

2018

Joint Comprehensive Plan



Baldwin County and
the City of
Milledgeville

**RESOLUTION
BY THE BALDWIN COUNTY BOARD OF COMMISSIONERS**

**ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
BALDWIN COUNTY AND THE CITY OF MILLEDGEVILLE**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

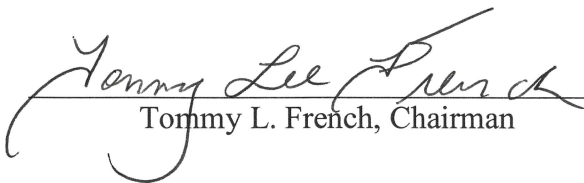
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

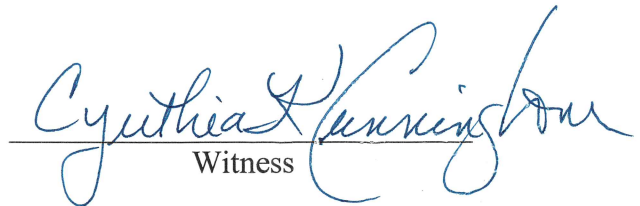
WHEREAS, all portions of the Joint Comprehensive Plan Update for Baldwin County and the City of Milledgeville were completed by Baldwin County with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that Baldwin County does hereby adopt the Joint Comprehensive Plan Update for Baldwin County and the City of Milledgeville.

Signed and sealed this 20th day of February 2018.


Tommy L. French, Chairman


Witness

RESOLUTION R-1802-007

A RESOLUTION BY THE CITY OF MILLEDGEVILLE ADOPTING THE JOINT
COMPREHENSIVE PLAN UPDATE FOR BALDWIN COUNTY AND
THE CITY OF MILLEDGEVILLE

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Baldwin County and the City of Milledgeville were completed by the City of Milledgeville with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.


THEREFORE, be it resolved that the City of Milledgeville does hereby adopt the Joint Comprehensive Plan Update for Baldwin County and the City of Milledgeville.

PASSED AND ADOPTED this 13th day of February, 2018.



Mary Parham-Copelan, Mayor

ATTEST:



Bo Danuser, Clerk

CONTENTS

Introduction	2
Planning Process	2
Vision.....	5
Economic Development.....	6
transportation.....	8
Natural and cultural resources	11
Housing	13
community services	15
Land Use.....	17
Community Work Programs	20

INTRODUCTION

Created in compliance with the 2014 Planning Regulations from the Georgia Department of Community Affairs, an update to the 2012 Joint Comprehensive Plan for Baldwin County and the City of Milledgeville was adopted on February XX 2018. This plan will serve as a guide for both governments over the next 20 years, and will also serve as a useful tool to promote and maintain future growth and to improve the quality of life for all residents of Baldwin County and Milledgeville. Innovative approaches were employed to address issues with economic development, transportation, housing, natural and cultural resources, and community services. The steering committee developed a list of goals, needs, and opportunities for each of these categories. A five-year work program listing specific projects to be undertaken derived from the established needs and opportunities, and a list of accomplishments from the previous plan are included. The plan also details the city and county's the existing and future land use in an effort to guide development throughout the community.

PLANNING PROCESS

To formally kick-off the update process, Middle Georgia Regional Commission (MGRC) staff met with each local government at regularly scheduled meetings of the Board of Commissioners and City Council. The purpose of these meetings was to inform the elected leaders and members of each community of the comprehensive planning requirements, the updated timeline, and to discuss the required and optional planning elements. It also served as an opportunity for members of the public to express any issues that should be focus areas for the updated comprehensive plan.

MGRC staff worked with local officials to develop a list of stakeholders that would guide the planning process. This group included elected officials, city and county staff, members of the business community, and citizens. A list of steering committee members can be found in the table below.



Table 1: Steering Committee

Name	Organization	Title
John Alton	Milledgeville Downtown Development Authority	Board Member
Judi Battle	Baldwin County School District	Human Resources Director
Frank Baugh	City of Milledgeville	City Engineer
Clyde Bryan	Resident	
Maureen Bryan	Resident	
Nancy Chaklos	Resident	
Stephen Chambers	City of Milledgeville	Council Member
Mike Couch	Central State Hospital Redevelopment Authority	Executive Director
Henry Craig	Baldwin County Board of Commissioners	Commissioner
Carolyn Dallas	Office of Congressman Jody Hice	Field Representative
Emily Davis	Baldwin County Board of Commissioners	Commissioner
Willie Davis	Milledgeville Downtown Development Authority	Board Member
Steve Dorman	Georgia College and State University	President
Anna Dunn	Baldwin County School District	
Cindy Edwards	Baldwin County Family Connection	Chairperson
Denise Etheridge	The Baldwin Bulletin	Editor
Hudman Evans	Resident	
Tommy French	Baldwin County Board of Commissioners	Commissioner
Quay Fuller	Central State Hospital Redevelopment Authority	Chairperson
Tom Glover	Cogentes	
Hank Griffeth	City of Milledgeville	Planner
Sammy Hall	Baldwin County Board of Commissioners	Chairman
Adam Heagy	Milledgeville Downtown Development Authority	Board Member
Melba Hilson-Butts	City of Milledgeville	Planner
Stephen Houser	Twin Lakes Library System	Director
Quentin Howell	Milledgeville/Balwin County Development Authority	Board Member
Donna Ivey	Fairway Mortgage	Loan Originator
Barry Jarrett	City of Milledgeville	City Manager
Steve Johnson	Oconee Regional Medical Center	
James Jones	Resident	
Jessica Jones	John Milledge Academy	Co-Interim Head of the School
Collinda Lee	City of Milledgeville	Council Member
Jim Lidstone	Georgia College and State University	Professor
Natalie Linder	The Union Recorder	Editor

Table 1: Steering Committee (cont.)

Name	Organization	Title
Angie Martin	Milledgeville-Baldwin County Chamber	President & CEO
Larry Martin	Resident	
Allen Martin	Resident	
Bill Masee	Baldwin County Sheriff's Department	Sheriff
Linda McGee	Resident	
Alan McGee	Resident	
Ralph McMullen	Baldwin County Board of Commissioners	County Manager
Bill McNair	Baldwin County Parks and Recreation	Director
Charles Morgan	Georgia College and State University	Student
Laura Morris	Resident	
Richard Mullins	City of Milledgeville	Council Member
Mac Patel	Hampton Inn	General Manager
Jennifer Pollard	Resident	
Matt Poyner	Milledgeville/Balwin County Development Authority	Executive Director
Noris Price	Baldwin County Board of Education	Superintendent
Clarence Rayford	Second Beulah Church	Pastor
Troy Reynolds	Baldwin County Fire	Fire Chief
Walter Reynolds	City of Milledgeville	Council Member
Carlee Schulte	Milledgeville Main Street & Downtown Development Authority	Executive Director
Denese Shinholster	City of Milledgeville	Mayor Pro-Tem
Will Slaten	Resident	
Ernie Smith	Baldwin County	GIS Director
Jane Sowell	Milledgeville Convention and Visitors Bureau	Executive Director
Wendell Staton	Georgia College and State University	Athletic Director
Nicole Stephens	Blandy Hills Elementary School	Assistant Principal
Andrew Strickland	Milledgeville Planning and Zoning Board	Vice President
Mark Strom	Georgia Military College	Senior Vice President for College Relations
Dray Swicord	Milledgeville Police Department	Chief of Police
Gary Thrower	City of Milledgeville	Mayor
Phil Treadway	Triumph Aerostructures	Site President
Greg Tyson	Georgia Power	Area Manager
Katrina Veal	Baldwin County Board of Education	Teacher
Jeanette Walden	City of Milledgeville	Council Member
John Westmoreland	Baldwin County Board of Commissioners	Commissioner
Veronica Womack	Georgia College and State University	Chief Diversity Officer

The process began on April 24, 2017, with the initial public hearing and steering committee meeting. The meeting consisted of a discussion of comprehensive planning, the roles and responsibilities of the steering committee, and the community vision. Steering committee meetings continued once a month until November for a total of eight meetings. Each meeting covered various topics and components of the plan. The dates and discussion topics of each meeting are listed in the table on the following page.

Table 2: Comprehensive Plan Update Schedule

Meeting	Topic	Meeting Date
1	Overview of Comprehensive Planning and Community Vision	April 24, 2017
2	Community Goals	May 22, 2017
3	Needs and Opportunities	June 19, 2016
4	Establish Action Items	July 24, 2017
5	Outline and Community Work Program	August 28, 2017
6	Land Use Maps and Survey	September 25, 2017
7	Land Use Maps and Survey	October 30, 2017
8	Finalize Outline and Action Items	November 27, 2017

The city and county intend to continue their stakeholder engagement processes into 2018 with the development and distribution of a visual preference survey to supplement the information provided by steering committee members through plan development. This survey will provide additional guidance to elected leaders in continued implementation of the community’s future land use plan. Specifically, it will help to inform potential design guidelines and regulations regarding the style of development.

VISION

The steering committee developed the following vision statement to illustrate the values of the city and county.

Baldwin County and the City of Milledgeville...

Known for their friendly atmosphere and plentiful resources, seeks to create a community where people of all ages desire to call home. We are committed to cultivating a citizenry that promotes a diverse and historic culture while empowering one another to contribute to the community and enhance/advance its capacity to prosper.



ECONOMIC DEVELOPMENT

Goals

1. Attract new and retain existing businesses
2. Improve available workforce
3. Cultivate greater collaboration between development authorities.
4. Support the retirement community.
5. Maintain and grow downtown.

Needs and Opportunities

Create a vision for economic development agreed upon by each development authority.

Baldwin County and Milledgeville currently have three registered authorities: Development Authority of the City of Milledgeville and Baldwin County, the Housing Authority of Milledgeville, and the Downtown Development Authority of Milledgeville. The work completed by these authorities is vital to the economic growth of the county and city. Though each authority has a separate focus, creating a plan for economic development with each group at the table will allow for resources and knowledge to be shared and will reduce any duplication of services.

Redevelop Central State Hospital.

Opened in 1847, Central State Hospital is an iconic part of Baldwin County and Milledgeville's landscape. Since the mid-twentieth century, the buildings and campus have been in a state of decline. At nearly 1,800 acres, the campus provides a vast amount of property and buildings that are currently underutilized. Redevelopment of Central State Hospital would allow the city and county to not only save a highly important historic resource but open opportunities for new businesses and economic drivers. A variety of options have been explored for this site previously, and the existing presence of water, sewer, and road infrastructure makes the site appealing for future users.



Market Milledgeville's historic architecture to film production companies.

The booming film industry in Georgia provides many communities with the opportunity to take part in a major economic driver. Milledgeville, in particular, has a great variety of historic resources including commercial, residential, and industrial buildings. A small number of locations in the city have been utilized in the past, but no marketing specifically to the film and television industry is occurring. Promoting the city as a destination for film and television could bring in revenue for local businesses, jobs, infrastructure improvements, and film-related tourism.

Capitalize on rail proximity to the mega-industrial park to promote industrial growth.

The Sibley-Smith Industrial Park is currently unoccupied. The park sits along major thoroughfares, such as Highway 441 and the Fall Line Express. Additionally, a Norfolk Southern rail line passes through the site. The rail line is a major asset to the park and helps to draw in prospective tenants. The further marketing and expansion of the rail system would aid in drawing developers to the site. The Norfolk Southern rail line has access to much of the eastern half of the country and provides an opportunity to transport a greater number and size of goods. Finally, the Sibley-Smith property is GRAD certified, which means a variety of topographical, geotechnical, and environmental surveys have already been completed, all utilities are available on site, and ownership has been secured in the hands of a development authority. As Georgia's newest Mega Site of 1,657 acres, this property presents a prime opportunity for future business development.



