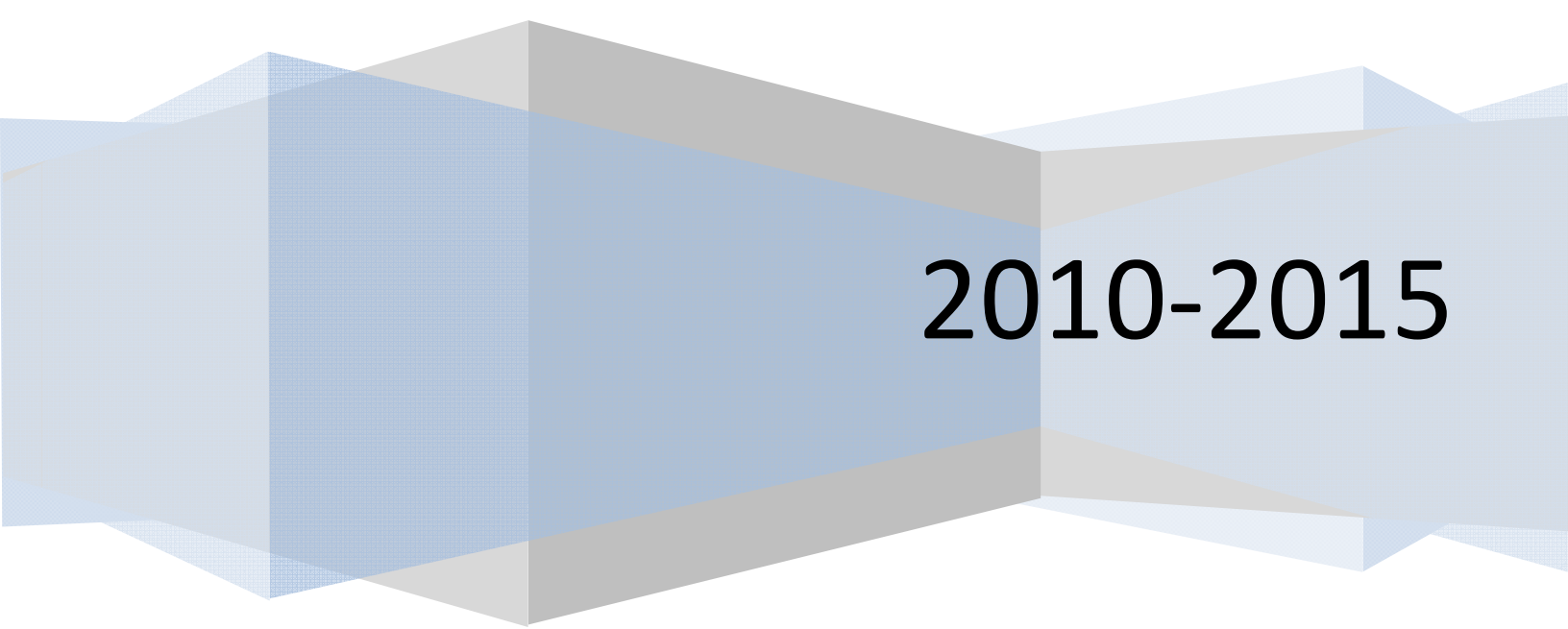


# Jenkins County Comprehensive Plan: Partial Update

Prepared by the CSRA Regional Commission



2010-2015

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# Chapter 1

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## Introduction

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## Chapter 1: Introduction

### Overview:

This partial update to the 2005 Jenkins County Joint Comprehensive Plan is intended to serve as a bridge between that plan and the future. Many things have changed since 2005. Not only have Jenkins County and Millen changed; the State of Georgia has taken a different approach to planning. These changes are reflected in the updated *Requirements for a Partial Update to the Local Government Comprehensive Plan*. Adopted in 2007, these new requirements make it easier for local governments to educate and engage the public as well as cultivate the type of development that creates communities of lasting value. As Jenkins County and its communities look towards the future, it is important to have an up-to-date policy guide that can reflect the communities' vision. That is the intent of this appendix. The subsequent sections are intended to replace the corresponding sections of the 2005 plan. Also included here are new concepts intended to assess the current conditions and ultimately advance Jenkins County and its communities closer to the ideal set forth in the State Planning Goals.

### Partial Update Requirements:

In August of 2009 Jenkins County and the City of Millen contracted with the CSRA Regional Development Center to prepare the *Jenkins County Joint Comprehensive Plan: Partial Update*. Data gathering and the initial meetings of the locally appointed advisory committee began in late January of 2010. The plan was intended to be submitted to the RDC and DCA for their final review in February of 2010. As stated in the *Requirements for a Partial Update to the Local Government Comprehensive Plan* a partial update must contain the following elements:

1. **Quality Community Objectives Assessment**
2. **Analysis of Areas Requiring Special Attention**
3. **Identification of Issues and Opportunities**
4. **Updated Implementation Program**
  - a. Short Term Work Program
  - b. Policies
  - c. Report of Accomplishments

### Quality Community Objectives Assessment

The Quality Community Objectives were adopted by DCA as statements of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The assessment was created using the Quality Community Objectives Assessment tool created by the Office of Planning and Quality Growth, and illustrates strengths and needs as they relate to the 4 main and 15 sub categories that make up the Quality Community Objectives.

### Analysis of Areas Requiring Special Attention

Areas Requiring Special Attention are specific areas or situations where an opportunity for a community to advance toward a state planning goal. This is done through the identification of seven specific types of areas that are either deemed appropriate for development or areas where development should be discouraged. Also identified are areas where additional investment in infrastructure may be needed in

order to guide or sustain future development. Jenkins County and its communities have identified and mapped all applicable areas and a brief synopsis of each is contained in the Land Use Section of this Plan.

