

# **Montgomery County Joint Comprehensive Plan**

**Partial Update**

**August, 2010**

**THE JOINT MONTGOMERY COUNTY COMPREHENSIVE  
PLAN**

**Montgomery County, Ailey, Alston, Higgston, Mount  
Vernon, Tarrytown, and Uvalda 2025**

**Partial Update**

A Partial Update of the 2005 Joint Comprehensive Plan for  
Montgomery County, the City of Ailey, the City of Alston, the City of Higgston, the City of  
Mount Vernon, the City of Tarrytown, and the City of Uvalda, Georgia  
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Montgomery County Comprehensive Plan Government Committee

Heart of Georgia Altamaha Regional Commission

August, 2010

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# INTRODUCTION

## Purpose

The *Montgomery County Joint Comprehensive Plan Partial Update* is a partial update of the current adopted joint comprehensive plan for the community, *The Joint Montgomery County Comprehensive Plan, 2025* prepared in 2005. This initial plan can be accessed through the Georgia Department of Community Affairs (DCA) Office of Sustainable Development's website, [www.georgiaplanning.com](http://www.georgiaplanning.com), under "Community Plans," then "Current Comprehensive Plans." This Partial Update is prepared under DCA's "Requirements for a Partial Update to the Local Comprehensive Plan" adopted in March, 2007.

As stated in the requirements, the purpose of a partial update is to provide a document for use as a policy guide in the interim period between Comprehensive Plan Updates. This was deemed necessary because of shifts in the Statewide Comprehensive Plan Recertification Schedule by DCA to first accommodate Census data, and then a more general change of focus in the Standards and Procedures for Local Comprehensive Planning adopted in 2005. Although the Montgomery County joint comprehensive plan was adopted in 2005, it was prepared under 2004 Minimum Planning Standards. The next required full plan update recertification deadline is not scheduled until October 31, 2016.

The Partial Update includes reevaluation of issues and opportunities facing Montgomery County and its municipalities; a Quality Growth Community Assessment; the identification of Areas Requiring Special Attention; and the development of consistent long term policies and an updated implementation program to guide desired growth and development. The Partial Update is designed to help the community and each government address critical issues and opportunities and provide a framework of transition during the interim period from the old comprehensive plan to the new plan update scheduled in the relatively near future. It will provide both a guide to everyday decision-making for local and community officials, and a well-grounded starting point for development of the new comprehensive plan.

## Background

Montgomery County is a small, rural county in south Georgia, with a current estimated population (2009) of about 9,000 persons. The county is one of Georgia's oldest counties created from Indian land cessations after the Revolutionary War in 1793. Although now one of Georgia's smaller counties in land area, it was once much larger, and has given area to create six other counties. Many of the original settlers were Revolutionary War veterans, particularly those from North Carolina. The settlers were attracted to the wiregrass for grazing cattle, and the lumber afforded by the vast pine forests. Mount Vernon was established during this time (1795), officially becoming the county seat in 1813, although it was not formally incorporated until 1872. The county relied on an agrarian economy and the pine forests utilizing the Oconee and Altamaha Rivers as a market route for a long time. It is said that Mount Vernon was little more than an old wood courthouse until the late 1800s. The county was relatively sparsely populated.

After the Civil War, and with the arrival of the railroads and their commerce, was the heyday of county growth. The county's population exploded from 3,586 in 1870 to 19,638 in 1910 (despite losing population in Toombs County's creation in 1905). The county further lost area and population to Wheeler in 1912 and Treutlen in 1918. One of the county's major assets today, Brewton Parker College, was established in 1904 as the result of public/private support and a joint Mount Vernon/Ailey bidding effort. The other municipalities in the county, Ailey, Alston, Higgston, Tarrytown, and Uvalda all owe their development to the establishment of railroads.

The Great Depression and then World War II, along with the decline of the railroads and the growth of nearby Vidalia and Dublin, took heavy toll on Montgomery County and its agrarian economy. The county was in a long period of decline from 1930 until the 1970s. It has still not recovered to its 1930 population level of 10,020, a high for its current boundaries. Instead of decline, the county has experienced moderate growth in recent years primarily because of spillover residential growth from Vidalia/Toombs County in eastern Montgomery County. U.S. highways 280 and 221 and Georgia highways 15/29 and 130/135 traversing and connecting the county have encouraged and supported these trends.

The community has many assets for continued growth. Its location and transportation resources remain important cogs. The Vidalia Onion, other vegetables, and new forest product markets, including pine straw, have strengthened its agricultural/forestry backbone. Brewton Parker College, the Oconee and Altamaha Rivers, the attractive rural pastoral landscapes, and

tangible historic landmarks and structures enhance the quality of life and attractiveness for residential and other development. The county developed in its past because of the Oconee and Altamaha rivers, its fields and forests, and agrarian economy, and the arrival of the railroads. Abundant natural and cultural resources remain, and once again Montgomery County’s location, fields and forests, and transportation resources are key to its future growth and development.

The community has much potential for continued residential growth and other development because of its location, quality of life, and willingness to explore diversified economic development of all types, including tourism. The community wants to develop its own identity and supporting development, while continuing its regional association and joint endeavors with Toombs County.

It is in this context that the community continues to plan for its future, addressing current problems, utilizing existing assets and opportunities, and developing appropriate policies and implementation strategies. This Partial Update to the community’s existing comprehensive plan highlights these issues and opportunities, and outlines its efforts to continue forward with success and facilitation of ongoing future growth and development compatible with the community’s past, existing rural character, and desired quality of life.

Based on recent trends, new population projections were made by the Heart of Georgia Altamaha Regional Commission, and are shown below.

**Projected Population Montgomery County  
2009-2030**

| <b>2009</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> | <b>2030</b> |
|-------------|-------------|-------------|-------------|-------------|-------------|
| 8,930       | 9,063       | 9,521       | 10,023      | 10,540      | 11,085      |

Source: U.S. Census Bureau, census.gov, 2010 (2009 estimate); and Heart of Georgia Altamaha RC Staff Projections, 2010 (2010-2030).

These projections reflect current U.S. Census Bureau estimates and exhibit slow, steady growth, but at a rate much less than that of the state. These population projections are down slightly from those in the 2005 plan and are reflective of the current economic slowdown. Municipal populations in the county are expected to also experience slightly slower growth and less growth than the county as a whole, but in the same general magnitude as shown in the 2005 plan.

## **Plan Development**

The *Montgomery County Joint Comprehensive Plan Partial Update*, as stated, was developed in accordance with the guidelines established by DCA for preparation of Partial Updates. The Partial Update was prepared through the assistance of the Heart of Georgia Altamaha Regional Commission and with the involved and thorough input of the Montgomery County Joint Comprehensive Plan Government Committee appointed by the local governments. Committee members included the County Administrator, the city clerks of Ailey and Alston, the mayors and city clerks of Mount Vernon, Tarrytown, and Uvalda, and the Mayor of Higgston. Other local officials provided additional input. The local Government Committee, with the assistance of the RC staff, examined the existing plan for appropriateness, while developing and expanding content to allow for current community accomplishments, desires, and plans. The result is a document which truly does represent an appropriate update to the existing comprehensive plan, a framework for local decision-making in the transition period, and a foundation for the full comprehensive plan update scheduled in the next few years. The public hearing required after the draft Partial Update is prepared, and prior to its submittal to the RC and DCA for formal review, was held on a joint basis August 5, 2010 at the Montgomery County Adult Literacy Center.

## **Format**

As indicated earlier, this Partial Update was designed to meet the DCA mandated “Requirements for a Partial Update to the Local Comprehensive Plan.” The following sections of the Partial Update track the required components under the DCA standards. These include a Quality Community Objectives (QCO) Assessment; an Analysis of Areas Requiring Special Attention; an Identification of Issues and Opportunities; and an updated Implementation Program. The Implementation Program includes the specification of Long Term Policies by comprehensive plan element, a Report of Accomplishments on the previous Short Term Work Program for each government, and finally, a new Short Term Work Program consistent with implementation activities under this Partial Update for each local government.

The components of this Partial Update meet state requirements while addressing local priorities. This Partial Update is an appropriate updating of the local comprehensive plan, and puts a more up-to-date face on community efforts to make itself an improved community for future growth and development. It is an interim guide to decision making until the comprehensive plan is more fully updated, but is also a strong local foundation for that effort



which will likely only need relatively minor tweaking and the addition of more detail. The principal community direction and focus espoused here will likely not change. The community continues to rebound and prosper, investing in facilities and infrastructure to improve services, to prepare itself for future growth and development, and to attract new investment, tourism, and other economic development.

**MONTGOMERY COUNTY JOINT  
COMPREHENSIVE PLAN PARTIAL UPDATE**

**QUALITY COMMUNITY OBJECTIVES  
LOCAL ASSESSMENT SURVEY**

*Quality Community Objectives  
Local Assessment  
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda*

| <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> |     |    |  |
|  | Yes | No | Comments   |
| 1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.   |     | X  | Ailey, Higgston, Mt. Vernon and Uvalda all have zoning ordinances which do separate. County, Alston, and Tarrytown do not have zoning. |
| 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  | Higgston currently allows Planned Unit Development.  |
| 3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.  |     | X  | Only Ailey has tree ordinance (existing trees regulated).  |
| 4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.  | X   | X  | Only Ailey.  |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.  | X   |    | Prison inmate details, community service, or city itself.  |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.   | X   |    | No sidewalks in Higgston.  |
| 7. In some areas several errands can be made on foot, if so desired.   | X   |    | All.   |
| 8. Some of our children can and do walk to school safely.  | X   |    | Only Ailey, Mt. Vernon have schools  |
| 9. Some of our children can and do bike to school safely.  | X   |    | Only Ailey, Mt. Vernon have schools  |
| 10. Schools are located in or near neighborhoods in our community.   | X   |    | In Ailey, Mt. Vernon.  |

*Quality Community Objectives*  
*Local Assessment*  
*Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda*

| <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>   |     |    |   |
|  | Yes | No | Comments  |
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.  | X   |    | Informal inventory and Dev. Authority.            |
| 2. Our community is actively working to promote brownfield redevelopment.  |     | X  | None known.                                       |
| 3. Our community is actively working to promote greyfield redevelopment.   |     | X  | Not an issue, Mt. Vernon has scattered buildings. |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).   |     | X  |   |
| 5. Our community allows small lot development (5,000 square feet or less) for some uses.   |     | X  |   |
| <b>Sense of Place</b>  |     |    |   |
| <b>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.</b> |     |    |   |
|  | Yes | No | Comments  |
| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.  | X   |    |   |
| 2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.  |     | X  | No formal designation, some sites noted.          |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas.   | X   | X  | Only in zoned communities.                        |

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|   |     |    |  |
|---|-----|----|--|
| 4. We have ordinances to regulate the size and type of signage in our community.  | X   | X  | Only in zoned communities.   |
| 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 an issue.  |
| <b>Transportation Alternatives</b>  |     |    |  |
| <b>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.</b> |     |    |  |
|   | Yes | No | Comments   |
| 1. We have public transportation in our community.  | X   |    | Montgomery Co. Transit (5311) and DHS Coordinated Transportation (5310) programs.  |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit.  |     | X  | County, Ailey, Alston, Higgston, and Mt. Vernon have Subdivision Regulations but no requirement.                                     |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations.  | X   |    | No sidewalks in Higgston.  |
| 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   |    | No local plan, but designated local “Yamassee Bicycle Trail,” and existing Heart of Georgia Altamaha Region Bicycle/Pedestrian Plan. |
| 7. We allow commercial and retail development to share parking areas wherever possible.   | X   | X  | No formal ordinance.   |

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| <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>   |     |    |   |
|  | Yes | No | Comments  |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage.  | X   |    |   |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.   | X   |    | Vidalia Onion, Forestry, other agriculture.               |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).  | X   |    |   |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.  | X   |    | Magnolia Midlands, Toombs-Montgomery Chamber of Commerce. |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region.   | X   |    |   |
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.  | X   |    |   |
| <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> |     |    |   |
|  | Yes | No | Comments  |
| 1. We have designated historic districts in our community.   |     | X  | A number of districts are eligible for National Register. |
| 2. We have an active historic preservation commission.   |     | X  | There is a local historical society.                      |

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|   |     |    |   |
|---|-----|----|---|
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure this.  | X   | X  | No ordinance to require.  |
| <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>                         |     |    |   |
|   | Yes | No | Comments  |
| 1. Our community has a greenspace plan.   |     | X  |   |
| 2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.   |     | X  |   |
| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.   |     | X  |   |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.  |     | X  |   |
| <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> |     |    |   |
|   | Yes | No | Comments  |
| 1. Our community has a comprehensive natural resources inventory.   |     | X  |   |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas.   |     | X  |   |
| 3. We have identified our defining natural resources and taken steps to protect them.   | X   |    | Only through Comp. Plan and Environmental Conservation Ordinance. |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.   | X   |    | Environmental Conservation Ordinance.                             |

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|  |     |    |   |
|--|-----|----|---|
| 5. Our community has a tree preservation ordinance which is actively enforced.   | X   | X  | Ailey has, but not for all private development.                                   |
| 6. Our community has a tree-replanting ordinance for new development.  |     | X  |   |
| 7. We are using stormwater best management practices for all new development.  | X   |    | EPD regulates.  |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).   | X   |    | Somewhat through Environmental Conservation and Floodplain Management ordinances. |
| <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, 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> |     |    |   |
|  | Yes | No | Comments  |
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.   | X   |    | Comp Plan.  |
| 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   |    | Mount Vernon in process.  |
| 5. We have a Capital Improvements Program that supports current and future growth.   | X   | X  | Ailey, Mt. Vernon and County have Capital Budgets.                                |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.   | X   | X  | Comp plan, but no formal natural resources inventory.                             |
| 7. We have clearly understandable guidelines for new development.  | X   |    | Those with zoning and also in floodplain ordinances.                              |



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|  |     |    |                                 |
|--|-----|----|---------------------------------|
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.   |     | X  |                                 |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.  | X   |    | Public notices and local media. |
| 10. We have a public-awareness element in our comprehensive planning process.  | X   |    |                                 |
| <b>Appropriate Businesses</b>  |     |    |                                 |
| <b>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.</b> |     |    |                                 |
|  | Yes | No | Comments                        |
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.   | X   |    | No formal plan.                 |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.  | X   |    |                                 |
| 3. We recruit firms that provide or create sustainable products.   | X   |    |                                 |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.  | X   |    | Limited.                        |
| <b>Employment Options</b>  |     |    |                                 |
| <b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>   |     |    |                                 |
|  | Yes | No | Comments                        |
| 1. Our economic development program has an entrepreneur support program.   | X   |    | Chamber, Southeastern Tech.     |
| 2. Our community has jobs for skilled labor.   | X   |    | Somewhat limited.               |

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|  |     |    |  |
|--|-----|----|--|
| 3. Our community has jobs for unskilled labor.   |     | X  | Limited.   |
| 4. Our community has professional and managerial jobs.   | X   |    | Limited (Schools, College, Hospital).                      |
| <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> |     |    |  |
|  | Yes | No | Comments   |
| 1. Our community allows accessory units like garage apartments or mother-in law units.   |     | X  |  |
| 2. People who work in our community can also afford to live in the community.  | X   |    |  |
| 3. Our community has enough housing for each income level (low, moderate and above-average).   | X   |    |  |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.  |     | X  |  |
| 5. We have options available for loft living, downtown living, or "neo traditional" development.   | X   | X  | Available in Ailey and Higgston (HUD), soon in Mt. Vernon. |
| 6. We have vacant and developable land available for multifamily housing.  | X   | X  | Not in Ailey.  |
| 7. We allow multifamily housing to be developed in our community.  | X   | X  | Not in Ailey.  |
| 8. We support community development corporations that build housing for lower-income households.   | X   | X  | Not in Ailey.  |
| 9. We have housing programs that focus on households with special needs.   | X   |    | Housing Authority, Nursing/personal care homes.            |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.  |     | X  |  |

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| <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> |     |    |  |
|   | Yes | No | Comments   |
| 1. Our community provides workforce training options for its citizens.  | X   |    | WIA, Adult Literacy Center, Southeastern Tech, Brewton Parker    |
| 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   |    | Brewton Parker College, Southeastern Technical College.          |
| 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>             |     |    |  |
|   | Yes | No | Comments   |
| 1. We participate in regional economic development organizations.   | X   |    | Toombs-Montgomery Chamber, Heart of Georgia Altamaha RC, others. |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.  | X   |    | Altamaha River Partnership, Altamaha Water Planning Council, RC. |
| 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   |    | Toombs primarily.  |

*Quality Community Objectives  
Local Assessment  
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda*

|  |     |    |                 |
|--|-----|----|-----------------|
| 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   |    |                 |
| <b>Regional Cooperation</b>  |     |    |                 |
| <b>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.</b> |     |    |                 |
|  | Yes | No | Comments        |
| 1. We plan jointly with our cities and county for comprehensive planning purposes.   | X   |    |                 |
| 2. We are satisfied with our Service Delivery Strategy.  | X   |    |                 |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.   | X   |    |                 |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.  | X   |    | HOGARC, Toombs. |

## Areas Requiring Special Attention

Development can cause a substantial impact in the economy and the community that it directly affects. It is imperative that projected developments or significant areas are noted in order to provide notice to and guidance of future development. The Georgia Department of Community Affairs (DCA), has termed these areas of significant change, areas requiring special attention. These areas are categorized by evaluating the existing land use patterns and trends within the jurisdiction of the local government to identify any areas requiring special attention. The areas are categorized into one of seven areas, with the exception of resources that may contribute to more than one area.

The areas requiring special attention are defined by DCA as:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land use is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites);
- Areas of significant disinvestments, level of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

The evaluation of the existing land use patterns and trends within Montgomery County and its cities resulted in the following identification and analysis of areas requiring special

attention in accordance with state guidelines. These areas were identified by the Montgomery County Joint Comprehensive Plan Government Committee. The committee consisted of the mayors of Higgston, Mount Vernon, Tarrytown, and Uvalde; the city clerks of Ailey, Alston, Mount Vernon, and Tarrytown; the County Administrator; and other contributors. Committee members attended several meetings to decide what resources in the community were of significant importance and to determine to what area the resources contributed. The areas requiring special attention are shown on Map 1 for Montgomery County, Map 2 for the City of Ailey, Map 3 for the City of Alston, Map 4 for the City of Higgston, Map 5 for the City of Mount Vernon, Map 6 for the City of Tarrytown, and Map 7 for the City of Uvalde.

It is possible for an entry to be categorized into two areas; this is represented on the map and in the document by the word “hatched” following the listed source. If the area is hatched, it will appear on the map in two colors. The area will be the designated color for the first element it is under. To signify the hatching, it will then be lined with the designated color of the second element.

Natural and cultural resources are recognized by the color green; rapid development/change likely is recognized by the color yellow; development outpace infrastructure is recognized by the color blue; areas needing redevelopment is recognized by the color orange; large abandoned structures/sites is recognized by the color brown; infill opportunities is recognized by the color gray; and concentration of housing/income need is recognized by the color red.

There are several elements where resources were not listed. This is contributed to Montgomery County and its cities working cooperatively to develop the community at a pace that is conducive to the growth of the community, and to properly managing and planning for existing and expected growth and development.

### ***Natural/Cultural Resources***

*Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation*

*resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.*

### **Montgomery County**

Altamaha River Corridor: The Altamaha River forms the southern boundary of Montgomery County. Its corridor is somewhat protected under Montgomery County's Part V Environmental Conservation ordinance passed in 2000/2001. The Altamaha River is significant in terms of history from prehistoric to modern times. It was an important transportation artery for Indians and early settlers to the region. The Oconee and Ocmulgee rivers join together at the southwestern corner of Montgomery County to form the Altamaha River, which drains 25 percent of Georgia and is said to be the largest free-flowing river on the east coast of the United States. The Nature Conservancy designated the Altamaha as one of 75 "Last Great Places." Georgia Highway 135 (Uvalda) Landing is located along the Altamaha River.

Oconee River Corridor: The Oconee River forms the western boundary of Montgomery County. Its corridor is also somewhat protected under Montgomery County's Part V Environmental Conservation ordinance passed in 2000/2001. The Oconee River is significant in terms of history from prehistoric to modern times. It was an important transportation artery for Indians and early settlers to the region. The first settlement near present-day Mount Vernon dates from 1795 when settlers began to locate on a hill near the Oconee River. In 1810 a ferry was located on the Oconee near the settlement, and a post office was established the next year. In 1813 this site was selected to be called Mount Vernon. Bell's Ferry Landing is also located along the Oconee River, as well as the Oconee River Canoe Trail.

Long Pond Community: Established in 1877, Long Pond was originally called McBryde. The name Long Pond is believed to come from either a series of natural ponds along nearby Milligan's Creek or from a prominent elongated pond which once existed near the community's site. Historic structures such as the Long Pond Baptist Church (1900), Long Pond United Methodist Church (1901), Peter Johnson House (1882), community cemetery, and the former Long Pond School (early 1900s), now the Long Pond Community House, are still present. The Long Pond Community appears to be National Register eligible as a rural historic district.

Alston to Altamaha River: The proposed “rails to trails” trail from Alston to the Altamaha River along the abandoned old Georgia and Florida Railway bed would serve as a location for non-motorized travel. The trail could be utilized by bikers, walkers, joggers, hikers, and skaters. This location could be added to the Georgia Trail Guide – Trails in Georgia along with the 24 existing trails covering 265 miles, and be another source of tourism for the county.

### **Ailey**

Proposed Park: The City of Ailey plans to develop a passive park along U.S. Highway 280 near College Street to take advantage of a scenic group of old pines and other trees.

Ailey Railroad Jail: The old Calaboose, former Ailey Railroad Jail, is located in the city park on Railroad Street. The one room block jail was utilized for railroad prisoners.

Old Rosenwald School: The Ailey Rosenwald School was one of over 5,000 schools built in the early 1900s for African-American youth. Julius Rosenwald, Chicago philanthropist and president of Sears Roebuck and Company developed a foundation that aided in the construction of 242 schools, 12 teacher homes, and seven shops in Georgia. The Old Rosenwald School has undergone major renovations and is now utilized for multi-purpose community events. This school may be of historic significance at the state level.

Residential Historic District: Ailey has a significant concentration of historic early 20th century homes located around the downtown area that appear to be National Register eligible. The area is generally bounded by Martin Luther King Jr. Blvd. on the north, Broughton Street on the west, Lee Street on the east, and just past U.S. Highway 280 on the south. Ailey Depot, now Ailey City Hall/Fire Station, is located within the historic district and is also National Register eligible.

### **Alston**

Alston Opry House: The former school appears to be National Register eligible. It is located on Mount Vernon Alston Road. Alston Opry House is used for community events.

Historic Downtown: Alston was incorporated in 1910 after the arrival of the railroad. The first homes in Alston were built by Littleton Sharpe and were used for slave cabins. The historic downtown district is located along Georgia Highway 135.



### **Higgston**

White House: The historic house now simply known as the White House, because of its former paint color, is located on Almond Street. The house is actually the late Eliza Allmond House. Efforts are being made to have the house listed on the National Register.

