
Transportation	143.24
Parks/Recreation/Conservation	17.20
Vacant	15.83
<b>Total</b>	<b>1,585.84</b>

**Figure 12: Existing Land Use Table  
City of Talbotton**



<b>Talbotton, Georgia</b>	<b>Acreage</b>
Agriculture/Forestry	1,441.24
Commercial	17.78
Education, Public Administration, Health Care, Other Institutions	73.34
Industrial	0
Residential	281.35
Transportation	132.49
Parks/Recreation/Conservation	0
Vacant	82.80
<b>Total</b>	<b>2,029.0</b>

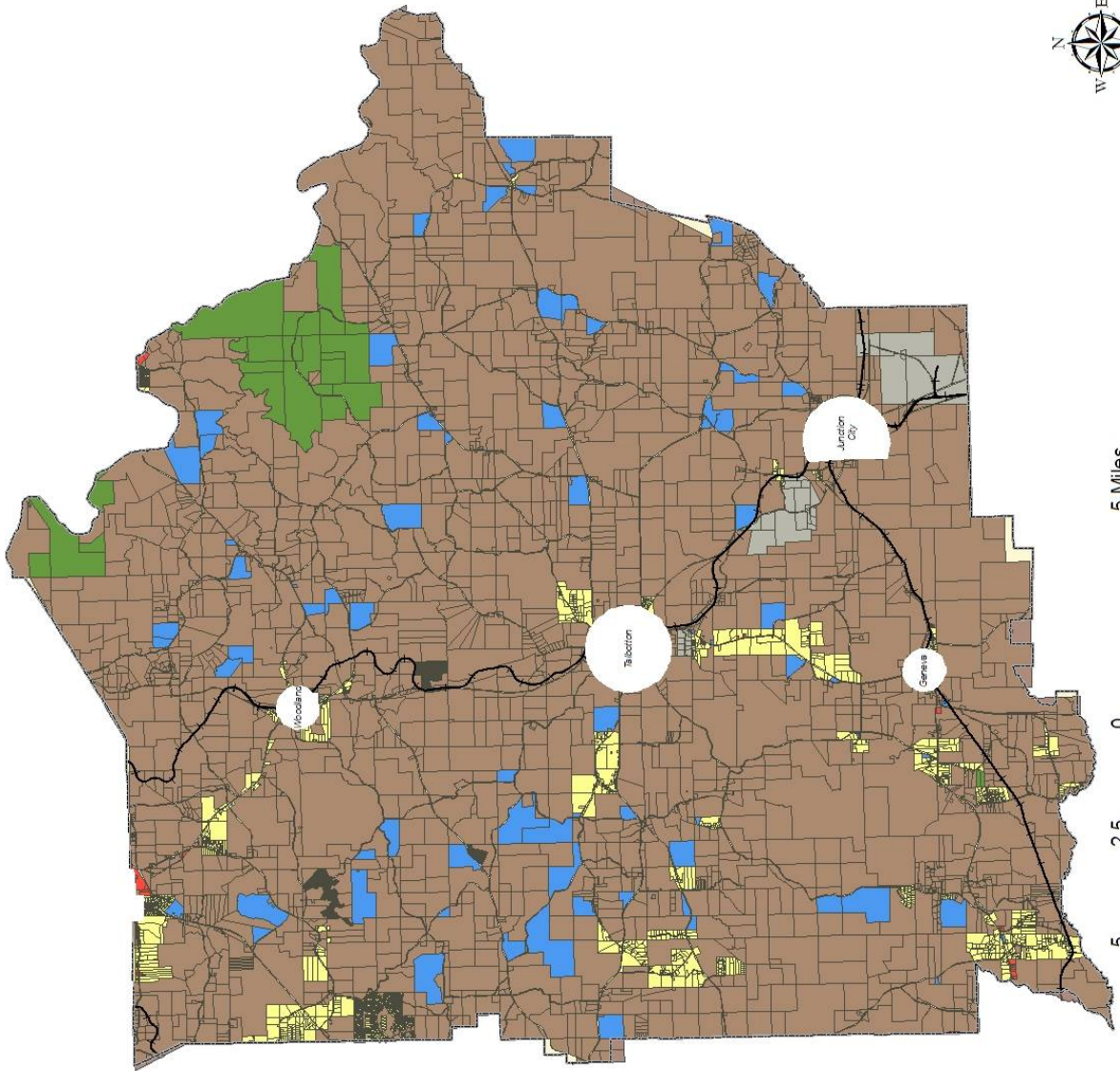
**Figure 13: Existing Land Use Table  
City of Woodland**

<b>Woodland, Georgia</b>	<b>Acreage</b>
Agriculture/Forestry	225.95
Commercial	11.65
Education, Public Administration, Health Care, Other Institutions	13.55
Industrial	9.88
Residential	92.07
Transportation	69.99
Parks/Recreation/Conservation	5.02
Vacant	72.17
<b>Total</b>	<b>496</b>

# Talbot County Existing Land Use Map

## Talbot County, Georgia Existing Landuse

Existing Landuse Classifications	
	Agricultural/Forestry
	Commercial
	Industrial
	Parks/Conservation/Recreation
	Public/Institutional
	Residential
	Transportation/Communication/Utilities



## ***Areas Requiring Special Attention***

### **Significant Natural Resources**

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. Talbot County, and the cities within, contains several significant environmental features including floodplains, groundwater recharge areas and protected river corridors.

The most significant environmental features in Talbot County are related to and result from the Flint River. Designated as a protected river corridor under the River Corridor Protection Act (O.C.G.A. 12-2-8), this river flows along the eastern boundary of the county. Land along the Flint River performs a variety of critical functions related to water resources: controlling floods, trapping sediments, filtering out toxins and excess nutrients, and supporting rich assortments of wildlife and plant species. Uncontrolled development along the Flint River Corridor could lead to contamination of the water, thus having an adverse impact on the fishing, recreation, and drinking quality of the water. Talbot County will provide for the protection and preservation of the Flint River Corridor in order to protect the health, safety, and welfare of all its citizens.

Talbot County has several areas which are considered to be Most Significant Groundwater Recharge Areas of Georgia. These areas are primarily located in the southern portion of the county, however, the City of Talbotton is built on a Most Significant Recharge area. The Talbotton groundwater recharge areas is considered to be a low pollution susceptibility area. The recharge areas found in the southern portion of the county, on the other hand, are considered to be medium pollution susceptibility areas. Talbot County and the Cities of Geneva, Junction City, and Talbotton should work in conjunction with one another to adopt and implement the environmental planning criteria developed by the Georgia Department of Natural Resources for the protection of groundwater recharge areas.

Soil types within Talbot County and its cities were mostly comprised of Cecil, Madison, Appling and Gwinnett soil associations were generally considered adequate for development. However, a small strip of Cartecay, Toccoa, and Wehadkee is located in the western section of Talbotton. This soil association is considered to be unsuited for development purposes.

### **Cultural Resources**

There were several Cultural Resources identified in Talbot County. These resources add to the quality of life for all Talbot County residents. The construction of a new county library in Talbotton will provide the citizens of Talbot County with a more accessible, modern facility, thus furthering the benefits of a county library. Talbot County residents can also enjoy many of the cultural resources available in the City of Columbus and Harris County without the added tax burden. These resources should be supported by the local government whenever possible.

Talbot County is also rich in historic resources, which add to the cultural richness of the county. A survey completed in 2005 identified 581 resources fifty years old or older in the county. From that survey, over 50% were identified as being individually eligible for the National Register of Historic Places. The 2004-05 Survey also identified 10 areas with large concentrations of historic resources

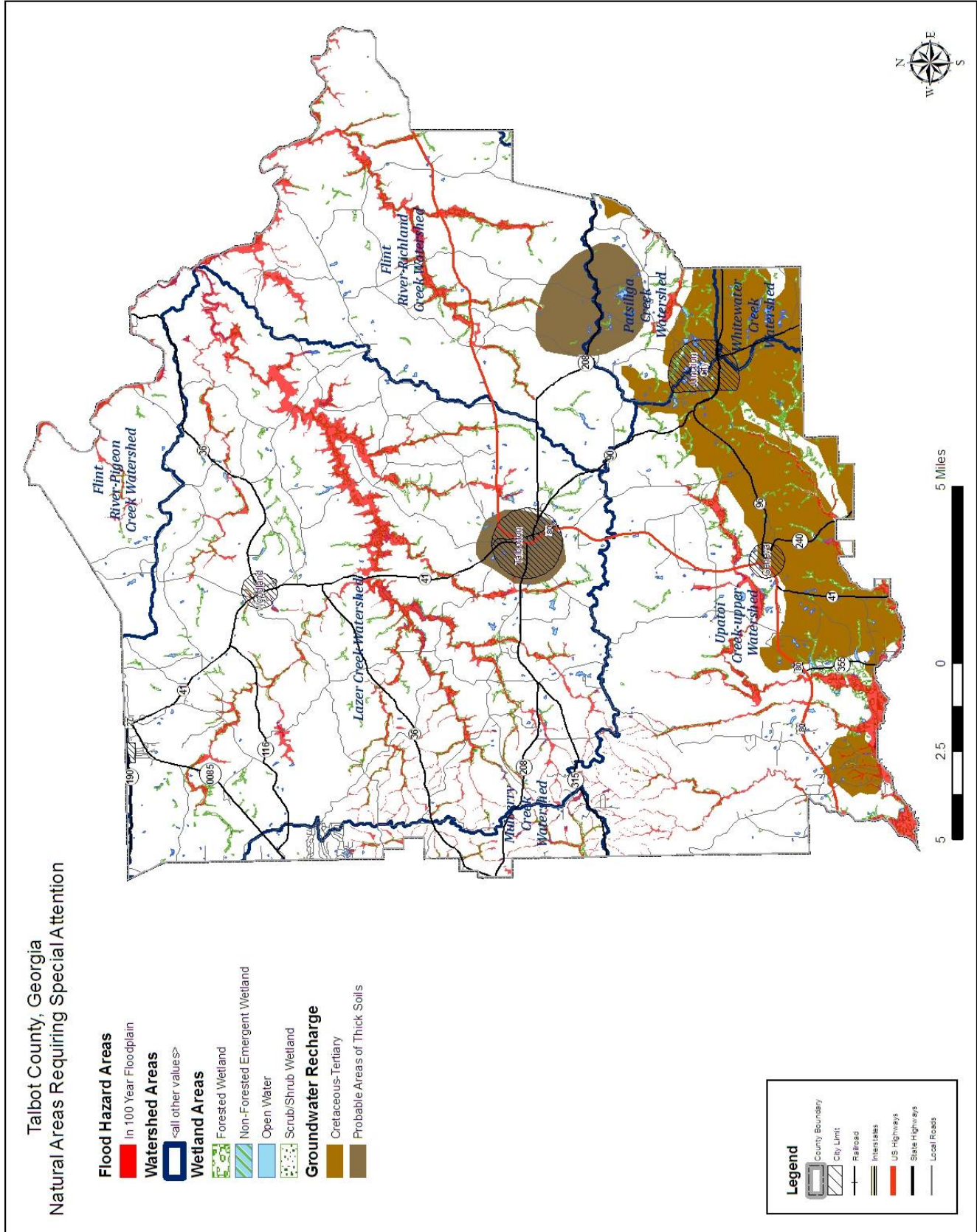
that would be eligible for the National Register of Historic Places as districts: Geneva, Junction City, Woodland, Ypsilanti, Po Bidy, Prattsburg, O'Neal, Flint Hill, and Box Springs.

Talbot County understands the significance of cultural resources and place high importance on conservation of the area's history, tradition, and culture through preservation. Both the county and the cities of Geneva, Junction City, Talbotton, and Woodland make the conservation of the area's history, tradition, and culture through preservation a priority. They also know the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.