### **Identification of Issues and Opportunities**

Using the Quality Community Objectives Assessment Tool, the Analysis of Areas Requiring Special Attention and the Community Improvement Strategy from the Communities of Opportunity Initiative a preliminary list of Issues and Opportunities was formed by the Advisory Committee. The list of Issues and Opportunities contained in the 2005 Comprehensive Plan along with their implementation program is detailed in the Report of Accomplishments. Some issues and opportunities remain unresolved, while some have been adequately addressed.

### **Updated Implementation Program**

The implementation program for the identified issues and opportunities is presented in three parts. A Short Term Work Program, an assessment of policies that could be adopted to advance toward an action on an identified issue or opportunity, and a report of accomplishments from the previous Comprehensive Plan.

### **Report of Accomplishments**

The Report of Accomplishments looks at each individual item in the previous Short Term Work Program and identifies its current status. Activities are given one of four statuses:

1. Have been completed;
2. Are currently underway (including a projected completion date);
3. Have been postponed (explaining why); or
4. Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

### **Short Term Work Program**

This program identifies specific implementation actions that the local jurisdictions or other entities intend to take during the planning period. The program includes all ordinances, administrative systems, (historic preservation commission, design review, etc.), community improvements or investments, financing arrangements, and all programs and initiatives called for to be put into place by the plan.

### **Policies**

The policies element of the Implementation Program lists all policies that can be adopted by each jurisdiction in order to provide ongoing guidance and direction to officials for making decisions that are consistent with the State Planning Goals and address the identified Issues and Opportunities.

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# Chapter 2

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Quality Community  
Objectives  
Assessment

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## Chapter 2: Quality Community Objectives Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.” Each of the fifteen Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in depth analysis. There is no right or wrong answer to the questions in this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development pattern.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth should consider additional measures to meet local goal

## Jenkins County Comprehensive Plan: Partial Update

Development Patterns			
Traditional Neighborhoods	Millen	Jenkins Co.	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district			Currently, no zoning exists throughout the county.
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			Community does not have restrictive ordinances.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.			Established neighborhoods with street trees along with a slower pace of development have made this unnecessary
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.			Established neighborhoods with street trees along with a slower pace of development have made this unnecessary.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓	✓	Scheduled and special maintenance keep our public areas clean and safe.
6. Our community maintains its sidewalks and vegetation so that walking is an option that some would choose.	✓		Sidewalks do not exist in the county. Vegetation is maintained in some areas.
7. In some areas several errands can be made on foot if so desired.	✓		No sidewalks in the county but in the more urbanized areas this is true; in the unincorporated areas this isn’t the case.
8. Some of our children can and do walk to school safely.			Few students have this option. Initial development of an SRTS plan is underway.
9. Some of our children can and do bike to school safely			Few students have this option. Initial development of an SRTS plan is underway.
10. Schools are located in or near neighborhoods in our community	✓	✓	Schools are centrally located in the county.



## Jenkins County Comprehensive Plan: Partial Update

Development Patterns			
Infill Development	Millen	Jenkins Co.	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and / or infill development.			Business recruitment would benefit from inventory
2. Our community is actively working to promote brownfield redevelopment	✓	✓	County continues to support City in assessment of potential properties within the city limits.
3. Our community is actively working to promote greyfield development			Greyfield redevelopment isn't feasible at this time because of the lack of appropriate properties.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).			The mostly rural nature and slower pace of development have made this strategy unnecessary to curb sprawl.
5. Our Community allows small lot development (5, 000 square feet or less) for some uses.			

## Jenkins County Comprehensive Plan: Partial Update

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Development Patterns			
Sense of Place	Millen	Jenkins Co.	Comments
1. If someone were dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics			All of Jenkins County has a character distinct to the region.
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			The preservation of Jenkins County’s unique history is a priority for the county.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.			
4. We have ordinances to regulate the type and size of signage in our community.			
5. We offer a development guidebook that illustrates the type of new development we want in our community.			This has not been necessary to this point.
6. If applicable, our community has a plan to protect designated farmland			This has not been necessary to this point.

## Jenkins County Comprehensive Plan: Partial Update

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Development Patterns			
Transportation Alternatives	Millen	Jenkins Co.	Comments
1. We have public transportation in our community			Our county operates rural transit service in coordination with DHR and DOT. This is the only transit option in the County.
2. We require that new development connects with existing development through a street network, not a single entry / exit.			This has not been necessary to this point.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.			Sidewalks do not exist in the county.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.			This has not been necessary to this point. Sidewalks do not exist in the county.
5. We require that newly built sidewalks connect to existing sidewalks whenever possible.			This has not been necessary to this point. Sidewalks do not exist in the county.
6. We have a plan for bicycle routes through our community			
7. We allow commercial and retail development to share parking areas wherever possible.			The County allows this; the city has no provisions for shared parking.

## Jenkins County Comprehensive Plan: Partial Update

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Development Patterns			
Regional Identity	Millen	Jenkins Co.	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓	✓	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.			Community reliant on manufacturing jobs.
3. Our community encourages businesses that create products that draw on our regional heritage( mountain, agricultural, metropolitan, coastal, etc.)			
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	✓	✓	Community is working to expand tourism.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education			

## Jenkins County Comprehensive Plan: Partial Update

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Resource Conservation			
Open Space Protection	Millen	Jenkins Co.	Comments
1. Our community has a greenspace plan.			Being primarily rural the conservation of open space hasn't yet become an issue.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.			Being primarily rural the conservation of open space hasn't yet become an issue.
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.			The County works closely with the Army Corps of Engineers to preserve and protect environmentally important areas of the County.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.			Development pressures have not been such that the preservation of open space has become an issue.