### **Mt. Vernon**

Montgomery County Courthouse: The Montgomery County Courthouse dates from 1907 and is listed in the National Register. Located on South Railroad Street, it houses most County offices, as well as all judicial proceedings. The Montgomery County Courthouse has undergone major exterior and interior renovations. The County received a Georgia Trust for Historic Preservation Award for the courthouse's outstanding rehabilitation. The cupola and other areas have been rehabilitated again in 2010.

Residential Historic Districts: There are two (2) residential historic districts in Mt. Vernon. The historic districts are located on Carver Street in the northeast part of the city and on East Alston Road in the southeast part of the city.

Downtown Mt. Vernon: Mt. Vernon was incorporated in 1872 and named in honor of George Washington. The downtown area is generally considered East Church Street on the south, South Railroad Avenue on the west, just beyond Hicks Street on the north, and just beyond Mceachin Street on the east. The National Register listed Montgomery County Courthouse is located in downtown Mt. Vernon. A number of traditional historic commercial structures also remain. The Mount Vernon City Hall is located in a downtown historic commercial building.

### **Tarrytown**

Tarrytown Jail: The former Tarrytown Jail is now the Tarrytown City Hall. The structure is located in the center of downtown. It is situated behind the downtown historic buildings located on Georgia Highway 15. Future plans include converting the jail into a museum.

Old Bank: The old bank is located on Georgia Highway 15 along the city's historic downtown buildings. The bank was built in the early 1900s; the building is currently vacant.

Old Tarrytown School: The Old Tarrytown School is located on 6<sup>th</sup> Street. The former school is now being utilized for a church, Tarrytown Baptist Church.

### **Uvalda**

Old Water Tower: The Old Water Tower is located on West Oak Street; it is adjacent to the city ballfield. There is interest in pursuing listing of the bullet-shaped water tower on the National Register. Due to its historic importance to the community, the City would like to develop a park around the water tower.

Downtown Uvalda: Uvalda was incorporated in 1910 and named by the owner of the land. The city was named after a city in Texas. Downtown Uvalda is bound by Georgia Highway 56 to the south, Myrtle Street to the north, and just beyond Railroad Street on the east and west. The historic jail, as well as a number of historic storefronts are located downtown.

Uvalda Depot: The Uvalda Depot is currently owned by a private citizen. The City is interested in acquiring the depot and restoring it to its original condition. The depot is currently located on a property at the intersection of East Knox Street and South Railroad Street. The City intends on returning the depot close to its original location, and utilizing the structure as a tourist attraction at the city park.

Uvalda Historic Residential District: The Uvalda Historic Residential District extends along Georgia Highway 135. The homes which date from the late 1800s and early 1900s are in good condition, and mostly remain occupied. The City is interested in pursuing a National Register of Historic Places residential historic district that would encompass eligible homes.

Uvalda Jail: The former Uvalda Jail/Police Department is located at the intersection of Georgia Highway 135 and Georgia Highway 56; it contains one cell. The City is interested in utilizing the jail as a museum.

### ***Rapid Development/Change Likely***

*Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional,*

*agriculture/forestry, mixed use, transportation/communication/utilities, and/or park/recreation/conservation.*

### **Montgomery County**

Ailey Industrial Park: This area is located just beyond the city limits of Ailey on U.S. Highway 280. The Ailey Industrial Park is expected to continue to grow and this growth would extend into this area.

GA 15 near Tarrytown: This area is located just before the Tarrytown city limits. Due to existing and planned subdivision developments in the area, it is projected that residential development will continue along Georgia Highway 15.

GA 135 Higgston to Alston: This area is located between two incorporated areas and is also in close proximity to Toombs County. The area has experienced some residential development as well as some commercial development. Similar spillover development is expected to continue because of the proximity to Vidalia.

U.S. 280 near Higgston: This area is located in the northeastern part of the county and in close proximity to Toombs County. The area has experienced some commercial, residential, and public/institutional development. Additional similar development is likely to occur in this area because of the highway, available land, and proximity to Vidalia.

Old Savannah Road: This area is located in the northeast quadrant of the county between Ailey and Vidalia. Due to existing and planned subdivision developments in the area, it is projected that similar residential development will continue.

Eastern Montgomery County: This entire area is in close proximity to one of the major thoroughfares in Montgomery County, Georgia Highway 135 and has access from U.S. 280 as well. Residential development is expected to continue to occur due to the spillover from Vidalia/Toombs County. The proposed growth area is located between Alston and Higgston, to the south of U.S. 280, and it extends beyond Higgston north to the county line.

### **Ailey**

McBride St. Ext./Reedy Creek St. Area: The McBride Street Extension/Reedy Creek Street area is in the northwest section of the city. The area is currently utilized for agriculture development. Residential development is expected to occur in the area. Water is available to the area; however, sewer is needed.

### **Alston**

No areas of rapid development or change likely to occur within the actual city were noted during the planning process, although north of the community along GA Highway 135 will likely see additional residential growth as previously noted.

### **Higgston**

U.S. 280: This area has experienced residential growth due to its close proximity to Vidalia and Ailey/Mt. Vernon. Commercial and public/institutional development has also occurred along U.S. Highway 280. Similar development is likely to continue to occur in this area.

GA. 135: Georgia Highway 135 is one of the major thoroughfares in Higgston and Montgomery County. Residential development as well as some limited commercial development has occurred in this area. Additional similar development is expected to occur.

### **Mt. Vernon**

Carver St. Area: A new private detention center is expected to be constructed on Carver Street. The detention center is expected to house approximately 1,500 inmates, including illegal immigrants along with other federal prisoners. The facility will also house inmates of Montgomery County and its governments.

Downtown Mt. Vernon: Downtown Mt. Vernon is bound on the north just beyond West Hick Street, east just beyond South Meachin Street, south by West Church Street, and west by South Center Street. Downtown encompasses the courthouse square, public/institutional, commercial, and limited residential development. A new 12,000-square foot, Mickey's IGA supermarket and local hometown hardware store opened in the downtown Mt. Vernon area. The community would like to revitalize the courthouse square area for renewed commercial uses.

U.S. 280: U.S. 280 is one of the major thoroughfares through Mt. Vernon. Brewton Parker College is located along the highway. Due to the high amount of traffic along this major roadway, additional commercial development is expected to occur. Fred's, a hometown discount store, recently opened on U.S. 280.

Morrison St.: Morrison Street is a major route in one of the older neighborhoods in Mt. Vernon. There is a large recreation complex located along Morrison Street. The south side of Morrison Street is primarily agriculture/forestry. Residential development is expected to occur in this area.

### **Tarrytown**

No areas within Tarrytown are expected to undergo rapid development or change.

### **Uvalda**

Downtown Uvalda: Downtown Uvalda encompasses a number of historic storefronts; some of the commercial properties are vacant, while some are utilized for a post office and specialty shops. A recreation area and the historic jail are also located within this area. The downtown area is desired to be rehabilitated and revitalized.

### ***Development Outpace Infrastructure***

*These are areas where the pace of development has and/or may outpace the availability of community facilities and services, such as water, sewer, transportation, and other infrastructure.*

### **Montgomery County**

GA 135 near Higgston: This area is an area of primarily residential growth in Higgston and south towards Alston. Public infrastructure is needed to accommodate/guide this growth as Higgston does not have a water or sewer system.

Montgomery State Prison: Located near the southeast section of Mt. Vernon, Montgomery State Prison opened in 1972. Its water and sewer services are provided by the City. The facility was renovated in 1996 to a 384 bed facility. The prison is currently being expanded to house additional prisoners. Water and wastewater treatment capacity would have to be expanded to service the prison's expansion and support additional development in this area.

U.S. 280 near Higgston: U.S. Highway 280 east and west of Higgston is not currently served by water or sewer. Residential and commercial development has occurred in this area. It is anticipated that similar additional development, as well as industrial development, is likely to occur. Water and sewer would be needed for any large scale development. This is also an area targeted as a possible site for a new county industrial park.

### **Ailey**

The City of Ailey has no such areas where development is expected to outpace infrastructure.

### **Alston**

There were no such areas identified in Alston as basic infrastructure is widely available throughout the city.

### **Higgston**

The City of Higgston is currently pursuing funding for the creation of public infrastructure, including water and sewer services. The City currently has neither. The City has been unsuccessful with past attempts to acquire funding to support the development of the much needed infrastructure. The County and the Montgomery County Development Authority are working with the City to seek funding to aid in the development of the infrastructure.

### **Mt. Vernon**

Carver St.: A new 1,500 bed detention center to hold immigration detainees, federal prisoners and Montgomery County inmates will be located on Carver Street. Water and sewer expansions will be needed to accommodate the new facility.

### **Tarrytown**

The City of Tarrytown is currently seeking funding to maintain and upgrade the water system, including upgrading older water lines. A new well is expected to be drilled in the fall of 2010. Previously, the City had no water source of its own, and relied on a connection from the City of Soperton.

## **Uvalda**

Jones/Oak Sts.: West Oak and South Jones streets are located in the southwest section of the city; East Oak Street is located in the southeast section of the city. South Jones and East Oak streets have experienced residential development. The streets are in need of resurfacing in some areas and paving.

Rawlins Way Development Authority Site: This Rawlins Way Development Authority Site is located in the northeast section of the city. Industrial and compatible commercial development is anticipated for this location. Further infrastructure development would be necessary to accommodate the desired growth.

### ***Areas Needing Redevelopment***

*These are areas generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.*

## **Montgomery County**

Roadside Park Along U.S. 280: This former Department of Transportation roadside park is located in the western part of the county just beyond Mt. Vernon near the Oconee River Bridge. Beautification enhancements are needed at the park to enhance the aesthetics and appearance of the area, add to the rural character associated with Montgomery County, and facilitate increased visitor usage.

Countywide Abandoned Houses/Manufactured Homes: There are abandoned houses and manufactured homes countywide. This is an ongoing problem with few solutions. Montgomery County and its governments are working together to develop an ordinance that provides stringent regulations on abandoned properties and unkempt properties.

## **Ailey**

Downtown Ailey: Downtown Ailey encompasses the central business district. A number of the historic commercial structures in downtown are in need of rehabilitation. The Ailey Depot,

which is currently utilized for the Ailey City Hall and Fire Station, is located downtown. Beautification enhancements and revitalized use of the historic properties in the downtown area would revamp the area, helping to make it a more vibrant downtown.

### **Alston**

Downtown Alston: Downtown Alston extends along Georgia Highway 135 and Railroad Street. There are some vacant commercial properties as well as some unkempt commercial properties, although an active saw shop enterprise is housed there.

### **Higgston**

Downtown Higgston: Downtown Higgston extends along James Street. The area encompasses the Higgston City Hall, residential properties, and commercial properties. A number of the homes are dilapidated; the commercial properties are vacant and in need of rehabilitation due to the lack of upkeep.

U.S. 280: The U.S. Highway 280 Corridor is the major entranceway into Higgston. There are abandoned residential properties and vacant unkempt commercial properties located along U.S. Highway 280. Rehabilitation and beautification enhancements are needed to improve the appearance of the entranceway. It is also likely the location of additional commercial, industrial and other development. Both public services and aesthetics are critical to facilitation of quality developments.

### **Mt. Vernon**

Downtown Mt. Vernon: This area includes commercial structures, many of which are historic, located along East Church Street and South Railroad Street. Most of the extant historic buildings date from the early 1900s. The National Register listed Montgomery County Courthouse is located in Downtown Mt. Vernon. Private owners and the City continue to work to revitalize this area through streetscape and façade improvements, and would like to facilitate renewed commercial enterprise.

Underwood Dr. to Downtown Mt. Vernon: This area is bound by Hicks Streets to the north, just beyond South Railroad on the west, just past West Church Street, and just beyond Mceachin



Street on the North. This commercial area extends into Downtown Mt. Vernon. A number of the properties are vacant and in need of rehabilitation and improved aesthetics. These properties are of particular concern due to their highly visible location and proximity to downtown.

### **Tarrytown**

Downtown Tarrytown: This area includes several historic structures that were formerly utilized for commercial properties. The majority of the properties are vacant. The Tarrytown City Hall (the former Tarrytown Jail) is located within the downtown boundaries.

### **Uvalda**

Downtown Uvalda: This area is bound by Georgia Highway 56 on the south, Myrtle Street on the north, and just beyond Railroad Street on the east and west. The downtown area encompasses historic buildings dating from the early 1900s and a park, as well as a historic jail adjacent to the downtown area. The properties are in need of rehabilitation, while some are beyond repair and need to be demolished. The park is in need of upgrades to the equipment and beautification enhancements. The City hopes to revitalize this old commercial area.

Uvalda Cemetery: The Uvalda Cemetery is located in the northwest quadrant of the city off Beulah Street. The City recently acquired some additional property from a private citizen to expand the cemetery. The additional property needs to be surveyed, fenced, and otherwise improved.

Uvalda Water Tower Park: The old Uvalda Water Tower is adjacent to the city ballfield on West Oak Street. The historic structure has been abandoned for a number of years. Fencing has been placed around the water tower to ensure the safety of citizens. The City of Uvalda is considering the possibility of utilizing the rehabilitated, bullet-shaped water tower as a focal point for a park, and a reflection of its history.

### ***Large Abandoned Structures/Sites***

*These are areas with large structures/sites that have been deserted; due to the abandonment it is common for beautification treatment to be needed to improve appearance and aesthetics of the structures/sites. This includes sites that may be environmentally contaminated.*

## **Montgomery County**

There are no large abandoned structures or sites in the unincorporated area.

### **Ailey**

There are no large abandoned structures or sites in Ailey.

### **Alston**

There are no large abandoned structures or sites in Alston.

### **Higgston**

There are no large abandoned structures or sites in Higgston.

### **Mt. Vernon**

Old Mt. Vernon Jail: The Old Mt. Vernon Jail is located on East Broad Street. Exterior and interior rehabilitation have been completed on the structure; however, due to the condition of the old jail it is not possible to repair the structure to its former state. The City of Mt. Vernon does recognize the historic importance of the Old Mt. Vernon Jail to the community and has tried to preserve the structure, but these attempts have been unsuccessful.

### **Tarrytown**

There are no large abandoned structures or sites in Tarrytown.

### **Uvalda**

Old Uvalda Water Tank: The old Uvalda Water Tank is located on West Oak Street and is adjacent to the community ballfield. The City of Uvalda is interested in developing a park with the historic water tank as the focal point.

### ***Infill Opportunities***

*These areas have existing infrastructure in place and help to reduce the disturbance of undeveloped land. Development of sites close to infill opportunities are strongly encouraged throughout the community, existing infrastructure may be available depending on proximity.*

## Montgomery County

U.S. 280: Residential or commercial infill opportunities are available in this area particularly in/near Mount Vernon. This is a high traffic location which makes it marketable for any type of development.

U.S. 221: This major highway also transects Mount Vernon and has available land/structures suitable for development and redevelopment, especially for commercial purposes.

### Ailey

Lee/Peachtree/Pine sts.: This area is surrounded by development; however, there are a few scattered vacant lots for infill development. Due to location, infrastructure will be available to all sites developed along Lee/Peachtree/Pine streets.

McBride St. Area: McBride Street area is a residential development area in northeast Ailey with infill opportunities for additional residential development. Existing infrastructure is available to residential sites developed in this area.

### Alston

No specific infill opportunities were identified in Alston, although there is ample vacant undeveloped land.

### Higgston

GA 135: Primarily residential, with some commercial, infill opportunities are available in this area. This is a high traffic location which makes it marketable for any type of development.

Saw Mill Road: This is an area of existing residential development with scattered vacant lots. Additional residential development is likely to occur there.

GA 15: Residential development has occurred along Georgia Highway 15 north; there are still vacant lots that are expected to be residential infill development.

U.S. 280: U.S. Highway 280 is a major gateway into Higgston. Commercial and residential development has occurred along this entranceway. There are vacant lots available that will likely

be utilized for commercial or residential infill development. It is likely a growth area for Montgomery County if public services are made available.

### **Mt. Vernon**

Downtown Mt. Vernon: Downtown Mt. Vernon is the historic central business district in the heart of town. It is bound by West Church Street on the south, just beyond Hicks Street on the north, Carter Street on the west, and just beyond Mceachin Street on the east. Several commercial properties are vacant.

Connell St.: Due to existing residential development in this area, it is expected that additional residential development will occur.

Palmer St.: This area is in close proximity to Brewton Parker College. There are several vacant commercial and residential properties.

### **Tarrytown**

No specific potential infill opportunities were identified in Tarrytown, although there is ample vacant undeveloped land.

### **Uvalda**

No specific potential infill opportunities were identified in Uvalda, although there is ample vacant undeveloped land.

### ***Concentration of Housing/Income Need***

*These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.*

### **Montgomery County**

Dead River Road Area; Southland Dr. Area; Twin St. beyond Mt. Vernon: There are scattered areas of poverty and blight in Montgomery County; however, the majority has been confined to three areas. Dead River Road area is located in the southern part of the county, Southland Drive

Area is located in the eastern part of the county, and Twin Street is located in the northwest quadrant of the county, just beyond Mt. Vernon. The areas consist mainly of manufactured homes and/or houses that are older and in need of rehabilitation. These areas usually result from low incomes and the consequences of lack of investment and upkeep.

### **Alston**

There are no large concentrations of income/housing needs reported in Alston.

### **Higgston**

Thompson St.: The west end of Thompson Street is in need of extensive housing rehabilitation and/or removal. At the end of Thompson Street until it intersects with Georgia Highway 135 are a set of old block apartments that are in need of repair. Farther along Thompson Street are several manufactured homes and houses that are also in need of repair. Due to the lack of upkeep to the properties, it may be more cost effective to remove the structures and rebuild.

Cone/Marshall/Grady sts.: The Cone/Marshall/Grady sts. area is the location of several dilapidated properties. Grady and Marshall streets intersect with Georgia Highway 135, while Cone Street is parallel to Georgia Highway 135.

### **Mt. Vernon**

Rabun St. Area: The Rabun Street area is bound by Robinson Street on the north, Smith Street on the west, just before Jackson Street on the south, and Palmer Street on the east. Many of the houses need renovations due, in part, to the resident's low incomes. This may be an eligible CDBG target area for low-to-moderate income housing rehabilitation.

### **Tarrytown**

James Marks Burns Rd. The areas consist of mobile homes and/or houses that are old and in need of rehabilitation. These areas usually result from low incomes and the consequences of lack of investment and upkeep. The areas may be considered for potential Community Development Block Grants (CDBG).

## **Uvalda**

Northeast Uvalda: This area of scattered dilapidated houses and manufactured homes is adjacent to U.S. Highway 221/GA Highway 135. A number of the homes are in need of extensive rehabilitation, while some are beyond repair.

# Montgomery County

## Areas Requiring Special Attention

### Map 1

#### Montgomery County Areas Requiring Special Attention

##### Natural/Cultural Resources

1. Altamaha River
2. Oconee River
3. Long Pond Community
4. Alston to Altamaha River (Rails to Trails)

##### Rapid Development/Change Likley

5. Ailey Industrial Park
6. GA 15 near Tarrytown
7. GA 135 Higgston to Alston
8. U.S. 280 near Higgston (hatched)
9. Old Savannah Rd
10. Eastern Montgomery County

##### Development Outpace Infrastructure

11. GA 135 near Higgston
12. Montgomery State Prison
8. U.S. 280 near Higgston (hatched)

##### Areas Needing Redevelopment

13. Roadside Park

##### Large Abandoned Structures

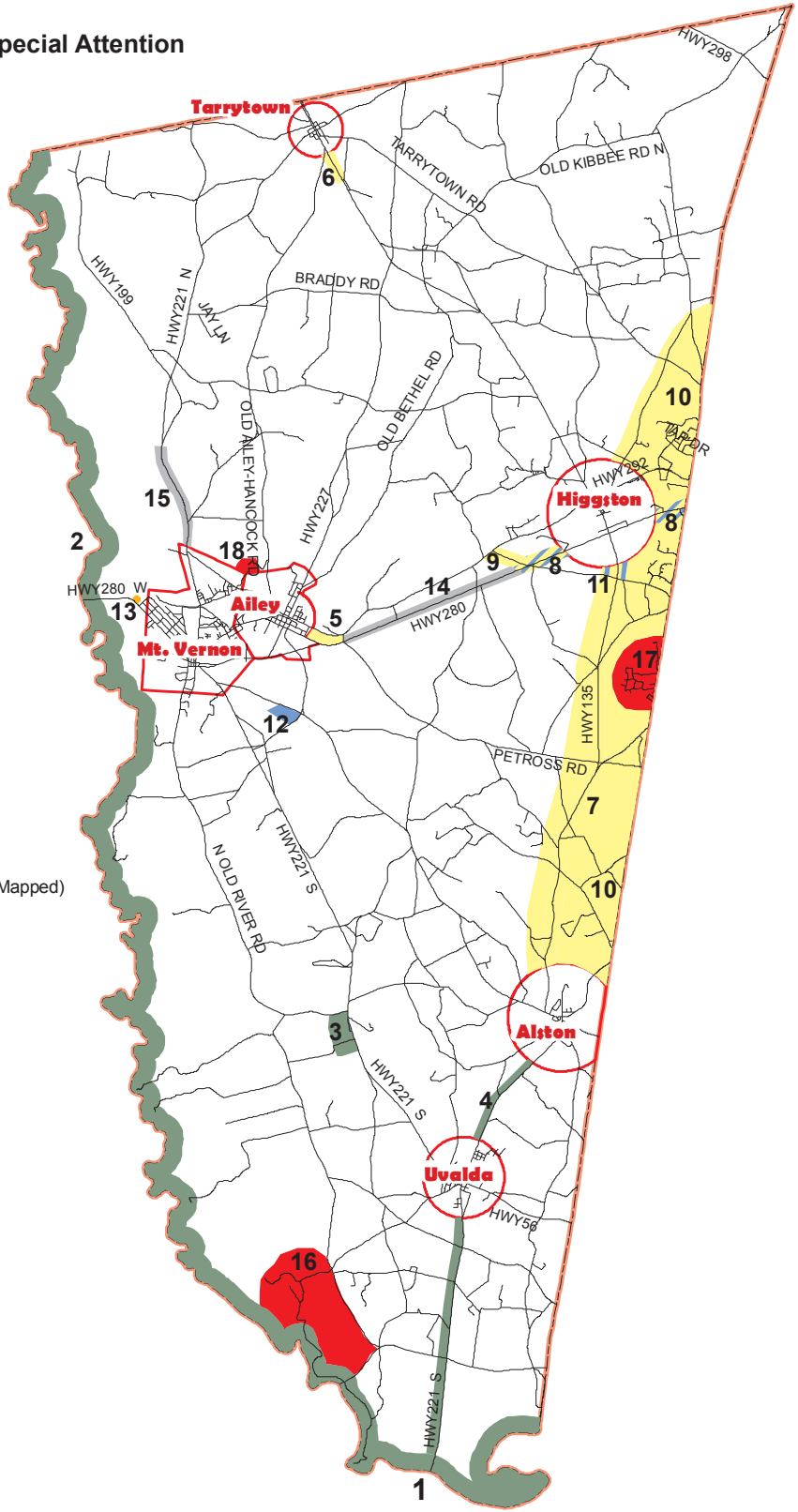
None Noted

##### Infill Opportunities

14. U.S. 280
15. U.S. 221

##### Concentration of Housing/Income Need

16. Dead River Road Area
  17. Southland Drive Area
  18. Twin St.
- Countywide Abandoned Homes/Manufactured Homes (Not Mapped)