### ***Areas Where Development is Likely to Occur / Areas Where the Pace of Development may Outpace the Availability of Community Facilities***

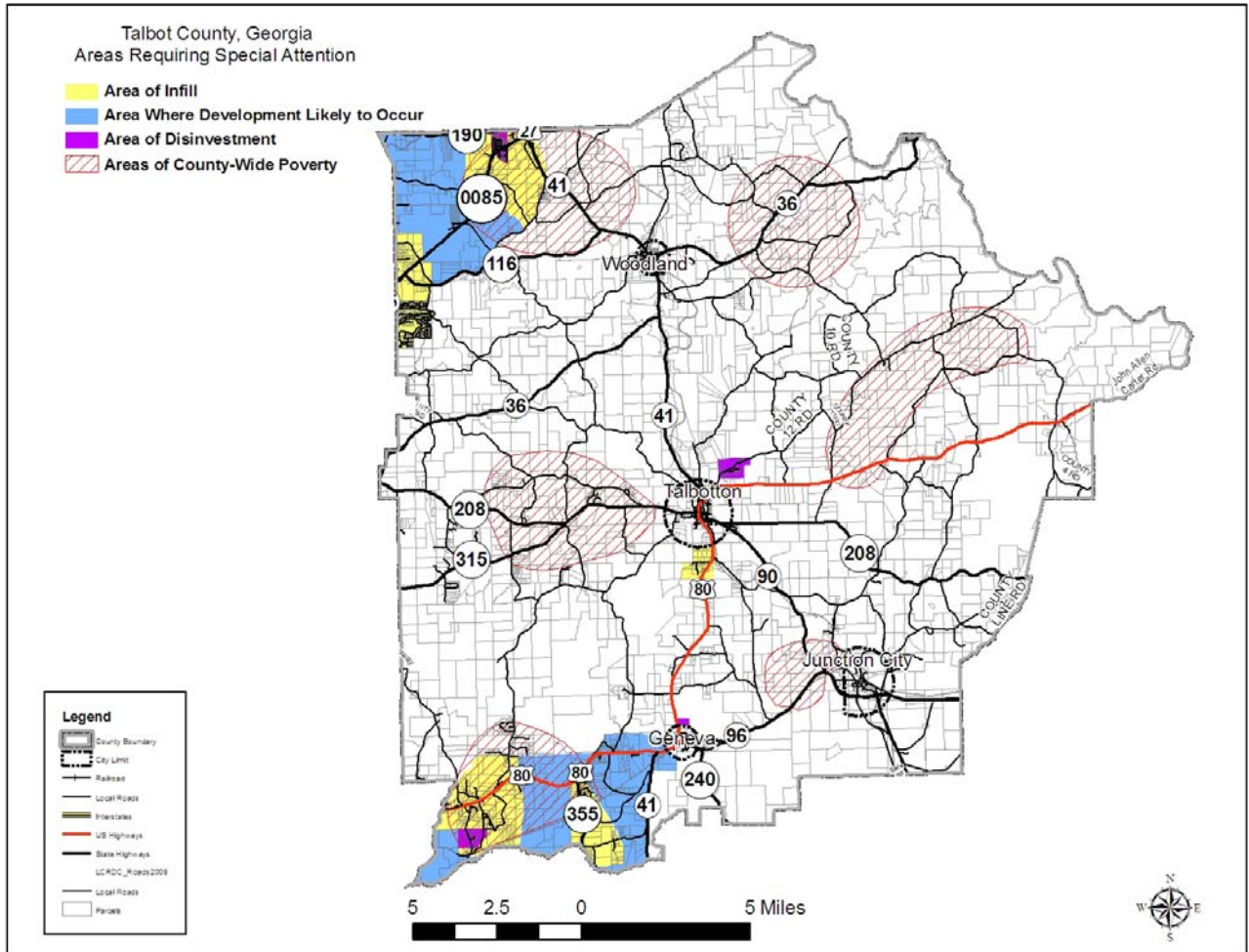
Talbot County and its Cities have been losing population over the last thirty years. Thus, growth pressures are currently minimal. However, with the expansion of Fort Benning, the location of Kia in Troup County, and ancillary facilities in Harris County, it is hoped that Talbot County and its Cities will benefit from the growth in these neighboring jurisdictions. Growth in Talbot County is most likely to occur in the municipalities and in areas of unincorporated Talbot County, including the fringes of municipalities, that have water available and direct access to state routes. The growth areas in the unincorporated area include the Box Springs Area, which is located between the Muscogee County line and the City of Geneva; the Flint Hill area, which is located in the northwestern corner of Talbot County along State Route 85; and the area along State Route 315 between the Harris County line and the intersection of RS 208. In addition, these areas have Talbot County water available, have direct access to state routes, and are next to jurisdictions that are growing. These locations are ideal for families and individuals seeking lower land and housing prices that still have access to employment opportunities within a short commute to Muscogee, Harris and Troup Counties. All these areas are currently experiencing modest development. However, it is not believed that the development will occur at a rate that will outpace the availability of community facilities.

# Talbot County Natural Areas Requiring Special Attention Map

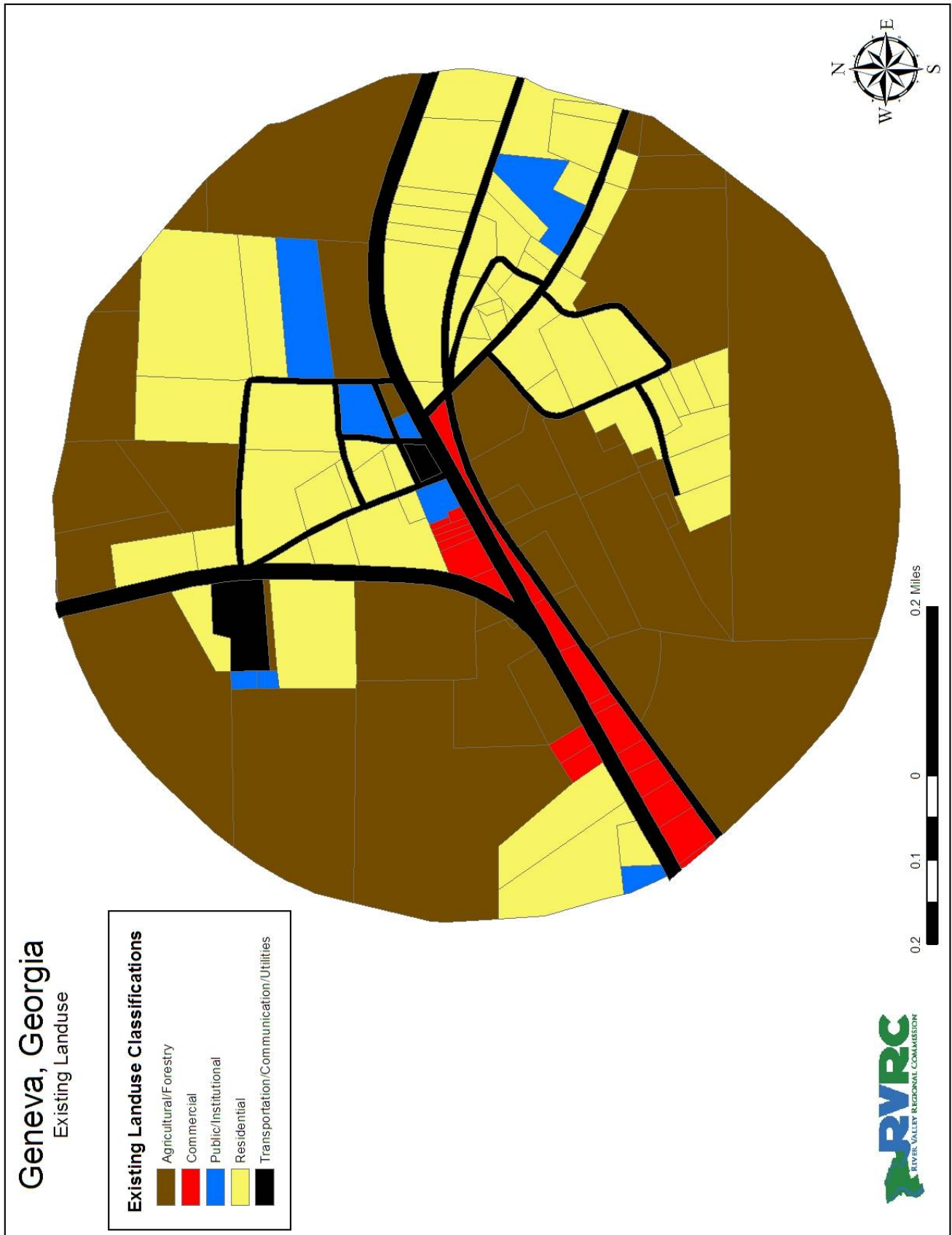




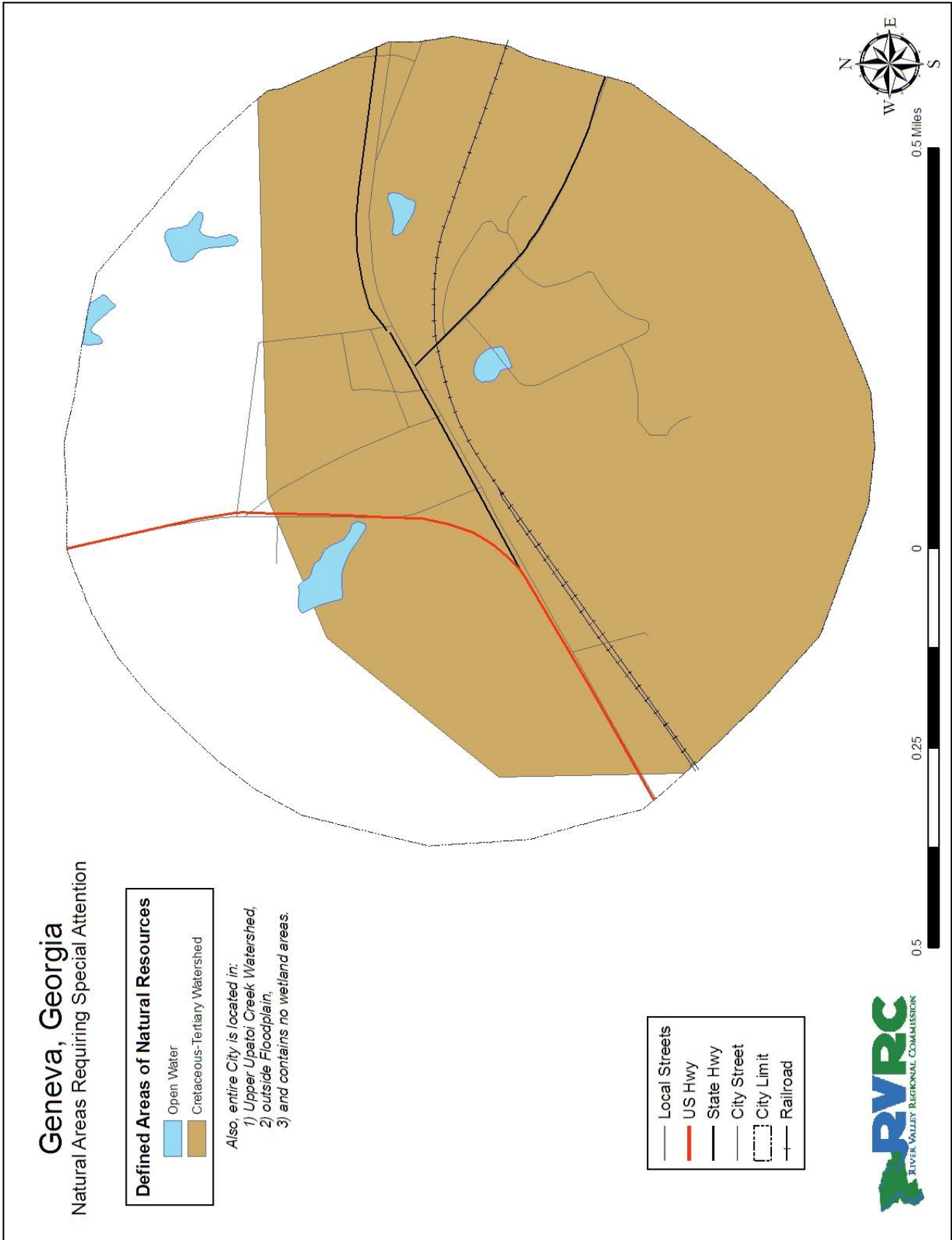
## Talbot County Areas Requiring Special Attention