Resource Conservation			
Heritage Preservation	Millen	Jenkins Co.	Comments
1. We have designated historic districts in our community.	✓	✓	City is working to expand historic preservation efforts
2. We have an active historic preservation commission.			
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	✓	✓	

## Jenkins County Comprehensive Plan: Partial Update

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Resource Conservation			
Environmental Protection	Millen	Jenkins Co.	Comments
1. Our community has a comprehensive natural resources inventory.	✓	✓	The Army Corps of Engineers has compiled this for the county in the past.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	✓	✓	The Army Corps of Engineers provides guidance on this issue.
3. We have identified our defining natural resources and taken steps to protect them.	✓	✓	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.			
5. Our community has a tree preservation ordinance which is actively enforced.			Provision and preservation of trees has not been an issue up to this point.
6. Our community has a tree-replanting ordinance for new development.			Provision and preservation of trees has not been an issue up to this point.
7. We are using storm water best management practices for all new development.			
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).			

## Jenkins County Comprehensive Plan: Partial Update

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Social and Economic Development			
Growth Preparedness	Millen	Jenkins Co.	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.			
2. Our local governments, the local school board, and other decision-making entities use the same population projections.			
3. Our elected officials understand the land-development process in our community.			
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.			A few revisions of both the city and county codes may be required.
5. We have a Capital Improvements Program that supports current and future growth.			
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.			
7. We have clearly understandable guidelines for new development.			
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.			
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.	✓	✓	We advertise publicly and invite comment on all of these issues. Website is under development.
10. We have a public-awareness element in our comprehensive planning process.	✓	✓	

## Jenkins County Comprehensive Plan: Partial Update

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<b>Social and Economic Development</b>			
<b>Appropriate Business</b>	<b>Millen</b>	<b>Jenkins Co.</b>	<b>Comments</b>
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.			
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	✓	✓	
3. We recruit firms that provide or create sustainable products.			
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.			Extremely undiversified job base.

<b>Social and Economic Development</b>			
<b>Employment Options</b>	<b>Millen</b>	<b>Jenkins Co.</b>	<b>Comments</b>
1. Our economic development program has an entrepreneur support program.			
2. Our community has jobs for skilled labor.			Extremely high unemployment for entire county
3. Our community has jobs for unskilled labor.			Extremely high unemployment for entire county
4. Our community has professional and managerial jobs.			Extremely high unemployment for entire county



## Jenkins County Comprehensive Plan: Partial Update

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Social and Economic Development			
Housing Choices	Millen	Jenkins Co.	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓	✓	
2. People who work in our community can also afford to live in the community.	✓	✓	
3. Our community has enough housing for each income level (low, moderate and above-average).			There is a deficit supply at the low end of the spectrum.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	✓	✓	
5. We have options available for loft living, downtown living, or “neo-traditional” development.	✓	✓	
6. We have vacant and developable land available for multifamily housing.	✓	✓	
7. We allow multifamily housing to be developed in our community.	✓	✓	
8. We support community development corporations that build housing for lower-income households.	✓	✓	
9. We have housing programs that focus on households with special needs.			
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.			

## Jenkins County Comprehensive Plan: Partial Update

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Governmental Relations			
Regional Solutions	Millen	Jenkins Co.	Comments
1. We participate in regional economic development organizations.	✓	✓	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.			
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.	✓	✓	
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	✓	✓	

## Jenkins County Comprehensive Plan: Partial Update

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<b>Social and Economic Development</b>			
<b>Educational Opportunities</b>	<b>Millen</b>	<b>Jenkins Co.</b>	<b>Comments</b>
1. Our community provides workforce training options for its citizens.			No programs exist
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.			Welding program exists for high school students with expansion plans for adults
3. Our community has higher education opportunities, or is close to a community that does.			Only available outside of the county
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.			Job opportunities are limited. Extremely high unemployment for entire county

<b>Governmental Relations</b>			
<b>Regional Cooperation</b>	<b>Millen</b>	<b>Jenkins Co.</b>	<b>Comments</b>
1. We plan jointly with our cities and county for comprehensive planning purposes.	✓	✓	
2. We are satisfied with our Service Delivery Strategy.	✓	✓	
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.	✓	✓	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	✓	✓	

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# Chapter 3

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## Identification of Issues and Opportunities

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## Chapter 3: Identification of Issues and Opportunities

The way to address issues facing any community is to identify them first. What follows is a comprehensive list of the issues and the opportunities facing Jenkins County and Millen.

### Economic Development

A proactive approach to stimulate the economy in Jenkins County and the City of Millen is necessary for recovery. The employment base in Jenkins County depends heavily on manufacturing jobs. In recent years many of these employers have moved their plants outside the county. Efforts to recruit employers to the county and Millen should attract a variety of industries to provide diversity in the local economy. Due to the County's financial limitations, new business should be attracted in a myriad of ways beyond financial incentives. Investing in the local infrastructure will improve Jenkins County's opportunities for attracting industry to the county. Logistical and technical improvements are needed to make the County and Millen competitive during recruitment.