Cultivate small businesses and new entrepreneurs.

The Development Authority of Baldwin County and Milledgeville provide a variety of opportunities for small businesses to find a home in the community. Moving forward, greater promotion and bolstering of these opportunities will be key to drawing in and supporting the growth of small businesses and entrepreneurs. On one hand, targeted programs to community entrepreneurs can prove an effective supporting mechanism. Infrastructure for entrepreneurs is another alternative. Specifically, the creation of a makerspace and small business incubator would be highly effective.

Further workforce development opportunities within the city and county.

Workforce development is a key component of bolstering the economy of a community. Baldwin County and Milledgeville seek to further their efforts in creating a workforce development program to continue to aid those within the community. Opportunities within the city and county exist, but a focus on programs and promotion within the schools and universities will add to creating a stronger economy and community.

Focus efforts on providing opportunities to young professionals.

One of the largest population groups in the city and county are those ranging in age from 25 to 34. A perception, however, exists that many from this group leave soon after college. Some programs do exist across the state, such as the Young Gamechangers, that bring in individuals from across the state to work on projects oriented to helping and advancing communities. Opportunities such as this benefit the community, and help to retain and grow a population rooted in the city and county.

Invest in collaborative strategies to increase attractiveness to new businesses and industry.

Collaboration between governmental agencies and various development authorities within the city and county is important for the recruitment of new businesses and industries. Collaboration between agencies and authorities may allow for a reduction in duplication of services, as well as the identification of a variety of funding sources and incentives for new businesses.

Foster economic development opportunities to draw in retirees and maintain a vibrant community.

One group in the city and county that is steadily growing is the retiree community. The growth in this population group poses an opportunity for further support and development of Milledgeville and Baldwin County as a retirement destination. Providing opportunities for senior-based activities and leisure will also help to keep longtime residents within the community.

Continue downtown development.

Like many small downtown areas in the state and across the country, economic longevity is of the utmost importance. Downtown Milledgeville provides an opportunity to focus on not only the recruitment and retention of businesses but also the construction of new structures as infill. Removing vacancies and constructing buildings compatible with the historic character of downtown will allow Milledgeville to recognize its past while looking to its future.



TRANSPORTATION

Goals

1. Encourage walkability and pedestrian safety measures.
2. Advance public transportation efforts.
3. Invest in existing infrastructure.

Needs and Opportunities

Develop additional in-town bike and pedestrian trails.

Currently, few dedicated bike and pedestrian trails exist in town. Creating trails specifically for bikes and pedestrians could not only provide safe spaces for non-vehicular traffic to move but also create an attraction for the community. Additionally, new walkways and bike trails could connect with other trails allowing for natural resources to connect with the urban core.

Construct and improve existing sidewalks and crosswalks.

As greater importance is placed on the walkability of communities, Baldwin County and Milledgeville recognize the need to construct and improve upon existing sidewalks and crosswalks. The downtown area is a clear example of the need for safe and plentiful sidewalks, but the need for such infrastructure is also growing within the rest of the county and city. Major thoroughfares, such as Highway 441, are becoming increasingly trafficked by pedestrians. This route especially has limited safe sidewalks and crosswalks as is evident by the high number of pedestrians jaywalking across the highway.

Remove truck traffic from the downtown area.

Currently the downtown area serves as a thoroughfare for a number of large trucks. Downtown is a heavily trafficked area with traffic consisting of both vehicular and pedestrian means. The trucks currently driving through the downtown area pose both a safety risk and create noise pollution. With downtown serving as the convergence of multiple state highways the need to create an alternative route around this area of town is highly important.

Advance public transportation efforts.



The need for public transportation is growing in numerous communities across the country and the state of Georgia. The current transit system within the county and city may not be serving the needs of the citizenry. Transit systems provide an alternative means of transportation for those without personal vehicles, allowing them to move more freely and farther within the county. Additionally, public transit can be utilized by hospitals to help with patient transport needs. Lake Sinclair also provides a unique opportunity to utilize public transit for those seeking to cross the lake. A variety of avenues may be utilized by the county and city to assess the needs of public transit.

Review regulations that pertain to ridesharing options.

Baldwin County and Milledgeville currently do not have any ridesharing opportunities. Companies like Uber and Lyft have steadily been operating in more and more cities across the country and could provide transportation alternatives to a variety of residents in the county and city ranging from those who do not have access to a vehicle to downtown to visitors seeking alternative means of travel. No regulations to support ridesharing programs currently exist in either community. With the implementation of regulatory support, Baldwin County and Milledgeville could not only provide a highly successful means of alternative transportation but bring a new business with jobs to the community.

Support and expand highway and road network to promote efficient movement of vehicles.

Maintenance of existing roads and highways is vital to promoting safe and easy travel of vehicles. A strong existing infrastructure will allow for expansion of current highways and roads. Traffic patterns currently have vehicles, such as heavy trucks, moving through highly populated areas such as downtown. Expanding the highways and road system will allow for the diversion of heavy vehicles and traffic leading to easier movement of vehicles throughout the community.

Explore options to mitigate school traffic on the west side of town.

A concentration of educational facilities, including primary, middle, and high schools, as well as, Georgia College and State Universities west campus exist on the west side of town. The grouping of these institutions, though convenient, poses traffic issues for many driving in and through the area. Expansion of adjacent roads may aid in the easing of traffic and make the area safer for students walking to school.

Promote and develop airport as a regional asset.

The Baldwin County airport provides a variety of services predominantly focused on flight training and fueling. The airport, in its current use, is not focused on commercial travel or promoting the acceptance of private jets. Expanding the airport to include these services would bring in a new revenue stream and possibly attract businesses that could benefit from a regional airport. Additionally, expanding and marketing the airport for commercial use would provide those living in the city and county a more easily accessible means of travel to other parts of the country.



NATURAL AND CULTURAL RESOURCES

Goals

1. Increase utilization and support of natural resources.
2. Protect and preserve the lakes, rivers and streams, and river walk.
3. Highlight the variety of resources found in the city and county.
4. Increase utilization and support of historic resources.
5. Emphasize the relationship between the county and city resources and tourism.

Needs and Opportunities

Promote prominent resources in the county and city.



The county and city are both home to a variety of important natural and cultural resources. Many of these resources are currently underutilized and could benefit from more extensive marketing. Promotion of these resources would not only benefit those living within the city and county, but will grow the number of visitors coming from outside the county. Often natural and cultural resources serve as destination points that can, in turn, become economic drivers within communities.

Engage citizenry and relevant organizations to help with river and lake clean-up.

Rivers and lakes, such as the Oconee River and Lake Sinclair are vital resources to the communities of Milledgeville and Baldwin County. The maintenance of such features is costly, and resources are limited. An opportunity exists to involve residents and organizations in simple yet effective maintenance of the rivers and lakes in Milledgeville and Baldwin County. By working with the community to clean up the lakes and rivers, county and city resources are utilized on a smaller scale. As these resources are better maintained and community engagement is evident utilization of the lakes and rivers is likely to grow. This need also includes maintaining strong partnerships with other governmental partners like the Environmental Protection Division and Department of Community Affairs, who can assist with environmental planning efforts.

Make information on resources more accessible.

The county and city have a rich history and a variety of historic resources. Many residents and those visiting seek to learn more about the history and built-environment of both communities. Increasing the presence of information pertaining to historic resources will allow for greater ease of access and the ability to promulgate the importance of the resources and histories of both communities.

Create more oversight and opportunities to protect historic resources.

Milledgeville currently has a locally-designated historic district and a Historic Preservation Commission that provides recommendations on exterior alterations to buildings and other resources that contribute to the historic integrity of the district. Other forms of engagement, such as community organizations are not utilized as effectively. Local organizations, such as historic societies or friends’ groups provide another level of protection and promotion by engaging the community with resources both within and outside the locally designated district. These organizations can advocate for and support the various cultural and historic resources throughout the city and county.

Capitalize on county’s ability to use tourism as a revenue stream.

The economic impact of tourism within communities is immense. Tourism brings business, not only to the attractions, but also to local businesses and lodging establishments. Money spent on hotels or motels provide a source of revenue to further tourism endeavors through sales tax. Currently, no lodging opportunities exist within Baldwin County. Funding derived from the hotel/motel tax is therefore not available to the county. Other types of lodging are available beyond the standard in the form of vacation rentals. As the demand for vacation rentals grows, communities are seeking means to create a sales tax similar to the hotel/motel tax as no standard form currently exists. Creating a revenue stream through a vacation rental tax would allow Baldwin County to funnel more dollars into tourism and help the overall economy.



Goals

1. Determine the housing needs of the community.
2. Seek opportunities to advance housing opportunities for all citizens.

Needs and Opportunities

Local governments need to better understand the community's housing stock.

A critical first component of any action plan to improve the quality, affordability, or availability of housing in the community is understanding the existing housing stock. Few community members are ever able to grasp a complete picture of housing within the city or county due to the vast area and number of homes present in Baldwin County and Milledgeville. As such, it is possible that community perceptions of housing may not be completely reflective of conditions on the ground. Given this need, Baldwin County and Milledgeville may find benefit in pursuing a comprehensive study of the community's housing conditions through some type of professional assessment. The Middle Georgia Regional Commission has assisted several communities in projects like this, and a number of private consultants also do similar work. This is an investment but should prove worthwhile in increasing knowledge of community housing. In addition, Baldwin County and Milledgeville have the opportunity to work within local stakeholder networks to enhance this understanding. The partnerships formed in Milledgeville through previous participation in the GICH program should be helpful in this regard. Further, a number of local realtors exist who can also provide insight in this regard.

The community needs to obtain additional resources for housing assistance.

Once priorities and more specific needs can be established for housing, Milledgeville and Baldwin County can look to meet their next need, which is for additional resources (particularly financial). Within Middle Georgia, Macon-Bibb County and the City of Warner Robins have invested heavily in neighborhood revitalization, particularly through entitlements of funding received directly from the U.S. Department of Housing and Urban Development (HUD). Because Milledgeville and Baldwin County are not quite populous enough to meet these thresholds, the community will need to explore competitive grant opportunities through the Georgia Department of Community Affairs for housing assistance. The most common programs include the CHIP (Community HOME Investment Program) and CDBG (Community Development Block Grant) opportunities. Unfortunately, Milledgeville is too populous to be eligible for a number of U.S. Department of Agriculture (USDA) programs; however, parts of unincorporated Baldwin County are eligible for USDA housing assistance.

To accompany these investments, Milledgeville and Baldwin County may also find it beneficial to develop targeted redevelopment strategies in certain high-priority areas of the community. On one hand, the creation of clear and well-developed plans can aid local leaders in making decisions that get the greatest returns per dollar invested. It is also possible that targeted planning within these neighborhoods can lead to additional eligibility for financial assistance from the Georgia Department of Community Affairs. The City of Perry is one nearby town that has had recent success in targeted revitalization area strategies.

Milledgeville and Baldwin County need to address the lack of affordable and senior housing.

As part of the stakeholder engagement process, residents of Baldwin County noted several challenges for the city and county related to the availability of housing for both the retired and low-income populations. A substantial amount of new, recent developments in housing have been targeted toward the student population of Georgia College and State University. While this is an important market to serve, there are concerns that this type of housing has been overbuilt, while the needs of other populations have been neglected. A number of programs already exist at the state and federal level to support investments in housing for the senior population, as well as the low-income population. Tax credit programs are particularly popular in these instances. To the extent that Milledgeville and Baldwin County can recruit developers that specialize in the use of these tax credits, that should be a priority. Further, the city and county may identify needs in zoning or land use regulations that can support these types of growth.