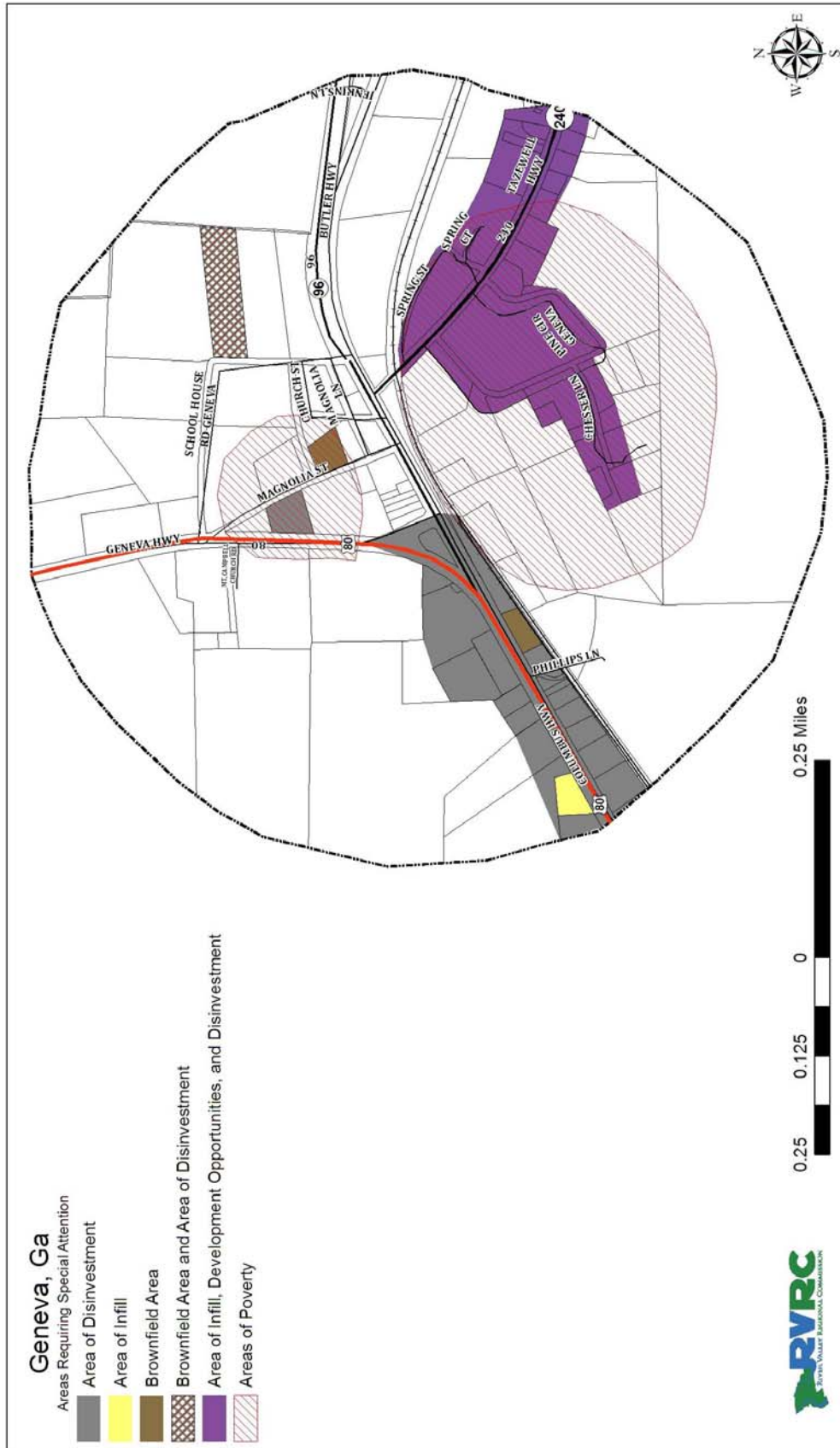
# City of Geneva Existing Land Use Map



# City of Geneva Areas Requiring Special Attention

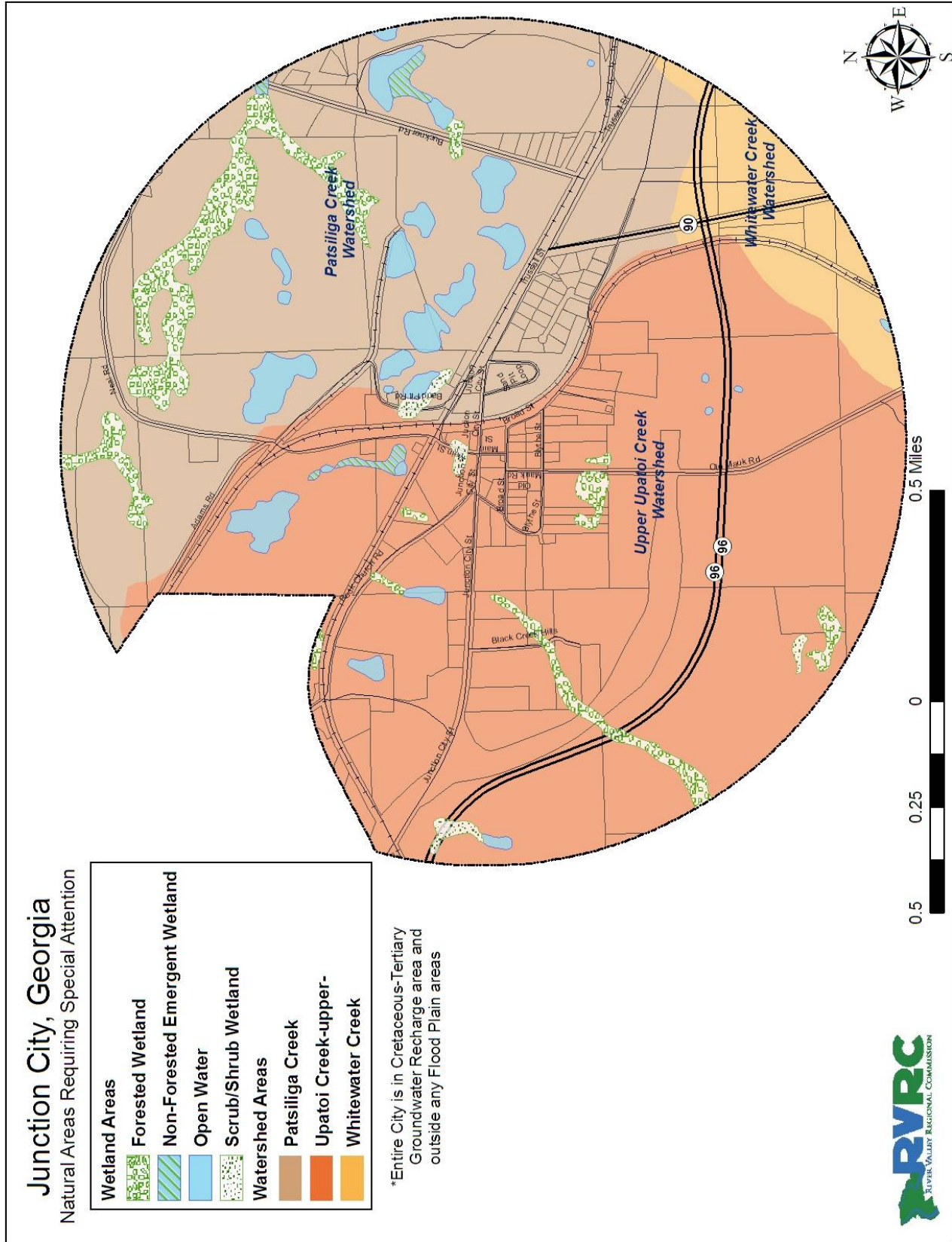


# Geneva Areas Requiring Special Attention Map

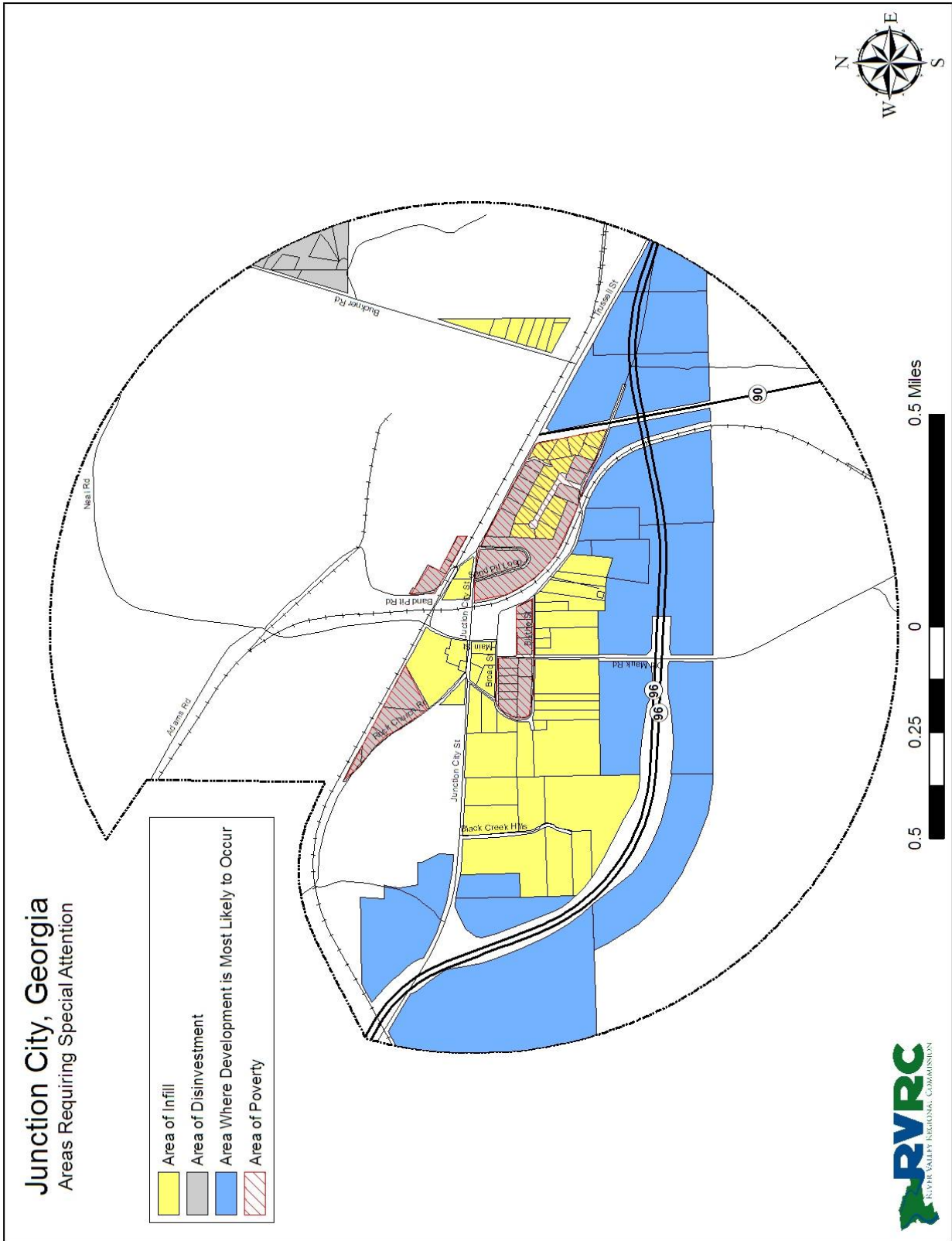




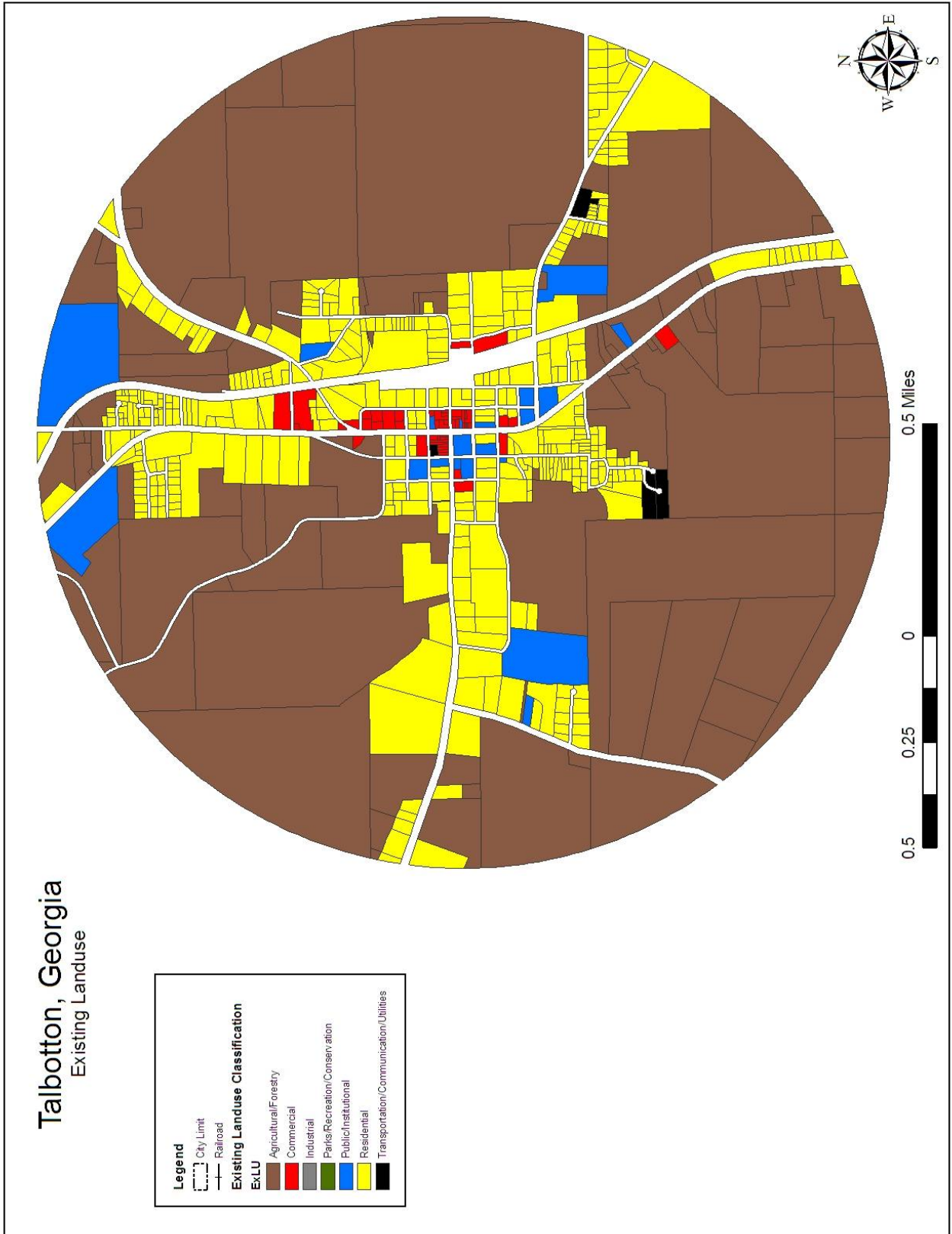
# City of Junction City Natural Areas Requiring Special Attention