#### *Jenkins County*

- Infrastructure improvements are needed to recruit new businesses
- We need to actively support the Development Authority
- We need to promote new industry to utilize existing industrial parks
- To remain competitive airport renovations are needed
- Work to diversify economy by recruiting small businesses as well as major employers

#### *Millen*

- We need to create incentives to entice new industry
- Infrastructure improvements are needed to recruit new businesses
- Infrastructure improvements needed for residents
- There needs to be a catalyst to spark development in our downtown
- Family Connection needs to be supported
- Local as well as national employers need to be recruited to town
- Establish a proactive and involved Downtown Development Authority

### Housing

Housing conditions throughout the County need to be improved. Low income housing must be expanded and improved to sustain the growing demand for such housing. The current housing inventory fails to adequately meet the needs of the community and in most cases the occupants are unable to maintain the homes at an appropriate level. Funding is needed to assist homeowners and occupants maintain and improve their homes.

#### *Jenkins County*

- Need to improve to the quality and quantity of housing options for residents with low to moderate income
- We should work with the city on a housing action plan to improve conditions and availability of all housing types throughout county

### *Millen*

- We need to complete a housing assessment and housing action plan to address substandard housing issues
- We need to expand the housing options for the aging population
- Community actions are needed to address the disturbing rise of homeless persons

### **Natural and Cultural Resources**

Jenkins County has a rich tradition in agriculture and rail. The community as a whole possesses a small southern town characteristic that should be embraced. Preserving these resources will help the County progress in the coming decade. Several buildings throughout the County qualify as historically significant and should be preserved for the culture of the community as well as the potential for tourism.

### *Jenkins County*

- We should nominate eligible remaining historic properties to the National Register
- Our historic courthouse needs to be rehabilitated
- We should continue to identify and classify scenic views and sites
- Continual monitoring of natural resources for pollution is needed
- We need to review and amend our land development ordinances where appropriate
- We should improve transportation conditions for motorists and pedestrians

### *Millen*

- We should continue to our streetscape work throughout downtown
- We need to continue to seek façade grant for downtown
- We must improve signage, sidewalks, and implement street lights
- Our old primary school needs refurbishing
- We should preserve Pal Theatre and make functional for movies and museum use

### **Community Facilities and Services**

Jenkins County must work to improve the facilities and services to its citizens. Road conditions limit productivity throughout the County. The community's infrastructure needs improvements to better serve the current citizens and attract new employers to the area. Improving the roads, utilities, and technological capabilities of the county will provide the foundation necessary to stimulate the local economy. Educational and extracurricular opportunities are needed to assist and prepare the local youth.

### *Jenkins County*

- We need improvements to roads throughout county
- Funding is needed to repair and maintain roads
- Water infrastructure in the county needs expansion
- We need continuous monitoring and maintenance of regulations for septic tanks
- Increased education and awareness of recycling programs and opportunities for paper and organic waste materials are needed for our citizens

- We should encourage waste reduction programs
- We need to improve recreation facility-creating community youth center
- Law enforcement vehicles and equipment need improvements
- The citizens need improved educational opportunities in the county
- Transportation options for the county need to be expanded
- We should continue to provide financial and human resource support to the Library to meet indentified needs
- We need to improve the health services countywide
- We need to improve public facilities (i.e. Hospitals, jails, libraries, schools) energy efficiency to lower costs
- We should work to upgrade the airport to expand capabilities
- We need to seek funding to improve technological services

### *Millen*

- Upgrading of the police and fire infrastructure is necessary
- We need to improve the sewage system
- Recreational improvements are needed at the high school and parks
- We should attempt to increase tourism

### **Land Use**

GDOT construction on nearby highways will have a profound effect on the County. Increased traffic and commercial activity could significantly alter the landscape over the next ten years. To control this change, the County should work to establish zoning and land use regulations to monitor the growth. Increases to commercial activity in the County should benefit the area not deteriorate the conditions. Controlling the growth patterns will protect the characteristics and residents of the community.

### *Jenkins County*

- We should address future zoning needs in some areas
- We should continue monitoring of compatible land uses
- We need to work to create lake in the county for recreational, environmental, and educational purposes

### *Millen*

- We should address future zoning needs in some areas
- We should seek infill requirements for growth

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# Chapter 4

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## Areas Requiring Special Attention

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### AREAS REQUIRING SPECIAL ATTENTION

In preparing the update of the *Jenkins County Joint Comprehensive Plan*, it is necessary to evaluate existing land development patterns to determine if any areas should be given special attention. By analyzing knowledge gained from stakeholder meetings, interviews and field research, clear land use characteristics emerge.

The “areas requiring special attention” listed in this section are compiled under headings contained in the State of Georgia’s “Standards and Procedures for Local Comprehensive Planning.” The locations of each of these can be found on **Map 1**.

Growth inevitably impacts the natural and cultural environment as well as community facilities, services and infrastructure. This section of the *Plan’s* update outlines areas where growth should be well managed due to the environmentally-sensitive nature of the land, or where historical districts and elements should be maintained as they comprise much of the identity of the County. That is not to say that development around these areas should be prohibited outright. An agreeable outcome for all interested parties is development that respects the existing character while at the same time contributing to the lasting value of the community.

**1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.** These areas are denoted by a 1 on **Maps 1**.

**2. Areas where rapid development or change of land uses is likely to occur.** These areas are denoted by a 2 on **Maps 1**.

