

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Kite, Georgia has participated with Johnson County and the City of Wrightsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Johnson County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Friendly, Favorable Future*, for Johnson County and its municipalities, including the City of Kite; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Johnson County Joint Comprehensive Plan, *Friendly, Favorable Future*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Kite is now desirous of adopting *Friendly, Favorable Future* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Kite hereby approve and adopt the Johnson County Joint Comprehensive Plan, *Friendly, Favorable Future*, as the City of Kite's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

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

SO RESOLVED, this 15 day of October, 2018.

BY: Jimmy Clayton Mayor

ATTEST: Council
Luis G. Ganto
Allen Green
Jennifer Morris

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WHEREAS, the City of Wrightsville, Georgia has participated with Johnson County and the City of Kite in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Johnson County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

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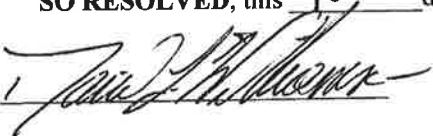
WHEREAS, the City of Wrightsville is now desirous of adopting *Friendly, Favorable Future* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Wrightsville hereby approve and adopt the Johnson County Joint Comprehensive Plan, *Friendly, Favorable Future*, as the City of Wrightsville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

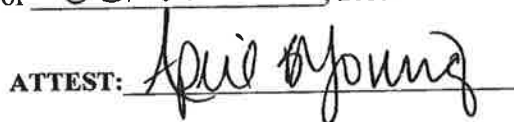
BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Wrightsville hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 15th day of October, 2018.

BY:



ATTEST:



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

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WHEREAS, Johnson County, Georgia has participated with the municipalities of Kite and Wrightsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Johnson County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Friendly, Favorable Future*, for Johnson County and its municipalities; and

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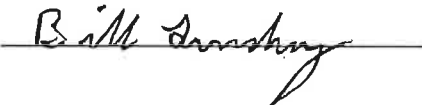
WHEREAS, Johnson County is now desirous of adopting *Friendly, Favorable Future* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Johnson County Board of Commissioners hereby approves and adopts the Johnson County Joint Comprehensive Plan, *Friendly, Favorable Future*, as Johnson County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

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

SO RESOLVED, this 5th day of October, 2018.

BY: 

ATTEST: 

Friendly, Favorable Future



**A Joint Comprehensive Plan for Johnson County, Kite,
and Wrightsville, Georgia**

August 2018

Friendly, Favorable Future

A Joint Comprehensive Plan for Johnson County, Kite, and Wrightsville, Georgia

A Joint Comprehensive Plan for Johnson County, the City of Kite, and the City of Wrightsville, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of March 1, 2014



Prepared By:

The Johnson County Joint Comprehensive Plan Coordination Committee
The Johnson County Local Governments

Heart of Georgia Altamaha Regional Commission

August 2018

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Introduction and Executive Summary

Friendly, Favorable Future: The Johnson County Joint Comprehensive Plan is a comprehensive plan prepared in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) with an effective date of March 1, 2014. It is a joint plan for Johnson County and its municipalities – the City of Kite and the City of Wrightsville. The City of Adrian lies both in Johnson and Emanuel counties and formally plans (for DCA requirements) with Emanuel County.



Johnson County is a small, rural county in south central Georgia with a 2017 Census population estimate of 9,788. This is roughly a 2% population decrease from the 2010 Census population of 9,980. The county's size of 306.6 square miles ranks 98th in Georgia (out of 159 counties) giving it a population density of only 32 people per square mile, much less than the estimated 2017 Georgia total of 175.5 per square mile. The rural county is classified as part of the Dublin, Georgia Micropolitan Statistical Area (adjacent Laurens County) because roughly one-third of its labor force works in Laurens County. The county's population growth from 2000 to 2010 was 16.6%, according to the Census Bureau. While this population growth rate was only slightly less than that of the State of Georgia (18.3%), and exceeded the U.S. average (9.7%), much of that growth was actually prison population growth of Johnson State Prison located in the county. The unemployment rate in Johnson County has improved to 4% in 2018, while also reporting an increase in median household income by 6.3% (adjusted for inflation) to \$32,685 in 2016. Although these economic indicators have drastically improved since the 2008 economic recession, Johnson County is one of Georgia's counties described as having persistent poverty, currently measured around 25% of its population compared to 17% in Georgia overall. Such statistics have resulted in Georgia still ranking Johnson County as a 2018 Job Tax Tier 1 county. While this ranking is for Georgia's bottom 40 percent or so of counties needing an economic boost, it has the advantage of offering



Georgia’s largest tax breaks for job creation within Johnson County, and thus a substantial incentive for business job creator entities and further economic improvement. Johnson County’s economic future does have many positive factors which hold much promise.

Johnson County considers itself as a warm, welcoming, and friendly community which looks after its neighbors, enjoys a low crime rate and warm climate, and is located in a pleasing, soothing rural landscape not far from, and with excellent access to, larger communities and additional economic opportunities. It enjoys an excellent atmosphere of rural, small town quality of life and prides itself as “The Friendliest Town in Georgia” as the City of Wrightsville’s slogan suggests. More than 92 percent of its land area remains in working fields and forests. Abundant wildlife and recreational opportunities are afforded through slow-moving blackwater streams framed by crystal white sandbars along the Ohoopée, Little Ohoopée, and Oconee rivers and their tributaries. The community has many historic buildings and residences related to a bustling heyday around the turn of the 20th century. An amazing heritage of entrepreneurship, education leadership, civic pride, and tourism stem from this period and

heyday of growth. Transportation development, particularly the Wrightsville and Tennille and other railroads, and the county’s yellow-pine forests were responsible for much of Johnson County’s early growth and development. Transportation access, location, and fields, forests, and natural/historic resources remain keys to future growth and development.

This 2018 update to the Johnson County Joint Comprehensive Plan was developed with many opportunities for public input and was designed to accurately identify the needs and opportunities of the community. The planning process involved people of all ages and socio-economic backgrounds. The process gained widespread community interest, support, and buy-in, while exceeding state standards for public involvement. The plan title “Friendly, Favorable Future” was created to capture two of the most important aspects of the community: a hospitable atmosphere to live, work, and play, and the improvements of the community sure to come with this community’s aspirations. This updated title lends a branding aspect to the plan and hopefully will develop into increased ownership and attention to the plan. The Johnson County community aims to protect its rural character, conserve its working fields and forests, improve its infrastructure, attract new residents and jobs, utilize its heritage, and grow tourism, among its guiding principles outlined herein.



Previous Plans

This comprehensive plan is the fourth within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1994, while the second comprehensive plan was adopted in 2004. A partial update of the second plan was also adopted in 2009. These first two adopted plans were intensively data and state requirement driven, although local objectives can be discerned. The

second plan, in particular, contains much local information which may not easily be found elsewhere and may remain of use. In 2013, the third joint comprehensive plan, *From Wiggle and Twist to Hospitality and Opportunity*, was adopted in accordance with new state requirements and set in motion a locally driven planning process that produced a user friendly document. Each of these plans should remain, at least in hard copy, available from the Johnson County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the second comprehensive plan, including the partial update, and *From Wiggle and Twist to Hospitality and Opportunity* are available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.

Data

The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Johnson County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. DCA planning standards actually encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Johnson County, its municipalities, or any other jurisdiction is quickly accessed at quickfacts.census.gov which will provide a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, www.statsamerica.org, which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, www.georgiadata.org, where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also

prepare community data reports when requested under “Other Resources.” The State of Georgia has official labor and economic data in its Georgia Labor Market Explorer as organized by the Georgia Department of Labor at explorer.gdol.ga.gov. Additional state sponsored economic data is available at www.georgia.org. Excellent overall private data sources include www.city-data.com, www.usa.com, and datausa.io, while headwaterseconomics.org is an excellent source for socioeconomic information, including data and interpretation through its economic profile system.

Population Projections

As noted earlier, the official 2010 Census population of Johnson County was 9,980, up 16.6% from 2000’s 8,560. While this growth was close to Georgia’s 18.3% and well above the national U.S. rate of 9.7% for the same time period, unfortunately much of this growth is believed to have been prison population growth. The U.S. Census Bureau estimate for 2017 Johnson County population is 9,788, a decline of 192 persons from 2010. This suggests little or no current growth. The high mark of population in Johnson County was 1920’s 13,546, and the low mark since then was 7,727 in 1980. The opening of Johnson State Prison in 1992, and bedroom community growth because of access to jobs in Laurens County, among other factors, have stabilized population growth.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor’s Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Johnson County from 2015 are 9,600 persons in 2030 and 9,305 persons in 2040, showing a decrease over time. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC’s population projections for Johnson County, as noted in the 2013 Regional Assessment of its Regional Plan, show higher projection population levels than the current OPB projections. More recent Regional Commission projections, which take into account lower 2017 Census estimates, project similar, but slightly lower, growth levels, than the earlier Regional Plan projections. These latest Regional Commission projections include 10,382 in 2030 and 10,863 in 2040. Relatively slow, but steady, population growth should be expected and taken into planning account.

Population Projections, Johnson County

	2010	2017	2020	2025	2030	2035	2040
OPB, 2015	9,980	9,729	9,710	9,676	9,600	9,434	9,305
HOGARC Regional Plan	9,980		10,697	11,192	11,710	12,251	12,818
Regional Commission	9,980	9,788	9,922	10,149	10,382	10,620	10,863

Sources: State Office of Planning and Budget, 2015, Daniel Adams email, 2018; Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013; Heart of Georgia Altamaha Regional Commission staff projection, 2018.

Coordination with Other Plans

Johnson County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. The latest hazard mitigation plan is the 2012 Johnson County Hazard Mitigation Plan. While both plans have been cross-consulted and coordinated, it is clear that the two most prominent hazards facing Johnson County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county’s river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are clearly consistent, and offer implementation of, the hazard mitigation plan recommended actions.

The Johnson County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission’s Comprehensive Economic Development Strategy. The Strategy’s goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown development, are repeated as principal goals in the Johnson County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan & Environmental Planning Criteria Consideration

Johnson County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan* (2011) and its 2017 update, were considered by the Johnson County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan's objectives to maintain viable agriculture/forestry uses, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Johnson County, including Johnson County, the City of Kite, and the City of Wrightsville, have long been in compliance with the Environmental Planning Criteria, having adopted an implementing, consistent "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinance in October, 2000.

Consistency with Quality Community Objectives

In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include: Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

The Johnson County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Johnson County, which is consistent with a quality community and the DCA Quality Community Objectives.

Community Involvement



As noted earlier, the Johnson County local governments clearly wanted to take advantage of the DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Johnson County and its municipalities. To accomplish this, they created a steering

committee, the Johnson County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the community a better place to live, work, recreate, and learn. This committee did include elected and appointed members from the governing authorities, local economic development practitioners, and local government staff, as well as many others concerned with community and economic development and other issues within the entire community. Local high school students who participated during Committee meetings provided a true long term vision for the community. This Coordination Committee was actively involved in the development of all facets of this comprehensive plan, and had numerous opportunities to both help develop, review, and revise all components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. After careful consideration, the Coordination Committee decided to add a Broadband Services element to the plan in order to highlight the lack of broadband service in Johnson County. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local

issues/opportunities. The final public hearing was held after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal. Citizens were also provided the opportunity to give their opinions during a community drop-in/input session held outside on the steps of the Johnson County Courthouse in Wrightsville from 4:00 p.m. to 7:00 p.m. which was both publicly posted and announced in the local newspaper. A webpage specifically devoted to this plan was promoted throughout the community which allowed for administration of a Community Vision survey. A more detailed summary of community involvement is included in the appendix.

Friendly, Favorable Future is truly a locally developed guide to, and framework for, future growth and development of Johnson County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Johnson County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to overcome challenges and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will continue to move the community forward. The plan continues with delineation of the Community Goals element and an outstanding Community Vision which essentially and succinctly summarizes the community's aspirations and plan's objectives.



Community Goals

The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive Planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Johnson County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, separate municipal descriptions/visions, listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, “Where does the community wish to go?” To some degree, the Long Term Community Policies also outline guidance strategy of, “How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”






Community Vision

Johnson County Is:

“A safe, spacious place full of spirit and pride. In the future, we aim to stay true to our values while providing economic opportunities and growth. We will promote that which has been given to us, our natural and cultural resources, and create a welcoming, walkable, lively community to ensure a friendly, favorable future.”

Johnson County views itself as a small rural county with abundant natural resources, an excellent quality of life, and much potential. While currently experiencing limited growth and an aging population, the community is as an attractive place to live and work for those interested in small town, rural Americana and slow-paced living amongst natural beauty. It truly is blessed with backroads charm and a caring, friendly community spirit. Johnson County is a bedroom community as recognized by its U.S. Census Bureau inclusion in the Dublin, Georgia Micropolitan Statistical Area. However, Johnson County wants to further develop the infrastructure and amenities to support and attract both resident population and local business growth. The community is especially proud of its strong and continuing commitment and cooperation in the realm of public safety which allows its citizens to enjoy a low crime rate and outstanding fire protection.

**TO FULFILL OUR VISION, WE WILL CONSIDER THE FOLLOWING GOALS
WHEN PROMOTING OUR COMMUNITY:**

	Promote a healthy, transparent citizen/government relationship
	Create a common brand for Johnson County that can be used to market the County as a place to live, invest, play, and educate
	Seek investment to capitalize on agriculture base
	Remain vigilant of tourism trends and seek ways to innovate promotion of the community
	Remove blight and improve cost-burdened housing
	Preserve, enhance, and promote the area’s cultural and natural resources
	Maintain the sense of place and small-town character and feel of Johnson County while supporting modern technologies such as broadband connectivity

Johnson County has an incredible history of civic pride, entrepreneurship, and educational and developmental leadership. The community was organized just prior to the Civil War by successful businessmen and agricultural interests. The devastation of war was quickly overcome by persistent civic minded businessmen and citizens who directed the early establishment of the Wrightsville and Tennille Railroad, and two other railroads. The community became a well-known center of civic improvement and agricultural commerce. Its leadership extended to establishment of the Nannie Lou Warthen Institute, a district Methodist High School, which was upgraded to Warthen College. Adult education was also deemed important with committed and noted participation in the national Chautauqua movement. The community also became the well-known and used center of extensive tourism and large local gatherings with the W&T Railroad development of the “Idylwild” recreation area along the Big Ochoopee near the Oconee River.

While the early 20th century was the pinnacle of previous development within the county, Johnson County has experienced slow, but steady growth since the 1970s, although much of this growth was stabilized by the establishment of Johnson State Prison in 1992. Johnson County wants to again capitalize on its historic charm, natural beauty, community connectivity, and small town quality of life. It has many extant reminders of its past glory remaining, including the recently restored W&T Railroad Depot; the Grice Inn, a boarding house for the Warthen Institute; many beautiful historic homes; and the Johnson County Courthouse, among others. Its history of educational leadership has continued with construction of an adult literacy center in 2002, while its entrepreneurial spirit, taking advantage of its fields and forests, is evident by the continued growth of Flat Rock Nursery. Johnson County's quality-of-life is at least partially responsible for the location of eight (8) manufacturers within the county, including Electro-Mech Scoreboard Company, one of the top sports scoreboard manufacturers in the U.S. Some 227 businesses are located in Johnson County employing nearly 3,250 people. Development of a local sawmill and additional businesses/industries, which utilize locally produced agricultural and natural resources, would further capitalize on these available assets.

Johnson County will employ an economic development strategy that upgrades infrastructure, improves educational and skill levels; revitalizes the commercial



centers of its municipalities; attracts increased population, including young professionals, while retaining local graduates, and retirees; seeks tourism; and maintains, protects, and utilizes the county’s agricultural and natural resources base. A vibrant local farmers market would help support local growers, increase availability of healthy food choices for residents, and attract tourists. The historic houses and commercial buildings of the county would be rehabilitated into continued, productive use. The community will maintain and enhance its “Camera ready” designation to attract movie production companies to utilize its unique historic/cultural and natural resources to local economic benefit. The environmental quality of the county would be maintained and enhanced through conservation of verdant fields and forest uses, and protection of air and water quality and other natural resources. A designated rails-to-trails multi-purpose trail would be developed to enhance recreation opportunities and attract visitors.



The community will capitalize on existing assets, including reuse of downtown buildings and greenspaces for multi-uses so that Main Street Wrightsville and Kite are robust activity centers during both the day and evening. Continuation/development of popular festivals and other venues which take advantage of the community’s pride, character, and heritage will remain important. Possible examples could be expansion of the community’s Fourth of July festival, regular downtown events such as movies on the lawn, and a UGA museum highlighting the outstanding contributions of native sons Herschel Walker and Loran Smith.

Land uses would continue in a similar manner as exists now and the rural character of the county would be maintained. The municipalities would further develop and expand existing infrastructure to attract and accommodate intense developments of all types and business and industrial growth. The community would jointly resolve current wastewater management issues limiting growth in Wrightsville, and continue to invest in public safety

improvements. The community would not be the dumping ground for nuisance uses or other uses not compatible with its vision of protected natural and cultural resources, a quality rural character, and sound development. It would be a “recycling friendly” community with local collection centers available. Land use regulation of a specific nature would continue to be developed as needed to address particular development issues, with investigation of, and evolvement to, a more comprehensive approach as feasible.