# City of Junction City Special Areas of Concern Map

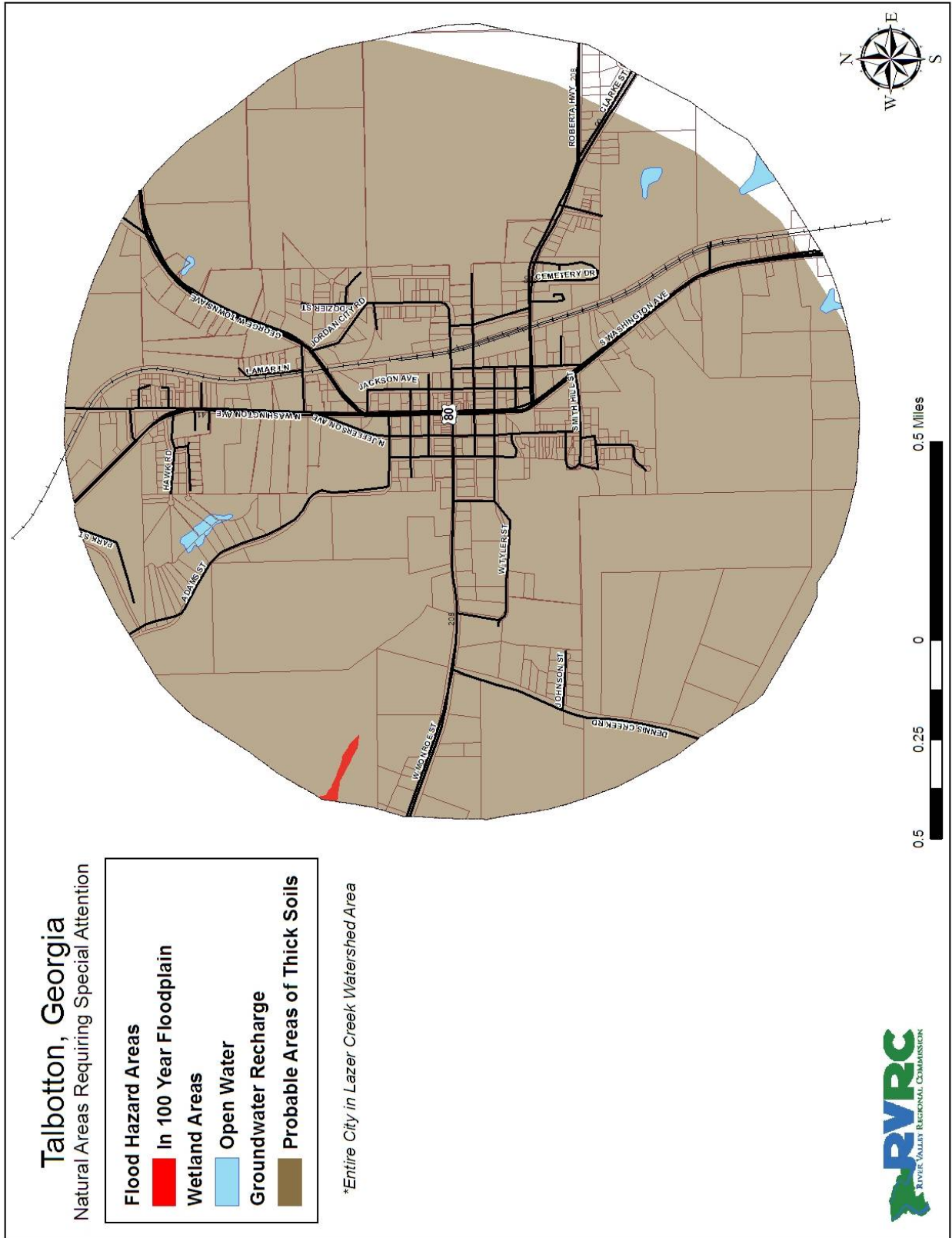


# City of Talbotton Existing Land Use Map

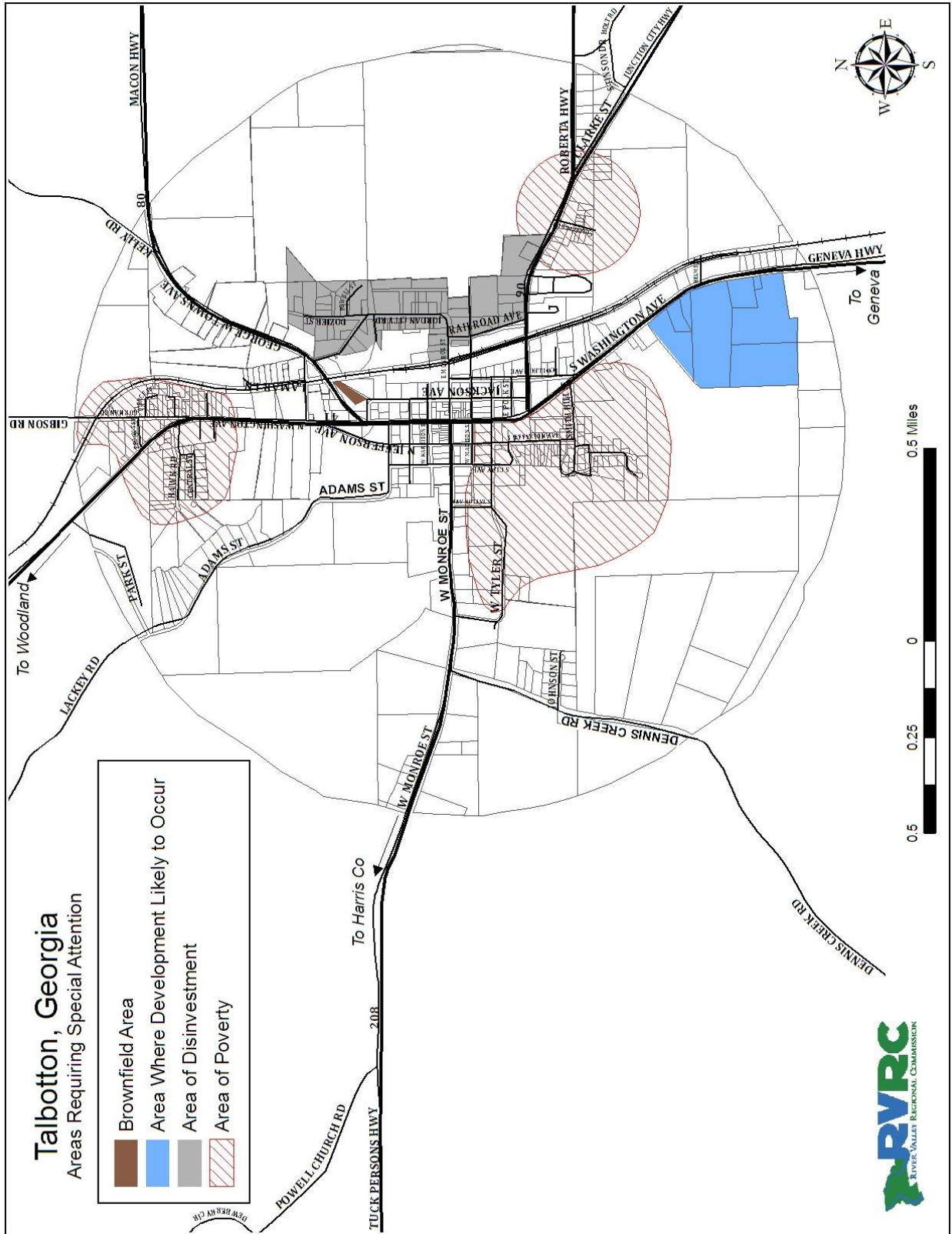




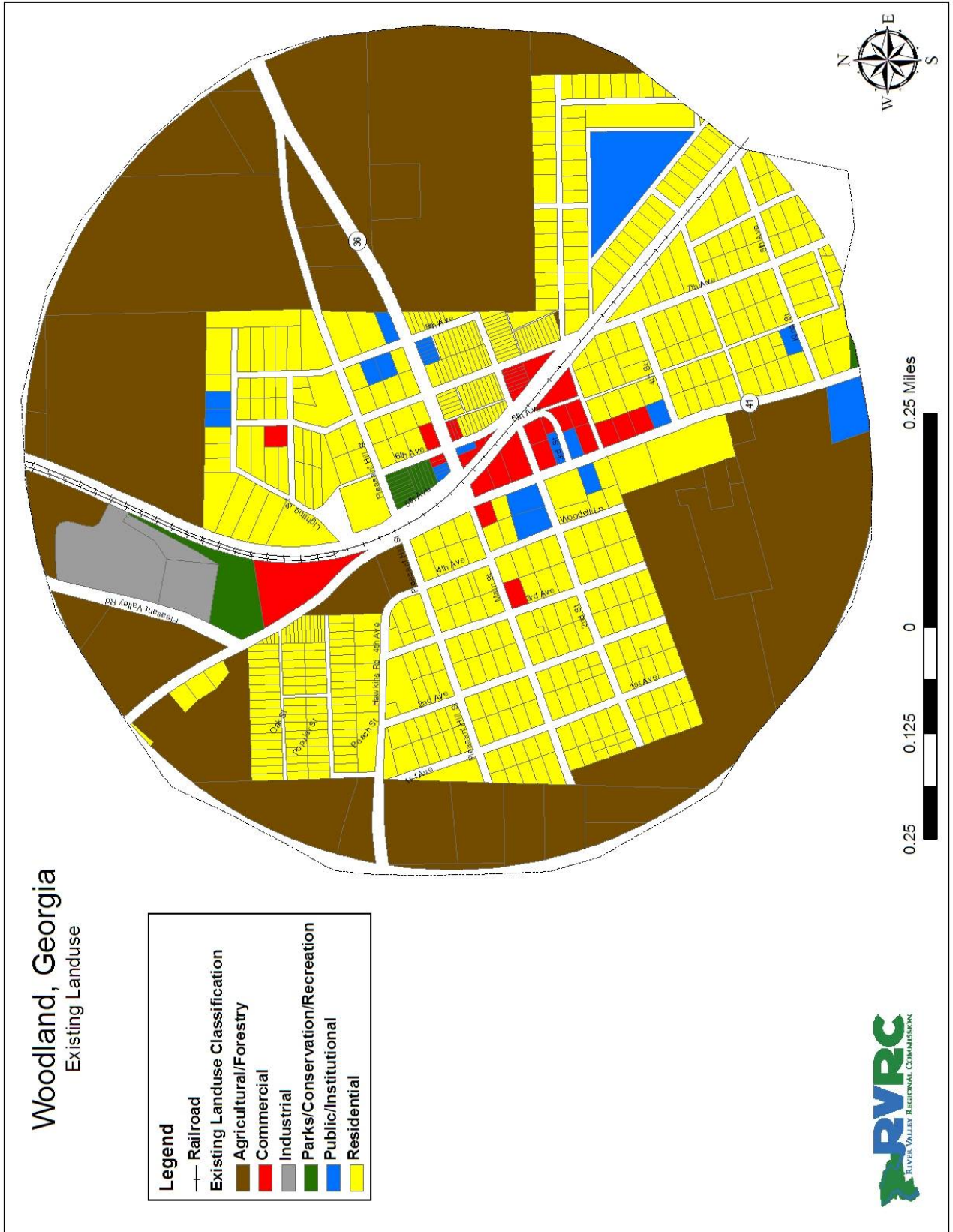
# City of Talbotton Natural Areas Requiring Special Attention