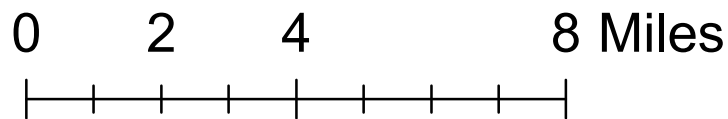
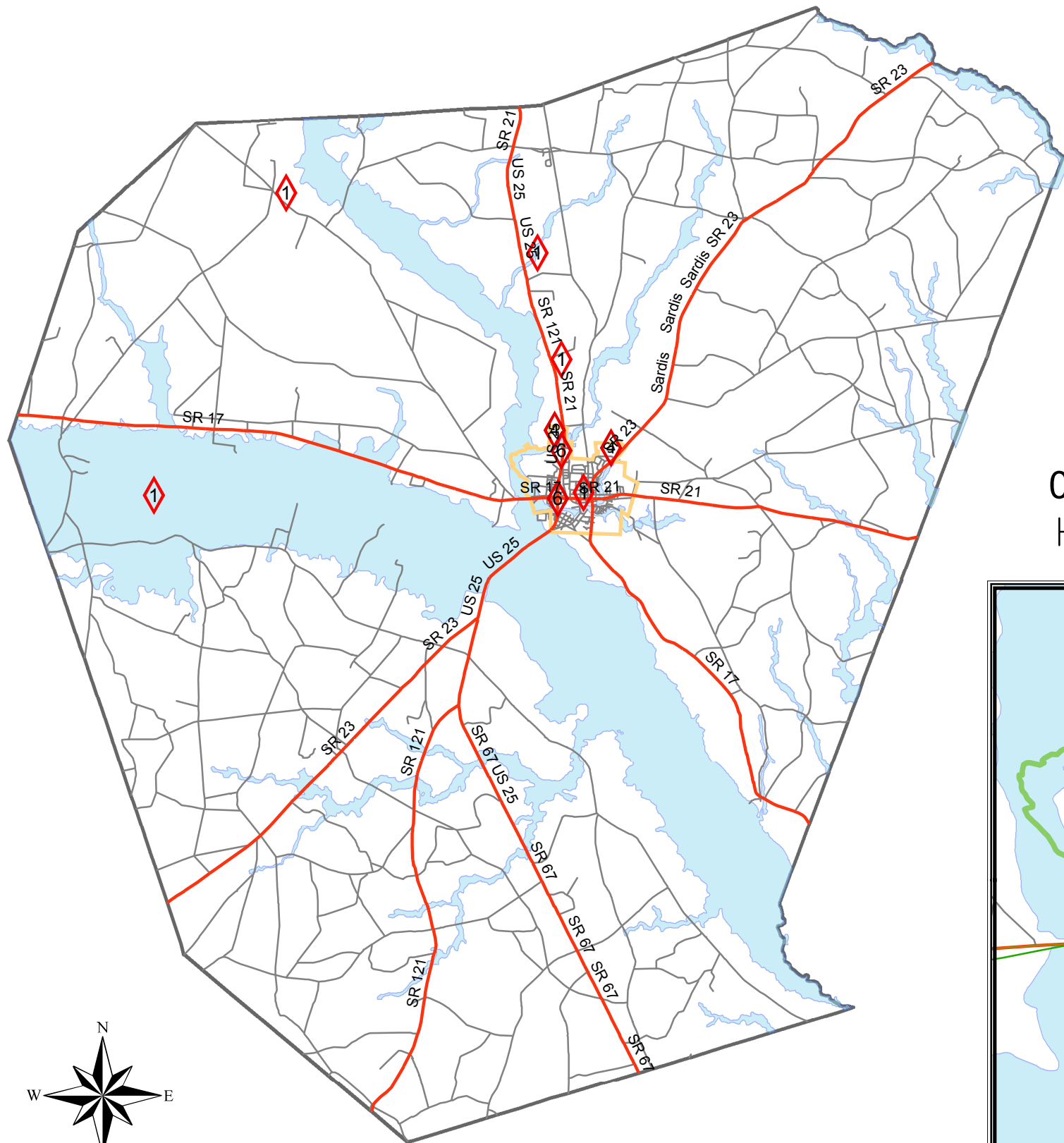
**4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)** These areas are denoted by a 4 on **Maps 1**.

**5. Large abandoned structures or sites, including those that may be environmentally contaminated.** These areas are denoted by a 5 on **Maps 1**.

**7. Area of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.** These areas are denoted by a 7 on **Maps 1**.








No other area outlined in the Department of Community Affairs’ “Standards and Procedures for Local Comprehensive Planning” was identified by stakeholders.

# Map 1: Millen-Jenkins County Areas Requiring Special Attention



Central Savannah River Area  
Regional Commission  
GIS Department  
3023 River Watch Parkway, Suite A  
Augusta, GA 30907-2016  
www.csrardc.org  
March 2010

## Areas Requiring Special Attention

-  Areas of Natural or Historical Significance
-  Areas in Need of Redevelopment
-  Areas with Significant Infill Opportunity
-  Highways
-  Roads
-  River Basin
-  Jenkins County

Disclaimer of Warranty: The Central Savannah River Area Regional Development Center makes no warranty, representation, or guarantee of any kind regarding either any maps or other information provided herein or the sources of such maps or other information. The user expressly acknowledges that the Data may contain some nonconformities, defects, or errors. The CSRA RDC is not incurring reliance on these Data, and the user should always verify actual data. The data and any related materials contained therein are provided "as is", without warranty of any kind, either express or implied. The mapping displayed is intended to serve as a graphical representation of actual ground features, and is not intended to be used as a highly accurate survey-grade mapping product.

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# Chapter 5

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## Implementation

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# Jenkins County Comprehensive Plan: Partial Update

## Chapter 5: Updated Implementation Program

### Report of Accomplishments:

The best measure of any plan's success is to assess the progress it is making towards its stated goals. The report of accomplishments that follows attempts to do just that; it looks at the short-term work program from the 2004 plan and gives an update as to the status of each item. Items that have been completed are noted. A brief explanation is given for items that have not been completed as well as their future status as a long or short-term goal or policy.