#### Legend

- |  |  |  |
|--|--|--|
| — Roads  | <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Areas Needing Redevelopment           | <span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Natural/Cultural Resources   |
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> City Limits         | <span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Concentration of Housing/Income Need     | <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Rapid Development/Change Likely                                     |
| <span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px;"></span> County Boundary | <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Development Outpace Infrastructure | <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Rapid Development/Change Likely(Development Outpace Infrastructure) |
|  | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Infill Opportunities                    |  |

2 1 0 2 4 Miles



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"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

# City of Ailey

## Areas Requiring Special Attention

### Map 2

#### City of Ailey Areas Requiring Special Attention

##### Natural/Cultural Resources

1. Proposed Park
2. Ailey Railroad Jail
3. Old Rosenwald School
4. Residential Historic District

##### Rapid Development/Change Likley

5. McBride St. Ext./Reedy Creek St. Area

##### Development Outpace Infrastructure

None Noted

##### Areas Needing Redevelopment

6. Ailey Downtown

##### Large Abandoned Structures

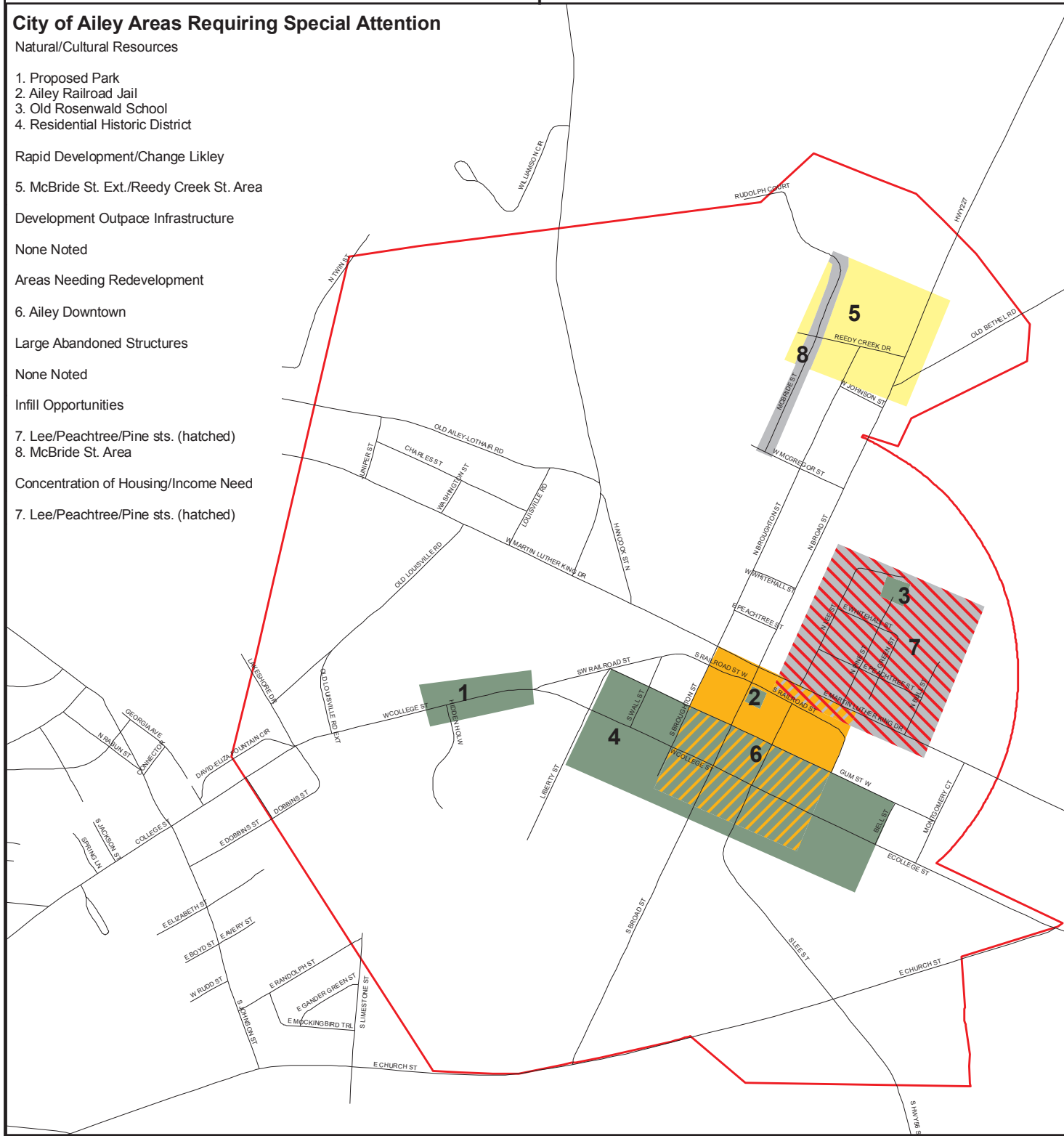
None Noted

##### Infill Opportunities

7. Lee/Peachtree/Pine sts. (hatched)
8. McBride St. Area

##### Concentration of Housing/Income Need

7. Lee/Peachtree/Pine sts. (hatched)



#### Legend

- Roads
- Ailey City Limits
- Areas Needing Redevelopment
- Areas Needing Redevelopment (Infill Opportunities, Concentration of Housing/Income Need)
- Concentration of Housing/Income Need
- Infill Opportunities

- Infill Opportunities (Concentration of Housing/Income Need)
- Natural/Cultural Resources
- Natural/Cultural Resources (Areas Needing Redevelopment)
- Rapid Development/Change Likely



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600 300 0 600 1200  
 Feet





# City of Alston

## Areas Requiring Special Attention

### Map 3

#### City of Alston Areas Requiring Special Attention

**Natural/Cultural Resources**

1. Alston Opry House
2. Historic Downtown

**Rapid Development/Change Likley**

None Noted

**Development Outpace Infrastructure**

None Noted

**Areas Needing Redevelopment**

3. Downtown Alston

**Large Abandoned Structures**

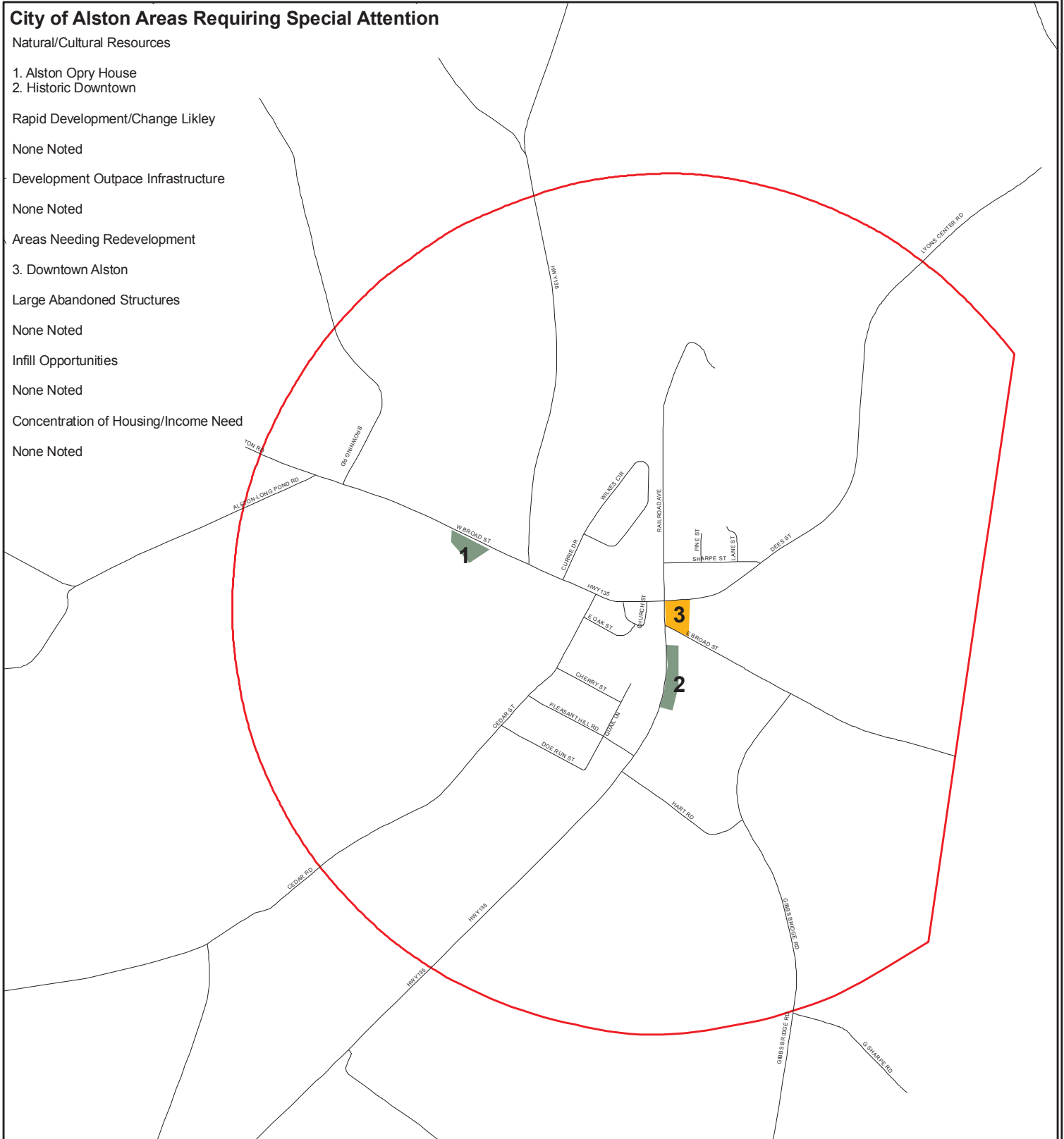
None Noted

**Infill Opportunities**

None Noted

**Concentration of Housing/Income Need**

None Noted



**Legend**

- Roads
- Alston City Limits
- Areas Needing Redevelopment
- Natural/Cultural Resources



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# City of Higgston

## Areas Requiring Special Attention

### Map 4

#### City of Higgston Areas Requiring Special Attention

- |  |   |
|--|---|
| <p>Natural/Cultural Resources</p> <p>1. White House</p> <p>Rapid Development/Change Likley</p> <p>2. U.S. 280 (hatched)</p> <p>3. GA 135 (hatched)</p> <p>Development Outpace Infrastructure</p> <p>Water is needed throughout City (Not Mapped)</p> <p>Areas Needing Redevelopment</p> <p>4. Downtown Higgston-Residential Properties (hatched)</p> <p>5. Property across from McCord's</p> | <p>Large Abandoned Structures</p> <p>None Noted</p> <p>Infill Opportunities</p> <p>2. U.S. 280 (hatched)</p> <p>3. GA 135 (hatched)</p> <p>6. Sawmill Road</p> <p>7. GA 15</p> <p>Concentration of Housing/Income Need</p> <p>4. Downtown Higgston-Residential Properties (hatched)</p> <p>8. Thompson St. Area</p> |
|--|---|



|   |   |   |
|---|---|---|
| <p><b>Legend</b></p> <p>— Roads</p> <p>□ Higgston City Limits</p> <p><b>Higgston Special Areas</b></p> <p>■ Areas Needing Redevelopment</p> <p>■ Areas Needing Redevelopment (Concentration of Housing/Income Need)</p> <p>■ Concentration of Housing/Income Need</p> | <p>■ Infill Opportunities</p> <p>■ Natural/Cultural Resources</p> <p>■ Rapid Development/Change Likely (Infill Opportunities)</p> | <p>Prepared By:<br/>         Scott Jackson, GIS Planner<br/>         Heart of Georgia Altamaha RC<br/>         5405 Oak Street<br/>         Eastman, Georgia 31023<br/>         (478)374-4771<br/>         Source: DATA\Montgomery\MXD\CityofHiggstonSpecialAreas8x11.mxd<br/>         Printed: August 27, 2010</p> |
|---|---|---|



# City of Mt. Vernon

## Areas Requiring Special Attention

### Map 5

#### City of Mt. Vernon Areas Requiring Special Attention

##### Natural/Cultural Resources

1. Montgomery County Courthouse (NR)
2. Northwest Historic District
3. Southeast Historic District
4. Downtown Mount Vernon (hatched)

##### Rapid Development/Change Likley

4. Downtown Mount Vernon (hatched)
5. Carver St. Area (hatched)
6. U.S. 280
7. Morrison St.

##### Development Outpace Infrastructure

5. Carver St. Area (hatched)

##### Areas Needing Redevelopment

8. Downtown Mount Vernon (Courthouse Square)
9. Underwood Drive to downtown Mount Vernon

##### Large Abandoned Structures

10. Old Mount Vernon Jail

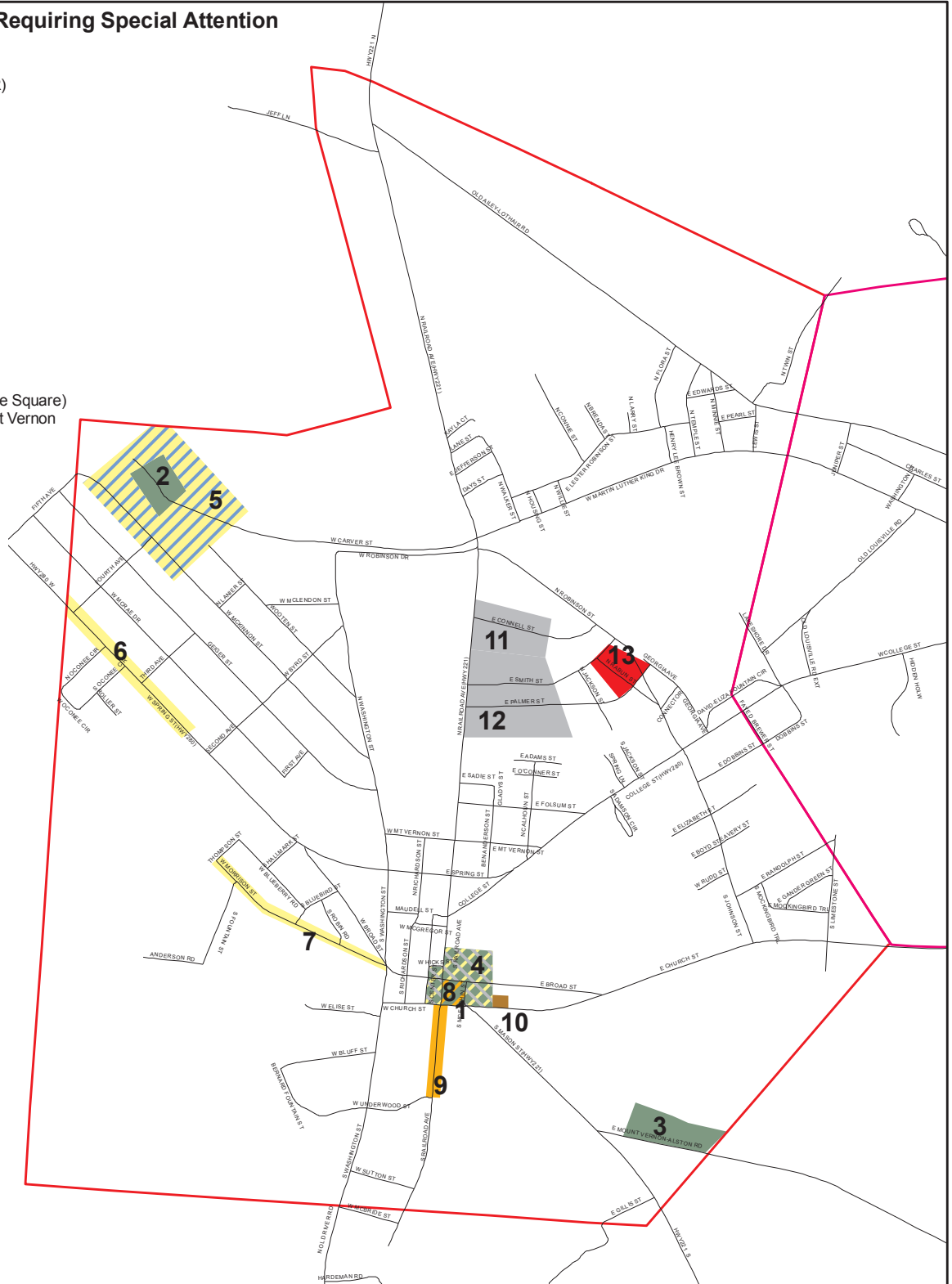
##### Infill Opportunities

4. Downtown Mt. Vernon (hatched)
11. Connell St. Area
12. Palmer St. Area

##### Concentration of Housing/Income Need

13. Rabun St. Area

(NR-Denotes National Register)



#### Legend

- |                       |                                      |   |
|-----------------------|--------------------------------------|---|
| — Roads               | <b>Mt Vernon Special Areas</b>       | Natural/Cultural Resources  |
| Aley City Limits      | Areas Needing Redevelopment          | Natural/Cultural Resources(Areas Needing Redevelopment)                           |
| Mt Vernon City Limits | Concentration of Housing/Income Need | Natural/Cultural Resources(Rapid Development/Change Likely, Infill Opportunities) |
| CountyBoundary        | Infill Opportunities                 | Rapid Development/Change Likley   |
|                       | Large Abandoned Structures/Sites     | Rapid Development/Change Likely(Development Outpace Infrastructure)               |



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# City of Tarrytown

## Areas Requiring Special Attention

### Map 6

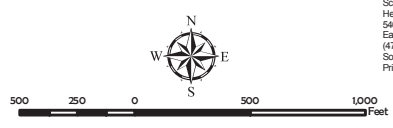
#### City of Tarrytown Areas Requiring Special Attention

|                                    |                                      |
|------------------------------------|--------------------------------------|
| Natural/Cultural Resources         | Large Abandoned Structures           |
| 1. Tarrytown Jail (City Hall)      | None Noted                           |
| 2. Old bank                        | Infill Opportunities                 |
| 3. Old Tarrytown School            | None Noted                           |
| Rapid Development/Change Likley    | None Noted                           |
| None Noted                         | Concentration of Housing/Income Need |
| Development Outpace Infrastructure | 5. James Marks Burns Rd.             |
| None Noted                         |                                      |
| Areas Needing Redevelopment        |                                      |
| 4. Downtown Tarrytown              |                                      |



#### Legend

- Roads
- Tarrytown City Limits
- County Boundary
- Areas Needing Redevelopment
- Concentration of Housing/Income Need
- Natural/Cultural Resources



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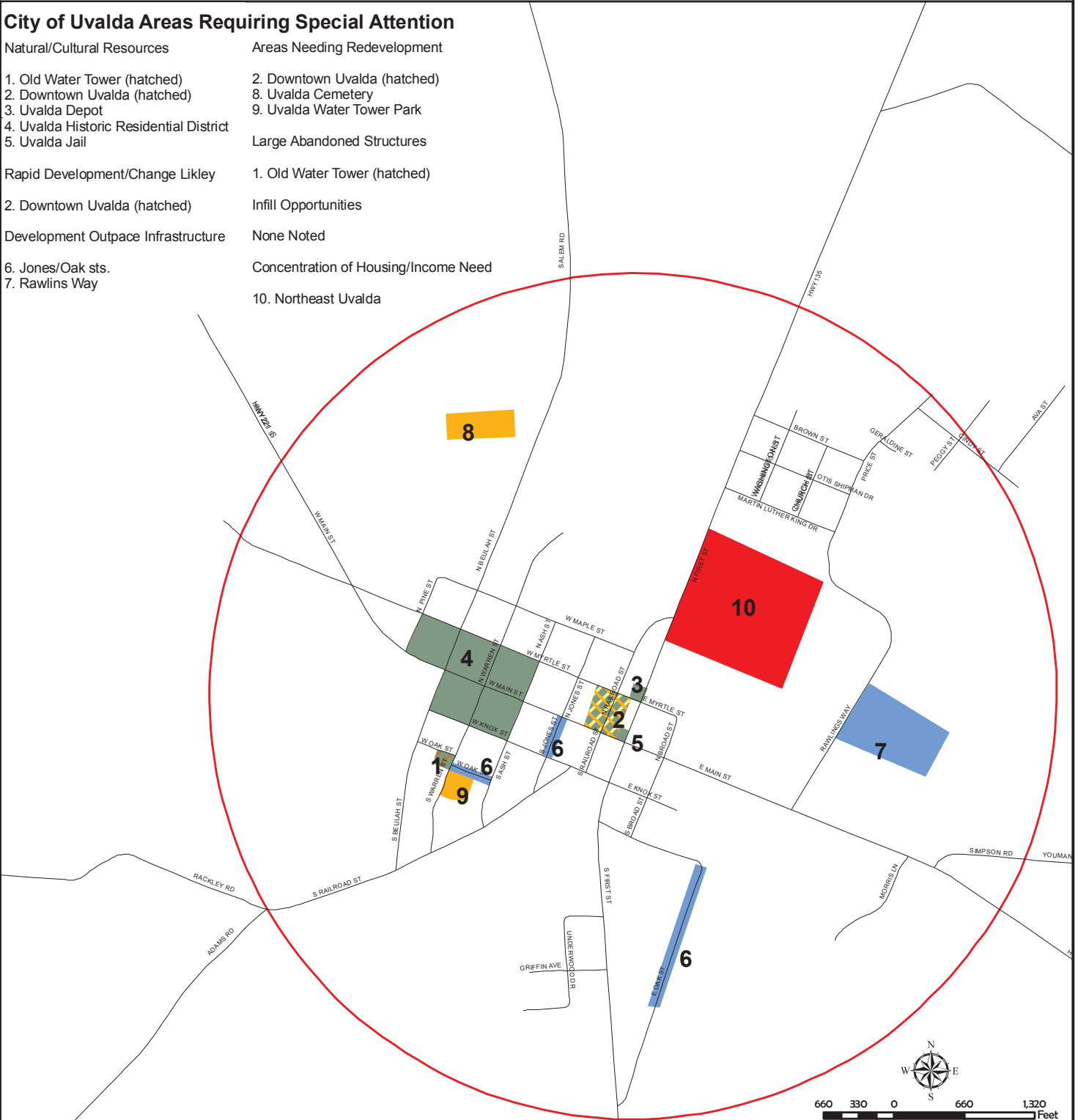
# City of Uvalda

## Areas Requiring Special Attention

### Map 7

#### City of Uvalda Areas Requiring Special Attention

|   |                                      |
|---|--------------------------------------|
| Natural/Cultural Resources              | Areas Needing Redevelopment          |
| 1. Old Water Tower (hatched)            | 2. Downtown Uvalda (hatched)         |
| 2. Downtown Uvalda (hatched)            | 8. Uvalda Cemetery                   |
| 3. Uvalda Depot                         | 9. Uvalda Water Tower Park           |
| 4. Uvalda Historic Residential District | Large Abandoned Structures           |
| 5. Uvalda Jail                          | 1. Old Water Tower (hatched)         |
| Rapid Development/Change Likely         | Infill Opportunities                 |
| 2. Downtown Uvalda (hatched)            | None Noted                           |
| Development Outpace Infrastructure      | Concentration of Housing/Income Need |
| 6. Jones/Oak sts.                       | 10. Northeast Uvalda                 |
| 7. Rawlins Way                          |                                      |