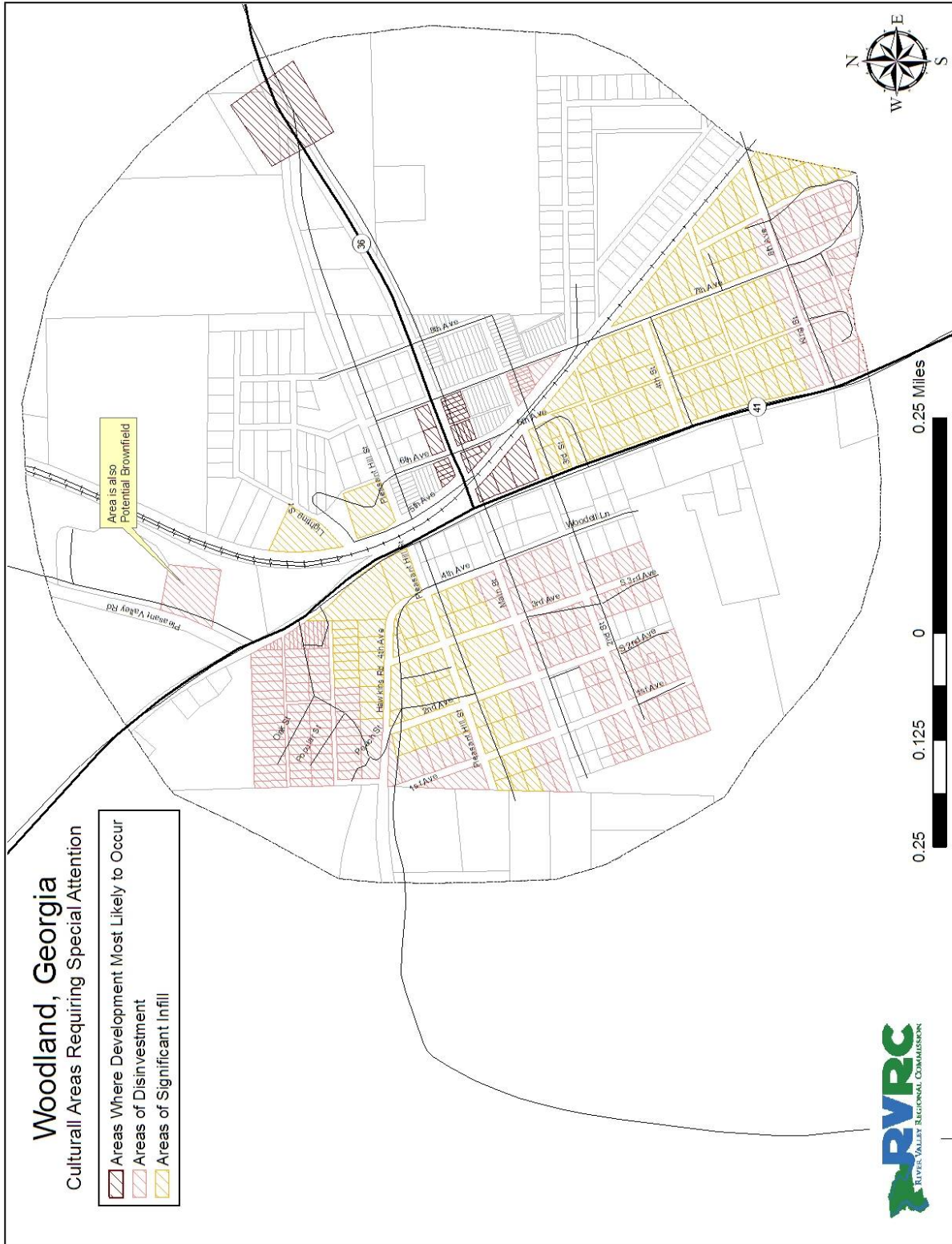
## Talbotton Areas that Require Special Attention Map



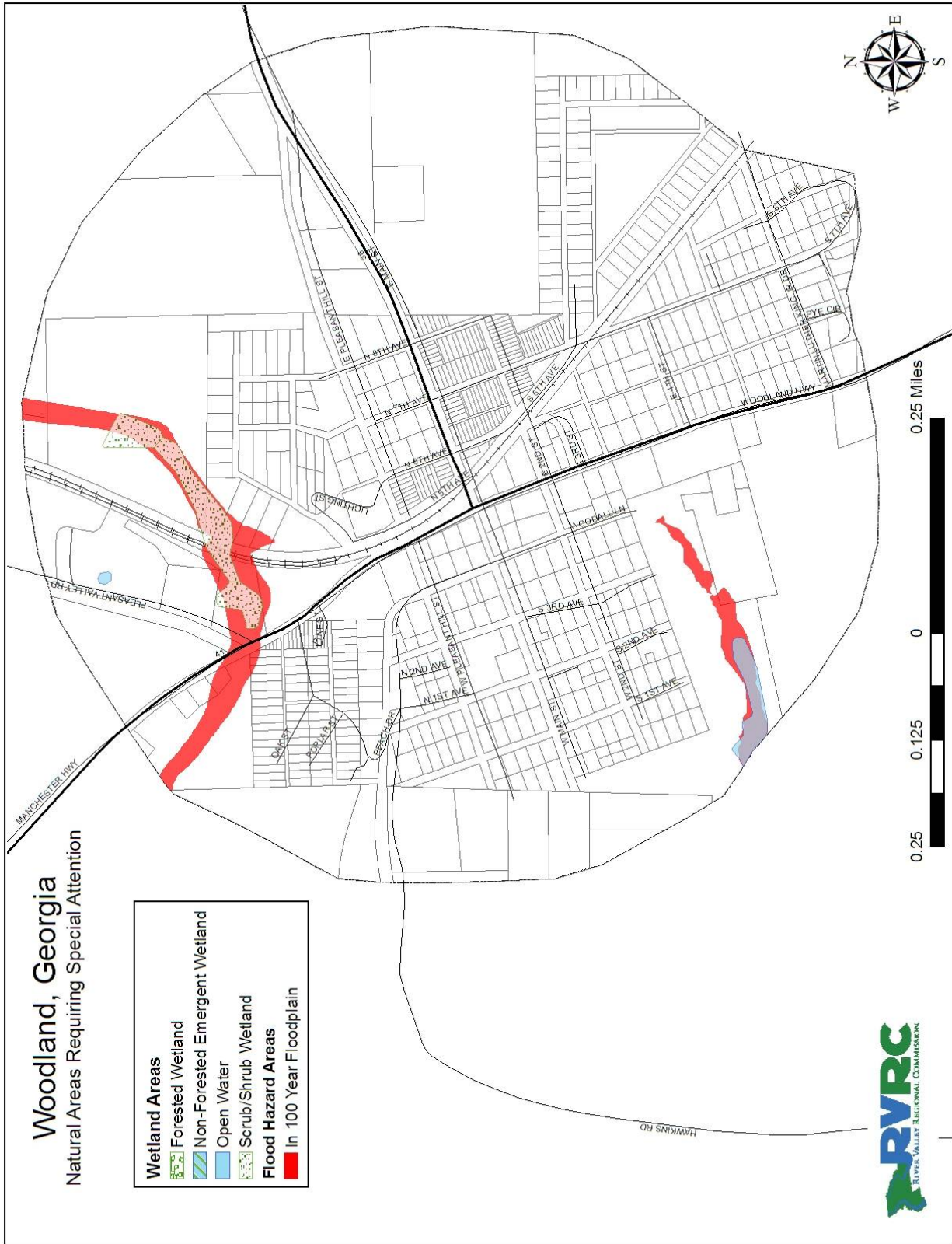
# City of Woodland Existing Land Use Map



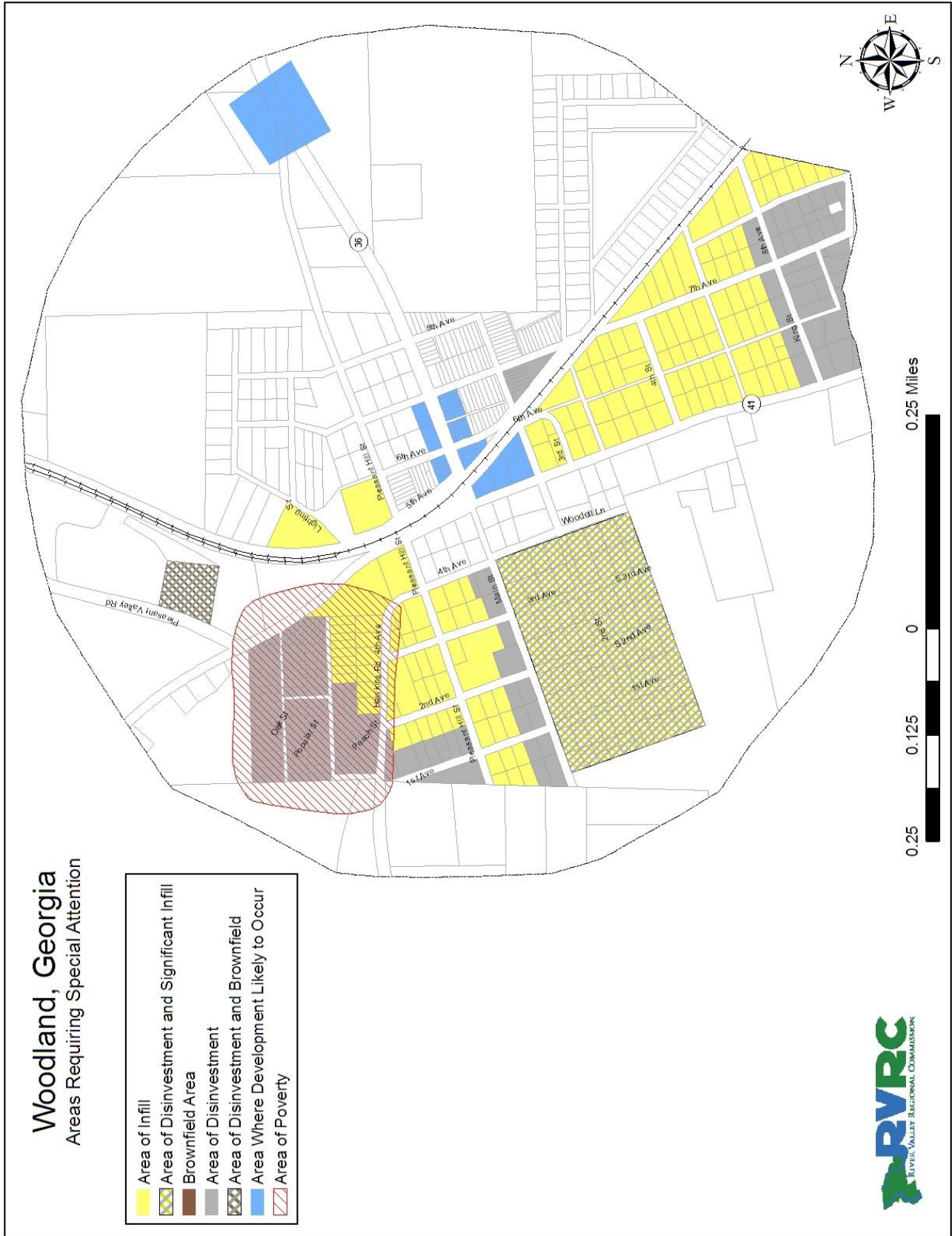
# City of Woodland Natural Areas Requiring Special Attention



## City of Woodland Natural Areas Requiring Special Attention



# City of Woodland Areas Requiring Special Attention Map



## Woodland, Georgia Areas Requiring Special Attention

- Area of Infill
- Area of Disinvestment and Significant Infill
- Brownfield Area
- Area of Disinvestment
- Area of Disinvestment and Brownfield
- Area Where Development Likely to Occur
- Area of Poverty



## ***Areas with Significant In-Fill Development Opportunities***

These areas are portions of the cities and county that are likely to experience infill development in the coming years. Within the cities of the county this type of infill development will be concentrated within the existing downtowns, in the form of new businesses, additional retail development, or possibly the addition of residential units located above downtown businesses. Prominent intersections also provide prime areas in which vacant lots could be developed into new businesses. Infill development in the established neighborhoods is also very likely. Building homes on vacant lots within existing neighborhoods will increase the density of the area, saving the cities cost of maintaining the infrastructure often associated with new neighborhood developments.

### Geneva

In the City of Geneva, the area most likely to experience new development is along U.S. 80 adjacent to the existing post office and fire station. This portion of town receives a decent amount of traffic as residents and visitors use U.S. 80 to travel between communities in the area. Residential development will most likely occur as infill development scattered throughout the city.