The community needs to alleviate existing and prevent new areas of blight.

Baldwin County is quite similar to many communities across the Middle Georgia region in that blight is a significant area of concern. Large cities and rural towns alike frequently find themselves challenged by rundown homes that are unsafe to inhabit and reduce the value of surrounding properties. As stated earlier, funding is a key need in addressing many of these concerns, and well-planned dollars can be useful for injecting life into redevelopment. With that said, the city and county can also look at a variety of programs and initiatives to assist in blight alleviation. A land bank is one instrument by which communities can purchase and clean up blighted properties to prepare them for eventual reuse. In addition, communities may find a benefit in reviewing various ordinances related to blight control and stepping up enforcement procedures where warranted.

The community has an opportunity to support first-time homebuyers.

While there are few programs available specifically at the local government level, a number of programs exist nationally to support first-time homebuyers. Anything that can be done locally to increase awareness of these programs would provide benefits to the community through increased retention and recruitment of first-time homebuyers. Further, some local businesses and community partners see investments in homeownership as part of their employee recruitment and retention programs. Down payment assistance is a particularly common incentive that some employers may offer. Milledgeville and Baldwin County may be able to support or encourage such programs through organizations like the Chamber of Commerce.

COMMUNITY SERVICES

Goals

1. Educate citizens on available community services.
2. Emphasize coordination to better serve communities.
3. Improve overall public recreation.
4. Improve safety within the community.
5. Engage the public on the availability of educational opportunities.
6. Improve utilities availability.

Needs and Opportunities

Local governments have an opportunity to expand partnerships with community organizations.

Milledgeville and Baldwin County are fortunate to have a large number of community partners engaged in the work of service toward others. The Rotary Club, Lions Club, and Chamber of Commerce are just some of these groups that offer chances for greater involvement. Community members who were involved in the comprehensive planning process also held memberships in a number of these civic groups. It was noted that the city and county could focus on strengthening their connections with these groups to help their collective efforts go further. In addition, several community members noted that more information could be made available to the community regarding services that are available to residents, be they are offered directly by the local government, or in partnership with a group, such as the Boys and Girls Club.

Local governments have an opportunity to identify and connect community stakeholders.

Another opportunity noted during the planning process was the availability of dedicated, reliable, and interested community partners. Local leaders have noted that increased citizen engagement with a diverse group of stakeholders in settings, such as forums and town halls could help promote more effective governance from the citizenry. In addition, these forums will present an opportunity for networking and knowledge-sharing among various community service providers.

Milledgeville and Baldwin County need additional resources and equipment for public safety, including the fire department, police department, sheriff's office, and animal control department.

A broad area of concern from citizens and community stakeholders revolved around investment in the safety of the community. City and county leaders have recognized these needs and have already begun their commitment to public safety through investments in the SPLOST. The county's fire department has completed a five-year plan for improvements that is underway as funds become available, and the animal control department is currently working on a new office and animal shelter. However, this remains a need, particularly as one that can be funded through the assistance of federal grant programs. The city and county will continue to pursue these grant opportunities, as available, to meet the needs of first responders and public safety personnel in the community.

Milledgeville and Baldwin County have a need for additional recreation opportunities.



One of the most significant needs that was noted by the steering committee involved the need for more recreational facilities and opportunities throughout the Milledgeville and Baldwin County community. The idea of recreation includes a broad variety of activities to serve a broad spectrum of the population. Specifically, the construction of a community swimming pool and splash pad were noted as key opportunities to expand active recreation. It was also noted that additional passive parks were a need for the community to enhance its greenspace.

The community has the opportunity to promote its educational resources.

Baldwin County and Milledgeville are blessed with a large number of educational institutions, including Georgia College and State University, Central Georgia Technical College, and Georgia Military College. Efforts by the community to market itself as an educational center for the region and state can pay dividends for community economic growth and the retention of talented workers.

Baldwin County and Milledgeville need to seize opportunities for expansion of broadband infrastructure and renewable energy infrastructure.

The county and city are also keenly interested in meeting ongoing needs for infrastructure throughout the community. One of the most significant needs is the expansion of fiber for broadband services throughout the county and especially in more rural parts of the community that lack high-speed service today. In addition, the county supports continued investment in its electrical infrastructure, particularly through the development of projects like solar power installations.

LAND USE

Narrative

Agricultural

Agricultural land use (including forestry) composes the largest area of use within Baldwin County, particularly in the rural areas outside of Milledgeville. Agricultural areas typically have a mixture of low-density housing, forests reserved for timbering, and small farms. Some properties have had conservation easements placed on them; however, these are shorter-term designations that may not remain in conservation throughout the next 20-30 years. The rural landscape of agricultural properties is dotted with a variety of small residential and institutional parcels (most commonly churches) that add a degree of organic variety to the landscape.

Commercial

Baldwin County's main commercial area is clustered on the north side of Milledgeville—near the intersection of Hwy 441 and the 441 Bypass. This area is home to the Milledgeville Mall and a variety of strip commercial developments. By no means is this the only area of commerce, but the city and county desire that it will be the main area of concentrated commercial development with other commerce happening within the context of existing mixed-use neighborhoods and new mixed-use developments. A number of commercial properties exist around the downtown area, and the rural landscape is also dotted with occasional businesses which provide services to those areas.



Industrial

Baldwin County has several industrial park sites within the existing and future land use. This includes the Sibley-Smith Mega Site along the Hwy 441 Bypass and the industrial park west of Milledgeville along State Route 22. The Fall Line Industrial Park that is currently under joint development with Wilkinson County will expect to see some significant industrial development too, but should probably also have some commercial development, given its strategic location along the Fall Line Freeway.



Mixed-Use: Corridor

Milledgeville and Baldwin County want to encourage new mixed-use developments in several areas throughout the community. Milledgeville is one of the oldest cities within Middle Georgia, and is one of only two planned capital cities in the United States. As such, a well-planned downtown with a variety of uses is the center of the community. Given the success of downtown, Milledgeville and Baldwin County would like to imitate this development along major development corridors. This particularly includes the Hwy 441 corridor between Milledgeville and Lake Sinclair. Much of this corridor is currently undeveloped, presenting an opportunity for new growth that creates spaces for living, working, and shopping within a close proximity and in a walkable environment. Further, successful development of a mixed-use district along this corridor will enhance the community's largest gateway.

Mixed-Use: Neighborhood



Mixed-use areas are broken down into the aforementioned “corridor” areas as well as in “neighborhood” areas. The greatest difference between the two is related to the nature of development to be encouraged, particularly given the existing assets within each area. For this reason, the city and county opted to divide the mixed-use category for greater specificity. The downtown area is a traditional mixed-use central business district with an assortment of commercial, residential, and institutional uses clustered together in an organic fashion. This includes a number of buildings with ground-level commercial and loft apartments on the upper floors, but also includes structures that have been converted from one use to another, such as homes converted to offices.

The community hopes to foster this type of organic growth as part of redevelopment in the South Milledgeville neighborhoods, including the former Central State Hospital Property. The hospital was truly the focal point of the community within Milledgeville, and gave employment opportunities within walking distance from surrounding residences. A well-developed street network already exists within this area, which could be harnessed into a new revitalized community, provided that employment opportunities also returned to the neighborhood.

Park/Recreation/Conservation

Baldwin County has a number of conservation areas designated throughout the community. The most noticeable features from the future land use map are the county's water resources—Lake Sinclair and the Oconee River. Both of these water bodies are designated for conservation, as are their floodplains to encourage environmental protection while steering development away from flood-prone areas. Throughout the county, floodplains are designated for conservation as their highest and best use. Public recreational facilities are also designated in this layer, along with the Bartram Forest Wildlife Management Area. Finally, a large tract north of Milledgeville is designated as conservation to preserve the historic Andalusia Farm estate of Flannery O'Connor.

Public/Institutional

Milledgeville and Baldwin County have a tremendous number of institutional uses due to its location as the former state capital. Georgia College and State University, Georgia Military College, and Central Georgia Technical College will each retain significant portions of land for their respective institutions in the upcoming years. Combined with city- and county-owned properties, a large amount of land surrounding downtown Milledgeville can be considered institutional in nature. Beyond this, a number of other institutional facilities are sprinkled through the community, most notably churches and other places of worship.



Residential

Beyond the downtown core and surrounding layer of commercial and institutional uses, a ring of residential properties encircles downtown Milledgeville. Outside of this core, a number of subdivisions have emerged to house additional residential properties within the city and unincorporated county. Typically, these residential development patterns follow the spokes of major highways out from the city center of Milledgeville. A large residential settlement is also present around the Midway and Hardwick communities, located southwest of Milledgeville. Finally, the shores of Lake Sinclair are blanketed by residential properties, many of which have access to the lake. These lakefront properties are often small (in many cases a second home) and are packed very densely together with lake frontage at a premium.

Transportation/Communications/Utilities

Much of the community infrastructure is present in existing rights-of-way and does not show on a future land use map as a parcel for this reason; however, some substations, towers, and transportation lines do appear on the map in this layer. This is particularly prominent near Lake Sinclair, as Georgia Power owns a significant amount of land in the area, especially around the dam that was built to create the lake.



COMMUNITY WORK PROGRAMS

Policies

In producing the 2018-2022 work programs, several previous items were too general to be considered concrete work program items, but were better described as policies. Policies encompass ongoing initiatives to meet the community's goals. The list below reflects a handful of priority policies:

- Support affordable housing options for Baldwin County and City of Milledgeville.
- Support rehabilitation of dilapidated and substandard housing.
- Enhance scholarship programs for local students.
- Support of diploma programs at Baldwin County High School.
- Support networking and knowledge exchange between community service providers.
- Support town hall meetings to receive input on how local governments and other service providers can better serve the community.
- Continue active enforcement of the housing, building, development, and land use codes.
- Continue updating Regional Bike and Pedestrian Plan Committee on new development.
- Maintain existing cooperation and coordination with Sinclair Water Authority.
- Continue active intergovernmental coordination and collaboration in service delivery.