#### Legend

|                      |  |  |
|----------------------|--|--|
| — Roads              | <b>Uvalda Special Areas</b>            | ■ Natural/Cultural Resources   |
| □ Uvalda City Limits | ■ Areas Needing Redevelopment          | ■ Natural/Cultural Resources(Large Abandoned Structures)                                   |
|                      | ■ Concentration of Housing/Income Need | ■ Natural/Cultural Resources(Rapid Development/Change Likely, Areas Needing Redevelopment) |
|                      | ■ Development Outpace Infrastructure   | ■ Rapid Development/Change Likely  |
|                      | ■ Large Abandoned Structures/Sites     |  |

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## **IDENTIFICATION OF ISSUES AND OPPORTUNITIES**

### **Economic Development**

- Toombs-Montgomery Chamber of Commerce
- Infrastructure improvements at Ailey (water tank/pumping station) and Higgston Industrial parks
- Education levels/job skills improvements
- Brewton Parker College
- Adult Literacy Center programs
- Southeastern Technical College
- U.S. 280 widening
- GA. 15 and GA. 29 widening
- Support/expand agriculture/forestry uses
- Tourism development/promotion
- Downtown Mount Vernon revitalization
- Small business/entrepreneurial development
- Attraction of new economic development
- Enhanced economic development marketing
- Infrastructure to guide growth
- Montgomery State Prison

### **Natural and Cultural Resources**

- Oconee/Altamaha Rivers
- Compatible, supportive development
- Natural resources conservation/protection
- Rural character/Quality of Life
- Outdoor recreation development
- Community aesthetics/appearance improvements
- Historic resources preservation/utilization
- Tax incentives for historic preservation utilization

### **Housing**

- Need for additional affordable housing

- Improvement of substandard housing/eliminate blight
- Need for code enforcement
- Diverse housing mix
- Habitat for Humanity
- Nuisance enforcement

### **Land Use**

- Rural character/Quality of Life preservation
- Compatible/supportive development
- Need for planning/growth management/regulation
- Utilization of infrastructure to guide growth
- Manufactured home regulation
- Construction code enforcement

### **Community Facilities and Services**

- Transportation improvements
- Four-laning of GA. 15, GA. 29, GA. 30, U.S. 280
- Water/sewer upgrades
- Uvalda wastewater upgrades/improvements
- Ailey Industrial Park infrastructure upgrades/improvements
- Solid waste collection
- Recycling
- Public safety enhancements
- Fire service improvements
- Ailey Fire Station
- Higgston Fire Station
- Health care system improvements
- Mt. Vernon Health Clinic
- Higgston Health Clinic
- Preserve prime farmland and open space
- Adequate government facilities
- Education facilities/service improvements
- Develop cultural activities/festivals
- Recreation facilities improvement
- Uvalda Park

### **Intergovernmental Coordination**

- Local, regional, and state cooperation
- Services sharing/cooperation/consolidation
- Coordinated planning/growth management
- Code enforcement



## **IMPLEMENTATION PROGRAM**

The Montgomery Comprehensive Plan Partial Update, as has been stated in the Introduction, is an interim update to the community's adopted 2005 joint comprehensive plan. Both documents were prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. Again, this current Partial Update is but a refining update to the existing full plan, as required for the moment. Although a full plan update is not scheduled until 2016, this partial plan update will serve as an interim guide and will establish a foundation for a new full plan which will be prepared at that time. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

Now that the community has finalized the issues and opportunities it wishes to address; and has delineated areas of special attention that necessitate a more concerted focus by the community in the years ahead, the next step is the implementation program. In a sense, the implementation program is the heart of the plan as it outlines the steps, policies, and strategies chosen by the community to carry out the comprehensive plan, and bring about its desired vision and future improvements.

The implementation program is the overall strategy for addressing the identified Community Issues and Opportunities. This implementation program consists of newly expressed Long Term Policies to guide community decision-making, as well as a Short Term Work Program for each local government which identifies specific implementation activities to be undertaken in the next five years of plan implementation to address these policies. A Report of Accomplishments is also included for each local government that identifies the achievements and status of work items contained in the previous Short Term Work Program of the existing previous comprehensive plan. Implementation Strategies, which are normally prepared during a full plan update to identify even more specific steps and actions to address policies prior to developing the Short Term Work Program, are not included in this Partial Update. Instead, they will be delineated during the full plan update since its preparation is only a few years away. The Long Term Policies developed during this Partial Update will help to establish the framework for the formation of new Implementation Strategies at that time.

## **Montgomery County Joint Comprehensive Plan**

### **Long Term Policies**

#### Economic Development

The community will support the Montgomery County Development Authority efforts for the retention and expansion of existing and potential industries in its support and quest of business/industry retention and expansion

The community will support the revitalization of the Heart of Georgia Railroad as an important freight railroad between the Savannah Port and west Georgia

The community will continue to support the Toombs-Montgomery County Chamber of Commerce active efforts to attract economic development

The community will work to develop the necessary infrastructure and industrial park improvements to facilitate and accommodate desired commercial and industrial growth

The community will work together to improve education and skill levels to ensure a better-qualified workforce for existing and future employers

The community will continue to enhance all educational and technological opportunities through support of Brewton Parker College

The community will continue to support Southeastern Technical College, as needed, in providing adequate facilities and expansion of services at the Montgomery County Adult Learning Center

The community will continue to advocate the four-laning of U.S. 280 and GA. 15 and 29

The community will continue to seek transportation improvements (highway, airport, rail, transit, bicycle and pedestrian) to enhance and support economic development efforts

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as value-added agribusiness and exporting

The community will work cooperatively to increase promotion and marketing of tourist facilities/services and attractions located in the community, and otherwise grow tourism as an important component of the local economy

The community will continue the revitalization of Downtown Mount Vernon as a vibrant functioning commercial, governmental, and social center through the Better Hometown program and other means

The community will support and target countywide downtown revitalization and investment efforts in Ailey, Alston, Higgston, Tarrytown, and Uvalda while promoting and maintaining the cultural heritage

The community will work to support small business/entrepreneurial development to promote job diversification

The community will actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community

The community will work to enhance economic development marketing efforts through the Chamber of Commerce, Development Authority and other regional/state agencies

The community will work to develop and maintain the necessary infrastructure to facilitate and accommodate future development

The community will work to support the Montgomery State Prison expansion, as needed, through infrastructure upgrades and other means

#### Natural and Cultural Resources

The community will seek to conserve and protect the Altamaha and Oconee rivers, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county while promoting compatible utilization and recreational development

The community will seek and promote development that is respectful of, compatible with, and maintains and supports the existing rural character, open spaces, and landscapes of Montgomery County

The community will seek development compatible with, and which capitalizes on, its existing rural character/landscape and quality of life

The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional outdoor recreational facilities, as appropriate

The community will seek development compatible with its existing rural character and quality of life

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures, and pursue listing on the National Register of Historic Places, as appropriate

The community will seek to promote and encourage use of historic rehabilitation tax incentives for private rehabilitation of eligible historic structures, districts, and landmarks

The community will support the development of a non-motorized “Rails to Trails” trail way from Alston to the Altamaha River

### Housing

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly, starter homes, and compatible workforce housing

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will continue to support the Montgomery/Toombs Habitat for Humanity and encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

### Land Use

The community will encourage growth which preserves and protects its rural character and quality of life

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character

The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing regulations, growth management and code enforcement

The community will seek and promote development that is compatible with existing infrastructure location to guide growth

The community will utilize infrastructure to guide growth and development and encourage desired patterns of development

### Community Facilities and Services

The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, transit, bicycle, and pedestrian) that are compatible with, and supportive of, the community’s desired economic development, future growth, and quality of life

The community will maintain adequate water/sewer service provision and pursue development of additional facilities and areas of service as needed

The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about desired patterns of growth

The community will enhance the county's solid waste/recycling facilities, programs, and initiatives, in conjunction with other efforts to improve community appearance

The community will continue to improve public safety services and facilities, including crime prevention, law enforcement, Emergency Medical Services, and Emergency Management Agency, to support an expanding population and to improve quality of service

The community will work to improve fire services county-wide, including equipment maintenance and upgrades, adequate training of personnel, and facility improvements

The community will work together to maintain and upgrade its health care facilities and services conducive to economic development and a high quality of life

The community will provide and maintain adequate government facilities, including city and county administrative facilities

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will continue to support its cultural facilities and provide enhanced service and programs as feasible

The community will maintain and improve existing parks/recreational facilities as needed and establish new parks/recreational facilities and activities to serve existing and future populations

#### Intergovernmental Coordination

The community will continue to cooperate locally, regionally and on the state level to improve, develop, and plan for the desired future of Montgomery County

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development

**MONTGOMERY COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| ED      | 2006            | Continue funding for a countywide full-time economic development professional to assist in the promotion and marketing of Montgomery County and its municipalities to prospective businesses and industries  | N            |      | Y        | Ongoing         |           |                |         | The County gives money to the Montgomery County Development Authority annually to aid in the funding of the position.  |
| ED, IC  | 2006            | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   | N            |      | Y        | Ongoing         |           |                |         | The County utilizes Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team continuously, as well as other programs which allow small business development initiatives and access to customized market data. |
| ED, IC  | 2006            | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process, the Georgia Rural Economic Development Center and other entities provide assistance to the county in the areas of economic development, state, and local government partnerships, technical assistance, etc.                   |

**MONTGOMERY COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element         | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|-----------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|                 |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| ED, LU, IC      | 2009            | Seek funding for the expansion of and to fully develop infrastructure, including water and sewer extension, to the county's rail site in Ailey and the small business industrial park in Higgston   | N            |      | Y        | 2012            |           |                |         | The County purchased land from Toombs County. Phase 2 of the project is expected to begin in 2011; it consists of water and sewer extensions. The project will be complete in 2012. |
| ED, IC          | 2006            | Continue to participate in multi-jurisdictional economic development projects with Toombs County and the City of Vidalia, and establish other partnerships with economic development organizations in neighboring counties as appropriate | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. Partnerships with neighboring counties allow additional services to the residents of Montgomery County.   |
| ED, CFS, HO, LU | 2006            | Seek funding for the development of the proposed regional reservoir site  | N            |      | N        |                 |           | N              | Y       | Dropped due to a lack of interest and funding.  |
| ED, LU          | 2006            | Seek to market and promote the availability of the industrial site along the Altamaha River   | N            |      | N        |                 |           | N              | Y       | Dropped due to the small amount of land adjacent to the Altamaha River in Montgomery County being inadequate for an industrial site.  |
| ED, IC          | 2006            | Complete the process of acquiring Certified Literate Community status for Montgomery County   | N            |      | N        |                 |           | Y              | 2012    | Postponed until 2012, due to a lack of community involvement.   |
| ED, CFS, IC     | 2006            | Provide assistance to Southeastern Technical College as needed in providing adequate facilities and expansion of services at its Adult Learning Center  | N            |      | Y        | Ongoing         |           |                |         | The county will continue to provide assistance to Southeastern Technical College as needed in an effort to promote secondary educational opportunities for citizens.                |
| ED, CFS, IC     | 2006            | Provide assistance to Brewton-Parker College as needed in providing adequate facilities and expansion of services   | N            |      | Y        | Ongoing         |           |                |         | The county will continue to provide assistance to Brewton-Parker College as needed in an effort to promote higher educational opportunities to its citizens.                        |

**MONTGOMERY COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element      | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments |  |
|--------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|-----------------|--|
|              |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |                 |  |
| ED           | 2009            | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure                        | N            |      | N        |                 |           | Y              | 2012    |                 | Postponed until 2012, due to a lack of interest.   |
|              |                 |   |              |      |          |                 |           |                |         |                 |  |
| NCR, LU, IC  | 2006            | Continue to actively participate in the Altamaha River Partnership's efforts to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism | N            |      | Y        | Ongoing         |           |                |         |                 | Participation will continue on an ongoing basis.   |
| NCR, CFS     | 2006            | Seek funding to upgrade existing boat landings along the Oconee and Altamaha rivers as needed   | Y            | 2008 |          |                 |           |                |         |                 | Accomplished in 2008.  |
| NCR, CFS, LU | 2009            | Seek funding to develop recreation facilities, such as a public fishing area, in Montgomery County  | N            |      | N        |                 |           | Y              | 2013    |                 | Postponed until 2013, due to a lack of funding.  |
| NCR          | 2006            | Seek to reactivate the Montgomery County Historical Society   | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest.   |
| NCR          | 2006            | Pursue funding for a docent to develop interpretive programs and give tours of the Cooper-Conner House on the Brewton-Parker College campus                         | Y            | 2008 |          |                 |           |                |         |                 | Accomplished in 2008. Brewton-Parker College offers Cooper-Conner House tours 3 to 4 times per year. |



**MONTGOMERY COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments |  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|-----------------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |                 |  |
| CFS     | 2006            | Advocate the four-laning of SR 15/ 29 through the county as an Interstate connector  | N            |      | N        |                 |           | Y              | 2015    |                 | The County will continue to advocate for the four-laning of SR 15/29, due to funding at the state level this project has been postponed until at least 2015.       |
| CFS     | 2006            | Advocate the four-laning of SR 30/ U.S. 280 through the county   | N            |      | N        |                 |           | Y              | 2015    |                 | The County will continue to advocate for the four-laning of SR 30/U.S. 280, due to funding at the state level this project has been postponed until at least 2015. |
| CFS     | 2006            | Seek funding as needed to upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary  | N            |      | N        |                 |           | Y              | 2014    |                 | Due to the adequate condition of the railroad crossings, the County will evaluate the areas in 2014 to determine if upgrades are needed at that time.              |
| CFS     | 2006            | Pursue funding as needed to pave and/or resurface existing roads within Montgomery County  | N            |      | Y        | Ongoing         |           |                |         |                 | Roads are paved annually throughout the county with LAMIG funds.   |
| CFS     | 2006            | Maintain and upgrade bridges as needed   | N            |      | Y        | Ongoing         |           |                |         |                 | Three (3) bridges were upgraded in 2009. Additional upgrades will continue on an as needed basis.  |
| CFS     | 2006            | Continue to upgrade equipment needs of the County's roads department as needed   | N            |      | Y        | Ongoing         |           |                |         |                 | The county purchased two (2) motor graders, two (2) dump trucks and one (1) tractor. Additional equipment will be purchased on an as needed basis.                 |
| CFS     | 2006            | Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yemassee Trail, and local connector facilities, as appropriate | N            |      | N        |                 |           | Y              | 2012    |                 | Postponed until 2012, due to a lack of funding.  |

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| Element     | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|-------------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|             |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| CFS         | 2010            | Seek the construction of a new railroad spur to the industrial park located on GA 30/U.S. 280  | N            |      | Y        | 2013            |           |                |         | The project is underway and expected to be completed in 2013. Due to some of the property being utilized for residential development additional development may be limited. |
| CFS         | 2006            | Seek funding as needed to continue to operate the Montgomery County Transit System   | Y            | 2010 |          |                 |           |                |         | Accomplished in 2010.   |
| CFS, LU, IC | 2009            | Coordinate with the cities of Ailey and Higgston as needed to establish/upgrade the water systems to accommodate economic development growth | N            |      | Y        | Ongoing         |           |                |         | The county will continue to provide assistance as needed with establishing/upgrading infrastructure to accommodate economic development growth opportunities.               |
| CFS, LU, IC | 2009            | Coordinate with the cities of Ailey and Higgston as needed to establish/upgrade the sewer systems to accommodate economic development growth | N            |      | Y        | Ongoing         |           |                |         | The county will continue to provide assistance as needed with establishing/upgrading infrastructure to accommodate economic development growth opportunities.               |
| CFS         | 2006            | Seek funding for the expansion of recycling activities countywide as needed  | N            |      | Y        | Ongoing         |           |                |         | The county leased out the processing center in 2009 to be utilized for recycling activities. Additional funding for recycling expansion will be pursued as needed.          |
| CFS         | 2006            | Seek to develop a countywide composting/mulching program   | N            |      | N        |                 | N         |                | Y       | Dropped due to lack of interest and cost.   |
| CFS         | 2006            | Seek funding to purchase recycling bins  | N            |      | N        |                 | N         |                | Y       | Dropped due to adequate number of recycling bins.   |

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| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| CFS     | 2008            | Seek funding to develop a countywide collection program for tires  | Y            | 2008 |          |                 |           |                |         | The county utilized a grant in 2008 to fund the collection of tires. The county will continue to pursue funds to aid in the development of a tire collection program.                  |
| CFS     | 2008            | Investigate the feasibility of reclaiming methane and other products from the closed Montgomery County Landfill                                      | N            |      | N        |                 |           | N              | Y       | Dropped, the county does not own the former Montgomery County Landfill.  |
| CFS, IC | 2008            | Seek funding for the construction of a joint countywide jail facility  | N            |      | N        |                 |           | N              | Y       | Dropped due to the construction of a private facility in Mount Vernon that has agreed to house Montgomery County inmates.  |
| CFS     | 2006            | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas | N            |      | Y        | Ongoing         |           |                |         | Firefighting equipment was purchased in 2009. Additional firefighting equipment will be purchased on an as needed basis.   |
| CFS     | 2006            | Seek funding to upgrade emergency equipment as needed  | N            |      | Y        | Ongoing         |           |                |         | A fire rescue truck, ambulance, and standby generator were purchased in 2009. Additional emergency equipment will be purchased on an as needed basis.                                  |
| CFS     | 2006            | Seek to add additional dry hydrants throughout the county as needed  | Y            | 2010 |          |                 |           |                |         | Additional dry hydrants were placed throughout the county in 2010.   |
| CFS     | 2006            | Seek to expand the Montgomery County Health Department for additional space as necessary and hire a translator to assist with Hispanic clientele     | Y            | 2009 |          |                 |           |                |         | The Southeastern Health District expanded services in 2009 to assist with its Hispanic clientele. The health department will not be expanded due to adequate size of current facility. |
| CFS     | 2008            | Seek funds to build an EMS facility to house an ambulance in the county or to establish a county owned and operated ambulance service                | Y            | 2007 |          |                 |           |                |         | Accomplished in 2007.  |

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|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| CFS     | 2006            | Seek funding to upgrade the EMA facility and equipment as needed   | N            |      | Y        | 2011            |           |                |         | Ongoing renovations to the EMA facility will be complete in 2011.  |
| CFS     | 2006            | Pursue the upgrade or relocation of the county extension offices as needed   | Y            | 2006 |          |                 |           |                |         | Interior and exterior renovations were completed in 2006.  |
| CFS     | 2006            | Seek funding as needed to upgrade and maintain the Montgomery County Courthouse  | N            |      | Y        | 2012            |           |                |         | The roof was replaced on the courthouse in 2009. Additional exterior renovations are still in process and expected to be completed by 2012.        |
| CFS     | 2006            | Renovate the voting precincts throughout Montgomery County   | Y            | 2009 |          |                 |           |                |         | Accomplished in 2009.  |
| CFS     | 2006            | Pursue funding as needed to upgrade equipment at the Montgomery County Public Library                                      | N            |      | Y        | Ongoing         |           |                |         | Interior rehabilitations have been made to the library, including the installation of new HVACs. Equipment will be upgraded on an as needed basis. |
|         |                 |  |              |      |          |                 |           |                |         |  |
| HO      | 2006            | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing           | N            |      | Y        | Ongoing         |           |                |         | The county will continue to pursue funding sources as appropriate to improve its housing stock.  |
| HO, IC  | 2006            | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program                                | N            |      | Y        | Ongoing         |           |                |         | Participation will continue on an ongoing basis.   |
| HO      | 2006            | Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners | N            |      | N        |                 |           | N              | Y       | Dropped due to a lack of community involvement/interest.   |

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| Element    | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|            |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| HO, LU, IC | 2008            | Pursue the adoption of Georgia’s Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia  | N            |      | Y        | 2011            |           |                |         | The county is looking into adopting Georgia’s Uniform Construction Code and exploring other regulations for housing/code enforcement. It is anticipated that a local enforcement program could be in place by 2011. |
| HO, LU, IC | 2006            | Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County’s municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements | Y            | 2006 |          |                 |           |                |         | Accomplished in 2006.   |
| HO         | 2006            | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing   | N            |      | Y        | Ongoing         |           |                |         | The county will continue to explore programs to assist in the development of additional affordable housing. This is an ongoing process.   |

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| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments |  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|-----------------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |                 |  |
| LU, IC  | 2009            | Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options  | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the near future. |
| LU, IC  | 2009            | Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation  | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest.   |
| LU, IC  | 2006            | Develop at least minimal ordinances regulating permit/ location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda   | N            |      | N        |                 |           | Y              | 2012    |                 | Postponed until 2012, due to lack of political support.  |
| LU      | 2006            | Develop/expand county regulations on subdivision regulations and road development and acceptance as necessary to further advance/coordinate growth management and promote quality development  | N            |      | N        |                 |           | Y              | 2012    |                 | Postponed until 2012, due to a lack of political support.  |
| LU, IC  | 2010            | Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the near future. |

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| Element | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| LU, IC  | 2010            | Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance  | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest in a countywide zoning or land use management ordinance at this time. However, the local governments do have interest in an informal roundtable /joint task force to examine land use measures that each local government could establish. This will be reflected in the New STWP. |
| LU, IC  | 2010            | Develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest in a countywide zoning or land use management ordinance at this time. However, the local governments do have interest in an informal roundtable /joint task force to examine land use measures that each local government could establish. This will be reflected in the New STWP. |
| LU, IC  | 2010            | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities  | N            |      | Y        | 2012            |           |                |         | The County is working with the County Attorney to develop policies and ordinances to prevent abandoned and unkempt properties, as well as measures to remove existing abandoned properties and beautification efforts. The measures are anticipated to be in place by 2012.  |

**CITY OF AILEY  
Comprehensive Plan Short Term Work Program  
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| Element    | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|------------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|            |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| ED, IC     | 2000            | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   | N            |      | Y        | Ongoing         |           |                |         | The City utilizes Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team continuously, as well as other programs which allow small business development initiatives and access to customized market data. |
| ED, IC     | 2000            | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process, the Georgia Rural Economic Development Center and other entities provide assistance to the city in areas of economic development, state and local government partnerships, technical assistance, etc.                        |
| ED, LU, IC | 2009            | Seek funding for the expansion of and to fully develop infrastructure, including water and sewer extension, to the county's rail site in Ailey   | N            |      | N        |                 |           | Y              | 2011    | Postponed due to a lack of funding.  |
| ED         | 2006            | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | Y            | 2006 |          |                 |           |                |         | Accomplished in 2006, through zoning regulations.  |



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|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|---|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |   |
| NCR     | 2010            | Seek to protect the tract of old growth forest along U.S. 280 in Ailey through public acquisition or other means                                 | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process as needed, the tract of old growth forest is in important natural contribution to Ailey and warrants protection. |   |
|         |                 |  |              |      |          |                 |           |                |         |   |   |
| CFS, IC | 2006            | Advocate the four-laning of SR 30/ U.S. 280 through the county   | N            |      | N        |                 |           | Y              | 2015    | Postponed until at least 2015 due to a lack of DOT funding at present.  |   |
| CFS     | 2008            | Seek funding as needed for drainage improvements in identified areas of need   | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process as needed. Due to funding restraints, Ailey has been unable to improve drainage in identified areas.             |   |
| CFS     | 2008            | Pursue funding as needed to pave and/or resurface existing roads within the City of Ailey  | N            |      | Y        | Ongoing         |           |                |         | Roads are paved annually through LAMIG funds.   |   |
| CFS, LU | 2006            | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks | N            |      | N        |                 |           | N              |         | Y   | This project has been dropped due to costly additional improvements that would have to be completed by the City before the streetscape project could begin.                 |
| CFS     | 2006            | Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate             | N            |      | N        |                 |           | Y              | 2012    |   | Postponed until 2012 due to lack of adequate funding.   |
| CFS, IC | 2010            | Seek the construction of a new railroad spur to the industrial park located on GA 30/U.S. 280  | N            |      | Y        | 2013            |           |                |         |   | The project is underway and expected to be completed in 2013. Due to some of the property being utilized for residential development additional development may be limited. |