### Woodland

There are many portions of Woodland in which both development opportunities and infill could occur. New development would most likely occur in the areas surrounding the existing downtown, around Main Street and U.S. 41, in addition to a portion of U.S. 41 adjacent to Pleasant Valley Road. In addition, many of the residential areas could easily become more populated with infill development. Neighborhoods along U.S. 41 and 3<sup>rd</sup> and 4<sup>th</sup> Street and 7<sup>th</sup> Avenue would be areas where this type of development would be encouraged. Also, the neighborhoods off of Pleasant Hill Street, including Lighting Street, 4<sup>th</sup>, 3<sup>rd</sup> and 2<sup>nd</sup> Avenue have potential for infill development.

### Talbotton

In Talbotton, there are several areas poised for potential development. First, the existing downtown has the potential to support new and expanding business. Following the renovation of the local courthouse, the number of visitors in downtown will allow the area to support several small retail stores or restaurants. An industrial park, located on U.S. 80, is also in a good location to attract new businesses in the future.

### Junction City

Most of the infill opportunities in Junction City are concentrated in the core residential areas of the city. This includes areas along Black Creek Hills, Junction City Street and Main Street. New development is most likely to occur in the large parcels located along U.S. 96, which runs through the southern portion of the City.

## ***Brownfields***

In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for brownfields. Some examples of brownfields include abandoned gas stations and unused former manufacturing plant.

Some issues involving brownfields are the potential to cause harm to the population and the environment, reduction in employment opportunities and tax revenue, increase illegal dumping and graphite and reduction in the property value for the surrounding area. Redeveloping brownfields can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure, and increase job opportunities and local tax revenues.

#### Geneva

The City of Geneva has three potential brownfields. The first, located at the intersection of U.S. 80 and Philips Lane, was a gas station that caught fire and was destroyed. Two additional brownfields were identified off of Magnolia Street and School House Road.

#### Woodland

Woodland has one potential brownfield, located off of Pleasant Valley Road.

#### Talbotton

The City of Talbotton has one potential brownfield, an abandoned gas station, located at the intersection of U.S. 80 and Jackson Avenue.

#### Junction City

The City of Junction City has no identified potential brownfields.

### ***Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness, Poverty***

All communities have areas of disinvestment or areas in need of improvement, and Talbot County and its jurisdictions are no different. As these areas grow and develop, market forces will usually lead to improvements within these disinvested areas. However, in some cases, a public/private partnership will be needed to facilitate the necessary improvements. While Talbot County has shown a 2.2% decrease in population from 2000, it is projected to begin growing in the coming decades. Within the county there are several areas that could benefit from such growth. These residential areas are characterized by mobile, manufactured or stick built homes that are in great need of rehabilitation. Overgrown vegetation and poor maintenance of the street and drainage conditions often exacerbate the problem. One area, located in the southwestern portion of the county, is within very close proximity of the Muscogee County line. This proximity could be beneficial in allowing this portion of the county to attract new residents looking for more affordable land and home prices coupled with a shorter commute. The second area, located just outside of Talbotton could also benefit from the growth that could occur in the county's seat. The final area, located in the Flint Hill area, is currently undergoing several redevelopment efforts including street and drainage improvements, as well as housing rehabilitation. Talbot County should aim to capitalize on the potential increase in population to engage the public in redevelopment efforts that would benefit the community as a whole. In addition to physical areas of disinvestment, the county as a whole, along with the four cities suffer from poverty levels all above the national average, some significantly so, as indicated by figures taken from the 2000 Census. According to the 2000 U.S. Census, 24.2% of Talbot County's residents are living below the poverty level, compared to the country's average of 12.4%. This means that twice as many residents in Talbot County struggle each day, compared to the rest of the country. By reinvesting in the



communities and creating not only jobs, but educational opportunities, these numbers can be reduced, and help promote the long term development of Talbot County. Please see the attached maps.

### Geneva

In the City of Geneva there are several areas of disinvestment. The areas most in need of improvement are concentrated around Pine Circle and Spring Street. In addition, 14.9% of individuals in the City of Geneva living below the poverty level. Out of the four cities, Geneva does have the smallest percentage of the population that is impoverished.

### Woodland

In Woodland, the areas of disinvestment and those needing redevelopment are scattered throughout the town. However, larger sections of houses needing improvement are located off of Main Street and 2<sup>nd</sup> Street, including 3<sup>rd</sup> Avenue and 1<sup>st</sup> Avenue. Also areas located to the west of U.S. 41 and north of Hawkins Road are areas that would benefit from redevelopment activities. In Woodland, the issue of poverty is most pronounced. A staggering 34.7% of the city's residents are living below the poverty level. This figure is close to three times the U.S. average.

### Talbotton

In the City of Talbotton there are several areas of disinvestment. The residential neighborhoods located off of North Washington Avenue and Dozier Street require particular attention. In Talbotton, the percentage of individuals living below the poverty level is also extremely high. 32.5% of its residents are considered impoverished.

### Junction City

Most of the areas of disinvestment within the City of Junction City are concentrated in the center of town. Because these areas are concentrated, the City would benefit greatly from clean-up and reinvestment efforts. The areas requiring attention include portions of Blithe Street, Sand Pit Loop, and Rock Church Road. While still over the national average, Junction City has one of the lower rates of poverty in the county, with 15.1% of residents that are living below the poverty level.

## Talbot County: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Refurbish the Straus-Levert House	2006	Talbot County	\$75,000	Ga DCA, Private
Keep lines of communication open with surrounding counties in and effort to develop a stronger working relationship.	2009, 2010, 2011, 2012, 2013	Talbot County	\$500	Talbot County
Work with Health Department to identify failing septic tanks and areas of potential failure.	2012	Talbot County	\$3,000	Talbot County
Coordinate and continue to enforce storm water management regulations.	2009, 2010, 2011, 2012, 2013	Talbot County	\$3,000	Talbot County
Look at sewage system, both private and public, options.	2013	Talbot County	\$2,000	Talbot County
Assess County space needs and determine what needs expansion, renovation or closure.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	Talbot County
Maintain/update/expand public facilities and services, including water, medical, ambulance, schools, etc. as economic conditions allow.	2009, 2010, 2011, 2012, 2013	Talbot County	\$500,000 - \$1,000,000	Talbot County, CDBG, USDA
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing County website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2009, 2010, 2011, 2012, 2013	Talbot County	\$2,000	Talbot County, County leadership class
Look at various fee sources to supplement existing tax structure.	2009, 2010, 2011, 2012, 2013	Talbot County	\$5,000	Talbot County
Continue to stripe roads in the county as needed.	2009, 2010, 2011, 2012, 2013	Talbot County	\$15,000	Local
Careful planning will be required to ensure adequate public facilities. Adequate community facilities are needed to provide a good foundation for existing and future populations.	2009, 2010, 2011, 2012, 2013	Talbot County	\$500,000	Local, CDBG, USDA
Participate in Regional transportation planning efforts. Continued work towards Rural Transit Facility.	2009, 2010	Talbot County	\$1,000	Local, Federal Transit Authority
Look at creating a capital improvements program to assess community facility project needs, cost and revenues.	2013	Talbot County and Cities	\$2000	Talbot County
Support regional communication, cooperation and facilities	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	Counties/cities, Rural Development
Pave (incrementally) unimproved roads	2009, 2010, 2011, 2012, 2013	Talbot County	\$4.2 million	Talbot County, CDBG, DCA (Stimulus Money)
Roadway improvements (surface aggregate and drainage) on unimproved dirt roads	2009, 2010, 2011, 2012, 2013	Talbot County	\$2.1 million	Talbot County, CDBG, DOT, DCA (Stimulus Money)
Widen existing roadways to handle heavy agriculture/timber loads.	2009, 2010, 2011, 2012, 2013	Talbot County	\$3.2 million	Talbot County, CDBG, DCA (Stimulus Money)

Develop a community center that will host community programs such as health programs for seniors, head programs for youth, and serve as a community transit facility.	2010, 2011, 2012, 2013	Geneva	\$500,000	City of Geneva, CDBG
Continue to construct sidewalks in metro areas	2009, 2010, 2011, 2012, 2013	Talbot County	\$1.2 million	Talbot County, CDBG, DCA (Stimulus Money)
Expand Information Technology Program within Talbot County and its cities (regional).	2009, 2010, 2011, 2012, 2013	Talbot County and Cities	\$300,000	Talbot County, cities, DCA (Stimulus Money)
Continue to lobby and support the four-laning of U.S. 82.	2009, 2010, 2011, 2012, 2013	Talbot County	\$250	Local
Develop a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	2013	Talbot County	\$500	Talbot County
Create a street tree ordinance that requires new development to plant shade bearing trees appropriate to climate	2012	Talbot County and Cities	\$1500	Talbot County
Adopt a street tree ordinance that requires new development to plant shade bearing trees that are appropriate to our climate.	2013	Talbot County and Cities	\$1,000	Talbot County

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Promote Tourism in Talbot County and its Cities	2009, 2010, 2011, 2012, 2013	Chamber of Commerce, Development Authority, Talbot County and Cities	\$25,000	Local
Support small business enterprise in the county.	2009, 2010, 2011, 2012, 2013	Talbot County	\$50,000	GA DCA RLF, Local
Continue to support Talbot County Chamber of Commerce.	2009, 2010, 2011, 2012, 2013	Talbot County	\$6000	Talbot County
Support the Talbot County Development Authority.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	Local
Support community investment in infrastructure and buildings within Talbot County and its Cities.	2009, 2010, 2011, 2012, 2013	Talbot County and Cities	\$2,000	Local
Create a Business Expansion and Retention Committee to track growth or reduction of businesses.	2011	Chamber of Commerce	\$1,000	Chamber Dues
Create incentives to attract industry (Property tax freeze, etc.).	2009, 2010, 2011, 2012, 2013	Talbot County	\$2,000	Talbot County, Chamber of Commerce
Expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	2009, 2010, 2011, 2012, 2013	Talbot County, Chamber	\$3,000	Talbot County, Chamber of Commerce, GDEcD
Seek assistance from the Georgia Department of Economic Development (GDECD) in developing surveys to assess the current business climate.	2010	Talbot County	\$2,000	Talbot County, GDECD
Create an economic development strategy to attract business and industry. Look at low interest loans and property tax freeze as possible incentives.	2009, 2010	Talbot County, RVRC	\$3,500	Talbot County, GDEcD, CDBG, USDA

Maintain and expand upon public facilities (water, sewer, etc.) within Talbot County and its Cities.	2009, 2010, 2011, 2012, 2013	Talbot County and its Cities	\$500,000	Talbot County, USDA, CDBG
Increase local job opportunities which will require less access to transportation by in-filling existing urban areas and creating job opportunities in those areas.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	CDBG, Talbot County
Finish developing and support the Rural Regional Transit Program. Facilities should help with home to work travel.	2009, 2010, 2011, 2012, 2013	Talbot County, Taylor County, Muscogee County, Harris County	\$5,000	GA DOT, Taylor County, Muscogee County, Harris County,
Work with CSU on job training and adult education programs.	2009, 2010, 2011, 2012, 2013	Talbot County, CSU	\$1,000	Talbot County
Support continued development of local education system. Increase dual enrollment opportunities.	2009, 2010, 2011, 2012, 2013	School Board, Talbot County, CSU	\$1,000	GA Dept. of Education, One Georgia, Talbot County
Diversify the job base within Talbot County and its cities.	2009, 2010, 2011, 2012, 2013	Talbot County and Cities	\$1,000	Talbot County Chamber of Commerce, GADEC
Continue to lobby and support four-laning of US 82.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1000	Talbot County
Provide education opportunities to learn about the development process.	2009, 2010, 2011, 2012, 2013	Talbot County Geneva Junction City Woodland Talbotton	\$1,000	Talbot County

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Talbot County and the municipalities. Enforce compatibility standards.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	Talbot County
Seek opportunities to diversify the housing mix from predominantly single-family and manufactured housing units to quality multi-family and single-family attached units.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	Talbot County
Create housing communities rather than housing developments by eliminating barriers to developing mixed-use developments.	2009, 2010	Talbot County	\$1,000	Talbot County
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	2012	Talbot County	\$500	Talbot County
Ordinances need to allow for loft living, downtown living and neo-traditional development.	2012	Talbot County	\$500	Talbot County
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated and abandoned structures.	2009, 2010, 2011, 2012, 2013	Talbot County	\$500,000	GA DCA CDBG/CHIP, Local
Support the West Georgia Consortium	2009, 2010, 2011, 2012, 2013	Talbot County	\$300	Talbot County
Continue to apply for affordable housing grants and housing redevelopment grants in an effort to balance housing cost and housing quality in an effort to construct affordable quality housing.	2009, 2010, 2011, 2012, 2013	Talbot County Talbotton	\$500,000	GA DCA CDBG/CHIP, Local
Continue to implement code enforcement program	2009, 2010,	Talbot County	\$8000	Talbot County

	2011, 2012, 2013			
Continue to increase home ownership opportunities.	2009, 2010, 2011, 2012, 2013	Talbot County	\$500,000	GA DCA, HUD, Local