Work Programs

The following pages contain the reports of accomplishment and community work programs for each jurisdiction located within Baldwin County that is covered by this comprehensive plan. The order of the following documents is:

Baldwin County

Report of Accomplishments
Community Work Program

City of Milledgeville

Report of Accomplishments
Community Work Program

Report of Accomplishments - Baldwin County

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
Economic Development		
Clear and maintain vacant lots in preparation for prospective industries.	underway / ongoing	clearing and grading will occur as funds are available
Continue to coordinate educational programs with industries.	underway / ongoing	
Construct meeting areas/convention space at Central Georgia Technical College.	complete	
Seek funding for hotel/convention center in the downtown Milledgeville area.	cancelled	Project of City of Milledgeville
Build hotel/convention center in downtown Milledgeville area.	cancelled	Project of City of Milledgeville
Promote the Oconee River Greenway as a tourist destination.	cancelled	Project of City of Milledgeville
Continue recruitment of specialized programs to GMC, GC&SU, and CGTC.	underway / ongoing	
Enhance communication between industry/businesses and educational institutions.	underway / ongoing	this is accomplished through individual meetings between the Development Authority and industry.
Continue to refocus programs at educational institutions to match existing and future industry/ businesses.	underway / ongoing	this is accomplished by the work of the Development Authority communicating the needs of industry with all educational institutions
Reestablish mentorship program between educational institutions and industry/business.	underway / ongoing	Baldwin County School system updates the mentoring needs at each school every year; new mentors are recruited yearly
Designate agency or individual for overseeing and recruitment of businesses in rural Baldwin County.	underway / ongoing	the Development Authority works on behalf of the City and County to recruit businesses
Designate Opportunity Zones through Resolutions.	postponed	
Appoint Urban Redevelopment Authority.	complete	
Seek funding for small business incubators.	underway / ongoing	The Development Authority is working with Digital Bridges, Georgia College and CGTC to bring business incubators online. Funding sources are being considered.
Promote/implement existing programs available to provide downtown merchants with funding for façades and other building improvements.	complete	
Complete Phase II of the Industrial Park.	complete	
Continue work on joint industrial business park development at US 441 and Fall Line Freeway.	complete	

Report of Accomplishments - Baldwin County

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
Explore methods of extending broadband access throughout the community providing high speed, low-cost connections to government departments.	cancelled	Not a priority at this time.
Construct Greenway Park along Oconee River at Hancock Street Bridge.	complete	working on final phase of construction
Housing		
Research affordable housing options for Unincorporated Baldwin County and City of Milledgeville.	ongoing	moved to policy section
Research ways to assist in the rehabilitation of dilapidated and substandard housing in Unincorporated Baldwin County and City of Milledgeville.	ongoing	moved to policy section
Natural and Cultural Resources		
In accordance with the Community Greenspace Program Plan and guidelines, develop a two-mile greenway along the Oconee River from Lake Sinclair to the southern portion of the county in conjunction with the City of Milledgeville.	complete	
Encourage recreational and cultural activities along the Oconee River.	complete	
Encourage protection of historical and cultural resources along the Oconee River as part of the development of the Oconee River Greenway.	ongoing	
Coordinate historic tourism opportunities with downtown merchants and educational institutions.	ongoing	
Increase general awareness of historical resources utilized by GMC and GC&SU.	ongoing	

Report of Accomplishments - Baldwin County

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
Incorporate Oconee River Greenway, Regional Bike & Pedestrian Plan, and Scenic By-way into Educational Programs.	Cancelled	outside scope of county government
Incorporate natural resources into educational programs (e.g. Lake Laurel).	ongoing	
Improve signage and marketing for Bartram Forest.	postponed	County investigating the Forestry's plans for Bartram. Will include in STWP update.
Increase and coordinate the marketing of cultural events.	ongoing	
Continue scrap tire disposal enforcement program.	ongoing	
Enforce the Soil and Sedimentation Control Ordinances for Milledgeville and Baldwin County.	ongoing	will be expanded
Enforce existing regulations related to the protection of farmland/open space, placement of septic tanks, flood-prone areas, plant and animal habitats, and important historic structures.	ongoing	
Seek funding for additional phases of the Oconee River Greenway.	ongoing	
Continue to support the completion of Phase I of the Oconee River Greenway.	complete	
Community Facilities and Services		
Encourage State of Georgia to provide public campgrounds and recreational vehicle areas.	cancelled	outside scope of county government
Enhance scholarship programs for local students.	ongoing	moved to policy section
Continue support of diploma programs at Baldwin County High School.	ongoing	moved to policy section
Become a State-Certified Literate Community.	ongoing	
Increase community awareness and exposure to programs offered at educational institutions.	ongoing	
Develop community arts center.	cancelled	outside scope of county government
Continue Kid's University Program at GC&SU.	cancelled	outside scope of county government
Assist in the implementation of Master Plans for all the educational facilities.	ongoing	

Report of Accomplishments - Baldwin County

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
Pursue grants for additional personnel and equipment for Baldwin County Sheriff's Department and City of Milledgeville's Police Department.	ongoing	
Continue infrastructure development in rural Baldwin County.	ongoing	
Encourage development of public marina on the eastern side of Lake Sinclair.	ongoing	This is discussed ;however, a location has not been designated
Continue development of DSL, cable, and other such utilities in the eastern portion of rural Baldwin County.	ongoing	there are still some areas in need
Enhance EMS service to eastern Baldwin County.	cancelled	Not a financially feasible priority at this time.
Apply for fire grants for new equipment for both city and county departments.	ongoing	
Pursue additional funding to create more staff positions to ensure adequate enforcement of county codes.	ongoing	
Develop coordination strategy with GC&SU and GMC to become wireless community.	ongoing	
Research landscaping programs/ awards, such as expanding on Make a Difference Day (outside of the DDA Beautification Program) to improve aesthetics.	complete	
Continue paving dirt roads in the unincorporated area of Baldwin County.	ongoing	Approximately 19 miles remain unpaved.
Harrisburg and Midway recreation improvements.	ongoing	
Procure public safety radio equipment: two site/five channel interoperable P25 700 MHz system with applicable accessories.	complete	
Water system improvements: Hwy 212, Hopewell Church Rd., Lake Laurel Road.	ongoing	
Land Use		
Continue to acquire land at intersection of future Fall Line Freeway and Highway 441.	complete	

Report of Accomplishments - Baldwin County

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
Establish incentives for developers who undertake projects consistent with the development patterns and protect sensitive natural resources.	ongoing	
Establish a process to coordinate with State agencies and timber companies owning land in Milledgeville and Baldwin County on their development plans.	ongoing	
Monitor growth along the Oconee River Greenway to discourage incompatible land uses.	ongoing	
Add landscaping requirements for commercial development to Baldwin County Land Use Codes.	ongoing	
Continue update and enforcement of the Baldwin County Codes (Housing/ Building/ Development).	ongoing	moved to policy section
Research the improvement of Greenspace Requirements within County Codes for grant competitiveness.	ongoing	
Designate districts for community commercial areas in Land Use Regulations for Unincorporated Baldwin County.	ongoing	
Intergovernmental Coordination		
Continue development of Fall Line Freeway Industrial Park.	ongoing	moved to economic development
Research water and sewer capacity/sewer and road infrastructure for Fall Line Freeway Industrial Park site.	ongoing	moved to economic development
Research transportation projects (highway widening, etc.) that will increase the accessibility and connectivity of the current industrial park and the Fall Line Freeway Industrial Park.	ongoing	moved to economic development
Maintain existing cooperation and coordination with Sinclair Water Authority.	ongoing	moved to policy section
Transportation		
Continue research and development of Regional Airport site in the Fall Line Freeway Industrial Park area.	cancelled	No longer a priority as Baldwin County Airport is already a Regional Airport.
Construct additional bridge across Oconee River.	complete	

Report of Accomplishments - Baldwin County

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
Improve access to Baldwin County Schools from Blandy Road.	ongoing	This is being proposed as part of T-SPLOST funding
Pursue signage and landscaping for entrances to Baldwin County and the City of Milledgeville along major highways.	ongoing	Keep Milledgeville Baldwin Beautiful continues to search for beautification grant programs.
Pursue Adopt-A-Highway Programs for Litter Control in Baldwin County and the City of Milledgeville.	cancelled	outside scope of county government
Pursue funding for additional traffic lights along Highway 441 in both Baldwin County and the City of Milledgeville.	ongoing	
Work with rail companies to find solutions to traffic congestion at rail crossings.	ongoing	
Continue support of the Rails-to-Trails portion of the Middle GA Regional Bike and Pedestrian Facilities Plan.	ongoing	
Develop coordinated parking strategy for downtown Milledgeville.	ongoing	
Continue updating Regional Bike and Pedestrian Plan Committee on new development.	ongoing	moved to policy section
Identify funding sources for public transportation in Baldwin County and the City of Milledgeville.	ongoing	

Baldwin County Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
Economic Development				
Clear and maintain vacant lots in preparation for prospective industries.	Development Authority for the City of Milledgeville and Baldwin County	Staff Time & Resources	Development Authority	2018-2022
Continue to coordinate educational programs with industries.	Development Authority for the City of Milledgeville and Baldwin County/ Georgia Military College/Georgia College & State University/Central Georgia Technical College/Baldwin County High School/ Baldwin County	Staff Time & Resources	General Fund/State of GA	2018-2022
Continue recruitment of specialized programs to GMC, GC&SU, and CGTC.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & Co. Industries and Businesses/GMC/ GC&SU	Marketing Costs/Staff Time & Resources	DTAE/USGA	2018-2022
Enhance communication between industry/businesses and educational institutions.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & Co Industries and Businesses/Baldwin County /GMC/ GC&SU/Baldwin County Schools	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/ Baldwin County Schools/	2018-2022
Continue to refocus programs at educational institutions to match existing and future industry/ businesses.	CGTC/Development Authority for the City of Milledgeville and Baldwin County/ORMC/City & Co Industries and Businesses/Baldwin County/ /GMC/ GC&SU/Baldwin County Schools	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/ Baldwin County Schools/Milledgeville-Baldwin County Chamber of Commerce	2018-2022
Reestablish mentorship program between educational institutions and industry/business.	Milledgeville-Baldwin County Chamber of Commerce/Baldwin County High School/GMC/GC&SU/ CGTC/Development Authority for the City of Milledgeville and Baldwin County/Baldwin County /Church & Civic Organizations	Staff Time & Resources	Development Authority for the City of Milledgeville & Baldwin County/GMC/GC&SU/CGTC/ Baldwin County Schools/Milledgeville-Baldwin County Chamber of Commerce	2020

Baldwin County Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
Designate agency or individual for overseeing and recruitment of businesses in rural Baldwin County.	Baldwin County Staff	Staff Time & Resources	General Fund	2018-2020
Designate Opportunity Zones through application.	Middle Georgia Regional Commission Staff/Development Authority for the City of Milledgeville and Baldwin County	Staff Time & Resources	General Fund/Development Authorities	2019
Seek funding for small business incubators.	Development Authority for the City of Milledgeville and Baldwin County, Central State Hospital Redevelopment Authority	\$500,000	SBA	2018-2022
Promote/continue existing programs available to provide downtown merchants with funding for façades and other building improvements.	Development Authority for the City of Milledgeville and Baldwin County	Staff Time & Resources	DDA/State of GA/GDOT	2018-2022
Construct additional parallel rail spurs at mega-industrial park.	Development Authority, Baldwin County	\$2-5 Million	EDA, Development Authority	2018-2022
Identify needs of young professional workforce and establish programs for engagement.	Development Authority, Baldwin County, Milledgeville	Staff Time and Resources	Development Authority, Baldwin County, Milledgeville	2018-2022
Collaborate between government and authorities to determine funding guidelines and applications to attract businesses and industry.	Development Authority, Baldwin County, Milledgeville	Staff Time and Resources	Development Authority, Baldwin County, Milledgeville	2018-2022
Grow business partnerships in support of the retirement community.	Development Authority, Baldwin County, Milledgeville	Staff Time and Resources	Development Authority, Baldwin County, Milledgeville	2018-2022
Continue development of Fall Line Freeway Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County/Fall Line Regional Development Authority/ Georgia GDOT/ Georgia DNR/Other State Agencies	\$1,000,000	GDOT/GADHR/ Fall Line Regional Development Authority	2020
Research water and sewer capacity/sewer and road infrastructure for Fall Line Freeway Industrial Park site.	Fall Line Regional Development Authority	Staff Time & Resources	General Fund	2018-2022
Research transportation projects (highway widening, etc.) that will increase the accessibility and connectivity of the current industrial park and the Fall Line Freeway Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County/GDOT	Staff Time & Resources	Development Authority/GDOT	2018-2022
Housing				
Partner with local realtors and/or Middle Georgia Regional Commission to complete an assessment.	Baldwin County/Milledgeville/ MGRC/ Milledgeville Housing Authority	Staff Time & Resources	General Fund	2020