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| Element     | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments |   |
|-------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|-----------------|---|
|             |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |                 |   |
| CFS, LU, IC | 2009            | Pursue CDBG and other funding as needed to maintain/upgrade the water system to accommodate economic development growth                           | N            |      | N        |                 |           | Y              | 2011    |                 | Postponed until 2011 due to lack of funding.  |
| CFS         | 2006            | Seek funding to renovate the water storage tanks in the City of Ailey   | Y            | 2008 |          |                 |           |                |         |                 | Accomplished in 2008.   |
| CFS         | 2006            | Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.) and provide additional dry hydrants | Y            | 2009 |          |                 |           |                |         |                 | Accomplished in 2009.   |
| CFS, LU     | 2009            | Seek funding as necessary to provide sewerage services to all unserved residents of Ailey   | N            |      | N        |                 |           | Y              | 2012    |                 | Postponed until 2012 due to lack of adequate funding.   |
| CFS         | 2008            | Seek funding as needed to upgrade sewer lines in the City of Ailey  | N            |      | N        |                 |           | Y              | 2012    |                 | Postponed until 2012 due to lack of adequate funding.   |
| CFS         | 2006            | Seek funding to repair the four pumping stations at the water and wastewater treatment plants   | Y            | 2008 |          |                 |           |                |         |                 | Accomplished in 2008.   |
| CFS, LU, IC | 2009            | Pursue CDBG and other funding as needed to maintain/upgrade the sewer system to accommodate economic development growth                           | N            |      | N        |                 |           | Y              | 2012    |                 | Postponed until 2012 due to lack of adequate funding.   |
| CFS, IC     | 2008            | Seek funding for the construction of a joint countywide jail facility   | N            |      | N        |                 |           | N              |         | Y               | Dropped due to construction of a private facility that has an agreement to house Montgomery County inmates. |

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| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| CFS     | 2006            | Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry hydrant locations to increase fire protection | N            |      | N        |                 | Y         | 2013           |         | Postponed until 2013, due to a lack of adequate funding.                                      |
| CFS     | 2006            | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas     | N            |      | Y        | Ongoing         |           |                |         | Firefighting equipment will be upgraded on an as needed basis.                                |
| CFS     | 2006            | Seek funding to upgrade emergency equipment as needed  | N            |      | Y        | Ongoing         |           |                |         | Emergency equipment will be upgraded on an ongoing basis.                                     |
| CFS     | 2008            | Seek funding to construct a new fire station to accommodate the need for space   | N            |      | N        |                 | Y         | 2014           |         | Postponed until 2014, due to a lack of adequate funding                                       |
| CFS     | 2008            | Seek funding to establish a recreation area in the City of Ailey   | N            |      | N        |                 | Y         | 2013           |         | Postponed until 2013, due to a lack of adequate funding.                                      |
| CFS     | 2006            | Seek funding to renovate the Rosenwald School to provide heating and air conditioning, tables, seating, handicap access, and a complete kitchen          | Y            | 2008 |          |                 |           |                |         | Accomplished in 2008.   |
|         |                 |  |              |      |          |                 |           |                |         |   |
| HO      | 2006            | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing   | N            |      | Y        | Ongoing         |           |                |         | The city will continue to pursue funding as appropriate to improve its current housing stock. |

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| Element    | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|            |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| HO         | 2006            | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program   | N            |      | Y        | Ongoing         |           |                |         | Participation will continue on an ongoing basis.  |
| HO         | 2006            | Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. Assistance is provided through faith-based organizations during times of need.  |
| HO, LU, IC | 2008            | Pursue the adoption of Georgia’s Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia  | N            |      | Y        | 2011            |           |                |         | Montgomery County and its governments are working towards the adoption of Georgia Uniform Construction Codes countywide, as well as additional regulations. It is anticipated that a local enforcement program could be in place by 2011. |
| HO, LU, IC | 2006            | Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County’s municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements | N            |      | N        |                 |           | N              | Y       | Considered not appropriate for Ailey specifically because of existing historic housing and City’s local housing standards and ordinances.   |
| HO         | 2006            | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing   | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process; the city would welcome affordable residential development opportunities if available.   |
| LU         | 2006            | Seek to revise the City’s zoning ordinance as necessary   | N            |      | Y        | Ongoing         |           |                |         | Zoning regulations will be revised on an as needed basis.   |

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| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| LU, IC  | 2009            | Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options  | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP.  |
| LU, IC  | 2009            | Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation  | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest.   |
| LU, IC  | 2010            | Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP.  |
| LU, IC  | 2010            | Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance   | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest in a countywide zoning or land use management ordinance at this time. However, the local governments do have interest in an informal roundtable /joint task force to examine land use measures that each local government could establish. This will be reflected in the New STWP. |
| LU, IC  | 2010            | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities   | Y            | 2010 |          |                 |           |                |         | The city adopted an Unsafe Building Abatement Ordinance in 2010.   |

**CITY OF ALSTON  
Comprehensive Plan Short Term Work Program  
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| Element         | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|-----------------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|                 |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| ED, IC          | 2006            | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   | N            |      | Y        | Ongoing         |           |                |         | The City utilizes Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team continuously, as well as other programs which allow small business development initiatives and access to customized market data. |
| ED, IC          | 2006            | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process, the Georgia Rural Economic Development Center and other entities provide assistance to the City in the areas of economic development, state and local government partnerships, technical assistance, etc.                    |
| ED, CFS, LU, IC | 2010            | Pursue the acquisition of 25 acres of land at the intersection of GA 135 and East Broad Street for a new industrial site   | N            |      | N        |                 | N         |                | Y       | Dropped due to lack of funding.  |
| ED, LU          | 2010            | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | N            |      | N        |                 | N         |                | Y       | Dropped due to lack of interest.   |

**CITY OF ALSTON  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element      | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|--------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|              |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| NCR, CFS, LU | 2008            | Pursue funding as needed to preserve and rehabilitate the old Alston Opry House (historic school) for community center use by putting in a new restroom, dining area, and refurbishing the auditorium | N            |      | N        |                 | Y         | 2012           |         | The city purchased the Alston Opry House and additional land in 2009. Rehabilitation efforts have been postponed until 2012, due to funding issues.  |
|              |                 |   |              |      |          |                 |           |                |         |  |
| CFS          | 2009            | Seek funding as needed for drainage improvements in identified areas of need  | N            |      | N        |                 | N         |                | Y       | No areas have been identified as needing drainage improvements at this time.   |
| CFS          | 2006            | Pursue funding as needed to pave and/or resurface existing roads within the City of Alston  | N            |      | Y        | Ongoing         |           |                |         | Roads are paved annually through LAMIG funds.  |
| CFS, LU      | 2006            | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks  | N            |      | N        |                 | Y         | 2012           |         | Postponed until 2012 due to lack of adequate funding.  |
| CFS          | 2006            | Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate  | N            |      | N        |                 | Y         | 2012           |         | Postponed until 2012, due to a lack of funding.  |
| CFS, LU      | 2008            | Pursue CDBG and other funding as needed to maintain/upgrade the water system by increasing the size of the City's water lines and constructing an elevated water storage tank                         | N            |      | Y        | 2012            |           |                |         | The size of the water lines throughout the city was increased to 6 inches in 2009. The city still needs to construct an elevated water storage tank and anticipates having one in place by 2012. |

**CITY OF ALSTON  
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Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |  |
| CFS     |                 | Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.) and provide additional dry hydrants    | Y            | 2010 |          |                 |           |                |         | Accomplished in 2010.                                    |  |
| CFS     | 2006            | Pursue funding to install a sewerage system  | N            |      | N        |                 |           | Y              | 2013    | Postponed until 2013 due to a lack of community support. |  |
| CFS, IC | 2009            | Seek funding for the construction of a joint countywide jail facility  | N            |      | N        |                 |           | N              |         | Y  | Dropped due to construction of a private facility that has an agreement to house Montgomery County inmates.              |
| CFS     |                 | Pursue funding as appropriate to improve the piping systems, tank capacity to increase fire protection   | Y            | 2009 |          |                 |           |                |         |  | Accomplished in 2009.  |
| CFS     | 2009            | Seek CDBG funding to install fire hydrants throughout the City of Alston   | Y            | 2009 |          |                 |           |                |         |  | Accomplished in 2009, 24 fire hydrants were installed.   |
| CFS     | 2008            | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas | Y            | 2009 |          |                 |           |                |         |  | Accomplished in 2009.  |
| CFS     | 2006            | Seek funding to upgrade emergency equipment as needed  | N            |      | Y        | Ongoing         |           |                |         |  | Emergency equipment is upgraded on an ongoing basis.   |
| CFS     | 2008            | Seek funding as needed to improve and upgrade existing parks   | N            |      | Y        | Ongoing         |           |                |         |  | This is an ongoing process as needed, a basketball court and swings were added in 2009.                                  |
| CFS     | 2010            | Pursue funding as appropriate to establish a community event in the City of Alston   | Y            | 2010 |          |                 |           |                |         |  | The City will host a community event to celebrate the centennial in November. This event will become an annual festival. |



**CITY OF ALSTON  
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| Element    | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|            |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| HO         | 2006            | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing  | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of qualifying homes and community interest/participation.   |
| HO, IC     | 2006            | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program   | N            |      | Y        | Ongoing         |           |                |         | Participation will continue on an ongoing basis.  |
| HO         | 2006            | Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. Assistance is provided through faith-based organizations during times of need.  |
| HO, LU, IC | 2009            | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia  | N            |      | Y        | 2011            |           |                |         | Montgomery County and its governments are working towards the adoption of Georgia Uniform Construction Codes countywide, as well as additional regulations. It is anticipated that a local enforcement program could be in place by 2011. |
| HO, LU, IC | 2009            | Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements | N            |      | N        |                 |           | Y              | 2014    | Postponed until 2014 due to the small number of manufactured homes in the city. An inventory of the number of manufactured homes will be completed by 2014 to determine the need of a manufactured housing ordinance.                     |

**CITY OF ALSTON  
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| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| HO      | 2006            | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing                                      | N            |      | N        |                 |           |                | Y       | Dropped due to the lack of land available for development.  |
|         |                 |  |              |      |          |                 |           |                |         |   |
| LU, IC  | 2010            | Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options                            | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP. |
| LU, IC  | 2010            | Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation  | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest.  |
| LU, IC  | 2010            | Develop at least minimal ordinances regulating permit/ location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda | N            |      | N        |                 |           | Y              | 2015    | Postponed until 2015 due to a lack of adequate public and political support at present.   |

**CITY OF ALSTON  
Comprehensive Plan Short Term Work Program  
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| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments |  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|-----------------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |                 |  |
| LU, IC  |                 | Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP.  |
| LU, IC  |                 | Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance   | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest in a countywide zoning or land use management ordinance at this time. However, the local governments do have interest in an informal roundtable /joint task force to examine land use measures that each local government could establish. This will be reflected in the New STWP. |
| LU, IC  |                 | Develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon  | N            |      | N        |                 |           | N              |         | Y               | Dropped in the City due to a lack of interest.   |
| LU, IC  | 2010            | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities   | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest and political support.   |

**CITY OF HIGGSTON  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element    | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|------------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|            |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| ED, IC     | 2006            | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   | N            |      | Y        | Ongoing         |           |                |         | The City utilizes Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team continuously, as well as other programs which allow small business development initiatives and access to customized market data. |
| ED, IC     | 2006            | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process, the Georgia Rural Economic Development Center and other entities provide assistance to the City in the areas of economic development, state and local government partnerships, technical assistance, etc.                    |
| ED, LU, IC | 2009            | Seek funding for the expansion of and to fully develop infrastructure, including water and sewer extension, to the small business industrial park in Higgston  | N            |      | Y        | 2012            |           |                |         | The County purchased land from Toombs County. Phase 2 of the project is expected to begin in 2011; it consists of water and sewer extensions. The project will be complete in 2012.  |
| ED, LU     | 2009            | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | N            |      | N        |                 |           | N              | Y       | Dropped in the City due to zoning regulations adopted in 1998; revisions to the zoning ordinance are done on an as needed basis.   |

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Report of Accomplishments**

| Element     | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments |  |
|-------------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|-----------------|--|
|             |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |                 |  |
| CFS, IC     | 2006            | Advocate the four-laning of SR 15/ 29 through the county as an Interstate connector  | N            |      | N        |                 |           | Y              | 2015    |                 | Postponed until 2015 due to a lack of DOT funding at present.  |
| CFS, IC     | 2006            | Advocate the four-laning of SR 30/ U.S. 280 through the county   | N            |      | N        |                 |           | Y              | 2015    |                 | Postponed until 2015 due to a lack of DOT funding at present.  |
| CFS         | 2006            | Seek funding as needed for drainage improvements in identified areas of need   | N            |      | N        |                 |           | Y              | 2014    |                 | Postponed until 2014 due to lack of adequate funding.  |
| CFS         | 2006            | Pursue funding as needed to pave and/or resurface existing roads within the City of Higgston   | N            |      | Y        | Ongoing         |           |                |         |                 | Roads are paved annually through LAMIG funds.  |
| CFS, LU     | 2006            | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks | N            |      | N        |                 |           | Y              | 2013    |                 | Postponed until 2013 due to a lack of adequate funding.  |
| CFS         | 2006            | Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate             | N            |      | N        |                 |           | Y              | 2012    |                 | Postponed until 2012 due to a lack of adequate funding.  |
| CFS, LU, IC | 2010            | Investigate the feasibility of establishing a municipal water system in the City of Higgston to accommodate economic development growth          | N            |      | Y        | Ongoing         |           |                |         |                 | Additional investigation will be continued as needed to determine the feasibility of a water system in Higgston. |
| CFS, LU, IC | 2010            | Investigate the feasibility of establishing a municipal sewer system in the City of Higgston to accommodate economic development growth          | N            |      | N        |                 |           | Y              | 2014    |                 | Postponed until 2014, due to a lack of interest.   |

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| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |  |
| CFS, IC | 2008            | Seek funding for the construction of a joint countywide jail facility  | N            |      | N        |                 |           |                | Y       | Dropped due to construction of a private facility that has an agreement to house Montgomery County inmates.                            |  |
| CFS     | 2006            | Pursue funding as appropriate to improve the piping systems and tank capacity to increase fire protection  | N            |      | N        |                 |           | Y              | 2012    | Postponed until 2012 due to a lack of adequate funding.  |  |
| CFS     | 2006            | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas | N            |      | Y        | Ongoing         |           |                |         | The city purchased a fire truck in 2010 and a jaws of life in 2009. The city will continue to upgrade equipment on an as needed basis. |  |
| CFS     | 2006            | Seek funding to upgrade emergency equipment as needed  | N            |      | Y        | Ongoing         |           |                |         | The city will continue to purchase emergency equipment on an as needed basis.  |  |
| CFS     | 2010            | Seek funding to construct a new fire station in the City of Higgston to accommodate the need for space   | N            |      | Y        | 2011            |           |                |         | The city expects to break ground for the new fire station in 2010. The project should be complete in 2011.                             |  |
| CFS     | 2006            | Seek funding as needed to improve and upgrade existing parks   | N            |      | Y        | Ongoing         |           |                |         | Playground equipment will be purchased on an as needed basis. New playground equipment was purchased in 2010.                          |  |
| CFS, LU | 2010            | Seek funding to acquire land in Higgston for the location of a new community center  | N            |      | N        |                 |           | N              |         | Y  | Dropped due to a lack of interest.   |
| CFS     | 2010            | Seek funding to renovate the current fire station as a voting precinct for the City  | N            |      | N        |                 |           | Y              | 2011    |  | Once the new fire station has been completed the city hall will relocate there. The current fire station will be renovated as a voting precinct. |
| CFS     | 2010            | Pursue funding as appropriate to establish a community event in the City of Higgston   | N            |      | N        |                 |           | N              |         | Y  | Dropped due to a lack of community support.  |

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| Element    | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|------------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|            |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| HO         | 2006            | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing   | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. The city will continue to apply for housing grant funds as needed to improve the condition of its housing stock.  |
| HO, IC     | 2006            | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program  | N            |      | Y        | Ongoing         |           |                |         | Participation will continue on an ongoing basis.  |
| HO         | 2006            | Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners   | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. Assistance is provided through faith-based organizations during times of need.  |
| HO, LU, IC | 2008            | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia | N            |      | Y        | 2011            |           |                |         | Montgomery County and its governments are working towards the adoption of Georgia Uniform Construction Codes countywide, as well as additional regulations. It is anticipated that a local enforcement program could be in place by 2011.         |
| HO         | 2006            | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process; the city would welcome affordable residential development opportunities if available.   |
| LU, IC     | 2009            | Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options  | N            |      | N        |                 | N         |                | Y       | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP. |

**CITY OF HIGGSTON  
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Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments |  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|-----------------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |                 |  |
| LU, IC  | 2009            | Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation  | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest.   |
| LU, IC  | 2010            | Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP.  |
| LU, IC  | 2010            | Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance   | N            |      | N        |                 |           | N              |         | Y               | Dropped due to a lack of interest in a countywide zoning or land use management ordinance at this time. However, the local governments do have interest in an informal roundtable /joint task force to examine land use measures that each local government could establish. This will be reflected in the New STWP. |
| LU      | 2006            | Seek to revise the City's zoning ordinance as appropriate  | N            |      | Y        | Ongoing         |           |                |         |                 | The city will continue to revise its zoning ordinance on an as needed basis.   |
| LU, IC  | 2010            | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities   | N            |      | Y        | Ongoing         |           |                |         |                 | The city will continuously work on measures to aid in the removal of abandoned properties and eyesores as appropriate.   |



**CITY OF MOUNT VERNON  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| ED, IC  | 2006            | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   |              |      | Y        | Ongoing         |           |                |         | The City utilizes Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team continuously, the Montgomery County Development Authority, as well as other programs which allow small business development initiatives and access to customized market data. |
| ED, IC  | 2006            | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County |              |      | Y        | Ongoing         |           |                |         | This is an ongoing process, the Georgia Rural Economic Development Center and other entities provide assistance to the county in the areas of economic development, state, and local government partnerships, technical assistance, design ideas through GMA, etc.                                    |
| ED, LU  | 2009            | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | N            |      | Y        | 2012            |           |                |         | Mount Vernon is in the process of establishing a Zoning Board that will review zoning and land use regulations, and this will be reflected in the New STWP. The Zoning Board is anticipated to be in place by 2011. The land management plan is anticipated to be completed in 2012.                  |
| NCR     | 2006            | Pursue funding as needed to maintain and utilize the Mount Vernon Community Center   | Y            | 2009 |          |                 |           |                |         | Complete renovations were made to the Mount Vernon Community Center.  |

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Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| NCR     | 2008            | Seek to document the history of the Mount Vernon Community Center for listing in the National Register of Historic Places  | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest  |
| CFS, IC | 2006            | Advocate the four-laning of SR 30/ U.S. 280 through the county   | N            |      | N        |                 |           | Y              | 2015    | Construction has been postponed until at least 2015 due to a lack of funding at the state level.   |
| CFS     | 2006            | Seek funding as needed for drainage improvements in identified areas of need   | Y            | 2009 |          |                 |           |                |         | Accomplished in 2009.  |
| CFS     | 2006            | Pursue funding as needed to pave and/or resurface existing roads within the City of Mount Vernon   | N            |      | Y        | Ongoing         |           |                |         | Roads are paved annually through LAMIG funds.  |
| CFS, LU | 2006            | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks   | N            |      | Y        | 2012            |           |                |         | The city received a grant for a streetscape project in downtown. The project will begin in fall 2010 with an estimated completion date of summer 2012. |
| CFS     | 2006            | Seek funding as needed to upgrade existing streets equipment   | N            |      | Y        | Ongoing         |           |                |         | Street equipment is upgraded continuously through SPLOST funds.  |
| CFS     | 2006            | Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yamassee Trail, and local connector facilities, as appropriate | N            |      | N        |                 |           | Y              | 2012    | Postponed until 2012, due to lack of funding.  |

**CITY OF MOUNT VERNON  
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| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| CFS, LU | 2007            | Seek CDBG and other funding as needed to maintain and upgrade the water system   | N            |      | Y        | 2013            |           |                |         | Upgrades to the water system were complete in 2007; however, additional upgrades are needed and are anticipated to be completed by 2013.                              |
| CFS     | 2007            | Seek funding as needed to renovate the water storage tank  | Y            | 2007 |          |                 |           |                |         | Accomplished in 2007.   |
| CFS     | 2006            | Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.), and provide additional dry hydrants as needed | Y            | 2007 |          |                 |           |                |         | Accomplished in 2007.   |
| CFS, LU | 2006            | Pursue funding as necessary to provide sewerage services to all unserved residents   | N            |      | Y        | Ongoing         |           |                |         | The city is continuously looking for funding sources to extend sewerage services.   |
| CFS, LU | 2006            | Seek funding to upgrade the wastewater system treatment facility by installing new sewer lines   | N            |      | Y        | 2013            |           |                |         | Some upgrades were completed in 2007; additional upgrades are needed to repair older sewer lines to prevent infiltration and are anticipated to be completed by 2013. |
| CFS, LU | 2006            | Pursue funding to acquire land in order to develop LAS spray fields to increase its treatment capacity   | N            |      | N        |                 |           | N              | Y       | The city received an increase to its permit from EPD, which eliminated the need for LAS spray fields.   |
| CFS, IC | 2008            | Seek funding for the construction of a joint countywide jail facility  | N            |      | N        |                 |           | N              | Y       | The county and its governments will utilize a private detention center to house its inmates.  |

**CITY OF MOUNT VERNON  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| CFS     | 2006            | Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry fire hydrant locations to increase fire protection | Y            | 2008 |          |                 |           |                |         | Accomplished in 2008.  |
| CFS     | 2006            | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas          | N            |      | Y        | Ongoing         |           |                |         | The city purchased a used fire truck in 2009. The additional truck aided in the response time and helped to lower the ISO rating to a 5. New firefighting equipment will be purchased on an as needed basis. |
| CFS     | 2006            | Seek funding to upgrade emergency equipment as needed   | N            |      | Y        | Ongoing         |           |                |         | A breathing apparatus and generator have been purchased. Emergency equipment will be purchased on an as needed basis.  |
| CFS     | 2008            | Seek funding to construct a new fire station in the City of Mount Vernon to accommodate the need for space  | N            |      | N        |                 | Y         | 2013           |         | Postponed until 2013, due to a lack of funding.  |
| CFS     | 2009            | Seek funding as needed to improve and upgrade existing parks  | N            |      | Y        | Ongoing         |           |                |         | Playground equipment and safety material for a fence were purchased as well as the construction of a hospitality building. Additional improvements and upgrades will be made on an as needed basis.          |
| CFS, LU | 2006            | Seek funding to acquire additional land and develop new facilities for recreation as necessary  | N            |      | N        |                 | N         |                | Y       | Dropped due to the adequate amount of land already available for recreation development.   |
| CFS     | 2006            | Seek funding to renovate the Mount Vernon City Hall to add a municipal courtroom  | Y            | 2007 |          |                 |           |                |         | Accomplished in 2007.  |
| CFS     | 2008            | Seek funding to build a new police station  | Y            | 2007 |          |                 |           |                |         | The city renovated the top floor of city hall and added two new offices for the police department.   |