While Johnson County has experienced much change throughout its history, the greatest asset remains its people and community spirit. It is the vision of our community to grow in all aspects of life and provide a stable place of opportunity all while being known as a friendly place to live and visit. Our goals are energetic, yet obtainable, and place our community on track for a friendly, favorable future.



City of Kite

The City of Kite is located in eastern Johnson County along the Little Ohoopie River. U.S. 221 (Montgomery Street) and GA Highway 57 (Kight Road) cross in the center of Kite, which is 12 miles west of the county seat, Wrightsville. It has a total area of 0.81 square mile and a population of 231 according to 2017 U.S. Census estimates.

The City of Kite began development as a railroad town in the early 1890s on land donated by Shaderick Kight when the county's second rail line, the Wadley and Mt. Vernon Railroad, was completed through several communities, including Kite and Adrian. Although named for its founder, the town name's spelling was simplified to "Kite" at his request to make for more efficient mail delivery and processing. The railroad through Kite was active until the late 1920s/1930s bringing with it much prosperity. The City of Kite was incorporated in 1891.

By 1900, Kite had numerous businesses and services available, including two blacksmith shops, a carpenter, a druggist, three general merchandise stores, a lawyer, a livery, two doctors, and even a hotel. According to the 1906 *Cyclopedia of Georgia: Comprising Sketches of Counties, Towns,.....*, Kite was described as having "a money order post office, from which several free delivery routes emanate, some good mercantile establishments and [that it] does considerable shipping." It had a population of 156 in 1900, which more than doubled to 344 by 1920. During its heyday in the 1930s, Kite had a bank, several dry goods stores, a turpentine still, at least four grocery stores, a furniture store, a millinery shop, and three cotton gins. The population reached its historic zenith of 472 by 1940.



Earnest Claxton built a popular attraction just outside Kite on the Ohoopsee River in the early 20th century known as Bee Line Springs Swimming Pool and Recreation Park. Three artesian wells provided icy cold water for the pool. Other facilities included dressing rooms adjacent to the pool, rental cabins, and a skating and dancing pavilion which also accommodated reunions and various other gatherings. Bands traveling between New York City and Miami in the late 1920s and 1930s, including several that were nationally known, stopped to perform for one night dances that attracted large crowds. Only remnants of the park remain today in the woods off GA Highway 57.

Kite also had its own Masonic Lodge No. 321 by 1890. The historic two-story wooden lodge building remains and has been home to the Kite Homemaker's Club, a local women's service organization, since 1920. Today the building houses the Kite Museum.

The renowned vascular surgeon, Dr. J. Harold Harrison (1926-2012) was a native of Kite. He was a pioneer in the field of cardiovascular surgery, developing the nation's first vascular training program at St. Joseph's Hospital in Atlanta in 1959 as well as procedures that helped shape the vascular surgery specialty during his medical career of more than 50 years. Dr. Harrison never forgot that the Medical College of Georgia (MCG) "took a country boy and made a doctor out of him,"

generously giving back time and money to his alma mater. Following his death, MCG received a transformative bequest of \$66 million from his estate, the largest ever to a public institution in Georgia, to fund student scholarships and endowed chairs for faculty.



Kite's population began to decline steadily through the 1940s with the greatest loss occurring during the 1960s. By 1970, Kite was down to 335 people, a decline of nearly 21 percent over the previous decade. The city's population continued to decline, dipping to 241 in 2000, the lowest it had been since the early 1900s before stabilizing at the same level of 241 persons in the 2010 Census.

Kite is today a quiet community of approximately 231 residents. It retains a small collection of early 20th century commercial storefronts downtown, as well as some single-story frame late Victorian and Craftsman residences from the same time period.

City of Kite Vision

The City of Kite desires to **RETAIN ITS SMALL TOWN CHARM** and friendly nature, while building on its existing assets for a **MORE PROSPEROUS FUTURE**. The historic downtown commercial core would be revitalized with **STREETScape/PEDESTRIAN IMPROVEMENTS** and **REHABILITATED STRUCTURES** housing businesses attractive to local residents and visitors alike. The renovated Kite Museum would also be a **"MUST SEE" DESTINATION** for those interested in the community's history. **UPGRADED WATER AND DRAINAGE INFRASTRUCTURE, BEAUTIFIED GATEWAYS, IMPROVED RECREATION FACILITIES, AND REHABILITATED HOUSING** would all contribute to Kite's vision for the future.



City of Kite Needs

Water and drainage system improvements

Downtown revitalization

U.S. 221/GA 171 and GA Highway 57 intersection improvements to enhance safety

Complete TIA Band 3 Projects

Firefighting equipment upgrades

Walking track upgrades

Community center upgrades for disaster relief

Satellite children’s library development

Determination of local police force feasibility

Gateway signage improvements

Determination of public housing feasibility

Substandard housing rehabilitation

Streetscape/pedestrian improvements

Kite Museum renovations



City of Kite Opportunities



Historic buildings

Street resurfacing

T-SPLOST (2010 TIA)

Kite Museum/Kite Homemaker’s Club

Updated manufactured housing ordinance

City of Wrightsville

Located west of the center of Johnson County at the intersection of U.S. 319 and GA 15 and 57 in east Central Georgia, Wrightsville is a small historic city of about 3,657 persons. It has a total area of 3.6 square miles and is today considered a bedroom community for nearby larger cities, such as Dublin. Promoted as “the friendliest town in Georgia,” many people pass through Wrightsville en route to or from the University of Georgia in Athens year round, but especially during football season.

The City of Wrightsville was laid out in 1859 in response to the need for a county seat for the newly created Johnson County (1858). William Hicks donated 78.4 acres of land, described as “a piney ridge and sage brush field where two wagon roads crossed,” for the town. Wrightsville was named for John B. Wright, a member of the town’s site selection committee, who was a large landowner. His farm was about eight miles outside of town where he raised thoroughbred horses and was said to be the fifth largest slaveholder in Georgia. Wright later served two terms in the State Legislature. Wrightsville received its charter a few short years later on February 23, 1866 and began to grow by the late 1860s.



The City of Wrightsville grew by 76 percent during the 1880s, increasing from a Census population of 272 in 1880 to 479 by 1890. It experienced its most rapid growth in history, however, in the last decade of the 19th century when the population exploded to 1,127 for more than a 135 percent increase. Development of the railroad through Wrightsville was a major factor in the community's growth. The Wrightsville and Tennille (W & T) Railroad, affectionately known as the "Wiggle and Twist" for its many twists and turns, was completed to Wrightsville in 1885. The next year, the W & T merged with the newly completed 19-mile Dublin and Wrightsville Railroad resulting in a 36-mile line connecting Tennille and Dublin through Wrightsville. In 1889, the W & T operated three locomotives, two passenger cars, and five freight and miscellaneous cars, all of which regularly passed through Wrightsville. The railroad developed Idylwild Pleasure Resort, a popular recreation area just south of Wrightsville on the Ochoopee River, where large events were sometimes held, such as a barbeque for the Georgia Weekly Press Association in 1918. The extant W & T Depot was built in 1900, and today the rehabilitated landmark is used for community activities. Naval stores and sawmill industries developed in Johnson County in the late 19th/early 20th centuries due to the availability of vast timber resources and railroad transportation. Wrightsville was also an important stopover on the "low road" from Augusta to Macon.

In 1888, the Nannie Lou Warthen Institute, a district high school of the South Georgia Conference of the Methodist Church, was established in Wrightsville due, in part, to its central location and convenient access by train. Named in memory of the principal benefactor Thomas Warthen's daughter, the school became a college three years later. Its name was eventually changed and shortened to Warthen College in 1907. The 1906 *Cyclopedia of Georgia* described the school as being "somewhat noted as an educational institution." The Wrightsville Board of Education took over local education responsibilities around 1917. Although none of Warthen College's academic buildings survive, a boarding house for its students, known as the Grice Inn, has been preserved. It is listed in the National Register of Historic Places, and serves as the headquarters of the Johnson County Historical Society.

Johnson County's first courthouse is said to have been a wooden structure built about 1859 soon after the county's creation, while some sources say that Cedar Creek Primitive Baptist Church served as the first courthouse before being replaced by a rectangular brick structure, perhaps the original Nannie Lou Warthen Institute. The current Johnson County Courthouse was built in 1895 at a cost of \$20,000.

Architect James W. Golucke designed the original Romanesque Revival structure, the first of 25 courthouses he designed throughout Georgia. It was remodeled during the WPA era in 1938, including removal of the original central clock tower and replacing it with a shorter Colonial Revival tower reflective of the then popular architectural style. In the mid-1990s, the courthouse received much needed renovations for its centennial. The Johnson County Courthouse was listed in the National Register of Historic Places in 1980 and continues to serve as the focal point of historic downtown Wrightsville.

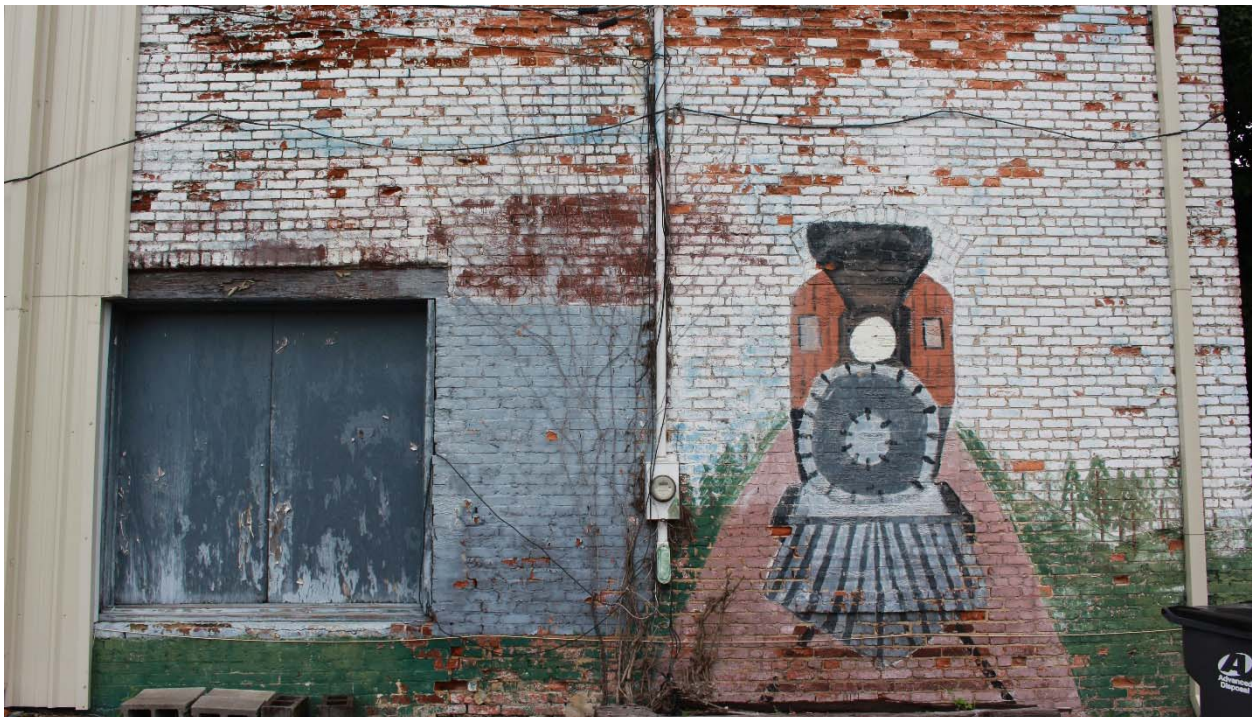
By 1900, businesses were booming in Wrightsville. There were several general merchandise stores, a dry goods store, three grocers, three drugstores, a furniture store, a wagon and buggy shop, three cotton gin companies, a jeweler, two lawyers, one insurance business, and three barbers. Two hotels, the Farmers and Planters Hotel and the Kennedy House, flourished, while there were also two newspapers, “The Headlight” and “The Record.” The Bank of Wrightsville had assets of nearly \$30,000. Just six years later, the *Cyclopedia of Georgia* described Wrightsville, in part, as having two banks, “some prosperous business houses, a good public school system and several churches.” It was further noted that about 5,000 bales of cotton were handled annually and that there was “a



good trade in lumber and naval stores” with artesian wells providing “a fine quality of water” for the community. The city’s first water system was installed in 1912. According to the 1913 Sanborn Fire Insurance Map of Wrightsville, the city’s sand and clay streets were in good condition.

Wrightsville's population continued to increase, albeit at a much slower pace, through the first half of the 20th century. The greatest growth was between 1900 and 1910, when the population grew a robust 23.2 percent to 1,389. The next decade witnessed growth at a more modest, but still significant rate of 6.3 percent, bringing Wrightsville's population to 1,476 in 1920. Once again, the city experienced a major population increase of 18 percent during the 1920s resulting in a total of 1,741 residents. Growth slowed the following decade to only 1.1 percent (1,760 persons) likely largely due to the effects of the Great Depression, while Wrightsville actually lost 0.6 percent of its population from 1940 to 1950, declining to 1,750 residents.

Since 1950, Wrightsville's population increased for the next three decades. Double digit growth occurred in the 1950s (17.5 percent) and 1970s (19.9 percent) with a very modest increase of 2.4 percent in between during the 1960s. The 1980 U.S. Census population for Wrightsville was the highest ever in its history at 2,526. From 1980 through the end of the century and the 2010 Census, the City of Wrightsville lost population, ranging from a high of -7.7 percent in 1990 to a low of -1.3 percent by 2010. The official 2010 Census count for Wrightsville was 3,757. Recent Census estimates predicted a minor decrease of nearly 100 people for the city to 3,657 residents in 2017. This projected population decrease indicated little current growth in the city.



City of Wrightsville Vision

Wrightsville will continue to be the primary location for economic, social, cultural, educational, and governmental activity in Johnson County.

Anchored by the fully restored, well-maintained historic Johnson County Courthouse, downtown Wrightsville will be a **THRIVING MAIN STREET CITY** with attractive rehabilitated historic structures housing retail businesses, restaurants, entertainment, professional offices, and services. In addition to the annual Fourth of July celebration, which was started in 1976, **REGULAR SPECIAL EVENTS** will be held downtown, such as movie night on the courthouse grounds, as part of ongoing efforts to promote and attract area residents and visitors to come to downtown Wrightsville. Downtown will also feature a Herschel Walker/University of Georgia museum to honor the Heisman Award winner and native son, as well as another legendary native associated with UGA, Loran Smith, a long-time sports journalist and sideline commentator. This attraction will help **CAPTURE THE INTEREST OF UGA TRAVELERS** and **ENHANCE LOCAL TOURISM** efforts. Development and marketing of the Georgia Civil War Heritage Trail through Wrightsville, a rails to trails multi-use trail linked with Dublin, and a local farmers' market will further contribute to local economic development/tourism.

As a bedroom community for Dublin, Wrightsville will continue to attract young professionals, families, and retirees seeking **SMALL TOWN CHARACTER** and its associated **QUALITY OF LIFE**.



The local economy will be **PROSPEROUS WITH HIGH QUALITY JOBS** readily available for local graduates and others desiring employment. **EXCELLENT INFRASTRUCTURE, INCLUDING WATER, SEWER, BROADBAND INTERNET, AND TRANSIT SERVICE**, will be provided throughout the community with excess capacity for commercial, industrial, and residential growth. In terms of education, the county school system will continue to provide **OUTSTANDING ACADEMIC PREPARATION AND OPPORTUNITIES** for its students, while the Adult Learning Center will offer a variety of classes through Georgia’s technical college system which are responsive to local needs and demand. The City of Wrightsville will be a **DESIRABLE** address for all who seek an **OUTSTANDING QUALITY OF LIFE** in a **HOSPITABLE** small town setting where **OPPORTUNITIES ABOUND**.