Baldwin County Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
Create a targeted redevelopment strategy for housing.	Baldwin County/ City of Milledgeville/ MGRC /Milledgeville Housing Authority	Staff Time & Resources	General Fund	2021
Recruit developers specializing in senior and affordable housing.	Baldwin County/ City of Milledgeville/ Milledgeville Housing Authority	Staff Time & Resources	General Fund	2022
Partner with Businesses to provide incentives.	Baldwin County/ City of Milledgeville/ Milledgeville Housing Authority	Staff Time & Resources	General Fund	2022
Submit applications for CHIP Grants.	Baldwin County	Staff Time & Resources	General Fund, CHIP	2018-2022
Research funding sources to assist in the rehabilitation of deteriorating homes of low/moderate- income families.	Baldwin County	Staff Time & Resources	General Fund, CHIP, CDBG	2018-2022
Natural and Cultural Resources				
Maintain protection of historic and cultural resources along the Oconee River as part of the development of the Oconee River Greenway.	Baldwin County Oconee River Greenway Authority	Staff Time & Resources	General Fund/Oconee River Greenway	2018-2022
Increase general awareness of historic resources utilized by GMC and GC&SU.	GMC/GC&SU/Milledgeville-Baldwin County Convention and Visitors Bureau	Marketing Costs/Staff Time & Resources	Milledgeville-Baldwin County Chamber of Commerce/GMC/ GC&SU/CGTC/ Baldwin County Schools	2018-2022
Improve signage and marketing for Bartram Forest.	Milledgeville-Baldwin County Convention and Visitors Bureau/State of GA/GMC/ORGA	\$100,000	State and Federal Grants	2018-2022
Increase and coordinate the marketing of cultural events.	Baldwin County/City of Milledgeville/GC&SU/GMC/Allied Arts/Milledgeville Main Street Downtown Development Authority/Milledgeville-Baldwin County Convention and Visitors Bureau	\$25,000	General Fund/State of GA/Private Funding	2018-2022
Continue scrap tire disposal enforcement program.	Baldwin County, GA.DNR-EPD	Staff Time & Resources	Baldwin County, Ga. DNR-EPD	2018-2022
Enforce the Soil and Sedimentation Control Ordinances for Milledgeville and Baldwin County.	Baldwin County, S&WCC, S&WCD, NRCS, Ga. Forestry Commission, Ga. DNR-EPD	Staff Time & Resources	Baldwin County, City of Milledgeville, S&WCC, S&WCD, NRCS, Ga. Forestry Commission, Ga. DNR-EDP	2018-2022

Baldwin County Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
Enforce existing regulations related to the protection of farmland/open space, placement of septic tanks, flood-prone areas, plant and animal habitats, and important historic structures.	City of Milledgeville, Baldwin County, Baldwin County Health Department, Ga. DNR-EPD, Milledgeville Historic Preservation Commission	Staff Time and Resources	City of Milledgeville, Baldwin County, Baldwin County Health Department, Ga DNR-EPD, Milledgeville Historic Preservation Commission	2018-2022
Seek funding for additional phases of the Oconee River Greenway.	Oconee River Greenway Authority/Baldwin County/City of Milledgeville	\$50,000,000	DNR	2018-2022
Continue to extend Fishing Creek Trail.	Baldwin County/ Milledgeville/ Live Healthy Baldwin/ Milledgeville Bicycle and Pedestrian Committee/Bike Walk Baldwin	\$100,000/mile	Baldwin County/ Milledgeville/ Live Healthy Baldwin	2022
Create educational programs on the importance of river and lake clean-up and utilize slogans or taglines.	Keep Milledgeville-Baldwin Beautiful/ Baldwin County/ Milledgeville/ Oconee River Greenway Authority	\$10,000/ year	Keep Milledgeville-Baldwin Beautiful/ Baldwin County/ Milledgeville/ Oconee River Greenway Authority	2018-2022
Enhance the effectiveness of animal control by posting signage pertaining to emergency numbers and what to do in an emergency.	Keep Milledgeville-Baldwin Beautiful/ Baldwin County/ Milledgeville/ Oconee River Greenway Authority	\$15,000	Grants	2020
Support re-establishment of historic resource advocacy organizations such as "Friends if Baldwin County Cemeteries" and Baldwin County Historic Society.	Friends if Baldwin County Cemeteries/ Baldwin County Historic Society/ Baldwin County	Staff Time and Resources	General Fund	2019-2021
Research enforcement of vacation rental tax.	Baldwin County/ Milledgeville-Baldwin County Convention and Visitors Bureau	Staff Time and Resources	General Fund	2018-2022
Community Facilities and Services				
Become a State-Certified Literate Community.	Baldwin County/City of Milledgeville/ Milledgeville-Baldwin County Chamber of Commerce/ Development Authority for the City of Milledgeville and Baldwin County/ GMC/GC&SU/ Baldwin County Schools/CGTC/All Businesses	\$30,000	Private Donations/Local, State, & Federal Government Grants	2020

Baldwin County Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
Increase community awareness and exposure to programs offered at educational institutions.	Baldwin County Schools/GMC/CGTC/GC&SU	Marketing Costs/Staff Time & Resources	GMC/GC&SU/CGTC/Baldwin County Schools	2018-2022
Assist in the implementation of Master Plans for all the educational facilities.	GC&SU/GMC/CGTC/ Baldwin County Schools/Baldwin County & City of Milledgeville Staff	Budgeted Amount in Each Master Plan	GC&SU/GMC/CGTC/ Baldwin County Schools/General Fund	Schedule Determined in Each Master Plan
Pursue grants for additional personnel and equipment for Baldwin County Sheriff's Department and City of Milledgeville's Police Department.	Baldwin County Sheriff's Department and the City of Milledgeville's Police Department/Middle Georgia RDC Staff	\$35,000	CJCC	2018-2022
Continue infrastructure development in rural Baldwin County.	Baldwin County Water Department	\$50,000	General Fund/State and Federal Grants	2018-2022
Continue development of high speed internet, cable, and other such utilities in the eastern portion of rural Baldwin County.	Baldwin County Staff/ Charter Communications/ Alltel	\$100,000	General Fund/BRIDGE Grant/Utility Companies	2018-2022
Apply for fire grants for new equipment for both city and county departments.	Baldwin County & City of Milledgeville Staff/MGRDC Staff	\$175,000	Fire Grants	2018-2022
Create a directory of community services and link to the city/county website.	Baldwin County/Milledgeville/ MGRC	Staff Time & Resources	General Fund	2019
Pursue additional funding to create more staff positions to ensure adequate enforcement of county codes.	Baldwin County Staff/ MGRDC Staff	Staff Time & Resources	General Fund/DCA	2018-2022
Develop coordination strategy with GC&SU and GMC to become wireless community.	Baldwin County and City of Milledgeville Staff/GC&SU and GMC Staff	Staff Time & Resources	General Fund/State of GA	2018-2022
Continue paving dirt roads in the unincorporated area of Baldwin County.	Baldwin County	\$3 Million	Baldwin County, GDOT	2018-2022
Harrisburg and Midway recreation improvements.	Baldwin County	\$150,000	Baldwin County	2018-2022
Water System improvements: HWY 212, Hopewell Church Rd, Lake Laurel Rd.	City of Milledgeville, Baldwin County, RDC	Staff Time and Resources	City of Milledgeville, Baldwin County	2018-2022
Build additional passive parks.	City of Milledgeville, Baldwin County	\$100,000	General Fund/ Grants	2022
Construct a community swimming pool or splash pad.	City of Milledgeville, Baldwin County	\$2,000,000	General Fund/ SPLOST/ Grants	2022
Improve county animal shelter.	Baldwin County/ Baldwin County Animal Control	\$500,000	General Fund/ Grants	2020

Baldwin County Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
Land Use				
Establish incentives for developers who undertake projects consistent with the development patterns and protect sensitive natural resources.	City of Milledgeville, Baldwin County	Staff Time and Resources	City of Milledgeville, Baldwin County	2018-2022
Establish a process to coordinate with State agencies and timber companies owning land in Milledgeville and Baldwin County on their development plans.	City of Milledgeville, Baldwin County, Georgia government agencies, timber companies	Staff Time and Resources	City of Milledgeville, Baldwin County	2018-2022
Monitor growth along the Oconee River Greenway to discourage incompatible land uses.	Baldwin County & City of Milledgeville Staff/ Oconee River Greenway Authority	Staff Time & Resources	General Fund/ Oconee River Greenway	2018-2022
Add landscaping requirements for commercial development to Baldwin County Land Use Codes.	Baldwin County Staff	Staff Time & Resources	General Fund	2018-2022
Designate districts for community commercial areas in Land Use Regulations for Unincorporated Baldwin County.	Baldwin County Staff/ MGRDC Staff	\$7,000	General Fund/DCA	2018-2022
Transportation				
Improve access to Baldwin County Schools from Blandy Road.	GDOT/Baldwin County Board of Education	\$1,000,000	GDOT	2018-2022
Pursue signage and landscaping for entrances to Baldwin County and the City of Milledgeville along major highways.	Baldwin County and City of Milledgeville Public Works Departments/GDOT	Staff Time & Resources/ \$10,000	GDOT/General Fund	2018-2022
Pursue funding for additional traffic lights or roundabouts along Highway 441 in both Baldwin County and the City of Milledgeville.	Baldwin County and City of Milledgeville Public Works Departments/Middle Georgia Regional Development Center Staff/GDOT	\$30,000	GDOT	2018-2022
Work with rail companies to find solutions to traffic congestion at rail crossings.	Baldwin County and City of Milledgeville Staff/Norfolk Southern/CSX/GDOT	Staff Time & Resources	General Fund/GDOT	2018-2022
Continue support of the Rails-to-Trails portion of the Middle GA Regional Bike and Pedestrian Facilities Plan.	Baldwin County & City of Milledgeville Staff/ MGRDC Staff	Staff Time & Resources	General Fund/DCA/GDOT	2018-2022
Develop coordinated parking strategy for downtown Milledgeville.	GC&SU/GMC/Baldwin County/City of Milledgeville/ Downtown Merchants	Staff Time & Resources	General Fund/State of GA/Private Funding	2018-2022
Identify additional/ alternate mass parking areas for special events.	Baldwin County and City of Milledgeville Staff	Staff Time & Resources	General Fund	2018-2022
Identify funding sources for sidewalk repair beyond streetscape phases (especially for handicap accessibility).	GC&SU/GMC/ Baldwin County/City of Milledgeville	Staff Time & Resources	ADA/AARP	2018-2022