**CITY OF MOUNT VERNON  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element    | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|            |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| CFS        | 2006            | Pursue funding as appropriate to expand the Heritage Festival   | N            |      | Y        | Ongoing         |           |                |         | Funding will continue to be pursued as appropriate  |
| HO         | 2007            | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing  | Y            | 2010 |          |                 |           |                |         | Accomplished through zoning and other ordinances. COBG and CHIP funding will continue to be pursued as needed.                                |
| HO, IC     | 2006            | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program   | N            |      | Y        | Ongoing         |           |                |         | Participation will continue on an ongoing basis.  |
| HO         | 2008            | Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  | N            |      | N        |                 | N         |                | Y       | Dropped due to a lack of interest.  |
| HO, LU, IC | 2008            | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia  | N            |      | Y        | 2011            |           |                |         | The city is working on housing and code enforcement ordinances. It is anticipated that a local enforcement program could be in place by 2011. |
| HO, LU, IC | 2006            | Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements | N            |      | N        |                 | Y         | 2012           |         | Postponed in the City until 2012 pending the establishment of a Zoning Board.   |

**CITY OF MOUNT VERNON  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| HO      | 2006            | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process that will be examined further as opportunities are available.  |
| HO      | 2006            | Pursue obtaining additional three and four bedroom public housing or subsidized rental units as appropriate  | N            |      | Y        | Ongoing         |           |                |         | The city works towards obtaining additional subsidized rental units on a continuous basis.  |
| LU, IC  | 2009            | Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options  | N            |      | N        |                 |           | N              | Y       | Dropped due to a lack of interest at this time in a formal countywide planning commission. The City is in the process of establishing a Zoning Board that will assist in growth management regulations/education. The Zoning Board could be in place by 2011. |
| LU, IC  | 2009            | Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation  | N            |      | Y        | 2011            |           |                |         | This activity will be completed by the Zoning Board which is anticipated to be established by 2011.   |
| LU, IC  | 2010            | Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth | N            |      | Y        | 2012            |           |                |         | The Zoning Board, which is currently being established, will investigate ordinances to prevent nuisances and uses disruptive to the community's growth. It is anticipated that some type of nuisance abatement ordinance could be in place by 2012.           |

**CITY OF MOUNT VERNON  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| LU, IC  | 2010            | Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance | N            |      | N        |                 |           |                | Y       | Dropped due to a lack of interest in a countywide zoning or land use management ordinance at this time. However, the local governments do have interest in an informal roundtable /joint task force to examine land use measures that each local government could establish. This will be reflected in the New STWP. |
| LU      | 2006            | Seek to revise the City’s zoning ordinance as appropriate  | N            |      | Y        | Ongoing         |           |                |         | Revisions to the zoning ordinance are done on an as needed basis.  |
| LU, IC  | 2010            | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities       | N            |      | Y        | Ongoing         |           |                |         | The city will continuously develop measures as appropriate to address abandoned and unkempt properties. The ordinance will allow use of law officials to enforce regulations developed by the City and the Zoning Board.   |

**CITY OF TARRYTOWN  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| ED, IC  | 2006            | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   | N            |      | Y        | Ongoing         |           |                |         | The City utilizes Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team continuously, as well as other programs which allow small business development initiatives and access to customized market data. |
| ED, IC  | 2006            | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process, the Georgia Rural Economic Development Center and other entities provide assistance to the City in the areas of economic development, state and local government partnerships, technical assistance, etc.                    |
| ED, LU  | 2009            | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | N            |      | Y        | 2012            |           |                |         | Currently underway in conjunction with the Montgomery County Development Authority. It is anticipated that a plan could be in place in the City by 2012.   |
| CFS, IC | 2006            | Advocate the four-laning of SR 15/ 29 through the county as an Interstate connector  | N            |      | N        |                 |           | Y              | 2015    | The four-laning of S.R. 15/29 through the County has been postponed until at least 2015, due to lack of funding at the state level.  |



**CITY OF TARRYTOWN  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|---------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|         |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| CFS     | 2006            | Seek funding as needed for drainage improvements in identified areas of need  | Y            | 2008 |          |                 |           |                |         | Accomplished in 2008.   |
| CFS     | 2006            | Pursue funding as needed to pave and/or resurface existing roads within the City of Tarrytown   | N            |      | Y        | Ongoing         |           |                |         | Roads are paved annually through LAMIG funds.   |
| CFS, LU | 2006            | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks              | N            |      | N        | Ongoing         |           |                |         | The city will continue to pursue TE funding for streetscape improvements on an as needed basis.             |
| CFS, LU | 2006            | Seek CDBG and other funding as needed to maintain and upgrade the water system, including upgrading older water lines   | N            |      | Y        | 2011            |           |                |         | A new well will be drilled in fall 2010; water lines will be upgraded in 2011.                              |
| CFS     | 2006            | Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.), and provide additional dry hydrants as needed  | Y            | 2007 |          |                 |           |                |         | Accomplished in 2007.   |
| CFS     | 2007            | Seek funding for an elevated water storage tank to replace the current ground level storage tank  | Y            | 2010 |          |                 |           |                |         | Accomplished in 2010.   |
| CFS, IC | 2008            | Seek funding for the construction of a joint countywide jail facility   | N            |      | N        |                 |           | N              | Y       | Dropped due to construction of a private facility that has an agreement to house Montgomery County inmates. |
| CFS     | 2006            | Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry fire hydrant locations to increase fire protection | Y            | 2007 |          |                 |           |                |         | Accomplished in 2007.   |

**CITY OF TARRYTOWN  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |  |
| CFS     | 2006            | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas | N            |      | Y        | Ongoing         |           |                |         | The city purchased equipment and a fire truck in 2008. Additional firefighting equipment will be upgraded on an as needed basis.                                      |  |
| CFS     | 2006            | Seek funding to upgrade emergency equipment as needed  | N            |      | Y        | Ongoing         |           |                |         | Emergency equipment will be upgraded on an as needed basis.   |  |
| CFS     | 2008            | Seek funding to construct a new fire station in the City of Tarrytown to accommodate the need for space  | N            |      | Y        | 2012            |           |                |         | The city has purchased the land for a new fire station. The city is currently raising funds for the new fire station; the project is expected to be complete in 2012. |  |
| CFS, LU | 2006            | Seek funding as needed to improve and upgrade the Jmon Warnock Park  | N            |      | N        |                 |           | Y              | 2012    | Postponed until 2012, due to a lack of adequate funding.  |  |
| CFS     | 2009            | Seek funding to build a new city hall in the City of Tarrytown   | N            |      | Y        | 2012            |           |                |         | The new city hall will be housed with the new fire station; this project should be complete in 2012.  |  |
| CFS     | 2010            | Seek funding to establish a Senior Citizens/Community Center in the City of Tarrytown  | N            |      | N        |                 |           | N              |         | Y   | Dropped due to a lack of community interest.   |
| CFS     | 2006            | Pursue funding as appropriate to establish a community event in the City of Tarrytown  | Y            | 2009 |          |                 |           |                |         |   | The City has established three annual events: Christmas in the Park( 2006) 4 <sup>th</sup> of July Celebration (2006) Community-wide Yard Sale(2009) |
| HO      | 2006            | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing                                     | N            |      | Y        | Ongoing         |           |                |         |   | The city will continue to apply for grants/financial aid as appropriate that work to improve its housing stock.                                      |

**CITY OF TARRYTOWN  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element    | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|            |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| HO, IC     | 2006            | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program   | N            |      | Y        | Ongoing         |           |                |         | Participation will continue on an ongoing basis.  |
| HO         | 2006            | Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. Assistance is provided through faith-based organizations during times of need.  |
| HO, LU, IC | 2008            | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia  | N            |      | Y        | 2011            |           |                |         | Montgomery County and its governments are working towards the adoption of Georgia Uniform Construction Codes countywide, as well as additional regulations. It is anticipated that a local enforcement program could be in place by 2011. |
| HO, LU, IC | 2006            | Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements | Y            | 2009 |          |                 |           |                |         | Accomplished in the City in 2009.   |
| HO         | 2006            | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing   | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process as appropriate; the City would welcome affordable residential development opportunities if available.  |

**CITY OF TARRYTOWN  
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Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| LU, IC  | 2009            | Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options  | N            |      | N        |                 | N         |                | Y       | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP.  |
| LU, IC  | 2009            | Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation  | N            |      | N        |                 | N         |                | Y       | Dropped due to a lack of interest.   |
| LU, IC  | 2006            | Develop at least minimal ordinances regulating permit/ location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda   | N            |      | N        |                 | Y         | 2012           |         | Postponed until 2012, due to lack of interest.   |
| LU, IC  | 2010            | Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth | N            |      | N        |                 | N         |                | Y       | Dropped due to a lack of interest at this time in a formal countywide planning commission. Instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP.  |
| LU, IC  | 2010            | Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance   | N            |      | N        |                 | N         |                | Y       | Dropped due to a lack of interest in a countywide zoning or land use management ordinance at this time. However, the local governments do have interest in an informal roundtable /joint task force to examine land use measures that each local government could establish. This will be reflected in the New STWP. |

**CITY OF TARRYTOWN  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| LU, IC  | 2010            | Develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon | N            |      | N        |                 |           |                | Y       | Dropped in the City due to lack of interest and political support.   |
| LU, IC  | 2010            | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities  | N            |      | Y        | 2013            |           |                |         | The City is currently working with the County to examine measures that will work toward removing abandoned manufactured homes and other eyesores. Regulations and additional measures will be utilized as the need arises. It is anticipated that regulations could be in place by 2013. |

**CITY OF UVALDA  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| ED, IC  | 2006            | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   | N            |      | Y        | Ongoing         |           |                |         | The City utilizes Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team continuously, as well as other programs which allow small business development initiatives and access to customized market data. |
| ED, IC  | 2006            | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process, the Georgia Rural Economic Development Center and other entities provide assistance to the City in the areas of economic development, state and local government partnerships, technical assistance, etc.                    |
| ED, LU  | 2009            | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | N            |      | Y        | 2012            |           |                |         | Currently underway in conjunction with the Montgomery County Development Authority. It is anticipated that a plan can be in place by 2012.   |
| CFS     | 2006            | Seek funding as needed for drainage improvements in identified areas of need   | Y            | 2009 |          |                 |           |                |         | Drainage improvements were completed on Oak Street in 2009.  |

**CITY OF UVALDA  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| CFS, LU | 2006            | Pursue funding as needed to pave and/or resurface existing roads within the City of Uvalda   | N            |      | Y        | Ongoing         |           |                |         | Roads are paved annually through LAMIG funds.  |
| CFS     | 2006            | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks   | N            |      | Y        | Ongoing         |           |                |         | The City will continue to pursue TE funds as needed to aid in streetscape and transportation improvements.                         |
| CFS     | 2006            | Seek funding as needed to upgrade existing streets equipment   | N            |      | Y        | Ongoing         |           |                |         | The City purchased a street sweeper and motor grader in 2009. Additional street equipment will be purchased on an as needed basis. |
| CFS, LU | 2006            | Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yamassee Trail, and local connector facilities, as appropriate | N            |      | N        |                 |           | Y              | 2012    | Postponed until 2012, due to a lack of funding.  |
| CFS     | 2006            | Seek CDBG and other funding as needed to maintain and upgrade the water system   | Y            | 2009 |          |                 |           |                |         | Accomplished in 2009.  |
| CFS     | 2006            | Seek funding as needed to renovate the water storage tank  | Y            | 2008 |          |                 |           |                |         | Accomplished in 2008.  |
| CFS     | 2006            | Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.), and provide additional dry hydrants as needed   | N            |      | Y        | 2011            |           |                |         | The city is currently working towards pursuing detailed maps and expects to have them by 2011.                                     |

**CITY OF UVALDA  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|---------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|         |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| CFS, LU | 2006            | Pursue funding as appropriate to provide sewerage services to all unserved residents  | Y            | 2009 |          |                 |           |                |         | Accomplished in 2009.   |
| CFS, LU | 2006            | Pursue funding to upgrade sewer lines as needed   | N            |      | Y        | Ongoing         |           |                |         | Some sewer lines were upgraded in 2009. Additional upgrades are still needed aid will be pursued as appropriate.  |
| CFS, IC | 2008            | Seek funding for the construction of a joint countywide jail facility   | N            |      | N        |                 |           | N              | Y       | Dropped due to construction of a private facility that has an agreement to house Montgomery County inmates.   |
| CFS     | 2006            | Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry fire hydrant locations to increase fire protection | Y            | 2009 |          |                 |           |                |         | Accomplished in 2009.   |
| CFS     | 2006            | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas          | Y            | 2008 |          |                 |           |                |         | Accomplished in 2008. ISO rating dropped from an 8 to a 5.  |
| CFS     | 2006            | Seek funding to upgrade emergency equipment as needed   | N            |      | Y        | Ongoing         |           |                |         | The city purchased a radio transmitter. Additional equipment will be purchased on an as needed basis.   |
| CFS, LU | 2006            | Seek funding as needed to improve and upgrade existing parks  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. Improvements and upgrades will be made to the park on an as needed basis.   |
| CFS     | 2006            | Seek funding to build a deck at the community center in Uvalda  | N            |      | N        |                 |           | Y              | 2012    | Postponed due to a lack of adequate funding.  |
| CFS     | 2006            | Pursue funding as appropriate to expand the "Ol' Time Farm Festival"  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. Funds from private donors and civic organizations have been utilized; however, additional funding is still needed and will be pursued as appropriate. |



**CITY OF UVALDA  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element    | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|------------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|            |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| CFS        | 2006            | Seek funding to construct a pavilion  | Y            | 2006 |          |                 |           |                |         | Accomplished in 2006.   |
| CFS        | 2006            | Pursue funding for the construction of a walking track  | N            |      | N        |                 |           | Y              | 2013    | Postponed until 2013 due to a lack of funding.  |
| HO         | 2006            | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing  | N            |      | Y        | Ongoing         |           |                |         | The city will continue to pursue grants/financial aid as needed to improve its housing stock.   |
| HO, IC     | 2006            | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program   | N            |      | Y        | Ongoing         |           |                |         | Participation will continue on an ongoing basis.  |
| HO         | 2006            | Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process. Assistance is provided through faith-based organizations during times of need.  |
| HO, LU, IC | 2008            | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia  | N            |      | Y        | 2011            |           |                |         | Montgomery County and its governments are working towards the adoption of Georgia Uniform Construction Codes countywide, as well as additional regulations. It is anticipated that a local enforcement program could be in place by 2011. |
| HO, LU, IC | 2006            | Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements | Y            | 2007 |          |                 |           |                |         | Accomplished in the City in 2007.   |

**CITY OF UVALDA  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| HO      | 2006            | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing                                      | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process that will be examined further as opportunities are available.  |
| HO      | 2006            | Pursue obtaining additional three and four bedroom public housing or subsidized rental units as necessary  | N            |      | Y        | Ongoing         |           |                |         | This is an ongoing process, as funding and development opportunities become available the city will pursue the prospect.  |
| LU, IC  | 2009            | Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options                            | N            |      | N        |                 |           | N              | Y       | The Uvalda Planning Commission was established in 2010 for the City of Uvalda. There is no interest at this time in a formal countywide planning commission, but instead the local governments prefer an informal roundtable or joint task force to discuss regulation options. This will be reflected in the New STWP. |
| LU, IC  | 2009            | Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation  | Y            | 2010 |          |                 |           |                |         | The Uvalda Planning Commission addresses land use regulations in publications and programs available at the request of citizens.  |
| LU, IC  | 2006            | Develop at least minimal ordinances regulating permit/ location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda | N            |      | Y        | 2011            |           |                |         | The Uvalda Planning Commission was established in 2010 and is currently in the process of establishing these regulations. It is anticipated that these will be in place by 2011.  |

**CITY OF UVALDA  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| LU, IC  | 2010            | Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth | Y            | 2010 |          |                 |           |                |         | A nuisance ordinance was adopted in 2010.  |
| LU, IC  | 2010            | Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance   | N            |      | N        |                 |           | N              | Y       | Dropped due to a lack of interest in a countywide zoning or land use management ordinance at this time. However, the local governments do have interest in an informal roundtable /joint task force to examine land use measures that each local government could establish. This will be reflected in the New STWP. |
| LU, IC  | 2006            | Develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon  | Y            | 2007 |          |                 |           |                |         | Accomplished in the City in 2007.  |
| LU, IC  | 2010            | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities   | N            |      | Y        | Ongoing         |           |                |         | The City is currently utilizing its nuisance ordinance to address abandoned properties. Additional measures are being examined to aid in the removal of abandoned and unkempt properties and will be established as appropriate.   |

**MONTGOMERY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |  | Estimated Cost  | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--|-----------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other  |                 | Local          | State | Federal | Private |
| ED      | Continue funding for a countywide full-time economic development professional to assist in the promotion and marketing of Montgomery County and its municipalities to prospective businesses and industries  |       |      |      |      |      | X         |             | X              |      | Dev. Auth.   | \$50,000/yr.    | X              |       |         |         |
| ED, IC  | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, STC, Tattnall and Toombs cos.       | \$12-13,000/yr. | X              | X     |         |         |
| ED, IC  | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos. | \$5,000 (total) | X              | X     |         |         |

**MONTGOMERY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element     | Activity  | Years |      |      |      |      |           |             | Responsibility |                 |   | Estimated Cost      | Funding Source |       |         |         |
|-------------|---|-------|------|------|------|------|-----------|-------------|----------------|-----------------|---|---------------------|----------------|-------|---------|---------|
|             |   | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City            | Other   |                     | Local          | State | Federal | Private |
| ED, LU, IC  | Seek to complete Phase 2 of expanding infrastructure to the county's rail site in Ailey and the small business industrial park in Higgston  | X     | X    |      |      |      |           | X           | X              | Ailey, Higgston | Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.    | \$1 million (total) | X              | X     | X       |         |
| ED, IC      | Continue to participate in multi-jurisdictional economic development projects with Toombs County and the City of Vidalia, and establish other partnerships with economic development organizations in neighboring counties as appropriate |       |      |      |      |      | X         |             | X              |                 | Chamber, Dev. Auth., Toombs County, Vidalia, Vidalia Area CVB | NA                  |                |       |         |         |
| ED, IC      | Complete the process of acquiring Certified Literate Community status for Montgomery County   |       | X    | X    |      |      |           |             | X              |                 | DTAE, Tattnall and Toombs cos.                                | \$10,000 (total)    | X              |       |         |         |
| ED, CFS, IC | Provide assistance to Southeastern Technical College as needed in providing adequate facilities and expansion of services at its Adult Learning Center  |       |      |      |      |      | X         |             | X              | Mount Vernon    | Dev. Auth., DTAE, STC   | \$100,000 (total)   | X              | X     |         |         |

**MONTGOMERY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element      | Activity  | Years |      |      |      |      |           |             | Responsibility |                               |                          | Estimated Cost                 | Funding Source |       |         |         |
|--------------|---|-------|------|------|------|------|-----------|-------------|----------------|-------------------------------|--------------------------|--------------------------------|----------------|-------|---------|---------|
|              |   | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City                          | Other                    |                                | Local          | State | Federal | Private |
| ED, CFS, IC  | Provide assistance to Brewton-Parker College as needed in providing adequate facilities and expansion of services   |       |      |      |      |      | X         |             | X              | Mount Vernon                  | Dev. Auth., BPC          | \$100,000 (total)              | X              |       |         | X       |
| ED           | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure                        |       | X    |      |      |      |           |             | X              | Tarrytown Uvalda              |                          | \$10,000                       | X              |       |         |         |
| NCR, LU, IC  | Continue to actively participate in the Altamaha River Partnership's efforts to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism |       |      |      |      |      | X         |             | X              |                               | ARP, Chamber, Dev. Auth. | NA                             |                |       |         |         |
| NCR, CFS, LU | Seek funding to develop recreation facilities, such as a public fishing area, in Montgomery County  |       |      | X    | X    |      |           |             | X              |                               | Dev. Auth., DNR          | \$2.5 million (total)          | X              | X     |         |         |
| CFS          | Advocate the four-laning of SR 15/29 through the county as an Interstate connector  |       |      |      |      | X    |           | X           | X              |                               | Dev. Auth., DOT          | NA (no DOT estimate available) | X              | X     |         |         |
| CFS          | Advocate the four-laning of SR 30/U.S. 280 through the county   |       |      |      |      | X    |           | X           | X              | Ailey, Higgston, Mount Vernon | Dev. Auth., DOT          | NA (no DOT estimate available) | X              | X     |         |         |

**MONTGOMERY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |   |                    | Estimated Cost         | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|---|--------------------|------------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City  | Other              |                        | Local          | State | Federal | Private |
| CFS     | Seek funding as needed to upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary  |       |      |      | X    |      |           |             |                |   | Railroad companies | \$250,000 (total)      |                |       |         | X       |
| CFS     | Pursue funding as needed to pave and/or resurface existing roads within Montgomery County  |       |      |      |      |      | X         |             | X              |   | DOT (LAMIG)        | \$300,000/yr. (paving) | X              | X     |         |         |
| CFS     | Maintain and upgrade bridges as needed   |       |      |      |      |      | X         |             | X              |   | DOT                | \$100,000/yr.          | X              | X     | X       |         |
| CFS     | Continue to upgrade equipment needs of the County's roads department as needed   |       |      |      |      |      | X         |             | X              |   |                    | \$50,000/yr.           | X              |       |         |         |
| CFS     | Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yemassee Trail, and local connector facilities, as appropriate |       | X    |      |      |      |           |             | X              | Ailey, Alston, Higgston, Mount Vernon, Uvalda | DOT                | \$800,000 (total)      | X              | X     | X       |         |
| CFS     | Seek the construction of a new railroad spur to the industrial park located on GA 30/U.S. 280  | X     | X    | X    |      |      |           |             | X              |   | DCA (One Georgia)  | \$200,000              | X              | X     |         |         |