City of Wrightsville Needs

Continuing downtown revitalization

Downtown Development Authority reactivation

Cedar Creek Industrial Park infrastructure

Wastewater system upgrades/expansion

Herschel Walker/UGA Museum development

Updated FEMA flood plain maps

Streetscape/transportation improvements

Firefighting equipment upgrades

Water system mapping



Fitness park development

City Hall renovations or new construction

Completion of TIA Band 3 projects

Farmers' Market

New City branding



City of Wrightsville Opportunities

National Register-listed Johnson County Courthouse

Historic Downtown Wrightsville

Historic Wrightsville Depot

Old Fashioned 4th of July Celebration

Hometown of UGA legends, Herschel Walker and Loran Smith

Civil War Heritage Trail

Historic buildings

Walking Tour of Historic Wrightsville

"Friendliest Town in Georgia"

T-SPLOST (2010 TIA)

Cedar Creek Industrial Park

Wrightsville-Johnson County Industrial Park



Community Goals



Economic Development

- Improve education levels
- Address continuing education/job skills improvements
- Nurture existing businesses/entrepreneurs
- Support continued viability of Johnson State Prison
- Address/improve infrastructure needs
- Enhance broadband internet deployment/high speed connectivity
- Develop/improve local industrial/commercial sites/parks
- Attract new businesses
- Revitalize downtowns
- Address growth management/community aesthetics
- Develop/enhance tourism
- Assure viability/support/enhance agricultural/forestry uses
- Improve transportation access/quality
- Promote quality of life/livability/location

- Address conservation/utilization of rivers
- Protect significant natural resources of Johnson County
- Maintain open spaces/agricultural/forestry uses
- Seek compatible development/utilization
- Utilize/preserve/adaptively use historic resources/heritage of Johnson County
- Support Balls Ferry Historic State Park development/promotion



Natural & Cultural Resources



Housing

- Remove blight/improve quality of existing housing stock
- Address manufactured home quality/appearances
- Guide/plan residential development
- Improve subdivision/manufactured housing/land use regulation/code enforcement
- Address growth management/community aesthetics
- Market availability of housing to new residents, including retirees

- Address growth management/community aesthetics
- Improve subdivision/manufactured housing/land use regulation/code enforcement
- Guide/plan development
- Maintain open spaces/agricultural/forestry uses
- Protect significant natural resources of Johnson County
- Encourage infill development
- Develop/improve recreational/leisure facilities
- Seek compatible development/utilization
- Maintain sense of place/small town feel



Land Use



**Community Facilities
& Services**

- Address/improve infrastructure needs
- Enhance broadband internet deployment/high speed connectivity
- Improve transportation access/quality
- Utilize infrastructure expansion/upgrades to guide growth
- Maintain quality educational facilities/services
- Maintain appropriate governmental facilities/services
- Continue to upgrade public safety/fire service facilities/services
- Continue to maintain/upgrade appropriate health care access/facilities/services within the community
- Maintain appropriate solid waste management/recycling facilities/programs/initiatives, including beautification efforts
- Develop/improve recreational/leisure facilities/programs
- Encourage utilization/enhancement/promotion of cultural facilities/activities

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery



**Intergovernmental
Coordination**

Long Term Policies



Economic Development

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Johnson County

The community will work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation

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

The community will support increased local post-secondary education opportunities through nearby technical colleges, such as Oconee Fall Line in Dublin

The community will collaboratively support the local school system and otherwise develop cooperative efforts to engage students to remain in school, thus continuing to reduce the local dropout rate and improving the literacy rate

The community will support and promote programs for the retention of existing local

industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents

The community will continue to support the viability of Johnson State Prison and possible future expansions

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

The community will seek to enhance its “camera ready” status to attract movie production companies to utilize local historic/cultural/natural resources for filming

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

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

The community will seek to enhance and grow tourism as an important component of the local economy through existing and new festivals, recreation and leisure facilities/activities, agri-tourism, nature based tourism, museum development, and promotion of its Civil War and other historic/cultural sites for heritage tourism

The community will work to enhance economic development marketing efforts, including development of a common brand for Johnson County and promotion of its proximity to retail markets, through an active Chamber of Commerce, Development Authority, and other regional/state agencies

The community will continue to seek retail trade/service sector and hospitality business development to further enhance the local economy and support increased tourism

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will support and target downtown revitalization and investment efforts in Kite and Wrightsville to maintain them as important, functioning economic, social, and governmental centers, through an active Wrightsville Main Street Program, Downtown Development Authority, and other means as appropriate

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature based tourism, including promotion and usage of the Johnson County Agri-Center and development of a local farmers' market

The community will proactively manage and guide its future growth and development through community investment and appropriate regulation

The community will work cooperatively to promote use of GA 15 and its four-laning

The community will work to attract a diverse mix of jobs appropriate to the educational/skills levels of the local workforce

The community will maintain adequate water/sewer service provision and pursue

facility/service upgrades and expansion as needed

The community will seek improvements to Internet access/service and facilities supportive of state-of-the-art communications, fiber-optics, and broadband technology

The community will support development of a local leadership program to cultivate civic involvement and commitment

The community will seek to attract new residents and retirees through promotion of its climate, quality of life, location, and other assets as a bedroom community to nearby larger growth areas



Natural & Cultural Resources

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

The community will seek to conserve and protect the Oconee, Ohoopie, and Little Ohoopie rivers, the county's significant groundwater recharge areas, wetlands, floodplains, other important natural resources, and the open spaces and landscapes of the county

The community will continue to support and develop possible linkages with Balls Ferry Historic State Park in adjacent Wilkinson County

The community will seek to conserve and protect the Oconee River Landing passive park and will work to develop and promote additional outdoor recreation or nature venues as needed

The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will continue to maintain the historic architectural integrity of the National Register-listed Johnson County Courthouse

The community will seek to develop/enhance museums to capitalize on its heritage and attract tourism, such as a UGA Museum, a train exhibit/museum at the Wrightsville and Tennille Depot, and an improved Kite Museum

The community will continue to utilize the Wrightsville and Tennille Depot for general community activities and as the center of train/railroad tourism/events

The community will work to promote its Civil War and other historic/cultural/natural sites, including its presence on the Georgia Civil War Heritage Trail, through development of bike and driving tours with brochure/map and interpretive markers and other means

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will seek development compatible with its existing rural/agricultural character and quality of life, including agri-businesses, agri-tourism, nature-based tourism, and other efforts supportive of agriculture/forestry



Housing

The community will work toward both improving the quality of existing housing and promoting quality new development, including manufactured homes

The community will work to market available existing and new housing throughout the region to attract new residents, including young professionals and retirees, seeking small town/rural character and quality of life

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



The community will encourage the use of state and federal programs to improve availability of affordable/quality housing, and to encourage homeownership

The community will provide guidance to, and for location of, compatible housing development through planning, infrastructure location, and regulation

The community will upgrade its appearance and the quality of its housing developments through the adoption and use of updated coordinated land use/manufactured housing regulations, and code enforcement

The community will cooperate to implement and enforce the need for updated, coordinated, and comprehensive land use planning, manufactured housing/land use regulations, and code enforcement county-wide

The community will explore the feasibility of public housing development in Kite, possibly with Kite working in conjunction with the Wrightsville Housing Authority

The community will support, through regulation and otherwise, development of upper story space in downtown Wrightsville for offices, loft apartments, or other uses, as appropriate

encourage growth compatible with its existing character

The community will cooperate to implement and enforce the need for updated coordinated and comprehensive land use planning, manufactured housing/land use regulations, and code enforcement county-wide

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

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will enhance existing recreation facilities and develop new facilities/uses, which will complement/promote tourism and the community's character

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will seek to maintain and improve its appearance and aesthetics through landscaping/beautification efforts, code enforcement, and other means

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



Land Use

The community will plan, manage, and guide its future growth and development, and





Community Facilities & Services

The community will provide and maintain adequate government facilities/services and strive to promote healthy/transparent citizen/governmental relations

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract desired, compatible growth and development

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

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

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

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

The community will maintain/enhance the county's solid waste/recycling facilities,

programs, and initiatives, in conjunction with other efforts to improve community appearance

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

The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, and will further develop cultural facilities, museums, and assets to pursue and promote additional venues/activities

The community will continue to improve public safety, fire, and emergency medical services and facilities to improve quality of service and better coordinate in times of emergency and disasters, including establishment of E-911 service

The community will explore the feasibility of an EMS substation in Kite

The community will enhance and promote existing parks and establish new parks/recreational facilities and activities to serve existing and future populations and to further cultivate/support tourism

The community will seek and support improvements to Internet access/service and facilities supportive of state-of-the-art communications, fiber-optics, and broadband technology



Intergovernmental Coordination

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

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

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



Needs and Opportunities

The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path. The Needs and Opportunities Element generally answers the planning question, “Where are we currently?” The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Johnson County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.

Needs & Opportunities

Needs

- Continuing local, regional, and state agency cooperation/coordination (Economic Development (ED), Natural and Cultural Resources (NCR), Housing (HO), Land Use (LU), Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Retention of local graduates (ED, HO, CFS)
- Continuing education/job skills improvements (ED, CFS, IC)
- Support for increased local post-secondary education resources through nearby technical colleges, such as Oconee Fall Line in Dublin (ED, CFS, IC)
- Continuing support for the local school system and increasing its high school graduation rate/improving literacy rate (ED, CFS, IC)
- Existing business/industry/entrepreneur support (ED, NCR, CFS, IC)
- Support continuing operation of Johnson State Prison in Johnson County, including any future expansions (ED, NCR, LU, CFS, IC)
- New business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- Diverse mix of jobs to fit local workforce (ED, LU, CFS, IC)
- Enhancement of “Camera ready” designation to attract movie production companies (ED, NCR, CFS, LU, IC)
- Maintenance/extension/development of infrastructure necessary for desired growth (ED, LU, CFS, IC)
- Satisfy Wrightsville’s EPD consent order concerning City’s sewer system/wastewater treatment plant (ED, NCR, CFS, IC)
- Maintain/upgrade/expand water/sewer service provision as needed (ED, LU, CFS, IC)
- Development/enhancement/maintenance of needed infrastructure upgrades and GRAD certification for Wrightsville-Johnson and Cedar Creek industrial parks (ED, CFS, IC)
- Continued improvements/promotion of all kinds of transportation access/quality, including highway, rail, transit, pedestrian, bicycle, and multi-modal/Complete Streets (ED, CFS, IC)

- Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding (ED, CFS, IC)
- Completion of TIA Band 3 projects (ED, CFS, IC)
- Local taxi/bus service or transit program (CFS, IC)
- Increased development of local bicycle/pedestrian infrastructure (ED, CFS, IC)
- Development of bike path along SR 57 linking Confederate historic sites and Balls Ferry State Park (ED, NCR, CFS, IC)
- Possible Rails to Trails multi-use trail linking Wrightsville with Dublin (ED, NCR, LU, CFS, IC)
- Traffic safety signage, such as reminders to “slow down, kids playing” (CFS, IC)
- Streetscape improvements/curb, gutter, and sidewalk expansion in Kite and Wrightsville (ED, CFS, IC)
- Gateway signage improvements at Kite city limits along SR 57 and 171 (U.S. 221) (ED, CFS, IC)
- Safety enhancements, such as rumble strips, at U.S. 221/GA 171 and GA Highway 57 intersection in Kite
- Completion of drainage improvements in Kite in the Mixon, Church, Cemetery, Ohoopie, and Railroad streets and Claxton Boulevard areas (CFS, IC)
- Completion of street sign replacements in Wrightsville (ED, CFS, IC)
- Local/regional tourism enhancement/growth through events, such as Wrightsville’s 4th of July celebration; recreation/leisure activities; museum development/enhancement; heritage tourism involving Georgia Civil War Heritage Trail, Civil War sites and others; agri-tourism; nature-based tourism; and other means (ED, NCR)
- Additional local retail trade/service sector/hospitality business options (ED, LU, CFS, IC)
- Continued utilization/enhancement/support of active Wrightsville-Johnson County Chamber of Commerce, the Johnson County Development Authority, and others (ED, NCR, HO, LU, CFS, IC)
- Complete establishment of local Revolving Loan Fund (ED, LU, CFS, IC)
- Development of new marketing materials and branding for Johnson County Economic Development (ED, CFS, IC)

- Community appearance improvements/redevelopment of declining areas/address dilapidated properties (ED, NCR, HO, LU, CFS, IC)
- Creation of blight tax in Wrightsville to encourage blight removal (ED, NCR, HO LU, CFS, IC)
- Appearance/aesthetics improvements through landscaping, beautification efforts, codes enforcement, and other means (ED, NCR, HO, LU, CFS, IC)
- Downtown Kite and Wrightsville revitalization support (ED, NCR, HO, LU, CFS, IC)
- Active, well-funded Wrightsville Main Street Program and Downtown Development Authority (ED, NCR, HO, LU, CFS, IC)
- Downtown street pole banners/seasonal signage for Downtown Wrightsville (ED, NCR, CFS, IC)
- Compatible development supportive of community's unique landscapes; natural and cultural resources; open spaces; and rural character/quality of life (ED, NCR, LU, CFS)
- Agricultural/forestry land uses (traditional and alternative, such as agri- and nature-based tourism) economic viability support and increased marketing (ED, NCR, LU, IC)
- Promotion/increased usage of Johnson County Agri-Center (ED, NCR, LU, CFS, IC)
- Development of local farmers' market (ED, NCR, CFS, IC)
- Proactive growth management of future compatible development through community investment/appropriate regulation (ED, NCR, HO, LU, CFS, IC)
- Promotion of GA 15 usage and four-laning (ED, NCR, HO, LU, CFS, IC)
- Improvements to internet/broadband access/service/facilities supportive of state-of-the art technology (ED, CFS, IC)
- Development of local leadership program (ED, NCR, HO, LU, CFS, IC)
- Attraction of new residents/retirees through quality of life and bedroom community promotion (ED, NCR, HO, LU, CFS, IC)
- Continuing protection of Johnson County's significant natural and cultural resources (ED, NCR, LU, IC)
- Enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected river corridors (NCR, LU, CFS, IC)

- Updated FEMA floodplain maps for City of Wrightsville (NCR, LU, CFS, IC)
- Continued support/development of possible linkages with Balls Ferry State Park in Wilkinson County (ED, NCR, LU, CFS, IC)
- Continued conservation of Oconee River Landing passive park/development and promotion of additional outdoor recreation/nature venues (ED, NCR, CFS, IC)
- Oconee River Landing upgrades, including public access road improvements (ED, NCR, CFS, IC)
- Promotion/development of greater compatible economic use/tourism of parks, rivers, other natural/cultural resources (ED, NCR, LU, CFS, IC)
- Historic resources preservation/reuse/promotion, such as former Masonic Lodge as Kite Museum, Wrightsville Depot for community events, and rehabilitation of downtown commercial structures (ED, NCR, HO, CFS, IC)
- Continued stewardship and local government use of National Register-listed historic Johnson County Courthouse, including exterior and roof rehabilitation (ED, NCR, CFS)
- Continued support/maintenance of Kite Museum (ED, NCR, CFS, IC)
- Development of UGA Museum honoring native sons, Herschel Walker and Loran Smith (ED, NCR, LU, CFS, IC)
- Creation of train exhibit/museum at Wrightsville Depot (ED, NCR, IC)
- Continued utilization of Wrightsville Depot for community events/railroad tourism (ED, NCR, CFS, IC)
- Promotion of Civil War and other historic/cultural/natural sites with bike/driving tours, brochure/map, and interpretive markers, including recognition of Georgia Civil War Heritage Trail through Johnson County (ED, NCR, CFS, IC)
- Existing and new housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation (ED, NCR, HO, LU, CFS, IC)
- Marketing of available existing and new housing to attract new residents, such as returning natives and retirees (ED, NCR, HO, CFS, IC)
- Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments (ED, NCR, HO, LU, CFS, IC)
- State/federal housing programs utilization (ED, NCR, HO, LU, CFS, IC)

- Continued pursuit of CDBG/CHIP grants and others to rehabilitate substandard housing in Kite (ED, NCR, HO, CFS, IC)
- Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential growth/development supportive of community's vision/rural character (ED, NCR, HO, LU, CFS, IC)
- Updated, coordinated countywide land use planning/subdivision/manufactured housing regulations/increased code enforcement/nuisance ordinances/growth management implementation and enforcement to improve appearance/quality of housing developments (ED, NCR, HO, LU, CFS, IC)
- Cooperative implementation and enforcement of updated/coordinated/comprehensive land use planning, manufactured housing/land use regulations, and code enforcement county-wide (ED, NCR, HO, LU, CFS, IC)
- Possible development of public housing in Kite in conjunction with Wrightsville Housing Authority (ED, HO, LU, CFS, IC)
- Development of upper story space in downtown Wrightsville (ED, NCR, HO, LU, CFS, IC)
- Education of lower income residents to own/rent better quality housing (ED, NCR, HO, CFS, IC)
- Revisions to County's manufactured home ordinance (HO, LU, CFS, IC)
- Enhancement of existing recreation/leisure facilities and development of new facilities/programs as needed to complement community's character and promote tourism (ED, NCR, LU, CFS, IC)
- Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation (ED, NCR, HO, LU, CFS, IC)
- Development compatible with existing infrastructure location to guide future growth (ED, NCR, HO, LU, CFS, IC)
- Redevelopment/enhancement of existing commercial areas and maintenance of Wrightsville as hub of economic/social/governmental activity in Johnson County (ED, NCR, HO, LU, CFS, IC)
- Further development of Kite to maintain it as a vibrant/growing small town (ED, NCR, HO, LU, CFS, IC)