Report of Accomplishments - City of Milledgeville

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
Economic Development		
1. Central State Hospital Redevelopment	underway / ongoing	urban redevelopment authority created
2. Clear and maintain vacant lots in preparation for prospective industries.	underway / ongoing	clearing and grading will occur as funds are available
3. Continue to coordinate educational programs with industries.	underway / ongoing	
4. Construct meeting areas/convention space at Central Georgia Technical College.	complete	
5. Build hotel/convention center in downtown Milledgeville area.	underway / ongoing	
6. Promote the Oconee River Greenway as a tourist destination.	underway / ongoing	
7. Continue recruitment of specialized programs to GMC, GC&SU, and CGTC.	underway / ongoing	
8. Enhance communication between industry/businesses and educational institutions.	underway / ongoing	this is accomplished through individual meetings between the Development Authority and Industry
9. Continue to refocus programs at educational institutions to match existing and future industry/ businesses.	underway / ongoing	this is accomplished by the work of the Development Authority communicating the needs of industry with all educational institutions
10. Reestablish mentorship program between educational institutions and industry/business.	underway / ongoing	Baldwin County School system updates the mentoring needs at each school every year; new mentors are recruited yearly
11. Promote/implement existing programs available to provide downtown merchants with funding for façades and other building improvements.	underway / ongoing	
12. Form committee to improve signage in downtown Milledgeville.	underway / ongoing	
13. Explore marketing of vacant buildings in downtown Milledgeville.	underway / ongoing	
14. Coordinate with Downtown Development Authority to expand and improve incentive packages to recruit new, viable businesses to downtown Milledgeville.	underway / ongoing	The Development Authority is working with Digital Bridges, Georgia College and CGTC to bring business incubators online. Funding sources are being considered.
15. Explore methods of extending broadband access throughout the community providing high speed, low-cost connections to government departments.	complete	
16. Construct Greenway Park along Oconee River at Hancock Street Bridge.	complete	
17. Promote 441 Corridor as an economic highway.	underway / ongoing	

Report of Accomplishments - City of Milledgeville

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
Housing		
1. Research affordable housing options for Unincorporated Baldwin County and City of Milledgeville	underway / ongoing	
2. Research ways to assist in the rehabilitation of dilapidated and substandard housing in Unincorporated Baldwin County and City of Milledgeville.	underway / ongoing	
3. Submit application for CHIP Grant.	postponed	
4. Research funding sources to assist in the rehabilitation of deteriorating homes of low/moderate- income families.	underway / ongoing	
5. Explore funding sources for the rehabilitation of public housing.	underway / ongoing	
Natural and Cultural Resources		
1. In accordance with the Community Green space Program Plan and guidelines, develop a two-mile greenway along the Oconee River from Lake Sinclair to the southern portion of the county in conjunction with the City of Milledgeville.	postponed	
2. Encourage recreational and cultural activities along the Oconee River.	complete	
3. Encourage protection of historical and cultural resources along the Oconee River as part of the development of the Oconee River Greenway	underway / ongoing	
4. Implement Community Green space Program Plan in the City of Milledgeville.	underway / ongoing	
5. Coordinate historic tourism opportunities with downtown merchants and educational institutions.	underway / ongoing	
6. Increase general awareness of historical resources utilized by GMC and GC&SU.	underway / ongoing	
7. Incorporate Oconee River Greenway, Regional Bike & Pedestrian Plan, and Scenic By-way into Educational Programs.	Cancelled	outside scope of city government -- board of education project
8. Enhance the preservation of historic single-family housing in the downtown Milledgeville area.	underway / ongoing	
9. Improve signage and marketing for Bartram Forest.	underway / ongoing	
10. Explore funding sources for existing and future green space along Oconee River Greenway.	underway / ongoing	
11. Increase and coordinate the marketing of cultural events.	underway / ongoing	

Report of Accomplishments - City of Milledgeville

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
12. Establish new local historic district designations as requested by the Milledgeville Historic Preservation Commission.	underway / ongoing	
13. Seek funding for additional phases of the Oconee River Greenway.	underway / ongoing	
14. Support the completion of Phase II of the Oconee River Greenway.	underway / ongoing	
Community Facilities and Services		
1. Encourage State of Georgia to provide public campgrounds and recreational vehicle areas.	cancelled	outside scope of city government
2. Seek funding to extend water services across the Oconee River.	underway / ongoing	
3. Extend water services across Oconee River.	underway / ongoing	
4. Enhance scholarship programs for local students.	Cancelled	outside scope of city government
5. Become a State-Certified Literate Community.	underway / ongoing	
6. Assist in the implementation of Master Plans for all the educational facilities.	underway / ongoing	
7. Pursue grants for additional personnel and equipment for Baldwin County Sheriff's Department and City of Milledgeville's Police Department.	underway / ongoing	
8. Apply for fire grants for new equipment for both city and county departments.	underway / ongoing	
9. Complete Needs Assessment for Senior services in rural Baldwin County.	Cancelled	outside scope of city government -- county project
10. Develop coordination strategy with GC&SU and GMC to become wireless community.	underway / ongoing	
11. Research landscaping programs/ awards, such as expanding on Make a Difference Day (outside of the DDA Beautification Program) to improve aesthetics.	underway / ongoing	
12. Inventory and analyze the city's storm water system to identify areas in need of improvement.	underway / ongoing	
13. Develop and implement streetscape plan.	underway / ongoing	
14. Renovations to Police Department, Fire Department, and other government facilities.	underway / ongoing	
15. Road, street and sidewalk improvements throughout the City of Milledgeville.	underway / ongoing	
16. Update Service Delivery Strategy.	Cancelled	Legal requirement. City will do; does not need to be in work program.

Report of Accomplishments - City of Milledgeville

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
17. Install/repair storm water management facilities in low/moderate income areas in the City of Milledgeville	underway / ongoing	
18. Create Capital Improvement Program for the City of Milledgeville	underway / ongoing	
19. Implement Capital Improvement Program	underway / ongoing	
Land Use		
1. Continue to acquire land at intersection of future Fall Line Freeway and Highway 441.	complete	
2. Amend City of Milledgeville's Zoning Ordinance to include Green space/Frontage Open space/Signage requirements.	underway / ongoing	
3. Conduct an evaluation of Milledgeville's existing development regulations and propose amendments to the regulations (other than noted above) that will make them consistent with the proposed development patterns in the various character areas and help protect sensitive natural resources.	underway / ongoing	
4. Establish incentives for developers who undertake projects consistent with the development patterns and protect sensitive natural resources.	underway / ongoing	
5. Establish a process to coordinate with State agencies and timber companies owning land in Milledgeville and Baldwin County on their development plans.	underway / ongoing	
6. Monitor growth along the Oconee River Greenway to discourage incompatible land uses.	underway / ongoing	
7. Develop Town Center Overlay District for the Highway 441 Corridor in the City of Milledgeville.	underway / ongoing	
Intergovernmental Coordination		
1. Continue development of Fall Line Freeway Industrial Park.	underway / ongoing	Will be moved to economic development section of next CWP.
2. Research water and sewer capacity/sewer and road infrastructure for Fall Line Freeway Industrial Park site.	underway / ongoing	Will be moved to economic development section of next CWP.
3. Research transportation projects (highway widening, etc.) that will increase the accessibility and connectivity of the current industrial park and the Fall Line Freeway Industrial Park.	underway / ongoing	Will be moved to economic development section of next CWP.

Report of Accomplishments - City of Milledgeville

ACTIVITY	STATUS (Completed, Underway, Postponed or Cancelled)	EXPLANATION
4. Maintain existing cooperation and coordination with Sinclair Water Authority.	underway / ongoing	Will be moved to policy section in next CWP.
Transportation		
1. Continue research and development of Regional Airport site in the Fall Line Freeway Industrial Park area.	cancelled	No longer a priority as Baldwin County Airport is already a Regional Airport.
2. Construct additional bridge across Oconee River.	complete	
3. Pursue signage and landscaping for entrances to Baldwin County and the City of Milledgeville along major highways.	underway / ongoing	Keep Milledgeville Baldwin Beautiful continues to search for beautification grant programs.
4. Pursue Adopt-A-Highway Programs for Litter Control in Baldwin County and the City of Milledgeville.	Cancelled	Outside scope of city government
5. Pursue funding for additional traffic lights along Highway 441 in both Baldwin County and the City of Milledgeville.	underway / ongoing	
6. Research alternate eastern connection between Highways 22 and 441.	underway / ongoing	
7. Work with rail companies to find solutions to traffic congestion at rail crossings.	underway / ongoing	
8. Develop Park & Ride System for Lake Sinclair that coordinates boat trips with public transportation.	underway / ongoing	
9. Continue support of the Rails-to-Trails portion of the Middle GA Regional Bike and Pedestrian Facilities Plan.	underway / ongoing	
10. Develop coordinated parking strategy for downtown Milledgeville.	underway / ongoing	
11. Continue updating Regional Bike and Pedestrian Plan Committee on new development.	underway / ongoing	Will be moved to policy section in next CWP.
12. Identify remaining streetscape phases.	underway / ongoing	

City of Milledgeville Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
Economic Development				
1. Central State Hospital Redevelopment	City of Milledgeville, Central State Hospital Redevelopment Authority	TBD	Grants, Private Funds	2018-2022
2. Clear and maintain vacant lots in preparation for prospective industries.	Development Authority for the City of Milledgeville and Baldwin County, City of Milledgeville Public Works	Staff Time & Resources	Development Authority, General Fund	2018-2022
3. Continue to coordinate educational programs with industries, particularly through HDCI program.	Development Authority for the City of Milledgeville and Baldwin County, GMC, GC&SU, CGTC, Baldwin County Schools	Staff Time & Resources	Development Authority, General Fund	2018-2022
4. Build hotel/convention center in downtown Milledgeville area.	City of Milledgeville, Oconee River Greenway Authority	\$5,000,000	Private Funding	2018-2022
5. Promote the Oconee River Greenway as a tourist destination.	City of Milledgeville, Baldwin County, Oconee River Greenway Authority, Milledgeville-Baldwin County Chamber of Commerce	Staff Time & Resources	General Fund	2018-2022
6. Continue recruitment of specialized programs to GMC, GC&SU, and CGTC.	Development Authority for the City of Milledgeville and Baldwin County, Private Businesses, CGTC, GMC, GC&SU	Marketing Costs/Staff Time & Resources	Development Authority, General Fund	2018-2022
7. Enhance communication between industry/businesses and educational institutions.	Development Authority for the City of Milledgeville and Baldwin County, Private Businesses, CGTC, GMC, GC&SU, Baldwin County Schools	Staff Time & Resources	Development Authority, General Fund	2018-2022
8. Continue to refocus programs at educational institutions to match existing and future industry/ businesses.	Development Authority for the City of Milledgeville and Baldwin County, Private Businesses, CGTC, GMC, GC&SU, Baldwin County Schools	Staff Time & Resources	Development Authority, General Fund	2018-2022
9. Reestablish mentorship program between educational institutions and industry/business.	Milledgeville-Baldwin County Chamber of Commerce, Private Businesses, Civic Organizations, Baldwin County Schools	Staff Time & Resources	General Fund	2018-2022
10. Promote/implement existing programs available to provide downtown merchants with funding for façades and other building improvements.	Milledgeville Main Street and Downtown Development Authority	Staff Time & Resources	Main Street/DDA, General Fund	2018-2022