Land Use			
Jurisdiction	Element	Completed?	Reason
Jenkins County	Monitor compatible land uses	No	Ongoing
Millen	Monitor compatible land uses	No	Ongoing

Natural & Cultural Resources			
Jurisdiction	Element	Completed?	Reason
Jenkins County	Nominate eligible remaining historic properties to the National Register	No	Funding stalled
	Continually monitor natural resources for pollution	Yes	Ongoing
	Identify and classify scenic views and sites	Yes	Ongoing
Millen	Streetscape work along downtown Millen	Yes	Ongoing
	Facade grant for downtown	No	Stalled
	Restore Millen High School Building	No	Ongoing
	Build train viewing platform	Yes	Completed

Housing			
Jurisdiction	Element	Completed?	Reason
Jenkins County	Work with city on housing action plan	No	Stalled
Millen	Complete a housing assessment and housing action plan to address substandard housing issues	No	Ongoing

Intergovernmental Coordination			
Jurisdiction	Element	Completed?	Reason
Jenkins County	Consider a formal annexation agreement between the two jurisdictions	No	Stalled
Millen	Consider a formal annexation agreement between the two jurisdictions	No	Stalled

## Jenkins County Comprehensive Plan: Partial Update

Economic Development			
Jurisdiction	Element	Completed?	Reason
Jenkins County	Promote new industry	No	Ongoing
	Purchase new tract of land for industrial park expansion	Yes	Completed
Millen	Purchase new tract of land for industrial park expansion	Yes	Completed
Community Facilities			
Jurisdiction	Element	Completed?	Reason
Jenkins County	Pave dirt roads	No	Insufficient funding
	Request funds from GDOT to pave high priority roads	No	Stalled
	Extend water infrastructure into the county where feasible	No	Insufficient funding
	Develop monitoring and maintenance regulations for septic tank systems	No	Ongoing
	Maintain and purchase solid waste equipment needed to properly operate solid waste collection efforts	Yes	Completed
	Increase education and awareness of recycling programs and opportunities for paper and organic waste materials	No	Stalled
	Encourage waste reduction programs	No	Ongoing
	Purchase and maintain fire and EMS equipment and vehicles	Yes	Completed
	Purchase and replace law enforcement vehicles and equipment where necessary	Yes	Ongoing
	Work with school system to pursue dual enrollment classes for the technical schools and Jenkins County High School	Yes	Completed
	Continue to provide financial and human resource support to the Library to meet identified needs	Yes	Ongoing
Millen	Incorporate well as part of city's water system	No	Stalled
	Incorporate well near Jockey with city's water system	Yes	Completed
	Purchase new fire truck	Yes	Completed
	Purchase police cars	Yes	Completed
	Upgrade sewage plant	Yes	Completed
	Purchase new garbage truck	Yes	Completed
	Upgrade community house	Yes	Completed
	Improve sewer lines in low-income areas	Yes	Completed
	Construct new biking trails along canal	No	Stalled
	Track improvements/recreation facilities at Millen High School	No	Stalled
	Continue to make drainage improvements	No	Stalled

## Jenkins County Comprehensive Plan: Partial Update

### 5 Year Short-Term Work Program

This program identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:

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

Economic Development								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Jenkins County	Improve infrastructure to promote new industry	✓	✓	✓	✓	✓	TE/SPLOST/GDOT/ City/County & Undetermined	County
	Improve technological capabilities of the county through broadband expansion	✓	✓	✓	✓	✓	Federal/State/Local & Undetermined	County
	Create incentive packages to promote new industry	✓	✓				City/County & Staff time	County
Millen	Improve infrastructure to promote new industry	✓	✓	✓	✓	✓	TE/SPLOST/GDOT/ City & Undetermined	City
	Create incentive packages to promote new industry	✓	✓				City & Staff time	City
Natural & Cultural Resources								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Jenkins County	Nominate eligible historic properties to the National Register	✓	✓	✓	✓	✓	State/ SPLOST & Undetermined	City/County
	Protect historic properties through local historic preservation district	✓	✓	✓	✓	✓	City/County/RC & Staff time	City/County
	Identify and classify scenic views and sites		✓	✓			City/County/Chamber of Commerce & Undetermined	City/County
	Continually monitor natural resources for pollution	✓	✓	✓	✓	✓	Grants/City/County & Undetermined	City/County
	Create recreational lake			✓	✓	✓	DNR/County & Undetermined	City/County
	Seek funding to address flooding concerns	✓	✓	✓	✓	✓	DNR/County/ & Undetermined	City/County
	Create Welcome Center and museum focusing on local character and trains		✓	✓			City/County & \$300,000	City/County
	Promote organic farming	✓	✓	✓	✓	✓	4H/City/County & \$5,000	City/County
	Promote soil and conservation efforts	✓	✓	✓	✓	✓	DNR/City/County & \$30,000	City/County