- Promotion of available land for economic development/residential attraction (ED, NCR, HO, LU, CFS, IC)
- Continued maintenance and provision of adequate local governmental facilities/services, including healthy/transparent citizen/governmental relations and improved communication (ED, CFS, IC)
- Completion of Johnson County Senior Center renovations (ED, CFS, IC)
- Johnson County Book of Ordinances update (CFS, IC)
- Wrightsville City Hall renovations or new facility construction (NCR, LU, CFS, IC)
- Water system upgrades in Kite (CFS, IC)
- Wrightsville water system mapping (CFS, IC)
- Expansion of Wrightsville’s wastewater treatment infrastructure, lift stations, and treatment capacity (ED, HO, LU, CFS, IC)
- Construction of new wastewater treatment plant for Wrightsville (ED, HO, LU, CFS, IC)
- Resurfacing of Flanders, Lynn, Jan, Helen, and Lee streets and Lakeview Drive in Wrightsville (CFS, IC)
- Animal control program (CFS, IC)
- Acquisition of mosquito control chemical spraying truck to initiate service in Kite (CFS)
- Acquisition of one pickup truck for City of Wrightsville Public Works Department (CFS)
- Continued maintenance/enhancement to retain excellent quality local educational facilities/services/technology (ED, CFS, IC)
- Maintenance/upgrades to County’s solid waste/recycling facilities and programs in conjunction with community appearance improvement efforts (ED, NCR, CFS, IC)
- Continued maintenance/upgrades, as needed of local healthcare facilities/services (ED, CFS, IC)
- Continued support/promotion/maintenance/enhancement of existing cultural facilities/programs/events and development of additional ones (NCR, CFS, IC)
- Continued support for local Johnson County Public Library through facility, equipment, staffing, program, and other improvements/expansions, as needed (ED, CFS)
- Development of satellite children’s library in Kite (CFS, IC)
- Establishment of E-911 service (CFS, IC)

- Continued improvements to local public safety services, equipment, and facilities, as needed (CFS, IC)
- Acquisition of equipment needed to use Kite Community Center as disaster relief shelter (CFS, IC)
- Feasibility study of providing EMS substation in Kite (CFS, IC)
- Purchase of trucks, suits, equipment, and other necessities for Johnson County and city fire departments (CFS, IC)
- Acquisition of two (2) pumper trucks for County fire department (CFS, IC)
- Acquisition of two (2) ambulances/equipment for Johnson County EMS (CFS, IC)
- Purchase of two (2) pursuit vehicles/equipment for Johnson County Sheriff's Department (CFS, IC)
- Feasibility study of establishing municipal police department in Kite (CFS, IC)
- Obtain new pursuit vehicle and additional equipment for Wrightsville Police Department annually (CFS, IC)
- Purchase of new computer software system for Wrightsville Police Department (CFS, IC)
- Parks/recreation facilities/activities maintenance/improvements/promotion/new development (ED, NCR, LU, CFS, IC)
- Walking track resurfacing at Johnson County Recreation Complex (CFS, IC)
- Construction of one (1) T-ball field and development of multi-sport field (soccer and baseball) at County Recreation Complex (CFS, IC)
- Upgrades to walking track in Kite (CFS, IC)
- Development of a Herschel Walker Fitness Park (LU, CFS, IC)
- Development of summer recreation opportunities, including youth league sports (CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)

Opportunities

- Continuing existing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Heart of Georgia Altamaha Workforce Innovation and Opportunity Act (WIOA) Program (ED, IC)
- Post-secondary education access locally at Southeastern Technical College’s Adult Learning Center in Wrightsville, Oconee Fall Line Technical College in Dublin, and other nearby institutions (ED, IC)
- Excellent local schools, including facilities, technology, and dual enrollment opportunities (ED, CFS, IC)
- Increasing local high school graduation rate (ED, CFS)
- Existing businesses/industries, such as Electro-Mech Scoreboard Company, SLT Services, McAfee Packing, and others (ED, NCR, CFS, IC)
- Local employment at Johnson State Prison (ED, CFS, IC)
- Low unemployment/strong local workforce (ED, IC)
- Influx of involved, civic-minded young professionals (ED, NCR, HO, LU, CFS, IC)
- Existing agricultural/forestry uses, such as Battleground Plantation and Flat Rock Nursery (ED, NCR, LU, IC)
- Good electric and gas infrastructure in place for growth/development (ED, CFS, IC)
- Wrightsville-Johnson and Cedar Creek industrial parks with available land/space (ED, CFS, IC)
- Vacant spec building (ED, CFS, IC)
- Transportation improvements, including TIA funded resurfacing, paving projects, and new Oconee River Bridge in Laurens County (ED, CFS, IC)
- Proximity to Savannah port and Atlanta airport (ED, CFS, IC)
- Active functioning Downtown Wrightsville with streetscape improvements and rehabilitation opportunities (ED, NCR, HO, LU, CFS, IC)
- “Camera Ready” status (ED, NCR, HO, LU, CFS, IC)
- Local/regional tourism events/venues, such as July 4th celebration in Wrightsville and Kite Museum (ED, NCR, CFS, IC)

- Nature-based, agri-tourism, recreation, heritage, and other tourism venues, including the Oconee, Ohoopee, and Little Ohoopee rivers; Battleground Plantation cane grinding; Civil War sites along GA 57, Idlywild Drive Recreation Area/Camp Reed area; and nearby Balls Ferry State Park in Wilkinson County (ED, NCR, LU, CFS, IC)
- Local cultural/historic resources, such as Johnson County Courthouse, Kite Museum, Grice House, Wrightsville Depot, and historic residential and downtown commercial areas in Kite and Wrightsville, and opportunities for increased heritage tourism (ED, NCR, CFS, IC)
- Development of local UGA Museum honoring native sons, Herschel Walker and Loran Smith (ED, NCR, LU, CFS, IC)
- Presence on Georgia’s Civil War Heritage Trail (ED, NCR, CFS, IC)
- Wrightsville Historic House brochure (ED, NCR, CFS)
- Community’s rural character/small town quality of life (ED, NCR, HO, LU, CFS, IC)
- Lower property values/lower property taxes (ED, NCR, HO, LU, CFS, IC)
- Johnson County Agri-Center (ED, NCR, LU, CFS, IC)
- Significant natural resources, including Oconee, Ohoopee, and Little Ohoopee rivers and their corridors, and others (ED, NCR, LU, IC)
- Recreation resources, such as Oconee River Landing passive park and nearby Balls Ferry State Park in Wilkinson County (ED, NCR, LU, CFS, IC)
- Ample undeveloped land (ED, NCR, HO, LU, CFS, IC)
- Lower cost of living and housing costs (ED, NCR, HO, LU, CFS, IC)
- Existing zoning in Wrightsville (ED, NCR, HO, LU, CFS, IC)
- Land available for sale (ED, NCR, HO, LU, CFS, IC)
- Existing loft apartment in Wrightsville (ED, NCR, HO, LU, CFS, IC)
- Planned private 25 lot development to attract retirees (ED, NCR, HO, LU, CFS, IC)
- Availability of CDBG/other public/private programs to rehabilitate low and moderate income housing (ED, NCR, HO, CFS, IC)
- Continued use of historic Johnson County Courthouse (NCR, CFS)
- Renovated Cook Building for Courthouse Annex (CFS, IC)
- Local medical facilities, including school-based health care clinic (ED, CFS, IC)
- Johnson County Health Department (CFS, IC)

- Local hospice (CFS, IC)
- Johnson County Senior Center (ED, LU, CFS, IC)
- Johnson County Recreation Park improvements (ED, CFS, IC)
- Strong local public safety/enforcement and low crime rate (CFS, IC)
- Existing cultural facilities/services (ED, NCR, CFS, IC)
- Johnson County Historical Society (NCR, IC)
- Johnson County Library (ED, CFS, IC)
- Existing local, regional, and state partnerships, including public safety/fire service cooperation, Heart of Georgia Altamaha Regional Commission, and others (ED, NCR, CFS, IC)



Economic Development

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Johnson County. Johnson County's heyday came from entrepreneurship and railroad establishment, resulting also in a population boom. The advent of the automobile, the accompanying decline of the railroads, the growth of larger retail markets, the Great Depression and mechanization of agriculture all took their toll on Johnson County and caused a long period of decline. Now Johnson County's location near larger communities with easy highway access, its calming and attractive landscape, open spaces, natural and historic resources, and warm, welcoming small-town charm attracts new residents. Jobs in the Johnson State Prison, local manufacturing and other business concerns, and needed services have assisted in economic stabilization.



There are continuing needs for Johnson County's economic development. Incomes in Johnson County remain low, however per capita incomes have increased annually since 2011. The per capita income in Johnson County for 2016 was \$16,693, only about 62 percent that of Georgia as a whole. Approximately 25 percent of Johnson County citizens are in poverty, compared to only 17 percent in Georgia as a whole. This high poverty rate has persisted for a number of decades. To combat this persistent issue, the community seeks to recruit industry to the established Cedar Creek Industrial Park by offering various incentives and an outstanding area work force. Unemployment in the county improved to a low of 4 percent in 2018, compared to 3.5 percent for all of Georgia. Johnson County needs retail and service sector development. The county has less than one-third the state average of full-service restaurants, and retail sales are only about one-fifth of the state average. A 2018 Retail Market Place profile for Johnson County reports a retail gap in nearly every major industry group, suggesting local dollars leaving the community to purchase goods. Almost a third of county workers work in nearby Laurens County. Job skills of local residents remain a concern;

about 30 percent of local residents are without a high school diploma compared to 16 percent statewide. Transfer payments represent about 40 percent of total personal income compared to about 28 percent in the average county and 22 percent statewide.

There are opportunities and cause for optimism for economic development in Johnson County as well. There are 18 goods producing firms located in the county, many of them home-grown, continuing the tradition of entrepreneurship which propelled Johnson County's heyday. Healthcare and social assistance, retail trade, and manufacturing are the top three (3) industries by number of employees in Johnson County. Plotmaster Systems, Inc. is a nationally known equipment brand in the wildlife management/hunting industry and maintains its headquarters locally. Electro-Mech, Inc. is one of the top scoreboard manufacturers in the entire U.S. and remains a top employer in the county. A locally owned industrial construction and service business, SLT Services, is located in the county and has gained a national reputation for completing technically challenging projects all over the United States. Johnson State Prison offers stability in employment, and there are untapped opportunities related to the abundant fields and forests and outstanding natural resources of the county. Johnson County's 2016 Farm Gate Value totals \$38.8 million, excluding broiler-integrator production, and ranks 93rd in the State of Georgia for total farm gate values. The cost of living in Johnson County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families, new residents, and retirees, especially in the context of attractive open spaces and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities.



THE JOHNSON COUNTY COMMUNITY HAS CHOSEN A MULTI-FACETED APPROACH AND STRATEGY TO IMPROVE ITS ECONOMIC STATUS AND FURTHER ECONOMIC DEVELOPMENT IN THE COUNTY. THE FOLLOWING GOALS AND OBJECTIVES WERE CHOSEN TO ADDRESS IDENTIFIED ECONOMIC DEVELOPMENT ISSUES IN JOHNSON COUNTY.

- **Address Low Educational Levels/Improve Jobs Skills**

Johnson County will continue to support its school system, the local adult literacy center and other Southeastern Technical College programs, and regional Workforce Investment and Opportunity Act programs. The community also desires to develop a relationship with the nearby Oconee Fall Line Technical College in Dublin. It will develop public/private partnerships through its Chamber of Commerce and continuing intergovernmental cooperation. The Great Promise Partnership will be investigated.

- **Support/Enhance Agriculture/Forestry Uses**

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. Industry recruitment efforts will focus on agriculture related businesses to capitalize on the local economic driver.

- **Address/Improve Infrastructure Needs**

The Johnson County community will jointly work to solve the wastewater treatment capacity shortfall in Wrightsville, and otherwise address water/sewer and other needs. The lack of appropriate broadband telecommunications access will also be addressed. Johnson County has participated in a regional access telecommunications feasibility study, and promoted expansion opportunity to multiple broadband providers.



- **Nurture Existing Businesses/Entrepreneurs**

The Johnson County community will work through its Development Authority and in cooperation with Southeastern Technical College and state agencies to meet local needs and encourage expansions and new local business development.

- **Attract New Businesses**

The Johnson County community through its Development Authority, Chamber of Commerce, and intergovernmental cooperation will seek compatible business and industrial development. Agri-business, trucking, and retail/services are obvious opportunities.

- **Grow Tourism**

Johnson County was once a leader in Georgia tourism because of Idylwild, even hosting statewide conferences. Its outdoor amenities; many historic structures; existing and potential festivals; the W&T Railroad depot; its location along Georgia 15, a Georgia Civil War Heritage Trail; a UGA football route; and its UGA heritage through native sons, Herschel Walker and Loran Smith, offer much potential to increase visitors.

- **Improve Transportation Access/Quality**

A new bridge over the Oconee River to Laurens County, funded by T-SPLOST, has resulted in quicker travel and commutes to the nearby City of Dublin. Continued use and promotion of T-SPLOST will improve transportation in the County and perhaps improve business recruitment to the community. The completion of widening of Georgia 15 under Georgia's GRIP program would bring more usage and travelers to the county. These and other improvements could enhance local festival development, making Johnson County easier to access. It also makes business markets more accessible.



- **Revitalize Downtowns**

The historic fabric and available buildings in Wrightsville and Kite allow for much opportunity. This is especially so given the local deficit in restaurant service and retail. The Johnson County Board of Commissioners has renovated an old furniture store as a county annex, prompting action and plans by other downtown building owners to consider renovations, including a dentist office adjacent to City Hall. Although the City of Wrightsville no longer directly participates in the former Better Hometown program, there is a driving tour of historic homes brochure, a volunteer program, and other similar building blocks which were established under the program. Efforts are underway to pursue Main Street designation for the City of Wrightsville, and there is interest in activating a Downtown Development Authority for the city.

- **Develop/Improve Local Industrial Parks/Sites**

The community has a number of available sites and buildings to market. The Cedar Creek Industrial Park is lacking complete infrastructure, however the Wrightsville-Johnson County Industrial Park is fully served.

- **Attract New Residents/Retirees**

Johnson County has an opportunity to promote its small town and rural character and quality of life through its Chamber and other means. The welcoming, family atmosphere; low crime rate; low cost of living; and the landscape and amenities are all easy selling cards. The housing stock, although older homes, presents opportunities for purchase and availability at reasonable rates. The historic architecture is another drawing card.



- **Enhance Intergovernmental Cooperation**

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. A revitalized Chamber of Commerce can make public/private partnerships easier to achieve and be successful.

- **Address Growth Management/Community Aesthetics**

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist.



Broadband Services

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for those communities which offer high speed connectivity, and conversely, a detriment to economic development for those areas lacking the infrastructure. The Johnson County Joint Comprehensive Plan includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Local Comprehensive Planning.

Broadband Services



Since the discovery of electricity, people all over the world have dreamed about the exciting possibilities of technology sure to be right around the corner. Each new invention or innovation brought increased excitement. What made electricity service vital to people and industry of the United States in the 20th century will make broadband service a necessity in the 21st century. We recognize high speed technology has developed in disparity across the nation and the state of Georgia largely due to population densities and cost-return on infrastructure investments. It is Johnson County's goal to determine the broadband infrastructure shortfall within the county and seek ways to improve its current position.

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted the broadband definition has changed twice since its inception in 1996 due to technology advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. The Heart of Georgia Altamaha Region, within which Johnson County is located, was determined in a 2015 Digital Economy Plan to rank 12 out of 12 areas of the State for technological capability. It is significant to note the Heart of Georgia Altamaha Region is the only region of Georgia without a metropolitan area included. Nationally, 98.1 percent of the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3 Mbps. This percentage drops to 89.7% in rural areas. In the FCC's 2018 Broadband Deployment Report, it was found that 29.3 percent of the population in Johnson

County have access to fixed broadband technology; however, download and upload speeds for those customers do not approach the minimum speeds to be considered broadband.

This broadband technology access is provided by a DSL service area in and around Wrightsville and fiber optic lines in areas of the unincorporated county. The areas served by DSL service in the unincorporated area are immediately to the south and west of the city limits, and the eastern portion of the county (Meeks and Scott areas). In addition to DSL service, the eastern portion of the county has fiber optic infrastructure in place, specifically in Kite and along Sa Attaway Road and New Home Church Road. Although some areas of Johnson County are serviced by broadband technologies, no provider of either DSL or fiber optic service meets speeds greater than the FCC's definition of Broadband Service (25Mbps download, 3Mbps upload speeds).

Other avenues of broadband service technologies available in the community are through either satellite or wireless 4G LTE service. Satellite service speeds are generally slower download speeds compared to wired infrastructure and are prone to weather related outages. Wireless 4G LTE technology is widely available throughout the State of Georgia and is used by smartphones and tablets to download content reliably, although speed is determined by proximity to a communications tower and the speed at which the tower is capable. Johnson County has a reported 4G LTE coverage area over the majority of the county except for its eastern area. This avenue of service is generally sufficient for a homeowner or cell service subscriber; however, according to the Heart of Georgia Altamaha Regional Commission's Digital Economy Plan in 2015, service reliability can be an issue with this technology.

Certainly an industry desiring an improved communications network will seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds. According to data provided by the Georgia Technology Authority (GTA), National Telecommunications and Information Administration (NTIA), and the FCC, the infrastructure for broadband services is located in portions of Johnson County, but fixed broadband technology does not provide adequate speed to term service in the county "Broadband." Wireless 4G LTE in the county meets minimum speeds of wireless broadband; however, it is inadequate for industry seeking to locate in the county. The need for broadband service in Johnson County is critical as it is determined to be underserved by both fixed broadband technology and wireless broadband technology. Johnson County, the City of Wrightsville, and the City of Kite desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered "Broadband Service."