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Study effective land use planning for Talbot County, including brownfield and greyfield redevelopment.	2010,2011	Talbot County, RC, Geneva, Junction City, Talbotton and Woodland	\$3,000	GA DCA, Local
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the county.	2011,2012	Talbot County	\$5,000	GA DNR, Local
Update Comprehensive Plan (Partial Plan)	2010	Talbot County	\$15,000	Local
Update Comprehensive Plan (Full Update).	2015	Talbot County	\$15,000	Talbot County
Eliminate excessive number of dilapidated structures both site-built and mobile homes.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	Talbot County
Apply for grants to aid deteriorating areas in an effort to create opportunities for reinvestment.	2009, 2010, 2011, 2012, 2013	Talbot County	\$2,000	Talbot County
Continue to apply for grants to make necessary improvements to the County and cities infrastructure, including sewer, water and drainage.	2010, 2011, 2012, 2013, 2014, 2015	Talbot County and its Cities	\$500,000	Talbot County CDBG Local
Diversify land use mix by creating opportunities for mixed-use developments and providing areas for commercial and industrial development. Review zoning and subdivision ordinances.	2011	Talbot County	\$2,000	Talbot County
Work with developers, landowners, and conservation groups to protect natural resources and preserve open space around the County and in the cities by encouraging conservation subdivisions, traditional neighborhood development and stream buffers, etc. Look at existing ordinances in an effort to create desirable development pattern.	2009, 2010, 2011, 2012, 2013	Talbot County Geneva Junction City Talbotton Woodland	\$2,000	Talbot County
Develop a guidebook that illustrates the type of development wanted within the community in Talbot County and its Cities.	2010	Talbot County and Cities	\$1,000	Talbot County
Reserve for industrial and commercial growth on future development maps	2012	Talbot County	\$15,000	Talbot County
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development	2009, 2010, 2011, 2012, 2013	Talbot County	\$1500	Talbot County
Continue to enforce zoning ordinance and subdivision regulations	2009, 2010, 2011, 2012, 2013	Talbot County	\$10,000	Talbot County
Development ordinances to regulate the aesthetics of development in our highly visible areas.	2012	Talbot County	\$1,500	Talbot County

Natural and Historic Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	Talbot County
Identify contaminated properties (brownfield and greyfields). If any identified, promote redevelopment. Connect developer to federal and state incentives for cleaning up brownfield sites.	2011	Talbot County Geneva Junction City Talbotton Woodland	\$3,000	Talbot County
Identify water pollution problems and solutions	2011	Talbot County	\$5,000	Talbot County, DNR
Identify and prioritize erosion, sedimentation, and storm water runoff problems.	2011	Talbot County	\$5,000	Talbot County, DCA, DNR
Protect historic resources within Talbot County and its Cities.	2009	Talbot County and Cities	\$5,000	Talbot County, DCA, DNR
Strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.	2009, 2010, 2011, 2012, 2013	Talbot County	\$1,000	Talbot County
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	2011	Talbot County	\$2,000	Talbot County
Continue to enforce soil erosion, stormwater best management practices.	2009, 2010, 2011, 2012, 2013, 2013	Talbot County	\$5,000	Talbot County
Develop a bicycle/pedestrian plan to compliment regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	2013	Talbot County	\$50,000	Talbot County
Continue efforts to rehabilitate the Talbot County Courthouse.	2009, 2010, 2011	Talbot County	\$3,000,000	GA DNR Heritage Grant, GA DCA LDF, Gov. Discretionary, Local Assistance Grant, SPLOST, Bonds, USDA
Develop a Greenspace Plan and actively work to preserve greenspace. Adopt and enforce a tree preservation ordinance.	2012	Talbot County	\$2,000	Talbot County
Develop a plan to protect designated farmland.	2011	Talbot County	\$2,000	Talbot County
Consider creating a Historic Preservation Ordinance and Commission.	2011	Talbot County	\$1,000	Talbot County
Consider a Conservation Cluster Subdivision Ordinance.	2013	Talbot County Geneva Junction City Talbotton Woodland	\$1,500	Talbot County

Develop local land conservation program or work with state and national land programs to preserve environmentally important areas within Talbot County and Cities.	2013	Talbot County and Cities	\$2,000	Talbot County
Adopt a tree replanting and tree preservation ordinance for new development.	2013	Talbot County Geneva Junction City Talbotton Woodland	\$1,000	Talbot County
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	2013	Talbot County	\$1,000	Talbot County

## ***Implementation Policies***

Talbot County has established and adopted the following policies to provide ongoing guidance and direction for its local officials. The following policies provide a basis for which decisions are to be made for the implementation of the Comprehensive Plan, the Community Vision and to appropriately address the Community Issues and Opportunities.

### ***Housing***

- Eliminate substandard housing conditions in the county.
  - Offer appropriate community support and encouragement as well as direct and indirect actions of free market activities such as development spurred by population growth.
  - Support continued improvements of existing housing conditions through available public and private means.
  - Seek available funding such as housing improvement grants.
  - Conserve existing housing stock, as much as is reasonably possible, through rehabilitation.
  - Make the necessary improvements and repairs to substandard housing units that are within repair.
  - Support enforcement of existing building codes and nuisance ordinances.
  - Promote the removal of deteriorating unoccupied structures that are aesthetically challenged or are a potential fire and health hazards, or represent housing for illegal activities.
  - Support the enforcement of an ordinance that will require owners of deteriorating unoccupied structures to demolish or remove the structure or be fined an amount sufficient enough to cover the cost for the county to demolish or remove the structure.
- Ensure affordable appropriate housing opportunities.
  - Encourage mixed-use developments in appropriately defined areas in affordable housing communities.
  - Improve and expand the existing housing stock for all income levels.
  - Promote fair housing practices.
- Increase home ownership throughout county.

- Increase opportunities for low-to-moderate income families to become homeowners.
  - Promote affordable/quality housing.
  - Encourage a compatible mixture of housing types and costs in each neighborhood.
- Develop housing where adequate infrastructure already exists; or can be economically provided.
- Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Talbot County. Also enforce compatibility standards.

### ***Economic Development***

- Pursue economic development that will aid Talbot County in becoming more self-sufficient to include offering all needed and desired services locally as well as increased local job opportunities.
  - Recruit a diversity of businesses to provide a broad economic base.
  - Promote an adequate, efficient and appropriate mix of commercial and service providers in the Town Centers and other appropriately define areas.
  - Consider costs as well as benefits in making decisions on proposed economic development projects.
  - Consider the employment needs, skill levels and qualifications of our existing population in making decisions on proposed economic development projects.
  - Support economic development that is compatible with existing businesses and the tourist industry.
- Support programs for retention, expansion and creation of businesses that stimulate the community's economy and are an appropriate fit to the county and its municipalities and maintain their character.
  - Encourage citizens to shop locally.
    - Ensure convenient business hours to best accommodate local citizens.
    - Encourage merchants to sell items of necessity and those which are bought most frequently.
    - Encourage merchants to sell items that are unique to Talbot County and/or the State of Georgia.
- Consider impacts on infrastructure and natural resources in decision making on economic development projects.
  - Encourage reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in previously undeveloped areas in the community.
  - Encourage the rehabilitation of storefronts in the Town Center.

### ***Intergovernmental Coordination***

- Seek opportunities to share services and facilities with the surrounding jurisdictions when mutually beneficial. Keep line of communication open with Harris, Taylor, Muscogee, Marion, and Chattahoochee Counties.
  - Work collaboratively with nearby jurisdictions on developing solutions for shared regional issues such as public transportation, medical services, and water.



- Coordinate closely with neighboring counties and cities in meeting State and Federal storm water management requirements.
- Engage in cooperative planning with surrounding governments, county and city.
  - Consult with surrounding jurisdictions or public entities when making decisions that are likely to have an impact on them.
  - Offer input to other public entities in your area when they are considering a decision that is likely to have an impact on your community or your plans for future development.
- Continue to engage in cooperative planning between the local government and local school board.
  - Encourage use of schools as community facilities.
  - Encourage school location decisions that support the community's overall growth and development plans.
  - Encourage and support the activities of the Talbot County School Board to educate the children and adults of the county.
  - Encourage and support literacy and adult education programs as well as job training.
  - Work cooperatively with Talbot County High and social service providers to reduce high school drop out rate.

## ***Natural and Cultural Resources***

- The protection and conservation of county resources is vital in the decision-making process for future growth and development.
  - Encourage resource management planning in new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or historic areas, archaeological or cultural resources from encroachment.
  - Consider the potential impacts on air and water quality in making decisions on new developments and transportation improvements.
  - Steer new development away from sensitive natural resource areas through careful planning of infrastructure networks.
  - Ensure that conditions for the protection of natural and historic resources are included in the county's zoning ordinance, and other applicable regulating documents.
  - Protect sensitive plant and animal habitats, scenic views and site, significant historic and archaeological resources through the enactment of appropriate county ordinances and resolutions.
  - Promote respectful and responsible usage of natural and historic resources by creating education programs targeting these resources.
  - Enforce the Storm Water Management ordinance and best use management practices for erosion and sedimentation issues.
  - As part of the neighborhood redevelopment strategy, develop the abandoned rail line as a connector between residential areas and public use areas.
  - Strengthen and enforce resource protection regulations.
  - Adopt appropriate site design guidelines for developing in sensitive areas (e.g., steep slopes, wetlands, etc.).

- Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage infill development or brownfield/greyfield redevelopment.
- Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make this brochure available to the public by posting it in public places and on websites, in newsletters, etc.

## ***Community Facilities and Services***

- Encourage the development and expansion of educational and recreational opportunities for all citizens.
  - Encourage school location decisions that support the community's overall growth and development plans.
  - Support Adult Education program in the county.
  - Encourage and support the expansion of services such as the local library.
  - Encourage and support the activities of the Talbot County School Board to educate the children of the county.
- Encourage development where adequate infrastructure already exists or can be economically provided.
  - Encourage development on sites with existing water and sewer.
  - Encourage water and sewer system extensions that support or encourage new development in areas appropriate for such activities by reason of policy and public health and safety as well as welfare of residents and employees.
  - Encourage revitalization of vacant or under-utilized buildings.
  - Encourage the rehabilitation of storefronts in the Town Centers.
- Encourage development and expansion of public facilities, service and commercial to stimulate the local economy.
  - Plan for and develop shopping center, banks, pharmacy, and hotels/motels.
- Ensure that an adequate and appropriate level of essential public and private community services and facilities be provided in support of Talbot County and its jurisdiction's residents, commerce and industry.
  - Develop and maintain water and sewer system maintenance programs to increase efficiency and operational longevity.
- Identify abandoned and contaminated property in the county and its jurisdictions, and determine the impact on natural/cultural resources.
- Enforce the Storm Water Management requirements.
- Work with the Health Department to identify failing septic tanks and areas of potential failure.
- Promote the expansion of sewer systems with surface water discharge where economically feasible in order to promote less water usage.
- Seek funding to expand existing buildings in order to alleviate capacity issues.
- Identify areas for potential cemeteries.
- Look at potential fees (Impact fees, Subdivision Review fees, Service Tax District fees, etc.) to compensate for new growth.

- Facilitate cooperation between local leaders, volunteers, and the general public by providing information about community programs on county/city websites, public notices, local libraries, newspapers, etc.

## ***Land Use***

- Diversify land use base by seeking commercial and industrial facilities and reserving land for industrial and commercial growth.
- Ensure that all decisions by Talbot County on new development will contribute to, not take away from, the community's character and sense of place.
  - Discourage incompatible land uses to adjacent and nearby property.
  - Encourage safe, efficient and aesthetically pleasing developments.
  - Address excessive numbers of dilapidated structures both site built and mobile homes by either rehabilitation activities or demolition.
  - Seek funding to aid struggling areas.
- Encourage development that is considerate of historic areas, sense of place, and the overall setting of our community. The unincorporated land in Talbot County is a blank canvas which provides opportunities for desirable development patterns.
  - Continue to seek funding for deteriorating areas and areas of disinvestment.
  - Encourage and promote road and facility designs that compliment rather than dominate topography and other site conditions.
  - Work with the developers/landowners and conservation groups to preserve open space.
  - Consider developing a conservation subdivision ordinance.
- Preserve and maintain agricultural and sensitive areas.
  - Prohibit the location of solid waste handling facilities and the disposal of hazardous waste within the county.
  - Promote a balanced and efficient use of land that is appropriate with the resource base and the health, safety and welfare of the county's residents.
  - Require construction practices that are designed to minimize soil erosion and sedimentation.
  - Create stream buffer easements in an effort to create greenway connections.
  - Confirm brownfield areas and connect owners or developers to appropriate Federal and State agencies.
  - Promote traditional neighborhood concepts especially in and around historic areas.