**MONTGOMERY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element     | Activity   | Years |      |      |      |      |           |             | Responsibility |                 |  | Estimated Cost      | Funding Source |       |         |         |
|-------------|--|-------|------|------|------|------|-----------|-------------|----------------|-----------------|--|---------------------|----------------|-------|---------|---------|
|             |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City            | Other  |                     | Local          | State | Federal | Private |
| CFS, LU, IC | Coordinate with the cities of Ailey and Higgston as needed to establish/upgrade the water systems to accommodate economic development growth         |       |      |      |      |      | X         | X           | X              | Ailey, Higgston | Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt. | \$1 million (total) | X              | X     | X       |         |
| CFS, LU, IC | Coordinate with the cities of Ailey and Higgston as needed to establish/upgrade the sewer systems to accommodate economic development growth         |       |      |      |      |      | X         | X           | X              | Ailey, Higgston | Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt. | \$1 million (total) | X              | X     | X       |         |
| CFS         | Seek funding for the expansion of recycling activities countywide as needed  |       |      |      |      |      | X         |             | X              |                 |  | \$10,000/yr.        | X              |       |         |         |
| CFS         | Seek funding as needed to further develop the countywide collection program for tires  |       |      |      |      |      | X         |             | X              |                 | GEFA   | \$50,000 (total)    | X              | X     |         |         |
| CFS         | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas |       |      |      |      |      | X         |             | X              | All             | FEMA, GEMA   | \$90,000/yr.        | X              | X     | X       |         |
| CFS         | Seek funding to upgrade emergency equipment as needed  |       |      |      |      |      | X         |             | X              | All             | FEMA, GEMA   | \$90,000/yr.        | X              | X     | X       |         |



**MONTGOMERY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                 | Estimated Cost        | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|---------------------------------|-----------------------|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                           |                       | Local          | State | Federal | Private |
| CFS        | Seek funding to upgrade the EMA facility and equipment as needed   | X     |      |      |      |      |           |             | X              |      |                                 | \$50,000 (total)      | X              |       |         |         |
| CFS        | Seek funding to improve infrastructure countywide  |       |      |      |      |      | X         |             | X              |      | DCA (CDBG)                      | \$500,000 (total)     | X              | X     |         |         |
| CFS        | Seek funding as needed to upgrade and maintain the Montgomery County Courthouse  |       |      |      |      |      | X         |             | X              |      | DNR                             | \$50,000/yr.          | X              | X     |         |         |
| CFS        | Pursue funding as needed to upgrade equipment at the Montgomery County Public Library  |       |      |      |      |      | X         |             | X              |      | DTAE, Ohoopee Regional Lib. Bd. | \$30,000 (total)      | X              | X     |         |         |
| CFS        | Seek funds to construct a domestic violence shelter  |       |      |      |      |      | X         |             | X              |      | DCA (CDBG)                      | \$500,000             | X              | X     |         |         |
| HO         | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing   |       |      |      |      |      | X         |             | X              |      | DCA (CDBG, CHIP)                | \$500,000 (total)     | X              | X     | X       |         |
| HO, IC     | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program  |       |      |      |      |      | X         |             |                |      | Civic Groups, Private Citizens  | NA                    |                |       |         |         |
| HO, LU, IC | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia | X     |      |      |      |      |           |             | X              | All  |                                 | \$1,000 (enforcement) | X              |       |         |         |

**MONTGOMERY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity  | Years |      |      |      |      |           |             | Responsibility |   |                         | Estimated Cost  | Funding Source |       |         |         |
|---------|---|-------|------|------|------|------|-----------|-------------|----------------|---|-------------------------|---|----------------|-------|---------|---------|
|         |   | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City                                    | Other                   |   | Local          | State | Federal | Private |
| HO      | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing   |       |      |      |      |      | X         |             | X              |   | DCA, Private Developers | \$5,000 (local facilitation, no estimate available on private construction) | X              | X     |         | X       |
| LU, IC  | Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda     |       | X    |      |      |      |           |             | X              | Alston, Tarrytown, Uvalda               |                         | \$1,000 (enforcement)   | X              |       |         |         |
| LU      | Develop/expand county regulations on subdivision regulations and road development and acceptance as necessary to further advance/coordinate growth management and promote quality development |       | X    |      |      |      |           |             | X              |   |                         | \$1,000 (enforcement)   | X              |       |         |         |
| LU, IC  | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities  |       | X    |      |      |      |           |             | X              | Higgston, Mt. Vernon, Tarrytown, Uvalda |                         | \$1,000 (enforcement)   | X              |       |         |         |

**MONTGOMERY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity  | Years |      |      |      |      |           |             | Responsibility |      |                                  | Estimated Cost           | Funding Source |       |         |         |
|---------|---|-------|------|------|------|------|-----------|-------------|----------------|------|----------------------------------|--------------------------|----------------|-------|---------|---------|
|         |   | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                            |                          | Local          | State | Federal | Private |
| LU, IC  | Establish an informal roundtable committee/joint task force among the local governments, the Montgomery County Development Authority, and other appropriate parties to examine, feasible land use management options and alternatives | X     |      |      |      |      |           |             | X              | All  | Montgomery County Dev. Authority | NA                       |                |       |         |         |
| LU      | Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate   |       |      |      |      |      | X         |             | X              | X    |                                  | \$1,000<br>(enforcement) | X              |       |         |         |

**CITY OF AILEY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |  | Estimated Cost      | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--|---------------------|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other  |                     | Local          | State | Federal | Private |
| ED, IC     | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, STC, Tattnall and Toombs cos.           | \$12-13,000/yr.     | X              | X     |         |         |
| ED, IC     | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.     | \$5,000 (total)     | X              | X     |         |         |
| ED, LU, IC | Seek to complete Phase 2 of expanding infrastructure to the county's rail site in Ailey and the small business industrial park in Higgston   | X     | X    |      |      |      |           | X           | X              | X    | Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt. | \$1 million (total) | X              | X     | X       |         |
| NCR        | Seek to protect the tract of old growth forest along U.S. 280 in Ailey as appropriate through public acquisition or other means  |       |      |      |      |      | X         |             |                | X    |  | \$100,000           | X              |       |         |         |

**CITY OF AILEY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element     | Activity   | Years |      |          |          |      |               |             | Responsibility |   |  | Estimated Cost                 | Funding Source |       |         |         |
|-------------|--|-------|------|----------|----------|------|---------------|-------------|----------------|---|--|--------------------------------|----------------|-------|---------|---------|
|             |  | 2011  | 2012 | 2013     | 2014     | 2015 | Each Year     | Beyond 2015 | County         | City  | Other  |                                | Local          | State | Federal | Private |
| CFS, IC     | Advocate the four-laning of SR 30/U.S. 280 through the county  |       |      |          |          | X    |               | X           | X              | Ailey, Higgston, Mount Vernon                 | Dev. Auth., DOT  | NA (no DOT estimate available) | X              | X     |         |         |
| CFS         | Seek funding as needed for drainage improvements in identified areas of need   |       |      |          |          |      | X             |             |                | X   | DCA (CDBG)   | \$200,000 (total)              | X              | X     | X       |         |
| CFS         | Pursue funding as needed to pave and/or resurface existing roads within the City of Ailey  |       |      | X (pave) | X (pave) |      | X (resurface) |             |                | X   | DOT (LAMIG)  | \$200,000 (total)              | X              | X     |         |         |
| CFS         | Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate |       | X    |          |          |      |               |             | X              | Ailey, Alston, Higgston, Mount Vernon, Uvalda | DOT  | \$800,000 (total)              | X              | X     | X       |         |
| CFS         | Seek the construction of a new railroad spur to the industrial park located on GA 30/U.S. 280  | X     | X    | X        |          |      |               |             | X              |   | DCA (One Georgia)  | \$200,000                      | X              | X     |         |         |
| CFS, LU, IC | Pursue CDBG and other funding as needed to maintain/upgrade the water system to accommodate economic development growth              | X     | X    |          |          |      |               | X           | X              | X   | Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt. | \$1 million (total)            | X              | X     | X       |         |
| CFS, LU     | Seek funding as necessary to provide sewerage services to all unserved residents of Ailey  |       | X    | X        |          |      |               |             |                | X   | DCA (CDBG)   | \$150,000 (total)              | X              | X     | X       |         |

**CITY OF AILEY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element     | Activity   | Years |      |      |      |      |           |             | Responsibility |      |  | Estimated Cost      | Funding Source |       |         |         |
|-------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--|---------------------|----------------|-------|---------|---------|
|             |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other  |                     | Local          | State | Federal | Private |
| CFS         | Seek funding as needed to upgrade sewer lines in the City of Ailey   |       | X    | X    |      |      |           |             |                | X    |  | \$50,000 (total)    | X              |       |         |         |
| CFS, LU, IC | Pursue CDBG and other funding as needed to maintain/upgrade the sewer system to accommodate economic development growth                                  |       | X    | X    |      |      |           | X           | X              | X    | Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt. | \$1 million (total) | X              | X     | X       |         |
| CFS         | Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry hydrant locations to increase fire protection |       |      | X    | X    |      |           |             | X              | All  | FEMA, GEMA   | \$90,000/yr.        | X              | X     | X       |         |
| CFS         | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas     |       |      |      |      |      | X         |             | X              | All  | FEMA, GEMA   | \$90,000/yr.        | X              | X     | X       |         |
| CFS         | Seek funding to upgrade emergency equipment as needed  |       |      |      |      |      | X         |             | X              | All  | FEMA, GEMA   | \$90,000/yr.        | X              | X     | X       |         |
| CFS         | Seek funding to construct a new fire station to accommodate the need for space   |       |      |      | X    |      |           |             |                | X    |  | \$200,000           | X              |       |         |         |
| CFS         | Seek funding to establish a recreation area in the City of Ailey   |       |      | X    |      |      |           |             |                | X    |  | \$20,000            | X              | X     |         |         |

**CITY OF AILEY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                | Estimated Cost  | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--------------------------------|---|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                          |   | Local          | State | Federal | Private |
| HO         | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing   |       |      |      |      |      | X         |             |                | X    | DCA (CDBG, CHIP)               | \$500,000 (total)   | X              | X     | X       |         |
| HO, IC     | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program  |       |      |      |      |      | X         |             |                |      | Civic Groups, Private Citizens | NA  |                |       |         |         |
| HO         | Explore as appropriate the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  |       |      |      |      |      | X         |             |                |      | Churches, Private Citizens     | \$1,000/yr.   |                |       |         | X       |
| HO, LU, IC | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia | X     |      |      |      |      |           |             | X              | All  |                                | \$1,000 (enforcement)   | X              |       |         |         |
| HO         | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing  |       |      |      |      |      | X         |             |                | X    | DCA, Private Developers        | \$5,000 (local facilitation, no estimate available on private construction) | X              | X     |         | X       |

**CITY OF AILEY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                  | Estimated Cost           | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|----------------------------------|--------------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                            |                          | Local          | State | Federal | Private |
| LU, IC  | Establish an informal roundtable committee/joint task force among the local governments, the Montgomery County Development Authority, and other appropriate parties to examine feasible land use management options and alternatives | X     |      |      |      |      |           |             | X              | All  | Montgomery County Dev. Authority | NA                       |                |       |         |         |
| LU      | Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate  |       |      |      |      |      | X         |             | X              | X    |                                  | \$1,000<br>(enforcement) | X              |       |         |         |
| LU      | Seek to revise the City's zoning ordinance as necessary  |       |      |      |      |      | X         |             |                | X    | RC                               | NA                       |                |       |         |         |



**CITY OF ALSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element      | Activity   | Years |      |      |      |      |           |             | Responsibility |      |  | Estimated Cost    | Funding Source |       |         |         |
|--------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--|-------------------|----------------|-------|---------|---------|
|              |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other  |                   | Local          | State | Federal | Private |
| ED, IC       | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, STC, Tattnall and Toombs cos.       | \$12-13,000/yr.   | X              | X     |         |         |
| ED, IC       | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos. | \$5,000 (total)   | X              | X     |         |         |
| NCR, CFS, LU | Pursue funding as needed to preserve and rehabilitate the old Alston Opry House (historic school) for community center use by putting in a new restroom, dining area, and refurbishing the auditorium  |       | X    | X    |      |      |           |             |                | X    | DNR (Ga. Heritage)                                     | \$100,000 (total) | X              | X     |         |         |

**CITY OF ALSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |   |                                    | Estimated Cost      | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|---|------------------------------------|---------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City  | Other                              |                     | Local          | State | Federal | Private |
| CFS     | Pursue funding as needed to pave and/or resurface existing roads within the City of Alston   |       |      |      |      |      | X         |             |                | X   | DOT (LAMIG)                        | \$60,000 (total)    | X              | X     |         |         |
| CFS, LU | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks |       | X    | X    |      |      |           |             |                | X   | DOT (TE)                           | \$500,000 (total)   | X              | X     | X       |         |
| CFS     | Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate             |       | X    |      |      |      |           |             | X              | Ailey, Alston, Higgston, Mount Vernon, Uvalda | DOT                                | \$800,000 (total)   | X              | X     | X       |         |
| CFS, LU | Pursue CDBG and other funding as needed to construct an elevated water storage tank  | X     | X    |      |      |      |           |             |                | X   | DCA (CDBG), GEFA                   | \$500,000 (total)   | X              | X     | X       |         |
| CFS     | Pursue funding to install a sewerage system  |       |      | X    | X    |      |           |             |                | X   | DCA (CDBG), GEFA, USDA Rural Devt. | \$1 million (total) | X              | X     | X       |         |
| CFS     | Seek funding to upgrade emergency equipment as needed  |       |      |      |      |      | X         |             | X              | All   | FEMA, GEMA                         | \$90,000/yr.        | X              | X     | X       |         |
| CFS     | Seek funding as needed to improve and upgrade existing parks   |       |      |      |      |      | X         |             |                | X   |                                    | \$15,000 (total)    | X              | X     |         |         |

**CITY OF ALSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                | Estimated Cost        | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--------------------------------|-----------------------|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                          |                       | Local          | State | Federal | Private |
| HO, IC     | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program  |       |      |      |      |      | X         |             |                |      | Civic Groups, Private Citizens | NA                    |                |       |         |         |
| HO         | Explore as appropriate the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  |       |      |      |      |      | X         |             |                |      | Churches, Private Citizens     | \$1,000/yr.           |                |       |         | X       |
| HO, LU, IC | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia | X     |      |      |      |      |           |             | X              | All  |                                | \$1,000 (enforcement) | X              |       |         |         |
| HO, LU, IC | Inventory the number of manufactured homes in the City to determine the need and feasibility of a manufactured housing ordinance   |       |      |      | X    |      |           |             |                | X    |                                | \$1,000               | X              |       |         |         |
| LU, IC     | Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing  |       |      |      |      | X    |           | X           |                |      |                                | \$1,000 (enforcement) | X              |       |         |         |

**CITY OF ALSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                  | Estimated Cost           | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|----------------------------------|--------------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                            |                          | Local          | State | Federal | Private |
| LU, IC  | Establish an informal roundtable committee/joint task force among the local governments, the Montgomery County Development Authority, and other appropriate parties to examine feasible land use management options and alternatives | X     |      |      |      |      |           |             | X              | All  | Montgomery County Dev. Authority | NA                       |                |       |         |         |
| LU      | Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate  |       |      |      |      |      | X         |             | X              | X    |                                  | \$1,000<br>(enforcement) | X              |       |         |         |

**CITY OF HIGGSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |  | Estimated Cost      | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--|---------------------|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other  |                     | Local          | State | Federal | Private |
| ED, IC     | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, STC, Tattnall and Toombs cos.           | \$12-13,000/yr.     | X              | X     |         |         |
| ED, IC     | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.     | \$5,000 (total)     | X              | X     |         |         |
| ED, LU, IC | Complete Phase 2 of the expansion of infrastructure to the small business industrial park in Higgston  | X     | X    |      |      |      |           | X           | X              | X    | Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt. | \$1 million (total) | X              | X     | X       |         |

**CITY OF HIGGSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element     | Activity   | Years |      |      |      |      |           |             | Responsibility |   |                 | Estimated Cost                 | Funding Source |       |         |         |
|-------------|--|-------|------|------|------|------|-----------|-------------|----------------|---|-----------------|--------------------------------|----------------|-------|---------|---------|
|             |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City  | Other           |                                | Local          | State | Federal | Private |
| CFS, IC     | Advocate the four-laning of SR 15/29 through the county as an Interstate connector   |       |      |      |      | X    |           | X           | X              |   | Dev. Auth., DOT | NA (no DOT estimate available) | X              | X     |         |         |
| CFS, IC     | Advocate the four-laning of SR 30/U.S. 280 through the county  |       |      |      |      | X    |           | X           | X              | Ailey, Higgston, Mount Vernon                 | Dev. Auth., DOT | NA (no DOT estimate available) | X              | X     |         |         |
| CFS         | Seek funding as needed for drainage improvements in identified areas of need   |       |      |      | X    | X    |           |             |                | X   |                 | \$20,000/yr.                   | X              |       |         |         |
| CFS         | Pursue funding as needed to pave and/or resurface existing roads within the City of Higgston   |       |      |      |      |      | X         |             |                | X   | DOT (LAMIG)     | \$60,000 (total)               | X              | X     |         |         |
| CFS         | Seek funds to pave Terrell Road  | X     | X    |      |      |      |           |             |                | X   | DOT, USDA       | \$500,000                      | X              | X     |         |         |
| CFS, LU     | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks       |       |      | X    | X    |      |           |             |                | X   | DOT (TE)        | \$500,000 (total)              | X              | X     | X       |         |
| CFS         | Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate                   |       | X    |      |      |      |           |             | X              | Ailey, Alston, Higgston, Mount Vernon, Uvalda | DOT             | \$800,000 (total)              | X              | X     | X       |         |
| CFS, LU, IC | Investigate the feasibility of establishing a municipal water system in the City of Higgston as appropriate to accommodate economic development growth |       |      |      |      |      | X         |             |                | X   |                 | \$20,000 (study)               | X              |       |         |         |

**CITY OF HIGGSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element     | Activity   | Years |      |      |      |      |           |             | Responsibility |      |            | Estimated Cost   | Funding Source |       |         |         |
|-------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|------------|--|----------------|-------|---------|---------|
|             |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other      |  | Local          | State | Federal | Private |
| CFS, LU, IC | Investigate the feasibility of establishing a municipal sewer system in the City of Higgston to accommodate economic development growth              |       |      |      | X    |      |           |             |                | X    |            | \$20,000 (study)   | X              |       |         |         |
| CFS         | Pursue funding as appropriate to improve the piping systems and tank capacity to increase fire protection  |       | X    |      |      |      |           |             | X              | All  | FEMA, GEMA | \$90,000/yr.   | X              | X     | X       |         |
| CFS         | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas |       |      |      |      |      | X         |             |                | X    | FEMA, GEMA | \$150,000 (total)  | X              | X     | X       |         |
| CFS         | Seek funding to upgrade emergency equipment as needed  |       |      |      |      |      | X         |             | X              | All  | FEMA, GEMA | \$90,000/yr.   | X              | X     | X       |         |
| CFS         | Complete construction of a new fire station in the City of Higgston to accommodate the need for space  | X     |      |      |      |      |           |             |                | X    |            | \$300,000  | X              | X     |         |         |
| CFS         | Seek funding as needed to improve and upgrade existing parks   |       |      |      |      |      | X         |             |                | X    | DCA (LDF)  | \$15,000 (total)   | X              | X     |         |         |
| CFS         | Seek funding to renovate the current fire station as a voting precinct for the City  | X     | X    |      |      |      |           |             |                | X    |            | \$300,000 (total, part of new fire station construction) | X              | X     |         |         |

**CITY OF HIGGSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                | Estimated Cost        | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--------------------------------|-----------------------|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                          |                       | Local          | State | Federal | Private |
| HO         | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing   |       |      |      |      |      | X         |             |                | X    | DCA (CDBG, CHIP)               | \$500,000 (total)     | X              | X     | X       |         |
| HO, IC     | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program  |       |      |      |      |      | X         |             |                |      | Civic Groups, Private Citizens | NA                    |                |       |         |         |
| HO         | Explore as appropriate the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  |       |      |      |      |      | X         |             |                |      | Churches, Private Citizens     | \$1,000/yr.           |                |       |         | X       |
| HO, LU, IC | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia | X     |      |      |      |      |           |             | X              | All  |                                | \$1,000 (enforcement) | X              |       |         |         |



**CITY OF HIGGSTON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                  | Estimated Cost  | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|----------------------------------|---|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                            |   | Local          | State | Federal | Private |
| HO      | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing  |       |      |      |      |      | X         |             |                | X    | DCA, Private Developers          | \$5,000 (local facilitation, no estimate available on private construction) | X              | X     |         | X       |
| LU      | Seek to revise the City's zoning ordinance as appropriate  |       |      |      |      |      | X         |             |                | X    | RDC                              | NA  |                |       |         |         |
| LU, IC  | Develop measures as appropriate which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities  |       |      |      |      |      | X         |             | X              | X    |                                  | \$1,000 (enforcement)   | X              |       |         |         |
| LU, IC  | Establish an informal roundtable committee/joint task force among the local governments, the Montgomery County Development Authority, and other appropriate parties to examine feasible land use management options and alternatives | X     |      |      |      |      |           |             | X              | All  | Montgomery County Dev. Authority | NA  |                |       |         |         |
| LU      | Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate  |       |      |      |      |      | X         |             | X              | X    |                                  | \$1,000 (enforcement)   | X              |       |         |         |

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |  | Estimated Cost  | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--|-----------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other  |                 | Local          | State | Federal | Private |
| ED, IC  | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, STC, Tattnall and Toombs cos.       | \$12-13,000/yr. | X              | X     |         |         |
| ED, IC  | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos. | \$5,000 (total) | X              | X     |         |         |
| ED, LU  | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | X     | X    |      |      |      |           |             | X              | All  | Zoning Board   | \$10,000        | X              |       |         |         |

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |   |  | Estimated Cost                 | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|---|--|--------------------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City  | Other  |                                | Local          | State | Federal | Private |
| CFS, IC | Advocate the four-laning of SR 30/ U.S. 280 through the county   |       |      |      |      | X    |           | X           | X              | Ailey, Higgston, Mount Vernon                 | Dev. Auth., DOT                                  | NA (no DOT estimate available) | X              | X     |         |         |
| CFS     | Pursue funding as needed to pave and/or resurface existing roads within the City of Mount Vernon   |       |      |      |      | X    |           |             |                | X   | DOT (LAMIG)                                      | \$90,000 (total)               | X              | X     |         |         |
| CFS, LU | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks   | X     | X    |      |      |      |           |             |                | X   | DOT (TE)   | \$400,000 (total)              | X              | X     | X       |         |
| CFS     | Seek funding as needed to upgrade existing streets equipment   |       |      |      |      |      | X         |             |                | X   |  | \$50,000                       | X              |       |         |         |
| CFS     | Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yemassee Trail, and local connector facilities, as appropriate |       | X    |      |      |      |           |             | X              | Ailey, Alston, Higgston, Mount Vernon, Uvalda | DOT  | \$800,000 (total)              | X              | X     | X       |         |
| CFS, LU | Seek CDBG and other funding as needed to maintain and upgrade the water system   |       |      | X    | X    |      |           |             |                | X   | Ailey, Montgomery State Prison, GEFA, DCA (CDBG) | \$1 million                    | X              | X     | X       |         |