## Jenkins County Comprehensive Plan: Partial Update

Natural & Cultural Resources Continued								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Jenkins County Continued	Continue to seek funding to create tourism destinations	✓	✓	✓	✓	✓	City/County/Chamber of Commerce & Undetermined	City/County
	Seek options to utilize old primary school property		✓	✓	✓		Fed/State Grants & \$2,000,000	City/County
	Review/revise land use regulations				✓	✓	City/County/RC & \$25,000	City/County
Millen	Continue streetscape and façade revitalization	✓	✓	✓	✓	✓	TE/City & Undetermined	City
	Preserve the Pal Theatre and antique film equipment	✓	✓	✓	✓	✓	City/County/RC & \$200,000	City
Community Facilities								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Jenkins County	Pave dirt roads	✓	✓	✓	✓	✓	State/SPLOST/GDOT & Undetermined	County
	Request funds from GDOT to pave high priority roads	✓	✓	✓	✓	✓	State/SPLOST & Undetermined	County/GDOT
	Purchase equipment to build and maintain roads	✓	✓	✓	✓	✓	State/SPLOST & Undetermined	County
	Resurface and repair existing roads	✓	✓	✓	✓	✓	State/SPLOST/GDOT & Undetermined	County
	Upgrade Airport	✓	✓	✓	✓	✓	One GA/GA Air & Undetermined	County
	Extend water infrastructure into the county where feasible		✓	✓	✓		SPLOST/USDA/GEFA & Undetermined	County
	Continue monitoring and maintenance of regulations for septic tank systems	✓	✓	✓	✓	✓	County/Health Dept/EPD & Undetermined	County/EPD/Health Dept
	Increase education and awareness of recycling programs and opportunities for paper and organic waste materials	✓	✓	✓	✓	✓	County/State/EPD/SPLOST & Undetermined	County/City/State Recycling Coordinator
	Continue to encourage waste reduction programs	✓	✓	✓	✓	✓	County/State/EPD/SPLOST & Undetermined	County/City/State Recycling Coordinator
	Continue to purchase and replace law enforcement vehicles and equipment where necessary	✓	✓	✓	✓	✓	County/SPLOST & Undetermined	County
	Seek funding to improve health services throughout the community	✓	✓	✓	✓	✓	County/City & Undetermined	County/City
	Continue to purchase and replace fire and EMS vehicles and equipment where necessary	✓	✓	✓	✓	✓	County/SPLOST /CDBG & Undetermined	County
	Expand technical and vocational training opportunities for middle, high school, and non-traditional student	✓	✓	✓	✓	✓	Board of Education/County/Tech Schools & Undetermined	County/School Board/ Tech school
	Expand career services for area youth	✓	✓	✓	✓	✓	Board of Education/County/Tech Schools & Undetermined	County/School Board/ Tech school

## Jenkins County Comprehensive Plan: Partial Update

Community Facilities Continued								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Jenkins County Continued	Improve the community recreation facility		✓	✓			DNR/CDBG/County & Undetermined	County/City
	Recruit a YMCA or Boys/Girls Club to the county			✓	✓	✓	YMCA/County & Undetermined	County/City
	Participate in the Safe Routes to School Program	✓	✓	✓	✓	✓	GDOT/BOE/County & Undetermined	County/City/ DCA
	Establish carpooling/commuter shuttle system for Plant Vogtle and other workers		✓	✓			County/GDOT & Undetermined	County/City/ GDOT
	Obtain funding to develop student internship/work program for high school credit hours	✓	✓	✓	✓	✓	Board of Education/ County/City	County/City/ Board of Education
	Recruit satellite junior college or tech school branch to County	✓	✓	✓	✓	✓	Board of Education/ County/City	County/City/ Board of Education
	Continue to provide financial and human resource support to the Library to meet identified needs	✓	✓	✓	✓	✓	City/Grants/CDBG & Undetermined	County/City
	Improve energy efficiency of public buildings to reduce operational costs	✓	✓	✓	✓	✓	County/City/ Federal/State & Undetermined	County/City
	Promote a community garden and increased local farming to improve local economy	✓	✓	✓	✓	✓	4H/City/County & Undetermined	County/City
	Identify properties for infill renovation and greenspace use	✓	✓	✓	✓	✓	City/Grants/CDBG & Undetermined	County/City
Millen	Request funds from GDOT to pave high priority roads	✓	✓	✓	✓	✓	State/SPLOST/GDOT & Undetermined	City
	Purchase equipment to build and maintain roads	✓	✓	✓	✓	✓	State/SPLOST & Undetermined	City
	Improve sewer lines in low-income areas	✓	✓	✓	✓	✓	SPLOST/GEFA & CDBG	City
	Resurface and repair existing roads	✓	✓	✓	✓	✓	State/SPLOST & Undetermined	City
	Continue to improve sewage system	✓	✓	✓	✓	✓	CDBG	City



## Jenkins County Comprehensive Plan: Partial Update

Housing								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Jenkins County	Work with city on housing action plan	✓	✓				City/County/RC & Undetermined	City/County
	Specifically address housing needs for the aging population	✓	✓	✓	✓	✓	City/County/RC & Undetermined	City/County
	Promote incentives to improve the quality and quantity of low income housing	✓	✓	✓	✓		City/County/RC & Undetermined	County/City
Millen	Develop housing action plan	✓	✓				City/RC/DCA & Undetermined	City
	Promote incentives to improve the quality and quantity of low income housing	✓	✓	✓	✓		City & Undetermined	City
Land Use								
Jurisdiction	Element	10	11	12	13	14	Funding Source & Amount	Responsible Party
Jenkins County	Monitor compatible land uses	✓	✓	✓	✓	✓	County & Staff time	County
	Identify potential future zoning changes	✓	✓	✓	✓	✓	County & Staff time	County
	Address growth patterns	✓	✓	✓	✓	✓	County & Staff time	County
Millen	Monitor compatible land uses	✓	✓	✓	✓	✓	City & Staff time	City
	Identify potential future zoning changes	✓	✓	✓	✓	✓	City & Staff time	City
	Address growth patterns and potential annexation corridors	✓	✓	✓	✓	✓	City & Staff time	City

## Jenkins County Comprehensive Plan: Partial Update

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### **Policies**

The policies identified in this section are focused around the major plan elements identified in the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning*. Those elements include

- Economic Development
- Natural and Cultural Resources
- Community Facilities
- Housing
- Land Use
- Intergovernmental Coordination

They are intended to address the issues and opportunities presented in this partial update to the Comprehensive Plan.