The Johnson County community has chosen a multi-faceted approach and strategy to improve the availability of broadband and broadband deployment. The following items are actions steps the community will take to increase economic, educational, and social opportunities for citizens and businesses through the deployment of universal broadband and other communications technologies.

- Develop and maintain an inventory of Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model ordinance which determines a contact person for any broadband projects within the community, outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights-of-way.
- Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
- Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development) and area local governments to promote broadband deployment in the community, region, and state.
- Identify broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.

Johnson County Digital Economy Fixed Network

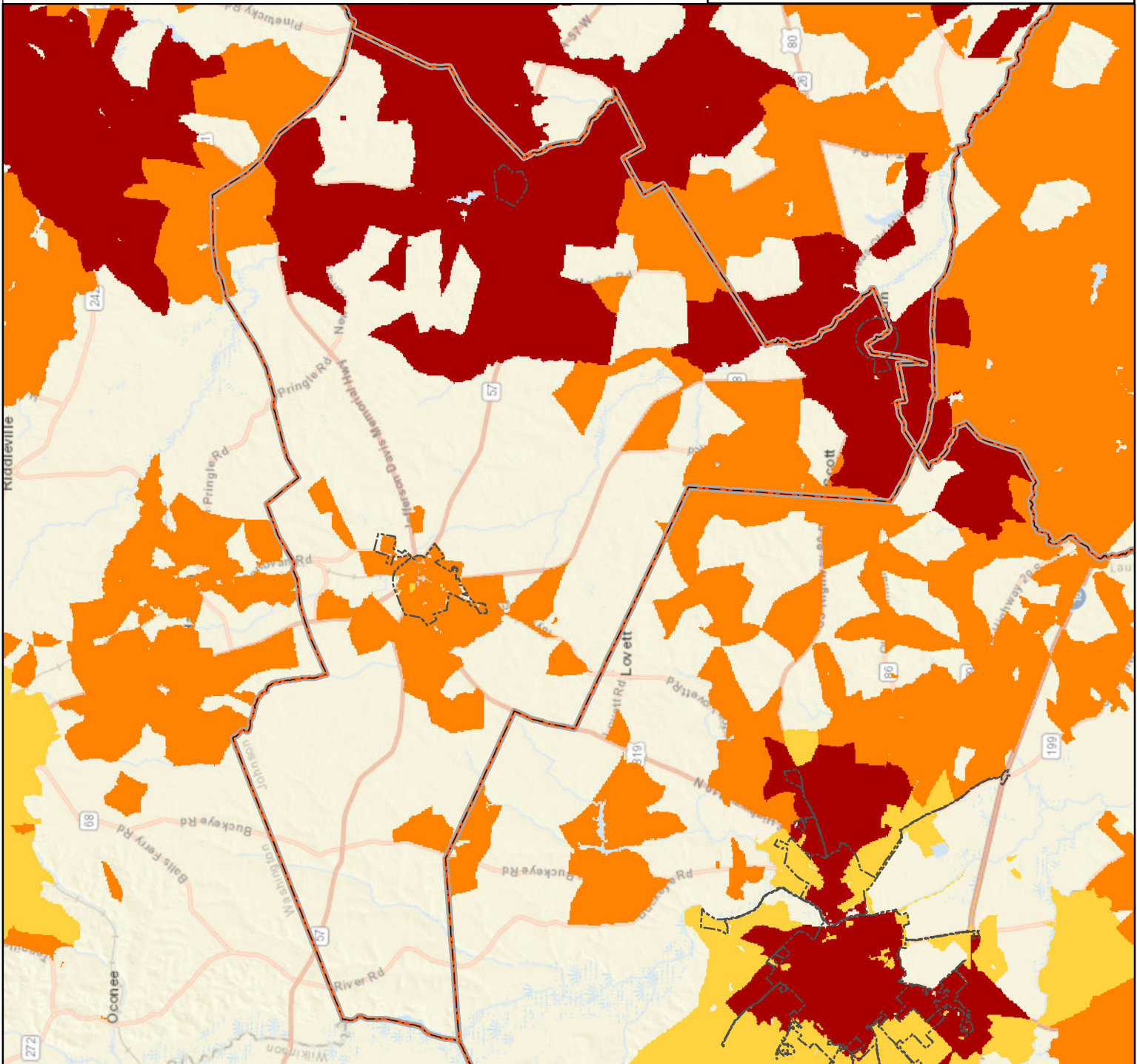
-  City Limits
-  County Boundary

Availability

-  Fiber
-  Cable DOCSIS 3.0
-  Cable Other
-  DSL














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



Johnson County Digital Economy Fixed Network DSL

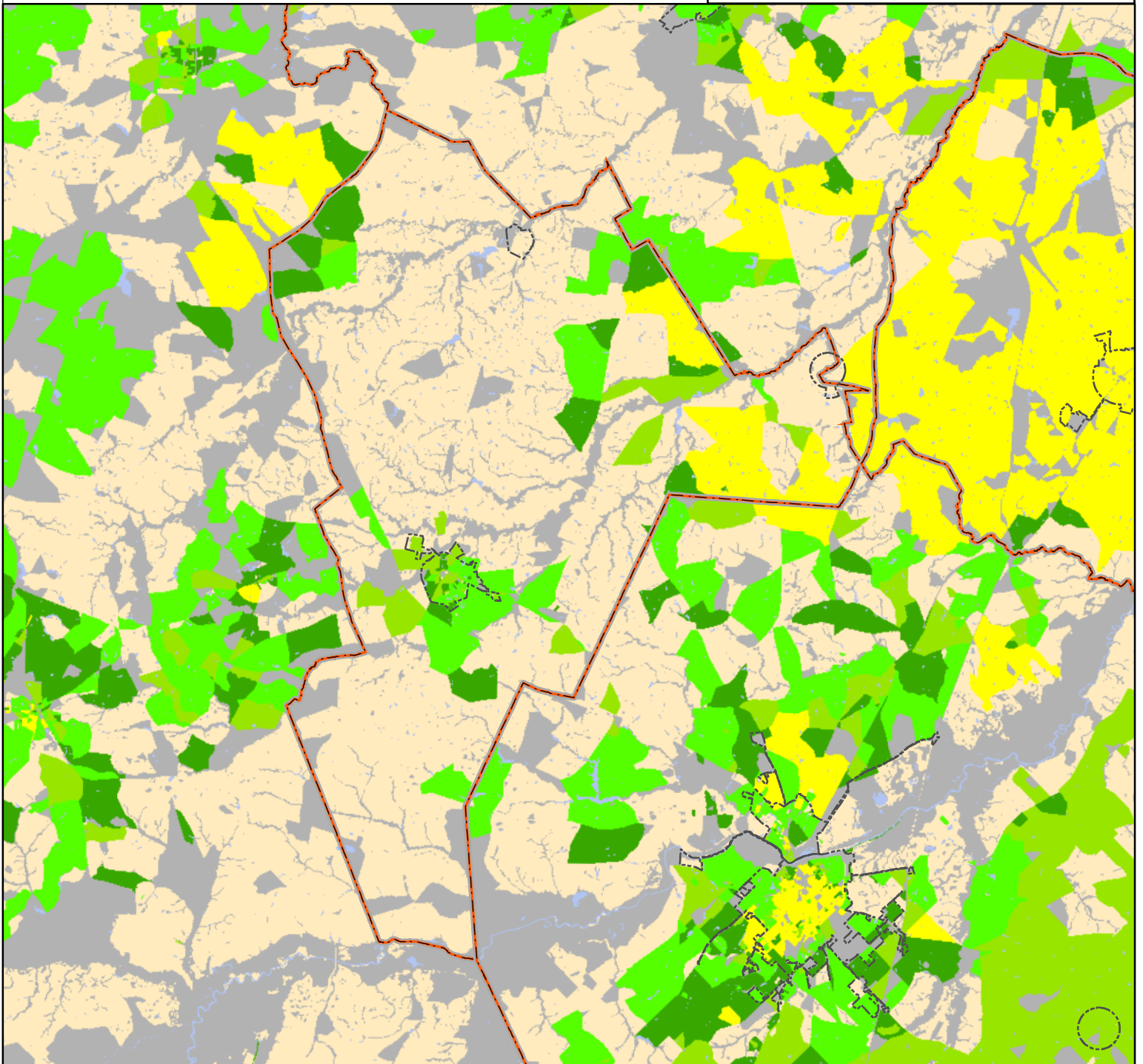
-  City Limits
-  County Boundary

Speed Availability

-  3 mbps or less
-  3 mbps - 6 mbps
-  6 mbps - 10 mbps
-  10 mbps - 25 mbps
-  25 mbps - 50 mbps
-  50 mbps - 100 mbps
-  100 mbps - 1 gbps
-  Greater than 1 gbps
-  Water
-  Unpopulated Lands
-  Unserved Areas Less than 768 kbps Down














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Johnson County Digital Economy Fixed Network Fiber

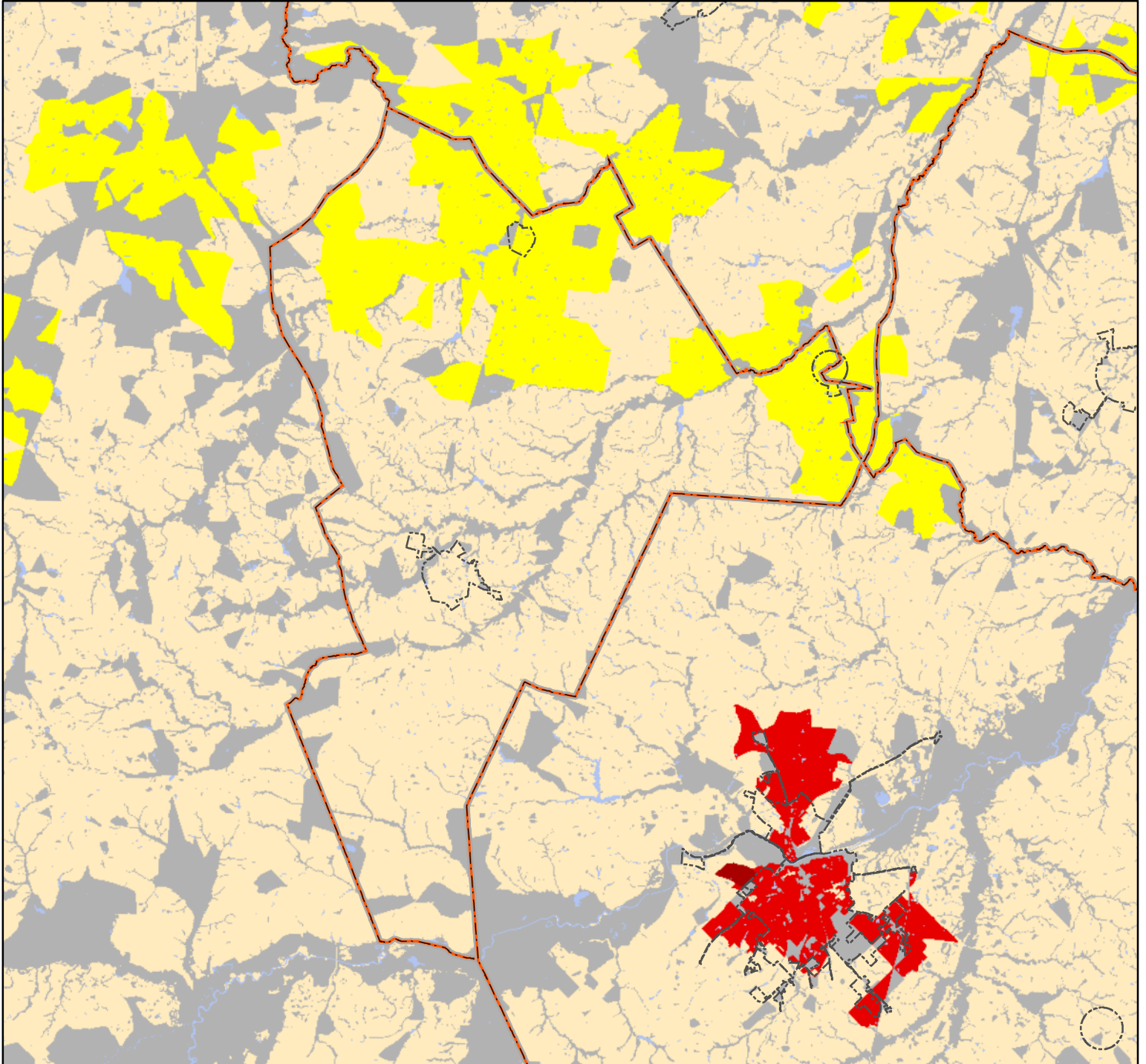
-  City Limits
-  County Boundary

Speed Availability

-  3 mbps or less
-  3 mbps - 6 mbps
-  6 mbps - 10 mbps
-  10 mbps - 25 mbps
-  25 mbps - 50 mbps
-  50 mbps - 100 mbps
-  100 mbps - 1 gbps
-  Greater than 1 gbps
-  Water
-  Unpopulated Lands
-  Unserved Areas Less than 768 kbps Down














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Johnson County Digital Economy Fixed Network Cable

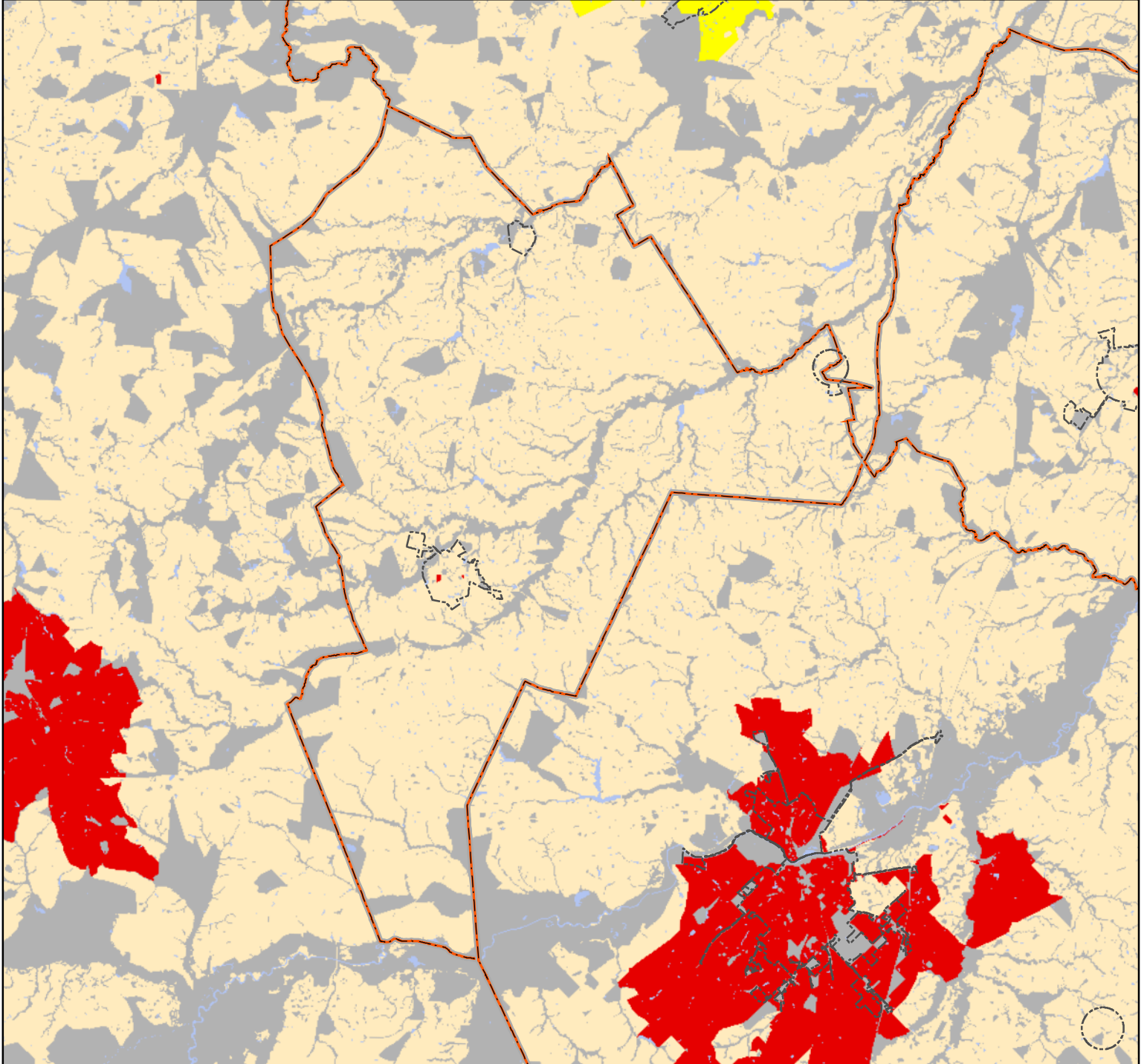
-  City Limits
-  County Boundary

Speed Availability



-  3 mbps or less
-  3 mbps - 6 mbps
-  6 mbps - 10 mbps
-  10 mbps - 25 mbps
-  25 mbps - 50 mbps
-  50 mbps - 100 mbps
-  100 mbps - 1 gbps
-  Greater than 1 gbps
-  Unpopulated Lands
-  Water
-  Unserved Areas Less than 768 kbps Down