City of Milledgeville Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
11. Form committee to improve signage in downtown Milledgeville.	Milledgeville Main Street and Downtown Development Authority/ Milledgeville-Baldwin County Convention and Visitors Bureau	Staff Time & Resources	Main Street/DDA, General Fund	2018
12. Explore marketing of vacant buildings in downtown Milledgeville.	Milledgeville Main Street and Downtown Development Authority	Staff Time & Resources	Main Street/DDA, General Fund	2018-2022
13. Coordinate with Downtown Development Authority to expand and improve incentive packages to recruit new, viable businesses to downtown Milledgeville.	City of Milledgeville, Milledgeville Main Street and Downtown Development Authority	Staff Time & Resources	Main Street/DDA, General Fund	2018-2022
14. Promote Highway 441 Corridor as the community's Economic Highway.	City of Milledgeville	Staff Time & Resources	General Fund	2018-2022
15. Continue development of Fall Line Freeway Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County, Fall Line Regional Development Authority	\$1,000,000	Development Authority, Grants	2018-2022
16. Research water and sewer capacity/sewer and road infrastructure for Fall Line Freeway Industrial Park site.	Fall Line Regional Development Authority	Staff Time & Resources	Development Authority	2018-2022
17. Research transportation projects (highway widening, etc.) that will increase the accessibility and connectivity of the current industrial park and the Fall Line Freeway Industrial Park.	Development Authority for the City of Milledgeville and Baldwin County, Fall Line Regional Development Authority, GDOT	Staff Time & Resources	Development Authority, Grants	2018-2022
18. Seek funding for small business incubators.	Development Authority for the City of Milledgeville and Baldwin County, Central State Hospital Redevelopment Authority	\$500,000	Grants, Private Funds	2018-2022
19. Attract film industry to Milledgeville, particularly the Central State Hospital area.	Central State Hospital Redevelopment Authority, Milledgeville-Baldwin County Chamber of Commerce, Development Authority for the City of Milledgeville and Baldwin County	Staff Time & Resources	General Fund	2018-2022
20. Identify needs of young professional workforce and establish programs for engagement.	City of Milledgeville, Baldwin County, Development Authority for the City of Milledgeville and Baldwin County	Staff Time and Resources	Development Authority, General Fund	2018-2022

City of Milledgeville Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
21. Collaborate between government and authorities to determine funding guidelines and applications to attract businesses and industry.	City of Milledgeville, Baldwin County, Development Authority for the City of Milledgeville and Baldwin County	Staff Time and Resources	Development Authority, General Fund	2018-2022
22. Grow business partnerships in support of the retirement community.	City of Milledgeville, Baldwin County, Milledgeville-Baldwin County Chamber of Commerce,	Staff Time and Resources	Development Authority, General Fund	2018-2022
Housing				
1. Research affordable housing options.	City of Milledgeville, Baldwin County	Staff Time & Resources	General Fund	2018-2022
2. Research ways to assist in the rehabilitation of dilapidated and substandard housing.	City of Milledgeville, Baldwin County	Staff Time & Resources	General Fund	2018-2022
3. Submit applications for CHIP Grants.	City of Milledgeville	Staff Time & Resources	General Fund	2018-2022
4. Research funding sources to assist in the rehabilitation of deteriorating homes of low/moderate- income families.	City of Milledgeville	Staff Time & Resources	General Fund	2018-2022
5. Explore funding sources for the rehabilitation of public housing.	Milledgeville Housing Authority	Staff Time & Resources	General Fund	2018-2022
6. Partner with local realtors and/or Middle Georgia Regional Commission to complete an assessment.	City of Milledgeville, Baldwin County, Milledgeville Housing Authority, MGRC	Staff Time & Resources	General Fund	2020
7. Create a targeted redevelopment strategy for housing.	City of Milledgeville, Baldwin County, Milledgeville Housing Authority, MGRC	Staff Time & Resources	General Fund	2021
8. Recruit developers specializing in senior and affordable housing.	City of Milledgeville	Staff Time & Resources	General Fund	2022
9. Partner with businesses to provide incentives for first-time homebuyers.	Milledgeville-Baldwin County Chamber of Commerce	Staff Time & Resources	General Fund	2022
Natural and Cultural Resources				
1. In accordance with the Community Green space Program Plan and guidelines, develop a two-mile greenway along the Oconee River from Lake Sinclair to the southern portion of the county in conjunction with the City of Milledgeville.	City of Milledgeville, Baldwin County, Oconee River Greenway Authority, Oconee River Greenway Foundation	\$5,000,000	Oconee River Greenway Foundation, Grants, Private Foundations	2018-2022
2. Maintain protection of historical and cultural resources along the Oconee River as part of the development of the Oconee River Greenway	City of Milledgeville, Baldwin County, Oconee River Greenway Authority	Staff Time & Resources	Oconee River Greenway, General Fund	2018-2022
3. Implement Community Green space Program Plan in the City of Milledgeville.	City of Milledgeville, DNR	\$200,000	DNR	2018-2022

City of Milledgeville Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
4. Coordinate historic tourism opportunities with downtown merchants and educational institutions.	Milledgeville Main Street and Downtown Development Authority, Milledgeville-Baldwin County Convention and Visitors Bureau, GC&SU, GMC	Staff Time & Resources	General Fund	2018-2022
5. Increase general awareness of historical resources utilized by GMC and GC&SU.	GMC, GC&SU, Milledgeville-Baldwin County Convention and Visitors Bureau	Marketing Costs/Staff Time & Resources	Milledgeville-Baldwin County Convention and Visitors Bureau	2018-2022
6. Enhance the preservation of historic single-family housing in the downtown Milledgeville area.	Milledgeville Historic Preservation Commission	\$6,000 per Property	Grants, Private Funds	2018-2022
7. Improve signage and marketing for Bartram Forest.	Milledgeville-Baldwin County Convention and Visitors Bureau, DNR	Marketing Costs/Staff Time & Resources	Grants, General Fund	2018-2020
8. Explore funding sources for existing and future green space along Oconee River Greenway.	City of Milledgeville	Staff Time & Resources	General Fund	2018-2022
9. Increase and coordinate the marketing of cultural events.	City of Milledgeville, Baldwin County, Milledgeville Main Street Downtown and Development Authority, Milledgeville-Baldwin County Convention and Visitors Bureau, GC&SU, GMC	\$25,000	General Fund, Grants, Private Funds	2018-2022
10. Establish new local historic district designations as requested by the Milledgeville Historic Preservation Commission.	Milledgeville Historic Preservation Commission	Staff Time and Resources	General Fund	2020
11. Seek funding for additional phases of the Oconee River Greenway.	City of Milledgeville, Baldwin County, Oconee River Greenway Authority	\$50,000,000	DNR, Grants, Private Funds	2018-2022
12. Support the completion of Phase II of the Oconee River Greenway.	City of Milledgeville, Baldwin County, Oconee River Greenway Authority	Staff Time & Resources	General Fund	2018-2022
13. Continue expansion of Fishing Creek Trail	City of Milledgeville	TBD	DNR, Grants, Private Funds	2018-2022
14. Implement Central Georgia Rail-Trail initiative from Milledgeville to Macon-Bibb County	City of Milledgeville, Baldwin County, Central Georgia Rail to Trail Association	\$17,500,000	DNR, GDOT, Grants, Private Funds	2020-2022

City of Milledgeville Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
15. Continue placing historical markers throughout the community.	City of Milledgeville, Milledgeville-Baldwin County Convention and Visitors Bureau	TBD	General Fund, Grants, Private Funds	2018-2022
16. Research options for regulation of vacation rentals by owner to ensure hotel-motel tax collection.	City of Milledgeville	Staff Time & Resources	General Fund	2018-2022
Community Facilities and Services				
1. Seek funding to extend water services across the Oconee River.	Baldwin County/City of Milledgeville/Middle Georgia Regional Development Center	Staff Time & Resources	General Fund	2018-2022
2. Extend water services across Oconee River.	Baldwin County & City of Milledgeville Public Works	\$10,000	Water Fund, GEFA	2018-2022
3. Become a State-Certified Literate Community.	City of Milledgeville, Baldwin County, Milledgeville-Baldwin County Chamber of Commerce, Development Authority for the City of Milledgeville and Baldwin County, Baldwin County Schools, CGTC	\$30,000	Development Authority, General Fund	2018-2022
4. Assist in the implementation of Master Plans for all the educational facilities.	GC&SU, GMC, CGTC, Baldwin County Schools, Baldwin County & City of Milledgeville	Budgeted Amount in Each Master Plan	General Fund, SPLOST	2018-2022
5. Pursue grants for additional personnel and equipment for City of Milledgeville Police Department.	City of Milledgeville Police Department, MGRC	\$35,000	DOJ, Grants	2018-2022
6. Apply for fire grants for new equipment.	City of Milledgeville, MGRC	\$175,000	FEMA, Grants	2018-2022
7. Develop coordination strategy with GC&SU and GMC to become wireless community.	City of Milledgeville Staff, Baldwin County, GC&SU, GMC	Staff Time & Resources	General Fund	2018-2022
8. Research landscaping programs/ awards, such as expanding on Make a Difference Day (outside of the DDA Beautification Program) to improve aesthetics.	City of Milledgeville, Baldwin County, City of Milledgeville Garden Club	Staff Time & Resources	General Fund	2018-2022
9. Inventory and analyze the city's storm water system to identify areas in need of improvement.	City of Milledgeville	Staff Time & Resources	General Fund	2018-2022
10. Develop and implement streetscape plan.	City of Milledgeville, GDOT, Milledgeville Main Street and Downtown Development Authority	\$1 Million	Grants, Private Funds	2018-2022
11. Renovations to Police Department, Fire Department, and other government facilities.	City of Milledgeville	\$1.5 Million	SPLOST	2018-2022
12. Road, street and sidewalk improvements throughout the City of Milledgeville.	City of Milledgeville, GDOT	\$2 Million	SPLOST, GDOT	2018-2022

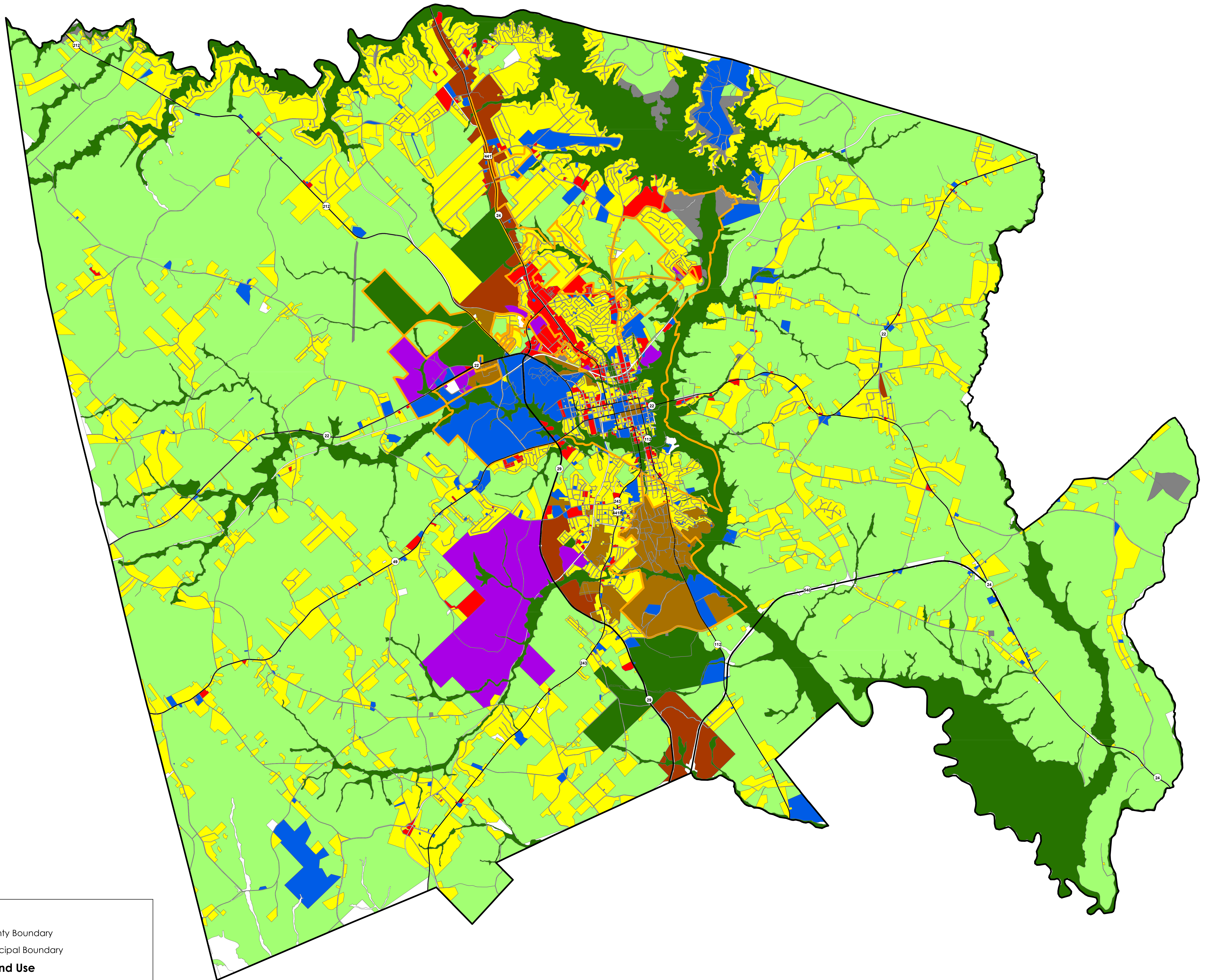
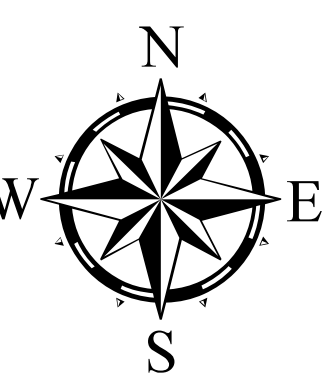
City of Milledgeville Community Work Program: 2018-2022

ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
13. Install/repair storm water management facilities in low/moderate income areas in the City of Milledgeville	City of Milledgeville	\$500,000	CDBG, SPLOST	2018-2022
14. Create Capital Improvement Program for the City of Milledgeville	City of Milledgeville	Staff Time & Resources/	General Fund	2018-2019
15. Implement Capital Improvement Program	City of Milledgeville	Staff Time & Resources	General Fund	2019-2022
16. Build additional passive parks.	City of Milledgeville, Baldwin County	\$100,000	General Fund/ Grants	2022
17. Construct a community swimming pool or splash pad.	City of Milledgeville, Baldwin County	\$2,000,000	General Fund/ SPLOST/ Grants	2022
18. Create a directory of community services and link to the city website.	City of Milledgeville	Staff Time & Resources	General Fund	2019
Land Use				
1. Amend City of Milledgeville's Zoning Ordinance to include Green space/Frontage Open space/Signage requirements.	City of Milledgeville, MGRC	Staff Time & Resources	General Fund	2018-2020
2. Conduct an evaluation of Milledgeville's existing development regulations and propose amendments to the regulations (other than noted above) that will make them consistent with the proposed development patterns in the various character areas and help protect sensitive natural resources.	City of Milledgeville	Staff Time and Resources	General Fund	2018-2022
3. Establish incentives for developers who undertake projects consistent with the development patterns and protect sensitive natural resources.	City of Milledgeville, Baldwin County	Staff Time and Resources	General Fund	2018-2022
4. Establish a process to coordinate with State agencies and timber companies owning land in Milledgeville and Baldwin County on their development plans.	City of Milledgeville, Baldwin County, Georgia government agencies, timber companies	Staff Time and Resources	General Fund	2018-2022
5. Monitor growth along the Oconee River Greenway to discourage incompatible land uses.	City of Milledgeville, Baldwin County, Oconee River Greenway Authority	Staff Time & Resources	General Fund	2018-2022
6. Develop Town Center Overlay District for the Highway 441 Corridor in the City of Milledgeville.	City of Milledgeville, MGRC	Staff Time & Resources	General Fund	2018-2022
Transportation				
1. Pursue signage and landscaping for entrances to Baldwin County and the City of Milledgeville along major highways.	City of Milledgeville, Baldwin County, GDOT	\$10,000	General Fund, Grants, Private Funds	2018-2022

City of Milledgeville Community Work Program: 2018-2022

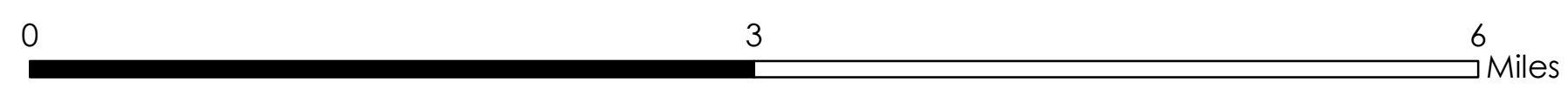
ACTIVITY	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion
2. Pursue funding for additional traffic lights or roundabouts along Highway 441 in both Baldwin County and the City of Milledgeville.	City of Milledgeville, Baldwin County, GDOT	\$30,000	GDOT	2018-2022
3. Research alternate eastern connection between Highways 22 and 441.	City of Milledgeville, Baldwin County, GDOT	\$5,000	General Fund, GDOT	2018-2022
4. Work with rail companies to find solutions to traffic congestion at rail crossings.	City of Milledgeville, Baldwin County, GDOT, Norfolk Southern, CSX	Staff Time & Resources	General Fund	2018-2022
5. Develop Park & Ride System for Lake Sinclair that coordinates boat trips with public transportation.	City of Milledgeville, Baldwin County, Georgia Power, GDOT	\$20,000	General Fund, GDOT	2018-2022
6. Continue support of the Rails-to-Trails portion of the Middle GA Regional Bike and Pedestrian Facilities Plan.	City of Milledgeville, Baldwin County, MGRC	Staff Time & Resources	General Fund	2018-2022
7. Develop coordinated parking strategy for downtown Milledgeville.	City of Milledgeville, GC&SU, GMC, Milledgeville Main Street and Downtown Development Authority, Downtown Merchants	Staff Time & Resources	General Fund	2018-2022
8. Identify remaining streetscape phases.	City of Milledgeville, Milledgeville Main Street and Downtown Development Authority	Staff Time & Resources	General Fund	2018

Baldwin County, GA: Future Land Use

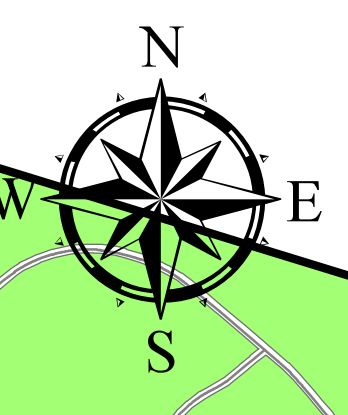


Legend

- County Boundary
- Municipal Boundary
- Future Land Use**
- No Land Use Data
- Agricultural
- Commercial
- Industrial
- Mixed Use - Corridor
- Mixed Use - Neighborhood
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communications/Utilities

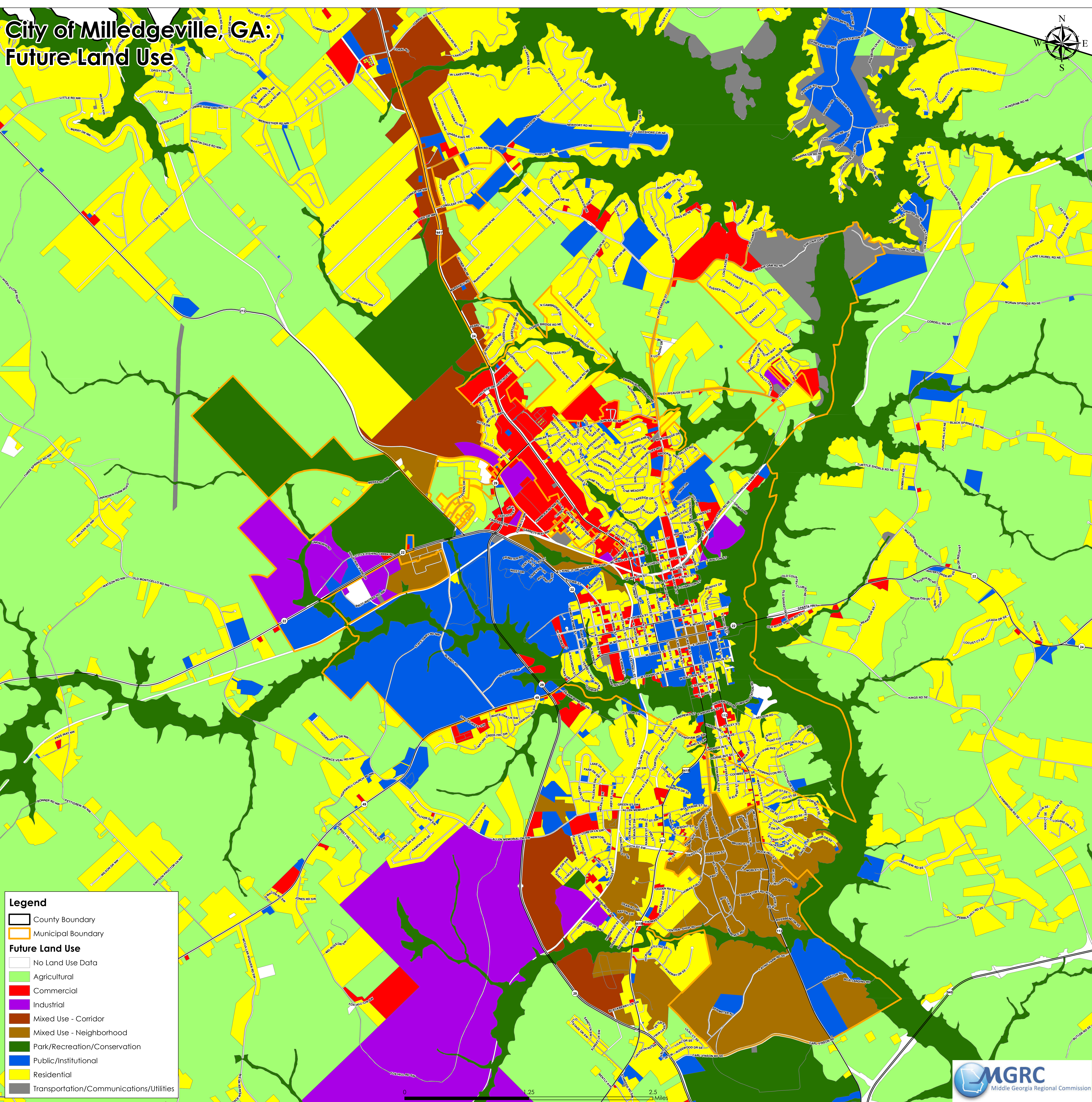


City of Milledgeville, GA: Future Land Use

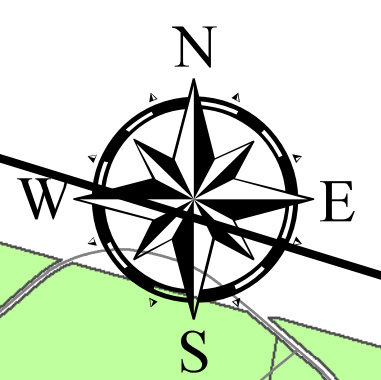


Legend

- County Boundary
- Municipal Boundary
- Future Land Use**
- No Land Use Data
- Agricultural
- Commercial
- Industrial
- Mixed Use - Corridor
- Mixed Use - Neighborhood
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communications/Utilities



City of Milledgeville, GA: Current Land Use



Legend

- No Land Use Data
- Agriculture/Forestry
- Commercial
- Historic
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Administrative Areas

- Municipal Boundary
- County Boundary

Road Centerlines

- Local Road
- Highway