### **Economic Development**

Utilize Infrastructure improvements and financial incentives to actively recruit businesses that will enhance the quality of life for all citizens of Jenkins County by diversifying and expand the local job market.

### **Natural & Cultural Resources**

Work to preserve the resources that are our community’s heritage and work to expand natural and cultural resources throughout the community.

### **Community Facilities**

Expand and improve community facilities throughout the county to enhance each citizen’s way of life and to strengthen recruitment efforts.

### **Housing**

Develop an action plan to improve the quality and quantity of housing choices, for citizens of all incomes, throughout the county.

### **Land Use**

Partner with other local jurisdictions and entities to plan a proactive approach towards anticipated growth in our region’s future.

### **Intergovernmental Coordination**

Work closely with our neighboring communities to ensure that services are provided and delivered in the most cost effective manner

**CITY OF MILLEN RESOLUTION #2010-006-001**

**A RESOLUTION OF TRANSMITTAL OF THE JOINT JENKINS COUNTY/CITY OF MILLEN COMPREHENSIVE PLAN 10-YEAR UPDATE TO THE CENTRAL SAVANNAH RIVER AREA REGIONAL COMMISSION.**

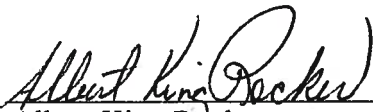
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WHEREAS, the City of Millen has completed a Comprehensive Plan 10-Year Update; and

WHEREAS, the City of Millen certifies that the minimum Public Hearing requirements as required by the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Comprehensive Planning have been met.

BE IT THEREFORE RESOLVED, that the Mayor and City Council of the City of Millen do hereby transmit the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Commission for review under the Minimum Planning Standards and Procedures for Comprehensive Planning.

Adopted this 1<sup>st</sup> day of June 2010.

Signed:   
Albert King Rucker  
Mayor, City of Millen

Date: 1 JUNE 2010

Attested:   
H. Lamar Faircloth, City Manager

**JENKINS COUNTY**

**RESOLUTION OF TRANSMITTAL**

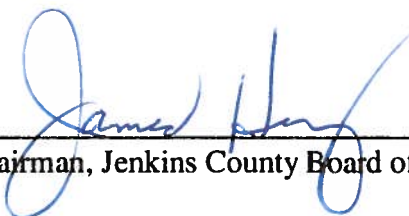
Transmittal of the Joint Jenkins County/City of Millen Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Commission.

WHEREAS, Jenkins County has completed a Comprehensive Plan 10-Year Update,

WHEREAS, Jenkins County certifies that the minimum public hearing requirements as required by the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Comprehensive Planning have been met.

BE IT THEREFORE RESOLVED, that the Jenkins County Board of Commissioners does hereby transmit the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Commission for review under the Minimum Planning Standards and Procedures for Comprehensive Planning.

Adopted this *18* day of *may*, 2010.

  
\_\_\_\_\_  
Chairman, Jenkins County Board of Commissioners

ATTEST: *Carol J. Cates*

**CITY OF MILLEN RESOLUTION No. 2010-012-001**

**A RESOLUTION OF THE CITY OF MILLEN ADOPTING  
THE UPDATE TO THE JENKINS COUNTY JOINT  
COMPREHENSIVE PLAN**

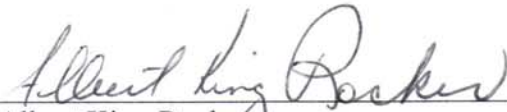
**WHEREAS**, The Millen City Council, the governing authority of the City of Millen, GA has prepared a partial update to the *Jenkins County Joint Comprehensive Plan*; and,

**WHEREAS**, The City of Millen's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

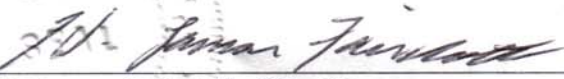
**WHEREAS**, The City of Millen's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Millen City Council that the partial update to the *Jenkins County Joint Comprehensive Plan (2010)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 7<sup>th</sup> day of DECEMBER, 2010

  
\_\_\_\_\_  
Albert King Rocker  
Mayor, City of Millen

**ATTEST:**

  
\_\_\_\_\_  
H. Lamar Faircloth, City Manager



**A RESOLUTION OF JENKINS COUNTY ADOPTING THE  
UPDATE TO THE JENKINS COUNTY JOINT  
COMPREHENSIVE PLAN: 2010**

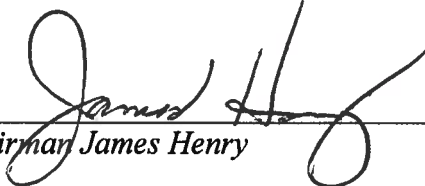
**WHEREAS**, Jenkins County Board of Commissioners, the governing authority of Jenkins County, GA has prepared a partial update to the *Jenkins County Joint Comprehensive Plan*; and,

**WHEREAS**, Jenkins County's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, Jenkins County's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Jenkins County Board of Commissioners that the partial update of the *Jenkins County Joint Comprehensive Plan* (2010) is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 7 day of September, 2010

  
\_\_\_\_\_  
Chairman James Henry

**ATTEST:**

  
\_\_\_\_\_  
Carol Cates, Administrator