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Johnson County Digital Economy Wireless 4g LTE

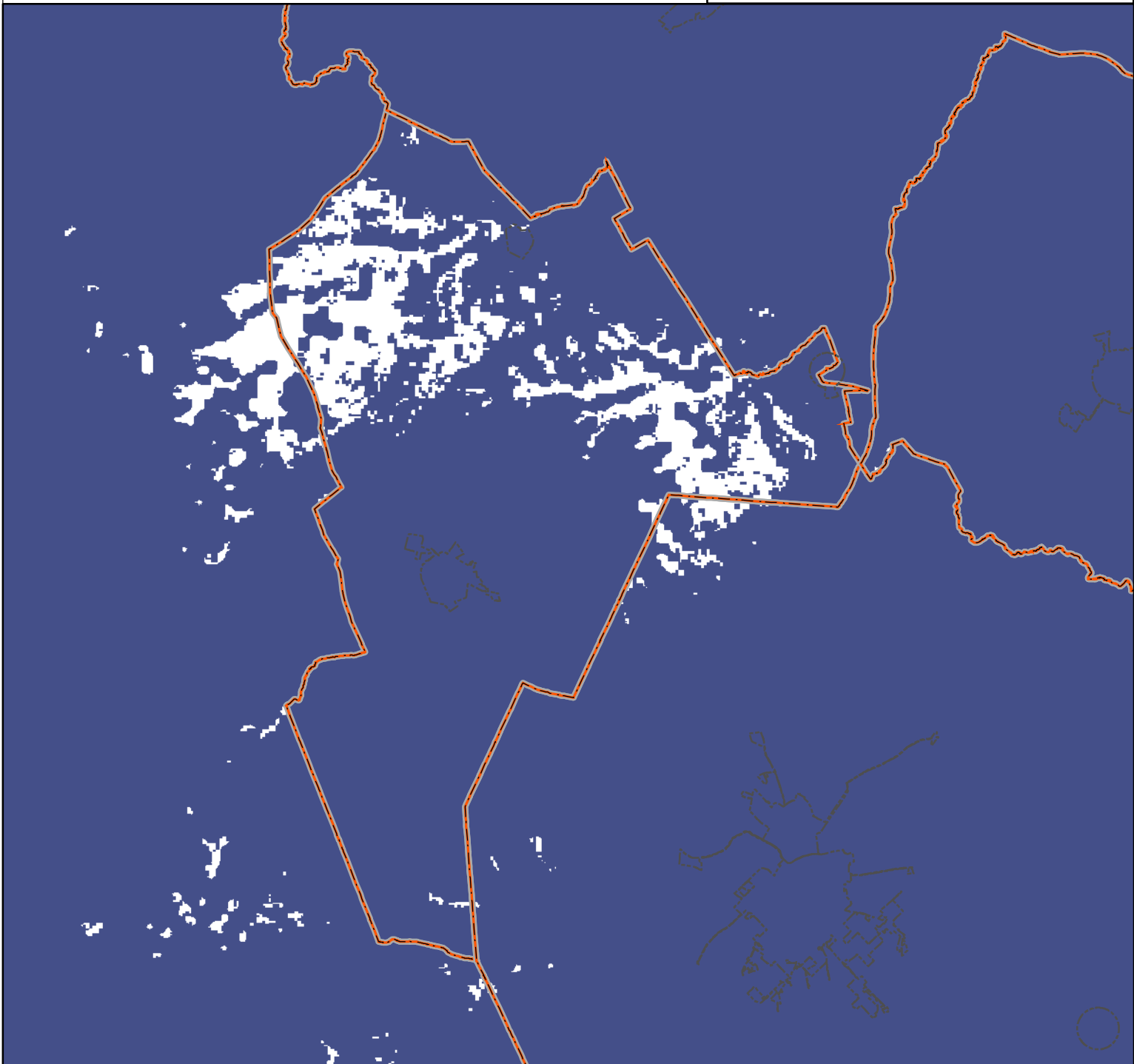
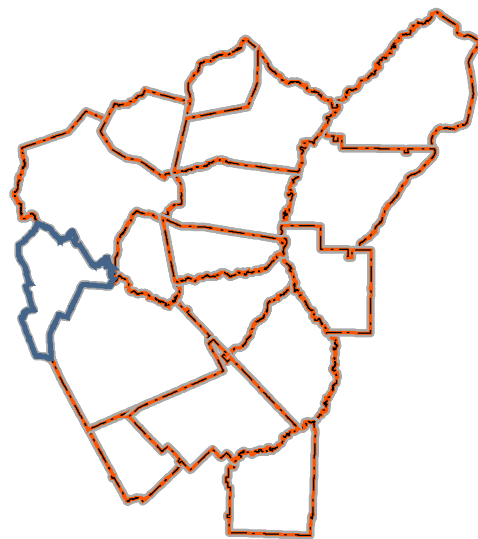
-  City Limits
-  County Boundary

Availability

-  Wireless 4G LTE



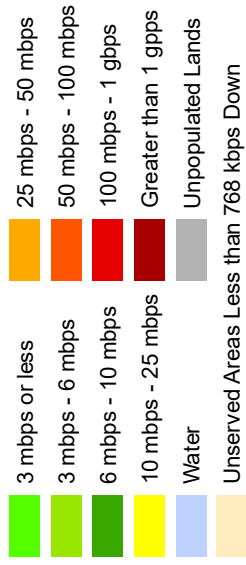
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Johnson County Digital Economy Wireless 4g LTE



Speed Availability

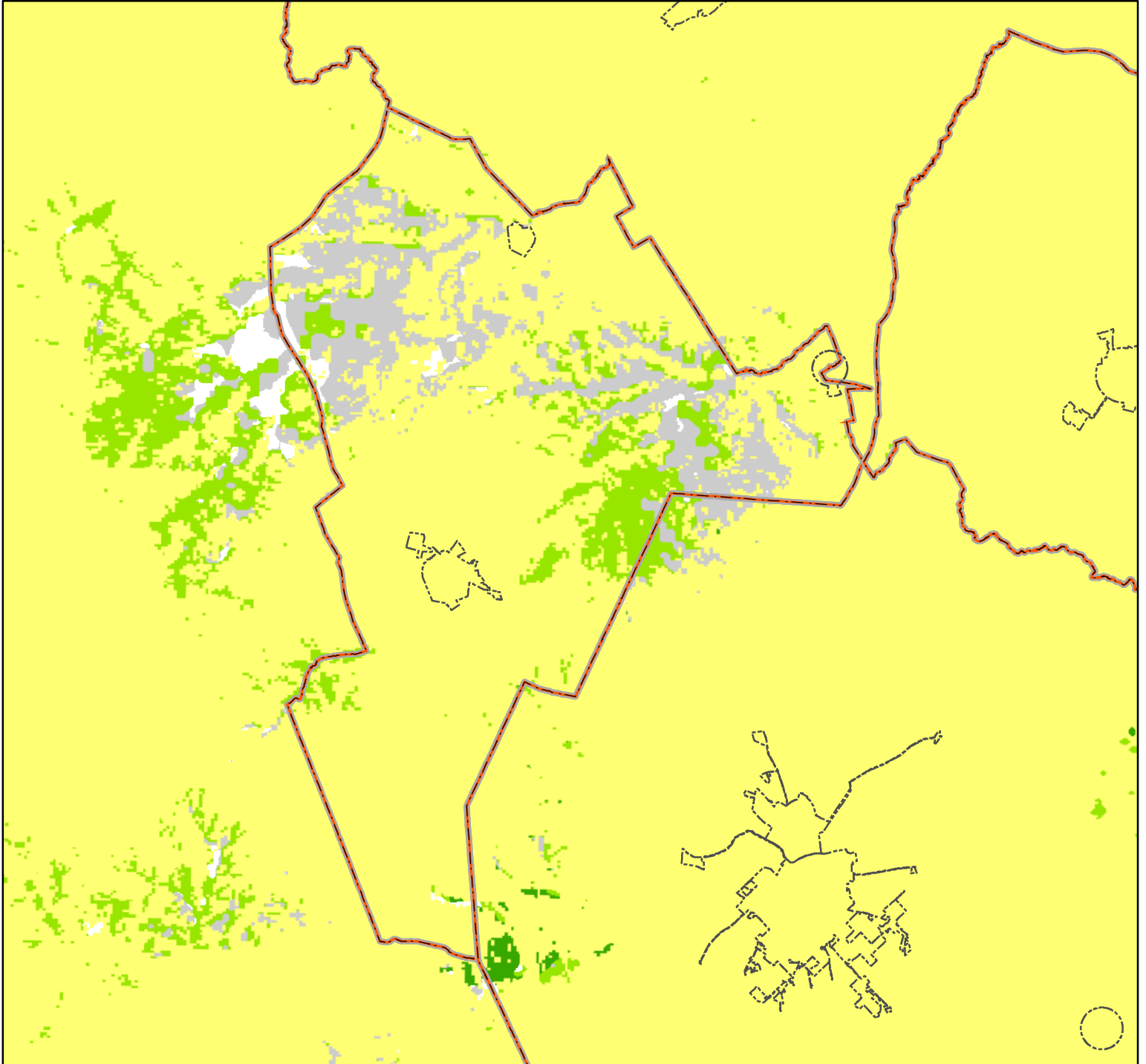
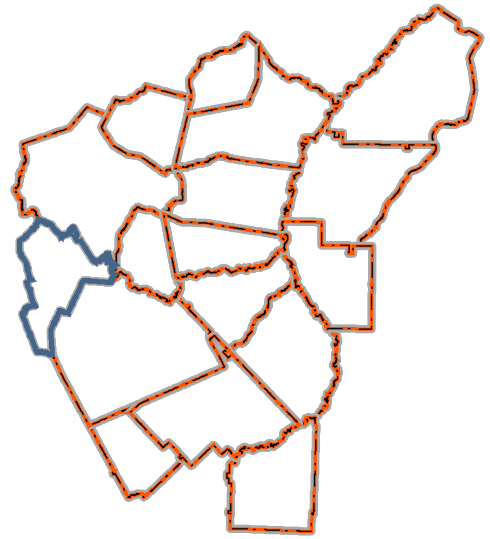


Unpopulated Lands

Unpopulated Lands



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Land Use

The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our determination of quality of life. As science evolves, we realize with greater certainty that the way our land is used and managed has definite implications for air and water quality, and the diversity and health of our ecosystems.

The awareness of the impacts and consequences of the way land is used illustrate the need for wise use of our finite supply of land, and the necessity of sound decisions in its development or protection. The need for sustainable growth and development, which accommodates our development needs while maintaining balance and control, and limiting impacts on the natural and built environment, is recognized in the state quality community objectives.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future plans or options can be precluded or prevented by such uncontrolled growth, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and protects

resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the desired pattern of growth and development.



Johnson County and its municipalities are united in their vision and desires for growth. It is a small, rural county with abundant natural resources and great natural beauty. The County's vision for its growth and development is one that protects and utilizes its natural resources and landscape to

continue growth and development conducive and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. They would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection.

While technically only Wrightsville is required, because of its zoning ordinance, to have a Land Use element in its comprehensive plan under the current DCA planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of

community desires and goals for compatible future growth and development.

The community's land use maps are, however, a general policy guide and framework, not necessarily a rigid or unchangeable picture of future growth and development. Not all growth or developments can be foreseen, and other events could necessitate a change in community vision or desires. The depicted pattern of desired future growth and development displayed on future land use maps is a current statement and reflection of community expectations and desires. It provides a context, framework and background for the public and private sector to utilize to plan, evaluate, shape, guide, and evaluate proposed developments and other decisions affecting the use of the land and community growth and development. The plan provides a context for forethought, examination of impacts and consequences, and mitigation of land use decisions on the community's growth and development and desired future patterns and community vision.

Existing Land Uses

Existing land use patterns for Johnson County and its municipalities are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

Land use categories utilized in the development of this plan and in the land use maps are the standard categories established by the Georgia Department of Community Affairs and defined in the planning standards as below.

RESIDENTIAL The predominant use of land within the residential category is for single-family and multi-family dwelling units.

COMMERCIAL This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.

INDUSTRIAL This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

PUBLIC/INSTITUTIONAL This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

TRANSPORTATION/COMMUNICATIONS/UTILITIES This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

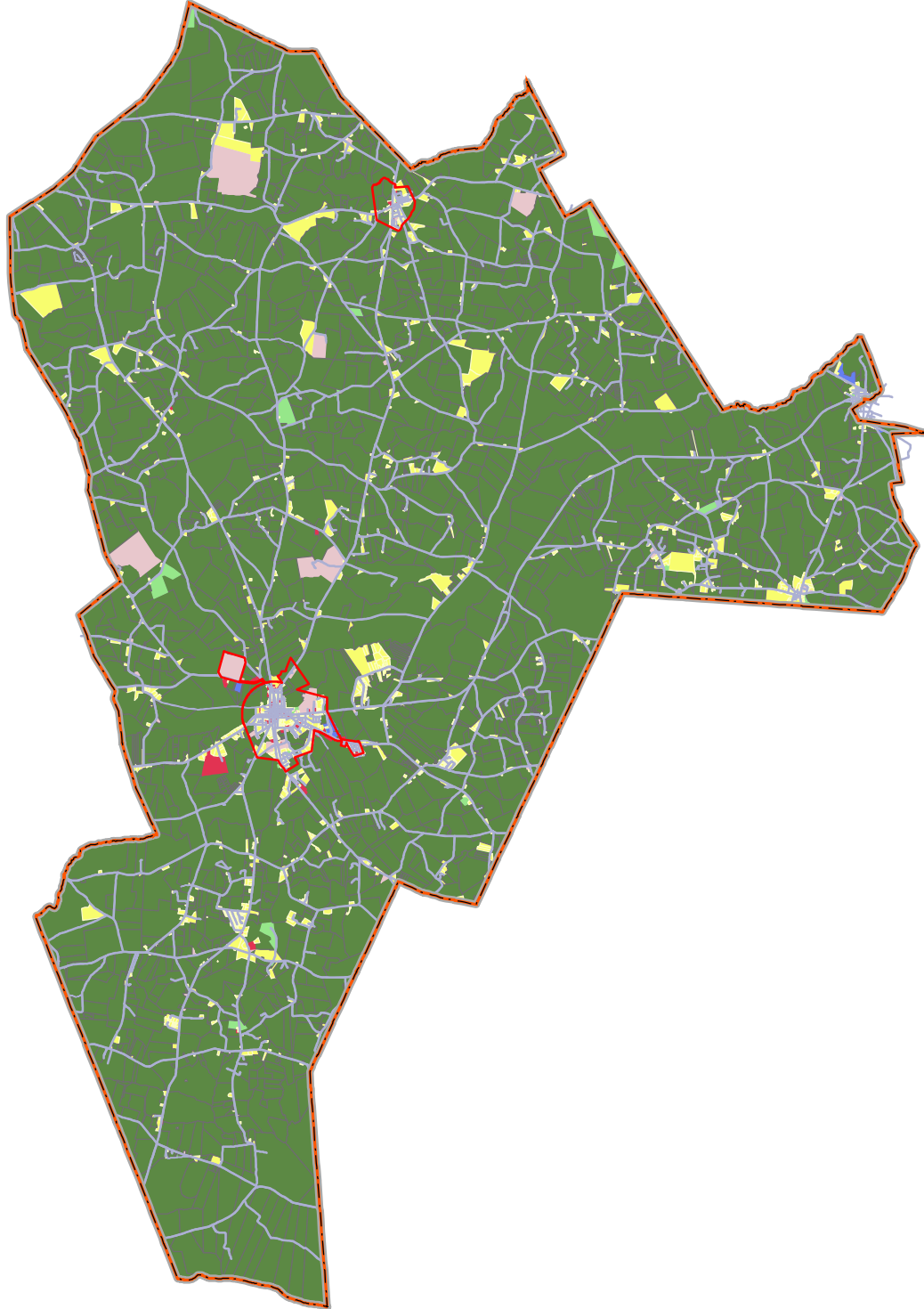
PARK/RECREATION/CONSERVATION This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

AGRICULTURE This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.

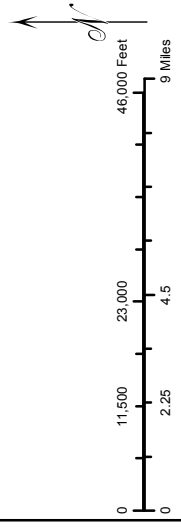
FORESTRY This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.