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                | Estimated Cost    | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--------------------------------|-------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                          |                   | Local          | State | Federal | Private |
| CFS     | Pursue funding to further aid in the development of a tire collection program  | X     | X    |      |      |      |           |             | X              |      | DCA                            | \$10,000          | X              | X     |         |         |
| CFS, LU | Pursue funding as necessary to provide sewerage services to all unserved residents   |       |      |      |      |      | X         |             |                | X    | DCA (CDBG), GEFA               | \$500,000 (total) | X              | X     | X       |         |
| CFS     | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas |       |      |      |      |      | X         |             |                | X    | FEMA                           | \$50,000          | X              |       | X       |         |
| CFS     | Seek funding to upgrade emergency equipment as needed  |       |      |      |      |      | X         |             |                | X    | FEMA                           | \$50,000          | X              |       | X       |         |
| CFS     | Seek funding to construct a new fire station in the City of Mount Vernon to accommodate the need for space   |       |      | X    |      |      |           |             |                | X    |                                | \$200,000         | X              |       |         |         |
| CFS     | Seek funding as needed to improve and upgrade existing parks   |       |      |      |      |      | X         |             |                | X    |                                | \$15,000          | X              |       |         |         |
| CFS     | Pursue funding as appropriate to expand the Heritage Festival  |       |      |      |      |      | X         |             |                | X    | Chamber                        | \$5,000           | X              |       |         |         |
| CFS, LU | Seek funding to upgrade the wastewater system treatment facility by installing new sewer lines   |       | X    | X    |      |      |           |             |                | X    | DCA (CDBG), GEFA               | \$500,000 (total) | X              | X     | X       |         |
| HO, IC  | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program  |       |      |      |      |      | X         |             |                |      | Civic Groups, Private Citizens | NA                |                |       |         |         |

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                         | Estimated Cost  | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|-------------------------|---|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                   |   | Local          | State | Federal | Private |
| HO, LU, IC | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia | X     |      |      |      |      |           |             | X              | All  |                         | \$1,000 (enforcement)   | X              |       |         |         |
| HO, LU, IC | Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the City  |       | X    |      |      |      |           |             |                | X    | Zoning Board            | \$1,000 (enforcement)   | X              |       |         |         |
| HO         | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing  |       |      |      |      |      | X         |             |                | X    | DCA, Private Developers | \$5,000 (local facilitation, no estimate available on private construction) | X              | X     |         | X       |
| HO         | Pursue obtaining additional three and four bedroom public housing or subsidized rental units as appropriate  |       |      |      |      |      | X         |             |                | X    | Housing Auth., HUD      | \$500,000 (total)   | X              |       | X       |         |

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                  | Estimated Cost        | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|----------------------------------|-----------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                            |                       | Local          | State | Federal | Private |
| LU, IC  | Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation  | X     |      |      |      |      |           |             |                | X    | Zoning Board                     | \$1,000               | X              |       |         |         |
| LU      | Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate  |       |      |      |      |      | X         |             | X              | X    |                                  | \$1,000 (enforcement) | X              |       |         |         |
| LU, IC  | Establish an informal roundtable committee/joint task force among the local governments, the Montgomery County Development Authority, and other appropriate parties to examine feasible land use management options and alternatives | X     |      |      |      |      |           |             | X              | All  | Montgomery County Dev. Authority | NA                    |                |       |         |         |
| LU      | Seek to revise the City's zoning ordinance as appropriate  |       |      |      |      |      | X         |             |                | X    | RC                               | NA                    |                |       |         |         |
| LU, IC  | Develop measures as appropriate which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities  |       |      |      |      |      | X         |             |                | X    | Zoning Board                     | \$1,000 (enforcement) | X              |       |         |         |

**CITY OF TARRYTOWN COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element      | Activity   | Years |      |      |      |      |           |             | Responsibility |      |  | Estimated Cost    | Funding Source |       |         |         |
|--------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--|-------------------|----------------|-------|---------|---------|
|              |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other  |                   | Local          | State | Federal | Private |
| ED, IC       | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, STC, Tattnall and Toombs cos.       | \$12-13,000/yr.   | X              | X     |         |         |
| ED, IC       | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos. | \$5,000 (total)   | X              | X     |         |         |
| ED, LU       | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | X     | X    |      |      |      |           |             | X              | All  | Planning Comm.   | \$10,000          | X              |       |         |         |
| NCR, CFS, LU | Pursue funding as needed to renovate the Old Tarrytown Depot for a museum  |       |      |      |      |      | X         |             |                | X    | DNR (Ga. Heritage)                                     | \$200,000 (total) | X              | X     |         |         |

**CITY OF TARRYTOWN COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                    | Estimated Cost                 | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|------------------------------------|--------------------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                              |                                | Local          | State | Federal | Private |
| CFS, IC | Advocate the four-laning of SR 15/29 through the county as an Interstate connector   |       |      |      |      | X    |           | X           | X              |      | Dev. Auth., DOT                    | NA (no DOT estimate available) | X              | X     |         |         |
| CFS     | Pursue funding as needed to pave and/or resurface existing roads within the City of Tarrytown  |       |      |      |      |      | X         |             | X              | X    | DOT (LAMIG)                        | \$50,000 (total)               | X              | X     |         |         |
| CFS, LU | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks     |       |      |      |      |      | X         |             |                | X    | DOT (TE)                           | \$500,000 (total)              | X              | X     | X       |         |
| CFS, LU | Seek CDBG and other funding as needed to maintain and upgrade the water system, including upgrading older water lines                                | X     |      |      |      |      |           |             |                | X    | DCA (CDBG), GEFA, USDA Rural Devt. | \$500,000 (total)              | X              | X     | X       |         |
| CFS     | Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas |       |      |      |      |      | X         |             | X              | All  | FEMA, GEMA                         | \$90,000/yr.                   | X              | X     | X       |         |
| CFS     | Seek funding to upgrade emergency equipment as needed  |       |      |      |      |      | X         |             | X              | All  | FEMA, GEMA                         | \$90,000/yr.                   | X              | X     | X       |         |
| CFS     | Seek funding to construct a new fire station in the City of Tarrytown to accommodate the need for space  | X     | X    |      |      |      |           |             | X              | X    |                                    | \$75,000                       | X              |       |         |         |



**CITY OF TARRYTOWN COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                | Estimated Cost        | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--------------------------------|-----------------------|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                          |                       | Local          | State | Federal | Private |
| CFS, LU    | Seek funding as needed to improve and upgrade the Jmon Warnock Park  |       | X    |      |      |      |           |             |                | X    |                                | \$15,000 (total)      | X              | X     |         |         |
| CFS        | Seek funding to build a new city hall in the City of Tarrytown   | X     | X    |      |      |      |           |             | X              | X    |                                | \$250,000 (total)     | X              |       |         |         |
| HO         | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing   |       |      |      |      |      | X         |             |                | X    | DCA (CDBG, CHIP)               | \$500,000 (total)     | X              | X     | X       |         |
| HO, IC     | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program  |       |      |      |      |      | X         |             |                |      | Civic Groups, Private Citizens | NA                    |                |       |         |         |
| HO         | Explore as appropriate the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  |       |      |      |      |      | X         |             |                |      | Churches, Private Citizens     | \$1,000/yr.           |                |       |         | X       |
| HO, LU, IC | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia | X     |      |      |      |      |           |             | X              | All  |                                | \$1,000 (enforcement) | X              |       |         |         |

**CITY OF TARRYTOWN COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity  | Years |      |      |      |      |           |             | Responsibility |      |                                  | Estimated Cost  | Funding Source |       |         |         |
|---------|---|-------|------|------|------|------|-----------|-------------|----------------|------|----------------------------------|---|----------------|-------|---------|---------|
|         |   | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                            |   | Local          | State | Federal | Private |
| HO      | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing   |       |      |      |      |      | X         |             | X              |      | DCA, Private Developers          | \$5,000 (local facilitation, no estimate available on private construction) | X              | X     |         | X       |
| LU, IC  | Establish an informal roundtable committee/joint task force among the local governments, the Montgomery County Development Authority, and other appropriate parties to examine, feasible land use management options and alternatives | X     |      |      |      |      |           |             | X              | All  | Montgomery County Dev. Authority | NA  |                |       |         |         |
| LU      | Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate   |       |      |      |      |      | X         |             | X              | X    |                                  | \$1,000 (enforcement)   | X              |       |         |         |
| LU, IC  | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities  | X     | X    | X    |      |      |           |             |                | X    |                                  | \$1,000 (enforcement)   | X              |       |         |         |
| LU      | Develop at least minimal ordinances regulating permit location, roadway acceptance, subdivision development, and manufactured housing   |       | X    |      |      |      |           |             |                | X    |                                  | \$1,000 (enforcement)   | X              |       |         |         |

**CITY OF UVALDA COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |  | Estimated Cost  | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|--|---|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other  |   | Local          | State | Federal | Private |
| ED, IC  | Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs   |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, STC, Tattnall and Toombs cos.       | \$12-13,000/yr.   | X              | X     |         |         |
| ED, IC  | Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County |       |      |      |      |      | X         |             | X              | All  | Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos. | \$5,000 (total)   | X              | X     |         |         |
| ED, LU  | Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure   | X     | X    |      |      |      |           |             |                | X    |  | \$10,000  | X              |       |         |         |
| ED, CFS | Explore the feasibility of connecting Alston and Uvalda's water services as appropriate  |       |      |      |      |      | X         |             |                | X    | Alston, Uvalda   | No extra cost for study, part of normal city activities | X              |       |         |         |

**CITY OF UVALDA COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |   |               | Estimated Cost    | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|---|---------------|-------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City  | Other         |                   | Local          | State | Federal | Private |
| NCR     | Seek funding as appropriate to refurbish the Historic Water tower  |       |      |      |      |      | X         |             |                | X   | HPD           | \$300,000         | X              | X     |         |         |
| NCR     | Seek to acquire the historic train depot and move it to its former location as appropriate   |       |      |      |      |      | X         |             |                | X   | DOT (TE), HPD | \$200,000         |                |       |         |         |
| CFS     | Pursue funding as needed to pave and/or resurface existing roads within the City of Uvalda   |       |      |      |      |      | X         |             |                | X   | DOT (LAMIG)   | \$10,000/yr.      | X              | X     |         |         |
| CFS     | Seek funding as needed to pave Jones/Oak streets   |       |      |      |      |      | X         |             |                | X   | SPLOST, DOT   | \$750,000         | X              | X     |         |         |
| CFS, LU | Seek to expand the downtown recreation area as appropriate   |       |      |      |      |      | X         |             |                | X   |               | \$100,000         | X              | X     |         |         |
| CFS, LU | Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks   |       |      |      |      |      | X         |             |                | X   | DOT (TE)      | \$500,000 (total) | X              | X     | X       |         |
| CFS     | Lease property adjacent to the ballfields on West Oak Street for additional fields as needed   |       |      |      |      |      | X         |             |                | X   |               | \$7,500/yr.       | X              |       |         |         |
| CFS     | Seek funding as needed to upgrade existing streets equipment   |       |      |      |      |      | X         |             |                | X   |               | \$25,000 (total)  | X              |       |         |         |
| CFS     | Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yamassee Trail, and local connector facilities, as appropriate |       | X    |      |      |      |           |             | X              | Ailey, Alston, Higgston, Mount Vernon, Uvalda | DOT           | \$800,000 (total) | X              | X     | X       |         |

**CITY OF UVALDA COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                  | Estimated Cost                  | Funding Source |       |         |         |
|---------|--|-------|------|------|------|------|-----------|-------------|----------------|------|------------------|---------------------------------|----------------|-------|---------|---------|
|         |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other            |                                 | Local          | State | Federal | Private |
| CFS     | Seek funding to upgrade emergency equipment as needed  |       |      |      |      |      | X         |             | X              | All  | FEMA, GEMA       | \$90,000/yr.                    | X              | X     | X       |         |
| CFS, LU | Seek funding as needed to improve and upgrade existing parks   |       |      |      |      |      | X         |             |                | X    | DCA (LDF)        | \$15,000 (total)                | X              | X     |         |         |
| CFS     | Seek funding to build a deck at the community center in Uvalda   |       | X    |      |      |      |           |             |                | X    |                  | \$10,000                        | X              |       |         |         |
| CFS     | Pursue funding as appropriate to expand the "Ol' Time Farm Festival"   |       |      |      |      |      | X         |             |                | X    | Chamber          | \$5,000 (total)                 | X              |       |         |         |
| CFS     | Seek funding to construct a pavilion at the ballpark   |       |      | X    |      |      |           |             |                | X    |                  | \$15,000                        | X              | X     |         |         |
| CFS     | Pursue funding for the construction of a walking track   |       |      | X    |      |      |           |             |                | X    |                  | \$20,000                        | X              | X     |         |         |
| CFS     | Survey additional land at the City Cemetery and fence area   | X     |      |      |      |      |           |             |                | X    |                  | \$10,000                        | X              |       |         |         |
| CFS     | Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.), and provide additional dry hydrants as needed | X     |      |      |      |      |           |             |                | X    | RC               | \$5,000                         | X              |       |         |         |
| CFS, LU | Pursue funding to upgrade sewer lines as needed  | X     | X    |      |      |      |           |             |                | X    | DCA (CDBG)       | \$500,000 (total, part of CDBG) | X              | X     | X       |         |
| HO      | Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing   |       |      |      |      |      | X         |             |                | X    | DCA (CDBG, CHIP) | \$500,000 (total)               | X              | X     | X       |         |

**CITY OF UVALDA COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element    | Activity   | Years |      |      |      |      |           |             | Responsibility |      |                                 | Estimated Cost  | Funding Source |       |         |         |
|------------|--|-------|------|------|------|------|-----------|-------------|----------------|------|---------------------------------|---|----------------|-------|---------|---------|
|            |  | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                           |   | Local          | State | Federal | Private |
| HO, IC     | Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program  |       |      |      |      |      | X         |             |                |      | Civic Groups, Private Citizens  | NA  |                |       |         |         |
| HO         | Explore as appropriate the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners  |       |      |      |      |      | X         |             |                |      | Churches, Private Citizens      | \$1,000/yr.   |                |       |         | X       |
| HO, LU, IC | Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia | X     |      |      |      |      |           |             | X              | All  |                                 | \$1,000 (enforcement)   | X              |       |         |         |
| HO         | Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing  |       |      |      |      |      | X         |             |                | X    | DCA, Private Developers         | \$5,000 (local facilitation, no estimate available on private construction) | X              | X     |         | X       |
| HO         | Pursue obtaining additional three and four bedroom public housing or subsidized rental units as necessary  |       |      |      |      |      | X         |             |                | X    | Mount Vernon Housing Auth., HUD | \$500,000 (total)   | X              |       | X       |         |

**CITY OF UVALDA COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2011-2015**

| Element | Activity  | Years |      |      |      |      |           |             | Responsibility |      |                                  | Estimated Cost        | Funding Source |       |         |         |
|---------|---|-------|------|------|------|------|-----------|-------------|----------------|------|----------------------------------|-----------------------|----------------|-------|---------|---------|
|         |   | 2011  | 2012 | 2013 | 2014 | 2015 | Each Year | Beyond 2015 | County         | City | Other                            |                       | Local          | State | Federal | Private |
| LU, IC  | Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in the City   | X     |      |      |      |      |           |             |                | X    | Planning Comm.                   | \$1,000 (enforcement) | X              |       |         |         |
| LU, IC  | Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance  |       |      |      |      | X    |           |             | X              | All  | Planning Comm.                   | NA                    |                |       |         |         |
| LU, IC  | Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores as appropriate  |       |      |      |      |      | X         |             |                | X    | Planning Comm.                   | \$1,000 (enforcement) | X              |       |         |         |
| LU, IC  | Establish an informal roundtable committee/joint task force among the local governments, the Montgomery County Development Authority, and other appropriate parties to examine, feasible land use management options and alternatives | X     |      |      |      |      |           |             | X              | All  | Montgomery County Dev. Authority | NA                    |                |       |         |         |
| LU      | Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate   |       |      |      |      |      | X         |             | X              | X    |                                  | \$1,000 (enforcement) | X              |       |         |         |

## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, Montgomery County, Georgia has participated with the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for Montgomery County in this plan update;

**WHEREAS**, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, Montgomery County is now desirous of adopting *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Montgomery County Board of Commissioners hereby approves and adopts *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of Montgomery County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2005.

**BE IT FURTHER RESOLVED** that the Montgomery County Board of Commissioners hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

**SO RESOLVED**, this 16 day of November, 2010.

BY: Brian L. Buff

ATTEST: Renee Cason



RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, the City of Ailey, Georgia has participated with Montgomery County and the cities of Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for the City of Ailey in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Ailey is now desirous of adopting *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Ailey hereby approve and adopt *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of Montgomery County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2005.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Ailey hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 16th day of November, 2010.

BY: 

ATTEST: 

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Alston, Georgia has participated with Montgomery County and the cities of Ailey, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for the City of Alston in this plan update;

**WHEREAS**, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

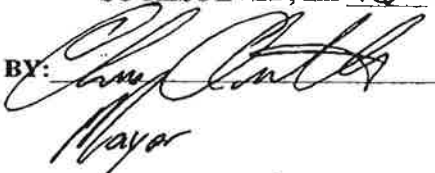
**WHEREAS**, the City of Alston is now desirous of adopting *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Alston hereby approve and adopt *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of Montgomery County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2005.

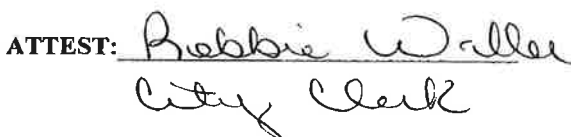
**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Alston hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

**SO RESOLVED**, this 16<sup>th</sup> day of November, 2010.

BY:

  
Mayor

ATTEST:

  
City Clerk

## RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, the City of Tarrytown, Georgia has participated with Montgomery County and the cities of Ailey, Alston, Higginson, Mount Vernon, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for the City of Tarrytown in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Tarrytown is now desirous of adopting *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Tarrytown hereby approve and adopt *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of Montgomery County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2005.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Tarrytown hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 19<sup>th</sup> day of November, 2010.

BY: Lynette Coleman  
Mayor

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, the City of Higgston, Georgia has participated with Montgomery County and the cities of Ailey, Alston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for the City of Higgston in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Higgston is now desirous of adopting *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Higgston hereby approve and adopt *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of Montgomery County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2005.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Higgston hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 7<sup>th</sup> day of December, 2010.

BY:

*Deborah Henry*  
MAYOR

ATTEST:

*Beth Morris*  
City Clerk

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Mount Vernon, Georgia has participated with Montgomery County and the cities of Ailey, Alston, Higgston, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for the City of Mount Vernon in this plan update;

**WHEREAS**, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Mount Vernon is now desirous of adopting *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Mount Vernon hereby approve and adopt *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of Montgomery County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2005.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Mount Vernon hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

**SO RESOLVED**, this 22 day of November, 2010.

BY:

  
Mayor

ATTEST:



**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Uvalda, Georgia has participated with Montgomery County and the cities of Ailey, Alston, Higgston, Mount Vernon, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for the City of Uvalda in this plan update;

**WHEREAS**, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Uvalda is now desirous of adopting *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Uvalda hereby approve and adopt *The Montgomery County Joint Comprehensive Plan Partial Update (2010)*, as part of Montgomery County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2005.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Uvalda hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

**SO RESOLVED**, this 16 day of November, 2010.

BY: Alan W. Bridges

ATTEST: Betty Carpenter

## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, Montgomery County, Georgia has participated with the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including a separate "Five-Year Short-Term Work Program" for Montgomery County in this plan update;

**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 5, 2010 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, Montgomery County has participated in the development, reviewed, and approved *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including the Montgomery County Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Montgomery County Comprehensive Plan: Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda 2025* (2005).

**NOW, THEREFORE BE IT RESOLVED** that the Montgomery County Board of Commissioners certifies that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Montgomery County Comprehensive Plan Partial Update* (2010) is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the Montgomery County Board of Commissioners as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 9<sup>th</sup> day of August, 2010.

BY: Brian L. Bess

ATTEST: Renee Cason

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Ailey, Georgia has participated with Montgomery County and the cities of Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Montgomery County Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for the City of Ailey in this plan update;

**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 5, 2010 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, the City of Ailey has participated in the development, reviewed, and approved *The Joint Montgomery County Comprehensive Plan Partial Update (2010)*, including the City of Ailey Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Montgomery County Comprehensive Plan: Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda 2025 (2005)*.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Ailey certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Montgomery County Comprehensive Plan Partial Update (2010)* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Ailey as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 16<sup>th</sup> day of August, 2010.

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

*Sheryl J. Hoyle*



## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Alston, Georgia has participated with Montgomery County and the cities of Ailey, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including a separate "Five-Year Short-Term Work Program" for the City of Alston in this plan update;


**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 5, 2010 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, the City of Alston has participated in the development, reviewed, and approved *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including the City of Alston Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Montgomery County Comprehensive Plan: Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda 2025* (2005).

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Alston certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Montgomery County Comprehensive Plan Partial Update* (2010) is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Alston as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 12<sup>th</sup> day of August, 2010.

BY: 

ATTEST: 

## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Higgston, Georgia has participated with Montgomery County and the cities of Ailey, Alston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including a separate "Five-Year Short-Term Work Program" for the City of Higgston in this plan update;

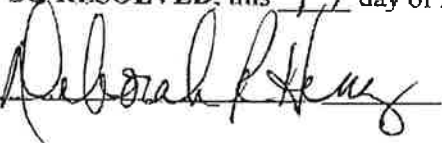
**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 5, 2010 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, the City of Higgston has participated in the development, reviewed, and approved *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including the City of Higgston Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Montgomery County Comprehensive Plan: Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda 2025* (2005).

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Higgston certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Montgomery County Comprehensive Plan Partial Update* (2010) is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Higgston as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 19 day of August, 2010.

BY:



ATTEST:



**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Mount Vernon, Georgia has participated with Montgomery County and the cities of Ailey, Alston, Higgston, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including a separate "Five-Year Short-Term Work Program" for the City of Mount Vernon in this plan update;

**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 5, 2010 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, the City of Mount Vernon has participated in the development, reviewed, and approved *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including the City of Mount Vernon Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Montgomery County Comprehensive Plan: Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda 2025* (2005).

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Mount Vernon certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Montgomery County Comprehensive Plan Partial Update* (2010) is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Mount Vernon as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 9<sup>th</sup> day of August, 2010.

BY: July 15 Fountain

ATTEST: James Adair

## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Tarrytown, Georgia has participated with Montgomery County and the cities of Ailey, Alston, Higgston, Mount Vernon, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including a separate "Five-Year Short-Term Work Program" for the City of Tarrytown in this plan update;

**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 5, 2010 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, the City of Tarrytown has participated in the development, reviewed, and approved *The Joint Montgomery County Comprehensive Plan Partial Update* (2010), including the City of Tarrytown Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Montgomery County Comprehensive Plan: Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda 2025* (2005).

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Tarrytown certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Montgomery County Comprehensive Plan Partial Update* (2010) is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Tarrytown as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 23 day of August, 2010.

BY: Lynette Coleman ATTEST: Carol Winter - clerk

## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Uvalda, Georgia has participated with Montgomery County and the cities of Ailey, Alston, Higgston, Mount Vernon, and Tarrytown in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Montgomery County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Montgomery County Comprehensive Plan Partial Update (2010)*, including a separate "Five-Year Short-Term Work Program" for the City of Uvalda in this plan update;

**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 5, 2010 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, the City of Uvalda has participated in the development, reviewed, and approved *The Joint Montgomery County Comprehensive Plan Partial Update (2010)*, including the City of Uvalda Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Montgomery County Comprehensive Plan: Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda 2025 (2005)*.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Uvalda certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Montgomery County Comprehensive Plan Partial Update (2010)* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Uvalda as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 17 day of August, 2010.

BY: Paul W. Bridges

ATTEST: Betty Carpenter