## ***Transportation***

- Develop new and improve existing roadways to ensure appropriate design.
  - Encourage use of context sensitive design considerations, and enhance our community's aesthetics while minimizing the environmental impact.
- Develop new and improve existing roadways to ensure that design accommodates multiple functions, including pedestrian facilities, parking, bicycle routes, and public transit (where applicable).
  - Seek Department of Transportation funds for widening of US Hwy 82.

- Support and encourage the addition of bicycle lanes as streets are repaved and when it is economically feasible.
- Support the creation of a community-wide trail and/or pedestrian/ bike path network.
  - Provide for safe, efficient movement of citizens throughout Talbot County.
  - Create bike paths and walking trails between public and private facilities throughout Talbot County.
- Maintain minimal conflicts between local and through traffic.
  - Employ traffic calming measures along major highways.
  - Ensure that excessive vehicular traffic will not harm the peaceful nature of the community and residential areas.
  - Provide for timely maintenance, repairs and improvements of streets and highways, both paved and dirt.
  - Limit development along dirt roads due to paving and maintenance costs.

The implementation of the protection criteria will not prohibit all development of land in the identified river corridor to ensure that individual property rights will not be violated. Instead of implementing the protection criteria, all residents of Talbot County, both now and in the future, will be provided with a quality environmental area. The following protection criteria will be used to guide development along the Flint River as it flows through Talbot County:

- A. A natural vegetative buffer shall be maintained for a distance of 100 feet, measured horizontally from the river banks, on both sides of the Flint River.
- B. Single Family Residences, including the usual appurtenances, will be allowed within the buffer area if the following conditions are met:
  - a) The dwelling shall be located on a tract of land containing at least two acres. The lot size requirement will not include any area that lies within the protected river, i.e. for tracts of land that include portions of the protected river, the area underwater cannot be counted towards the two acre minimum.
  - b) There shall be only one such dwelling on each tract of land.
  - c) A septic tank, or tanks serving such a dwelling may be located within the buffer area.
  - d) Septic tank drainfields may not be located within the buffer area.
- C. Except as expressly provided for single-family residential units, septic tanks, and septic tank drainfields are prohibited within the river corridor.
- D. Construction of road crossings and utility crossings of the river corridor is allowed, provided that all requirements of the Erosion and Sedimentation Control Act of 1975 are met.
- E. The following uses are allowed in the Protected River Corridor, provided that these uses do not impair the long-term function of the Flint River and its corridor.

- a) Timber production and harvesting, subject to the following conditions:
    - 1. Forestry activity shall be consistent with best management practices established by the Georgia Forestry Commission.
    - 2. Forestry activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended.
  - b) Wildlife and Fisheries management activities consistent with the purposes of O.C.G.A. 12-2-8.
  - c) Waste Water Treatment
  - d) Recreational usage consistent either with the maintenance of a natural vegetative buffer or with rover dependent recreation. For example, a boat ramp would be allowed, but not a hard-surface tennis court.
  - e) Natural water quality treatment or purification.
  - f) Agricultural production and management, subject to the following conditions:
    - 1. Agricultural activity shall be consistent with best management practices established by the Georgia Soil and Water Conservation Commission, except where such practices are not consistent with other corridor protection criteria.
    - 2. Agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the Georgia Department of Agriculture.
  - g) Other uses permitted by the Department of Natural Resources Clean Water Act.
- F. Handling areas for the receiving and storage of hazardous waste and materials are prohibited within the Flint River Corridor. Handling and storage of hazardous materials in residences within the river corridor, for use within the residence and residence's lot are exempt from this criterion.
- G. Hazardous waste or solid waste landfills are prohibited within the river corridor.
- H. Other uses not approved by the Talbot County Board of Commissioners shall not be acceptable within the Flint River Corridor which lies within the Talbot County jurisdiction.
- I. The following land uses are exempt from this River Corridor Protection Plan:
- a) Land uses existing prior to the enactment of this plan.
  - b) Mining activities, if permitted by the Department of Natural Resources pursuant to the Georgia Surface Mining Act as amended.
  - c) If such utilities (except as discussed as in item D), cannot feasibly be located outside the buffer area (feasibility shall be decided by the Talbot County Board of Commissioners), provided that:
    - 1. The utilities shall be located as far from the river bank as reasonably possible.

2. Installation and maintenance of the utilities shall be such as to protect the integrity of the buffer as well as is reasonably possible.
  3. Utilities shall not impair the drinking quality of the river water.
- J. The natural vegetative buffer of the Flint River Corridor shall be restored as quickly as possible following any land disturbing activity within the river corridor.
- K. Except as noted above, all other construction within the buffer shall be prohibited.

## Talbot County Short Term Work Program: Report of Accomplishments

<b>TALBOT COUNTY</b>		
<b>Natural and Historic Resources</b>		
Activity	Status	Explanation
Request FEMA to map the county for flood plains	Ongoing	
Adopt and enforce buffer requirements along major thoroughfares	Completed	This project is completed in some areas, while other areas are still being buffered.
Adopt and implement a program to protect prime farmland from encroachments	Not Completed	Only protected through the zoning ordinance
Seek funding for the further development of the Big Lazer Creek Wildlife reserve	Ongoing	
Identify possible scenic byways	Ongoing	
<b>Economic Development</b>		
Activity	Status	Explanation
Continue to support the Talbot County Chamber of Commerce	Ongoing	
Expand vocational training, GED, and adult literacy opportunities for Talbot County residents	Completed	
Recruit new industrial business to locate at the Industrial park	Ongoing	
Market the county to retirees	Ongoing	Website marketing
Encourage hunting and fishing	Completed	
Develop a tourism plan	Ongoing	Plan is under redevelopment
Refurbish the Straus-Levert Community Center	Complete	
Rehabilitate Talbotton's town Square area	Ongoing	Streetscaping and lights have been installed, but further improvements are underway
Construct a speculative building	Ongoing	Located in the Industrial Park
Develop and install infrastructure along the Fall Line Freeway	Complete	A new lift station is currently under construction.
<b>Community Facilities</b>		
Activity	Status	Explanation

Develop construction specs for county roads	Complete	Part of the new subdivision regulations
Implement an enhance 911 system for the county	Ongoing	Joining with Middle Flint??
Implement a recycling program	Ongoing	The program is currently only for tires.
Support recreational activities and facilities	Complete	
Provide for Handicapped accessible buildings	Complete	
Develop and implement a maintenance program for government buildings	Not Complete	Only for the courthouse, as mandated by USDA
Pave unimproved roads that are densely populated	Ongoing	
<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Implement a code enforcement program to address dilapidated and substandard housing units in the county	Ongoing	The county is trying to pass a nuisance ordinance to address some of these issues
Implement a housing rehabilitation program in the county	Ongoing	The project in Flint Hill is underway
Work with the local health inspector on developing regulations for lot sizes and placement of septic tanks	Completed	
Encourage affordable housing alternatives	Not Completed	
<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Prepare, adopt and enforce a countywide zoning ordinance and subdivision regulations	Completed	
Review the comprehensive plan	Completed	

<b>JUNCTION CITY</b>		
<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Request FEMA to map the city for floodplains	Completed	



Enforce Buffer requirements along major thoroughfares	Ongoing	
Continue to support the Talbot County Chamber of Commerce	Ongoing	
Recruit the location of commercial establishments in the Central Business District and HWY 96	Ongoing	
Recruit the location of a major grocery chain	Ongoing	
Implement a beautification program for the Central Business district	Not Completed	
Implement a recycling program	Not Completed	Working with the County to implement
Community Facilities		
Activity	Status	Explanation
Upgrade existing water lines in the city	Completed	
Study the need and feasibility of a city-wide sewer	Completed	
Pave all city streets	Completed	
Work with DOT to eliminate dangerous intersections, primarily, at HWY 80 and 96	Not Completed	
Construct sidewalks along GA HWY 96 and the city	Not Completed	No funding available for this activity
Study the feasibility of a joint sewer system	Completed	
Study feasibility of consolidation of services and governments	Ongoing	
Housing		
Activity	Status	Explanation
Implement a Code enforcement program to address dilapidated and substandard housing units in the city	Ongoing	Working with the County
Adopt and enforce building codes	Ongoing	Working with the County
Land Use		
Activity	Status	Explanation
Implement and enforce standards for the placement of septic tanks	Completed	
Coordinate with the county on the adoption and enforcement of countywide Zoning ordinance and subdivision regulations	Completed	
Review Comprehensive Plan	Completed	

CITY OF GENEVA		
Natural and Historic Resources		
Activity	Status	Explanation
Request FEMA to map the city for floodplains	Completed	

Enforce Buffer requirements along major thoroughfares	Ongoing	
Continue to support the Talbot County Chamber of Commerce	Ongoing	
Recruit the location of commercial establishments in the Central Business District and HWY 96	Ongoing	
Recruit the location of a major grocery chain	Ongoing	Working with other Communities
Implement a beautification program for the Central Business district	Not Completed	
Implement a recycling program	Not Completed	Working with County
<b>Community Facilities</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments</b>
Upgrade existing water lines in the city		
Study the need and feasibility of a city-wide sewer	Completed	Working with County
Pave all city streets primarily, Church, Pine, Magnolia streets	Completed	
Replace drainage tiles along Magnolia Lane	Completed	
Work with DOT to eliminate dangerous intersections, primarily, at HWY 80 and 96	Completed	
Construct sidewalks along US HWY 80, GA HWY 96, and GA Hwy 240	Completed	
Study the feasibility of a joint sewer system	Ongoing	Working with County
Construct a community Center and/or park	Ongoing	Will submit a CDBG
Study feasibility of consolidation of services and governments	Ongoing	
<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments</b>
Implement a Code enforcement program to address dilapidated and substandard housing units in the city	Not Completed	Lack of Council Interest
Adopt and enforce building codes	Not Completed	Lack of Council Interest
<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments</b>
Implement and enforce standards for the placement of septic tanks	Completed	
Coordinate with the county on the adoption and enforcement of countywide Zoning ordinance and subdivision regulations	Completed	
Review Comprehensive Plan	Completed	

**TALBOTTON**

**Natural and Historic Resources**

Activity	Status	Explanation
Request FEMA to map the city for floodplains	Completed	
Enforce Buffer requirements along major thoroughfares	Ongoing	
Continue to support the Talbot County Chamber of Commerce	Ongoing	
Recruit the location of commercial establishments in the Central Business District and HWY 96	Ongoing	
Recruit the location of a major grocery chain	Ongoing	
Implement a beautification program for the Central Business district	Completed	TE Project
Implement a recycling program	Ongoing	Working with County

**Community Facilities**

Activity	Status	Explanation
Upgrade existing water lines in the city	Ongoing	
Study the need and feasibility of a city-wide sewer	Completed	
Pave all city streets	Completed	
Replace drainage tiles	Completed	
Work with DOT to eliminate dangerous intersections	Completed	
Construct sidewalks in the city	Ongoing	
Study the feasibility of a joint sewer system	Ongoing	Working With County
Study feasibility of consolidation of services and governments	Ongoing	

**Housing**

Activity	Status	Explanation
Implement a Code enforcement program to address dilapidated and substandard housing units in the city	Not Completed	Lack of Council Support
Adopt and enforce building codes	Not Completed	Lack of Council Support

**Land Use**

Activity	Status	Explanation
Implement and enforce standards for the placement of septic tanks	Completed	
Coordinate with the county on the adoption and enforcement of countywide Zoning ordinance and subdivision regulations	Completed	
Review Comprehensive Plan	Completed	

**WOODLAND**

**Natural and Historic Resources**

Activity	Status	Explanation
Request FEMA to map the city for flood plains	Completed	

Adopt and enforce buffer requirements along major thoroughfares	Completed	
Adopt and implement a local preservation ordinance	Not Completed	
Implement a recycling program	Ongoing	Working with County
Economic Development		
Activity	Status	Explanation
Continue to support the Talbot County Chamber of Commerce	Ongoing	
Recruit the location of commercial establishments in the Central Business District and along Highway 41	Ongoing	
Implement a beautification program for the Central Business District	Not Completed	
Actively support the existing industries in and around the city	Ongoing	
Community Facilities		
Activity	Status	Explanation
Pave all city streets	Completed	
Study the feasibility of joint sewer system	Ongoing	Working with County
Build new city Hall	Completed	
Continue to develop city park facilities	Ongoing	
Housing		
Activity	Status	Explanation
Implement a code enforcement program to address dilapidated and substandard housing units in the city	Not Completed	Lack of Funding. May submit a CDBG
Implement a housing rehabilitation program in the city	Not Completed	Working on drainage issue
Land Use		
Activity	Status	Explanation
Implement and enforce standards for the placement of septic tanks	Completed	
Review Comprehensive Plan	Completed	
Work with the county on the preparation, adoption and enforcement of a county wide zoning ordinance and subdivision regulations	Completed	