Johnson County Existing Land Use













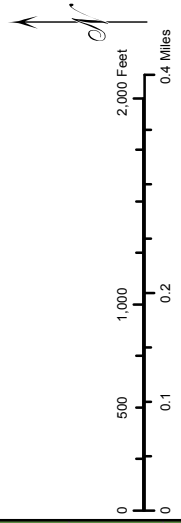
- City Limits
 - County Boundary
 - Roads
- Landuse Existing**
- Agriculture/Forestry
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities



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City of Kite Existing Land Use











-  City Limits
-  County Boundary
-  Roads
- Landuse Existing**
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

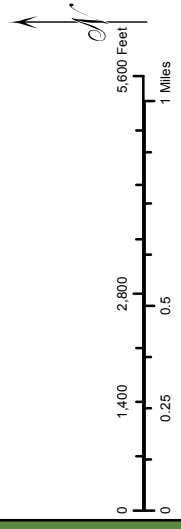


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City of Wrightsville Existing Land Use

-  City Limits
-  County Boundary
-  Roads
- Landuse Existing**
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



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Existing Land Use Distribution, 2018 (Acres) Johnson County		
Land Use Category	Acreage	Percent of Total
Agriculture	121,938	62.16
Commercial	233	0.12
Forestry	58,918	30.03
Industrial	236	0.12
Park/Recreation/Conservation	866	0.44
Public/Institutional	617	0.31
Residential	8,957	4.57
Transportation/Communications/Utilities	4,416	2.25
Total	196,181	100

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2018.

Future Land Uses

As noted elsewhere, Johnson County endured a long period of decline after the Great Depression and World War II until around 1970, and while growth has stabilized since then, it has been relatively stagnant outside of prison population growth at Johnson State Prison. However, the isolation and natural beauty of the county and its welcoming people, combined with easy commuting and transportation access to larger retail and service centers, is now attracting new residents and retirees. Many are able to move into existing vacant single-family housing.

While growth remains somewhat elusive and limited, the limited commercial and industrial sector growth within the county has concentrated almost completely in Wrightsville. The abundant supply of available vacant buildings in both of the county’s municipal downtowns and the Cedar Creek Industrial

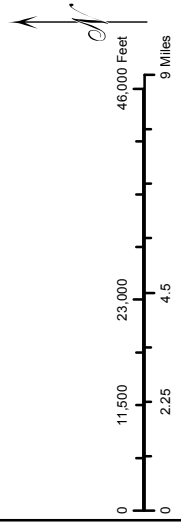
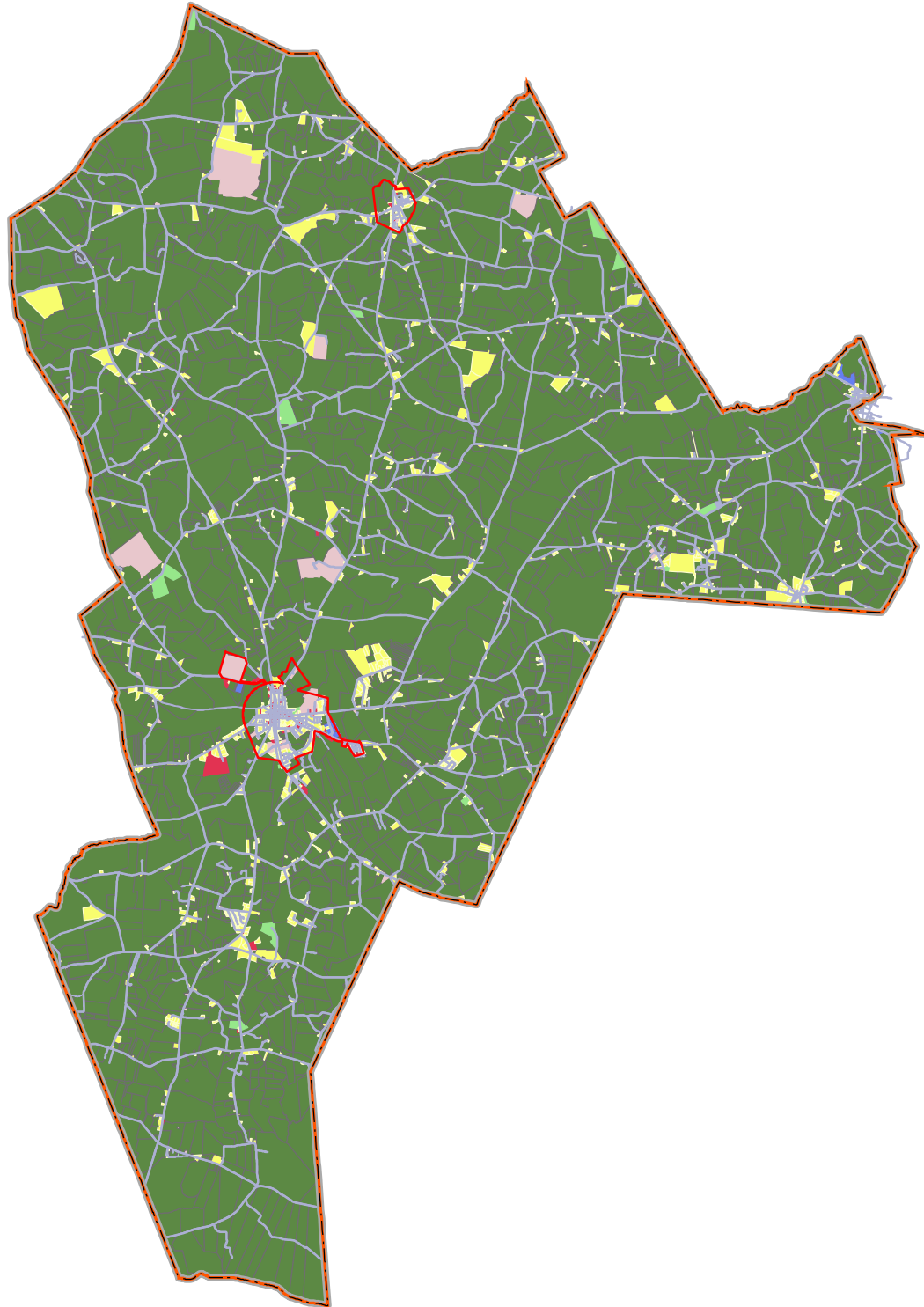
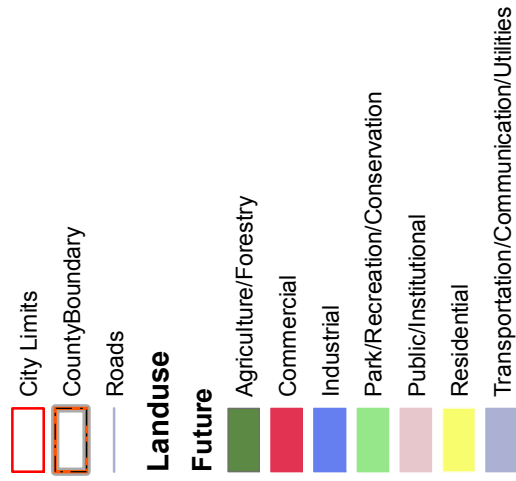
Park with its available lands adjacent to Wrightsville on its west side foreshadows these trends to continue.

Residential growth within Johnson County remains primarily scattered individual single-family development with little pattern except for a tract of land which has been subdivided into 2 acre parcels along Kersey Road near Kite. The most likely places for additional residential growth are in the northwest quadrant of the county, northeast and southwest of Wrightsville along U.S. 319, and to a lesser extent around Adrian, and east and north of Kite between U.S. 221 and Georgia 57. There will likely be only limited growth, primarily single-family residential growth, in Kite.

Future land use maps for Johnson County, Kite, and Wrightsville are included following this description.

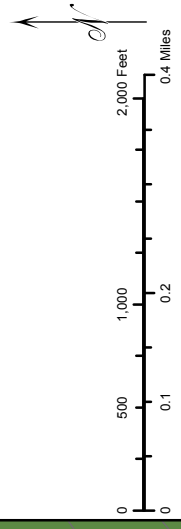
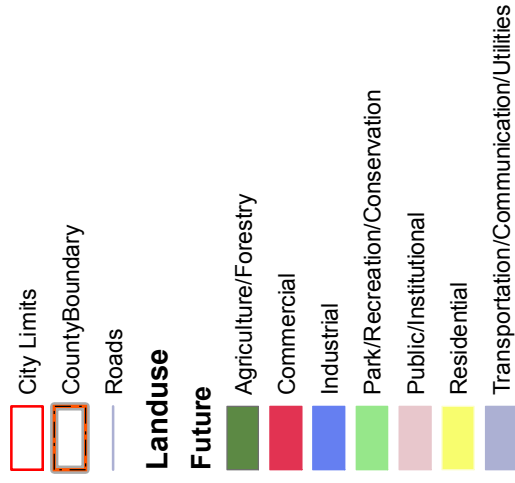


Johnson County Future Land Use



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City of Kite Future Land Use



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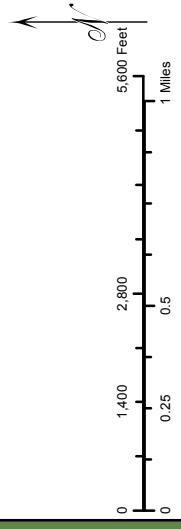
City of Wrightsville Future Land Use

-  City Limits
-  County Boundary
-  Roads

Landuse

Future

-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



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Land Use Goals

Johnson County and its municipalities seek future growth and development respective of its rural character and small-town quality of life. It desires growth patterns which maintain and keep viable existing agricultural and forestry uses, which sustain its heritage, abundant natural and cultural resources, and which is otherwise compatible and complementary of existing uses and scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

- **Address Growth Management/Community Aesthetics**

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist.

- **Improve Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement**

As noted above, Johnson County has rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, a medical waste ordinance and others to address specific issues or nuisances. Only Wrightsville has zoning and building code enforcement. Kite has recently updated their manufactured home ordinance. Code enforcement in the county is related to solid waste. These ordinances need updating, coordination, and joint collaboration/code enforcement to initiate a more comprehensive approach.

- **Guide/Plan Development**

This management of growth and development can be accomplished through controlled, planned location of infrastructure and other public improvements; conserving natural/historic resources; maintaining viable agricultural/forestry uses, as well as through regulation enhancement.

- **Maintain Open Spaces/Agricultural/Forestry Uses**

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other industry all can help achieve this.

- **Protect Significant Natural Resources**

The Ohoopie, Little Ohoopie, and Oconee rivers have much history for recreation and tourism within the county. Increased recreational and outdoor usage through park development, promotion, and growth of tourism offer much unrealized potential to both economic utilization and conservation of Johnson County's significant natural and cultural resources. It can also attract more residents and build a larger audience of citizen support for protection and enhancement of these resources.

- **Encourage Infill Development**

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure.

- **Develop/Improve Recreational/Leisure Facilities**

As noted above, appropriate development of facilities, parks, museums, festival sites, and other venues can benefit the community economically, support protection of natural and cultural resources, and attract new residents and visitors. The community's rivers, the historic railroad depot, existing and potential museums, and the recreation complex, among others, provide such opportunities.

- **Seek Compatible Development/Utilization**

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, and current agricultural/forestry uses is desired. Available industrial space in Wrightsville is prime location for an agri-business to relocate or expand. Heritage/outdoor tourism development should be explored by local governments as well as private landowners seeking to create agri-tourism ventures.

Community Work Programs

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Johnson County Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

Johnson County

Report of Accomplishments and Community Work Program

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
ED, LU	2016	Seek to fully complete the new Industrial Park in Wrightsville					Y	2023		Action was postponed due to lack of funding.
ED	2016	Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park					Y	2023		Action was postponed due to lack of funding.
ED	2015	Establish a Revolving Loan Fund program					Y	2021		Establishment of a revolving loan fund has been postponed due to lack of funding opportunities.
ED, NCR, CFS, LU	2013	Seek to develop a Herschel Walker/UGA Museum to foster tourism attraction					Y	2020		Action was postponed due to lack of funding.
ED, NCR, CFS, LU	2013	Pursue the development of a train exhibit/museum and complete improvements at the Wrightsville and Tenmile Depot	Y	2015						Improvements of the W&T Depot were completed in 2015. Facility is currently available for event space.
NCR	2016	Seek funding to upgrade the public boat landing and public access road to improve the usage of the Oconee River					Y	2023		Action was postponed due to lack of funding.
NCR, CFS	2017	Seek funding as appropriate to establish a bike path along SR 57 between the Confederate historic site and Ball's Ferry State Park					Y	2020		Action was postponed due to lack of funding.

JOHNSON COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
NCR	2018	Seek funding as appropriate to develop and promote Camp Reed and other outdoor recreation venues							Y	Action item has been dropped due to the recent purchase of Camp Reed by a private party. The County will continue to seek funding for outdoor recreation venues owned by the County.
CFS	2015	Pursue funds and seek to establish E-911 service					Y	2019		The County recognizes the immediate need for an E-911 service; however, funding to create the service was not available. The County also suffers from the lack of high-speed internet service at potential siting locations. The County anticipates a significant effort to create E-911 service in 2019.
CFS	2016	Develop additional fire stations throughout the county as needed							Y	This action item has been dropped and will be moved to the long term policy section of the Comprehensive Plan. Currently, the County believes it is adequately served by a total of 9 fire stations in the unincorporated portion of the County. The unincorporated areas of Johnson County maintain an Insurance Service Office (ISO) rating of 9.
CFS	2013	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas			Y	2023				Johnson County acquired two new firetrucks in 2018. The County continues to acquire two additional fire trucks and equipment during the next five year planning period.

JOHNSON COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS	2014	Seek funding to reconstruct the entranceway at the Johnson Recreation Department park in order to increase access to the park's walking trail and to improve traffic flow							Y	The action item has been dropped due to a change in priority for the Johnson Recreation Department Complex. Improvements to the walking trail have become necessary and will be the primary improvement goal for this planning period. A new Community Work Program (CWP) action item will be added to the new CWP.
CFS	2013	Seek funding to renovate and upgrade the Cook Building for use as a courthouse annex	Y	2015						Action item was completed in 2015 and serves as the meeting location of the Johnson County Board of Commissioners and other county offices.
CFS	2013	Pursue the development of appropriate local broadband telecommunications service						Y	2021	No significant progress has been made with the action item. The County has discussed broadband expansion into Johnson County with several service providers; however, item completion is largely dependent on economics. The County anticipates significant progress on this item by the end of this five year planning period.
CFS	2013	Resurface Glen Donaldson Road	Y	2016						Action item was completed in 2016.
CFS	2013	Resurface Faith Tabernacle Road	Y	2016						Action item was completed in 2016.
CFS	2016	Resurface Calvary Church Road	Y	2016						Action item was completed in 2016.

JOHNSON COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS	2013	Resurface Snells Bridge Road	Y	2016						Action item was completed in 2016.
CFS	2013	Resurface Trinity Church Road	Y	2016						Action item was completed in 2016.
CFS	2016	Resurface James Grove Church Road	Y	2016						Action item was completed in 2016.
CFS	2016	Pave Cross Cedar Road (two segments)	Y	2016						Action item was completed in 2016.
HO, LU, IC	2018	Adopt countywide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks							Y	Action item has been dropped due to lack of community interest.
LU, IC	2017	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU, IC	2018	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth							Y	Action item has been dropped due to lack of community interest.
LU, IC	2018	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.

JOHNSON COUNTY
Comprehensive Plan Community Work Program
2019 – 2023

Activity	Years						Responsibility				Estimated Cost	Funding Source		
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City	Other		Local	State	Federal
Seek to fully complete the new Industrial Park in Wrightsville					X			X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA	X	X	X	
Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park					X			X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA	X	X	X	
Establish a Revolving Loan Fund program			X					X	X	Dev. Auth., DCA	X	X		
Seek to develop a Herschel Walker/UGA Museum to foster tourism attraction		X						X	X	Chamber, Dev. Auth., Private Donations	X			X
Seek funding to upgrade the public boat landing and public access road to improve the usage of the Oconee River					X			X		DNR (LWCF)	X	X	X	
Seek funding as appropriate to establish a bike path along SR 57 between the Confederate historic site and Ball's Ferry State Park		X						X		GDOT	X	X		
Pursue funds and seek to establish E-911 service	X							X		DCA (OneGeorgia)	X	X	X	
Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas					X				X	FEMA, GEMA	X	X	X	
Pursue the development of appropriate local broadband telecommunications service			X					X		GTA, Private Companies	X	X	X	X

JOHNSON COUNTY
Comprehensive Plan Community Work Program
2019 – 2023

Activity	Years						Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City		Other	Local	State	Federal
Purchase two (2) Ambulance Vehicles, including equipment	X	X						X		SPLOST, USDA Grant/Loan	X		X	
Purchase two (2) Pumper Trucks (Firetrucks)	X							X		GA Forestry Commission Surplus	X	X		
Purchase two (2) pursuit vehicles, including equipment for Sheriff's Office		X		X				X		SPLOST	X			
Complete renovation of the Senior Center				X				X		GA DCA (CDBG)	X	X	X	
Rehabilitate the Courthouse exterior and roof	X							X		SPLOST	X			
Resurface the walking track located in the Johnson County Recreation Complex	X							X		GA DNR (LWCF Grant)	X	X	X	

JOHNSON COUNTY
Comprehensive Plan Community Work Program
2019 – 2023

Activity	Years							Responsibility			Estimated Cost	Funding Source		
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City	Other		Local	State	Federal
Construct one (1) T-Ball Field at the Johnson County Recreation Complex	X							X				X		
Develop a multi-sport field (Soccer & Baseball) at the Johnson County Recreation Complex			X					X				X		
Update County Book of Ordinances	X							X				X		
Complete TIA Band 3 Projects (Tuckers Grove Church Road Phase 1, Pringle Road)		X	X	X				X		GDOT TIA	X	X		

City of Kite

Report of Accomplishments and Community Work Program

CITY OF KITE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS	2013	Complete drainage improvements in the following areas: Mixon St., Church St., Cemetery St., Claxton Blvd., Ohoopce St., and Railroad St.					Y	2021		Project was postponed due to lack of funds.
CFS	2016	Improve and expand curbs, gutters, and sidewalks in Wrightsville and Kite							Y	Item was dropped due to a desired change in wording. Changes will be reflected in the new Community Work Program.
CFS	2015	Seek TE funding for streetscape and other transportation improvements in Wrightsville and Kite							Y	Item was dropped due to a desired change in wording. Changes will be reflected in the new Community Work Program.
CFS	2013	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas					Y	2021		Project was postponed due to lack of funds.
CFS	2014	Seek CDBG or other funding to upgrade the water systems as needed in Kite, to accommodate existing and future residents					Y	2021		Project was postponed due to lack of funds.
CFS	2017	Investigate the possibility of establishing municipal police in the City of Kite					Y	2023		Project was postponed due to lack of funds.
CFS	2016	Acquire equipment and establish the community center in Kite as a disaster relief shelter					Y	2020		Project was postponed due to lack of funds.
CFS	2016	Seek funding to improve and upgrade the walking track					Y	2020		Project was postponed due to lack of funds.
CFS	2018	Seek to develop a satellite children's library in Kite					Y	2023		Project was postponed due to lack of funds.
CFS	2013	Resurface College Street	Y	2015						Project was completed in 2015.
CFS	2016	Resurface Ohoopce Street	Y	2017						Project was completed in 2017.

CITY OF KITE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS	2016	Resurface Claxton Boulevard	Y	2017						Project was completed in 2017.
HO, LU, IC	2018	Adopt countywide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks							Y	The City of Kite updated the manufactured housing ordinance in early 2018; however, countywide land use regulations and other steps mentioned in this action item were dropped due to a lack of community interest for this planning period. A policy will be included in other sections of this plan to guide future decisions including land development regulations.
HO, IC	2015	Explore the feasibility of establishing public housing in Adrian and Kite, possibly in conjunction with the housing authorities in either Swainsboro or Wrightsville						Y	2020	The City of Kite desires more time to investigate possible avenues for completing this item. Action has been postponed until 2020.
HO	2018	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing						Y	2020	The City of Kite has been unable to secure funding for this item; however it remains committed to doing so in the future.
LU, IC	2017	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU, IC	2018	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth							Y	Action item has been dropped due to lack of community interest.
LU, IC	2018	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.

**CITY OF KITE
Comprehensive Plan Community Work Program
2019 – 2023**

Activity	Years						Responsibility			Estimated Cost	Funding Source				
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City		Other	Local	State	Federal	Private
Complete drainage improvements in the following areas: Mixon St., Church St., Cemetery St., Claxton Blvd., Ohoopie St., and Railroad St.			X						X	DCA (CDBG)	X	X	X		
Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas			X						X	FEMA, GEMA	X	X	X		
Seek CDBG or other funding to upgrade the water systems as needed in Kite, to accommodate existing and future residents			X						X	DCA (CDBG), GEFA, USDA Rural Dev't	X	X	X		
Investigate the possibility of establishing municipal police in the City of Kite								X	X	Homeland Security, DOJ	X		X		
Acquire equipment and establish the community center in Kite as a disaster relief shelter		X							X	FEMA, GEMA	X	X	X		
Seek funding to improve and upgrade the walking track		X							X		X				
Seek to develop a satellite children's library in Kite					X			X	X	Regional Library Bd.	X	X			

**CITY OF KITE
Comprehensive Plan Community Work Program
2019 – 2023**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City	Other		Local	State	Federal	Private
Explore the feasibility of establishing public housing in Adrian and Kite, possibly in conjunction with the housing authorities in either Swainsboro or Wrightsville		X							X	Housing authorities, HUD	X		X		
Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing		X							X	DCA (CDBG)	X	X	X		
Purchase one (1) mosquito sprayer truck to initiate service citywide	X								X	USDA	X		X		
Improve gateway signage at city limits located on State Routes 57 & 171 (US 221)			X						X	GDOT	X	X			
Complete TIA Band 3 Projects (Hatcher Street)		X	X	X					X	GDOT TIA	X	X			
Seek funding for streetscape and other transportation improvements, including expand curbs, gutters, and sidewalks				X					X	GDOT LMIG, GDOT Multimodal Safety and Access Grant	X	X	X		
Expand and/or reinvigorate the Kite Museum			X						X	Private Contributions	X			X	

City of Wrightsville

Report of Accomplishments and Community Work Program

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
ED, IC	2016	Seek to fully complete the new Industrial Park in Wrightsville					Y	2023		Project has been postponed until funds become available.
ED, LU	2016	Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park					Y	2023		Project has been postponed until funds become available.
ED	2016	Expand infrastructure and expand lift stations and treatment capacity to enable Wrightsville to serve new businesses/industries			Y	2022				The City is currently seeking funds in addition to a \$5.3 Million GEFA loan for the purpose of building a new wastewater treatment plant and lift station expansion.
ED, NCR, CFS, LU	2013	Seek to develop a Herschel Walker/UGA Museum to foster tourism attraction					Y	2020		Project has been postponed until funds become available.
NCR	2013	Seek to have FEMA prepare updated flood plain maps for the City					Y	2020		The effective date of the Johnson County Flood Insurance Study is December 17, 2010. No further examination of flood elevations have been completed by FEMA. Action item has been postponed until the anticipated year of FEMA action.
CFS	2017	Seek TE funding as appropriate for streetscape and other transportation improvements, including expand curbs, gutters, and sidewalks					Y	2023		Project has been postponed until funds become available. Project description has been modified in the new CWP to accurately reflect funding sources.
CFS	2017	Develop detailed maps, utilizing GPS, of the water systems and its components (valves, etc.)					Y	2020		Project has been postponed until funds become available.

CITY OF WRIGHTSVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS, LU	2013	Upgrade or replace the sewer and wastewater system treatment facility to provide for additional capacity for growth and extend services to all unserved residents			Y	2022				The City has received three (3) CDBG grants for sewer and wastewater projects in consecutive, eligible years and is underway with a \$5.3 million project for rehabilitation of the sewer and wastewater system.
CFS	2017	Renovate the City's maintenance barn	Y	2017						The objective of this action item has been completed. Upon closer inspection of the maintenance barn, it was determined the structure was beyond a cost effective rehabilitation. The City has repurposed other buildings to meet the equipment storage needs.
CFS	2016	Seek to develop new fire stations throughout the county as needed							Y	The City currently operates a fire station within the city limits. The action item intends for more county fire stations and has been dropped as a work program item due to the actions being a County project.
CFS	2013	Seek funding for the necessary firefighting equipment (including a firefighting vehicle) to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas						Y		Project has been postponed until funds become available.
CFS	2013	Resurface Idylwild Drive	Y	2015						Project was completed with TIA funds in 2016.
CFS	2013	Repair sidewalks in areas of need	Y	2015						Project was completed with TIA funds in 2016.

CITY OF WRIGHTSVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Y/N	
CFS	2016	Resurface Flanders, Lynn, Jan, and Helen streets			Y	2019					Project is anticipated to be complete in 2019.
CFS	2016	Resurface Lakeview Drive			Y	2019					Project is anticipated to be complete in 2019.
CFS	2016	Resurface Lee Street			Y	2019					Project is anticipated to be complete in 2019.
HO	2016	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing								Y	Action item has been dropped due to lack of community interest.
LU, IC	2017	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options								Y	Action item has been dropped due to lack of community interest.
LU, IC	2018	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth								Y	Action item has been dropped due to lack of community interest.
LU, IC	2018	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance								Y	Action item has been dropped due to lack of community interest.

CITY OF WRIGHTSVILLE
Comprehensive Plan Community Work Program
2019 – 2023

Activity	Years						Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City		Other	Local	State	Federal
Seek to fully complete the new Industrial Park in Wrightsville					X				X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't	X	X	X	
Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park					X				X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't	X	X	X	
Expand infrastructure and expand lift stations and treatment capacity to enable Wrightsville to serve new businesses/industries	X	X	X	X					X	GEFA, DCA (CDBG)	X	X	X	
Seek to develop a Herschel Walker/UGA Museum to foster tourism attraction		X							X	Chamber, Dev. Auth., Private Donations	X			X
Seek to have FEMA prepare updated flood plain maps for the City		X							X	FEMA	X		X	
Seek funding for streetscape and other transportation improvements, including expand curbs, gutters, and sidewalks					X				X	GDOT LMIC, GDOT Multimodal Safety and Access Grant	X	X	X	
Develop detailed maps, utilizing GPS, of the water system and its components (valves, etc.)		X							X	RC	X			

CITY OF WRIGHTSVILLE
Comprehensive Plan Community Work Program
2019 – 2023

Activity	Years						Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City		Other	Local	State	Federal
Upgrade or replace the sewer and wastewater system treatment facility to provide for additional capacity for growth and extend services to all unserved residents		X	X	X					X	DCA (CDBG), GEFA	X	X	X	
Seek funding for the necessary firefighting equipment (including a firefighting vehicle) to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas		X							X	FEMA, GEMA	X	X	X	
Resurface Flanders, Lynn, Jan, and Helen streets	X								X	GDOT TIA	X	X		
Resurface Lakeview Drive	X								X	GDOT TIA	X	X		
Resurface Lee Street	X								X	GDOT TIA	X	X		
Complete TIA Band 3 Projects (Myrtle Ave., Court Street, Georgia Ave., Bradford Street)		X	X	X					X	GDOT TIA	X	X	X	
Complete street sign replacement initiative	X								X	GDOT	X	X	X	
Purchase one (1) pickup truck for public works department	X								X	SPLOST	X			

CITY OF WRIGHTSVILLE
Comprehensive Plan Community Work Program
2019 – 2023

Activity	Years						Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City		Other	Local	State	Federal
Gather preliminary cost and feasibility of renovating city hall or constructing new building		X							X			X		
Purchase new software system for police department	X								X			X		
Purchase one (1) new police pursuit vehicle and equipment each year						X			X	SPLIST, USDA	X		X	
Purchase downtown street pole banners and seasonal signage	X		X						X	Chamber of Commerce	X			
Initiate a blight tax to aid in blight removal		X							X		X			
Support the development of a Herschel Walker Fitness Park	X								X					X

Appendix

Community Involvement

Public Notice 1

News Releases

Comprehensive Plan Website

Community Vision Survey

Public Notice 2

Meeting Agendas

Stakeholders Invited to Participate

Active Participants

Community Involvement

The Local Planning Requirements established by the Georgia Department of Community Affairs (DCA) encourage and require that each element of the comprehensive plan “be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public.” The Johnson County local governments took this requirement to heart and placed increased emphasis on getting community leaders, stakeholders, and the general public involved. The need for strong community involvement from a broad spectrum of stakeholders was emphasized by the Regional Commission in communications with the local governments. As a result, the local governments put forth considerable effort for broad community involvement and participation in this comprehensive plan’s development.

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal e-mail and direct contact as many stakeholders and community leaders as they could envision. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation assessment meeting held in November, 2017, in the letter offering Regional Commission plan preparation assistance, and in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments involved local media and their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts by the local media and local governments occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

In another attempt to reach out to the general public and to provide further opportunity for community involvement and input outside of the formal public hearing setting, an open community-wide drop-in session was held from 4:00 p.m. – 7:00 p.m. on the Johnson County Courthouse grounds in Wrightsville where people could attend at their convenience, receive a one-on-one explanation and introduction to

the planning process, and offer their input. In addition, a webpage for this plan was developed which provided basic information, the meeting schedule, copies of the documents being developed at each meeting, and an online Community Vision survey. Notice of both of these extra efforts to invite community stakeholder involvement and participation were reported in the local newspaper and officially posted.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include numerous appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and many others. The first committee meeting, as well as the first public hearing, included a strengths/weakness (SWOT analysis) exercise. The results of these strengths/weaknesses exercises were also reviewed at the second committee meeting. In standard practice, the first order of business at each committee meeting was to review all prior committee inputs and their summary by staff for committee amendment before moving to the next input topic. Much community involvement and input was provided in all facets and elements of the comprehensive plan's development. The local governments were very pleased both with the community involvement/input and the results.

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, the community drop-in session notice, screen captures of the Johnson Plan website (<http://bit.ly/JohnsonComp2018>), and the Local Plan Coordination Committee meeting agendas. A list of stakeholders invited to participate in the comprehensive plan preparation process and a list of active participants on the Local Plan Coordination Committee and involved in plan preparation are also included.

PUBLIC HEARING NOTICE

**Johnson County Joint Comprehensive Plan
“The Future of All of Johnson County”**

The local governments of Johnson County and the municipalities of Kite and Wrightsville are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, but also truly express the Community’s wishes for the future growth and development of the Community.

Please come to this meeting and express your desires about the Community’s future vision, the issues and opportunities facing the Community, and what should be done to make Johnson County and both of its municipalities better places to live and work. What should be the Community’s guiding principles, and what can be done to generate local pride and enthusiasm about the future of all of Johnson County?

PUBLIC HEARING DATE AND TIME: **Tuesday, March 20, 2018 at 5:30 p.m.**

LOCATION OF PUBLIC HEARING: **Johnson County Commissioners’ Meeting Room, Wrightsville**

Please attend, voice your opinions, and be involved. Help your community be proud about its future. All persons with a disability or otherwise needing assistance should contact Johnson County Board of Commissioners, 2484 W. Elm Street, Wrightsville, Georgia, or call (478) 864-3388, ext. 4.

NEWS RELEASE

PUBLIC INVITED TO PARTICIPATE IN COMMUNITY INPUT OPPORTUNITY ON LOCAL GOVERNMENTS' COMPREHENSIVE PLAN

DATE: **Tuesday, April 3, 2018 4:00 – 7:00 PM**

LOCATION: **Johnson County Courthouse Grounds, Wrightsville**

Are you concerned about the future of Johnson County, Kite and Wrightsville? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

The local governments of Johnson County, the Johnson County Board of Commissioners, and the cities of Kite and Wrightsville, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2013, and is the principal guide to the long-term growth and development of Johnson County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by stopping by the Johnson County Courthouse Grounds in Wrightsville from 4:00 p.m. to 7:00 p.m. on Tuesday, April 3, 2018. This community input opportunity is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

Please attend and voice your ideas. We want to hear them. Let us know what you think. Do your part in making Johnson County an even better place to live, work, and play.

NEWS RELEASE

PUBLIC INVITED TO ATTEND NEXT COMPREHENSIVE PLAN MEETING

DATE: **Thursday, April 19, 2018 10:30 a.m.**

LOCATION: **Wrightsville Depot, East College Street**

The next meeting of the Johnson County Joint Comprehensive Plan Local Plan Coordination Committee is scheduled for Thursday, April 19, 2018 at 10:30 a.m. at the historic Wrightsville Depot. Anyone interested in the future of Johnson County, Kite, and Wrightsville is invited to attend and voice your ideas and concerns. This will be the third of about five meetings to gather community input to update the current joint comprehensive plan, which dates from 2013. The Heart of Georgia Altamaha Regional Commission (HOGARC) is assisting the Johnson County governments with plan preparation. We will be reviewing the revised draft Community Vision, Issues and Opportunities, and Long Term Policies at the upcoming meeting. The meetings generally last about 1.5 hours. To learn more about the Johnson County Joint Planning update process, the Regional Commission has created a webpage devoted to the plan. Go to <http://bit.ly/JohnsonComp2018> for meeting documents, a meeting schedule, and a community survey.

For further information, please contact Bill Lindsey, Johnson County Administrator, at 478-864-3388.

NEWS RELEASE

PUBLIC INVITED TO ATTEND NEXT COMPREHENSIVE PLAN MEETING

DATE: **Thursday, May 17, 2018 10:30 a.m.**

LOCATION: **Wrightsville Depot, East College Street**

The next meeting of the Johnson County Joint Comprehensive Plan Local Plan Coordination Committee is scheduled for Thursday, May 17, 2018 at 10:30 a.m. at the historic Wrightsville Depot. Anyone interested in the future of Johnson County, Kite, and Wrightsville is invited to attend and voice your ideas and concerns. This will be the fourth of about five meetings to gather community input to update the current joint comprehensive plan, which dates from 2013. The Heart of Georgia Altamaha Regional Commission (HOGARC) is assisting the Johnson County governments with plan preparation. We will be reviewing the revised draft Community Vision, Issues and Opportunities, Goals, and Long Term Policies at the upcoming meeting. We will also discuss Economic Development and Land Use issues and coordination with other existing state and regional plans. The meetings generally last about 1.5 hours. To learn more about the Johnson County Joint Planning update process, the Regional Commission has created a webpage devoted to the plan. Go to <http://bit.ly/JohnsonComp2018> for meeting documents, a meeting schedule, and a community survey.

For further information, please contact Bill Lindsey, Johnson County Administrator, at 478-864-3388.

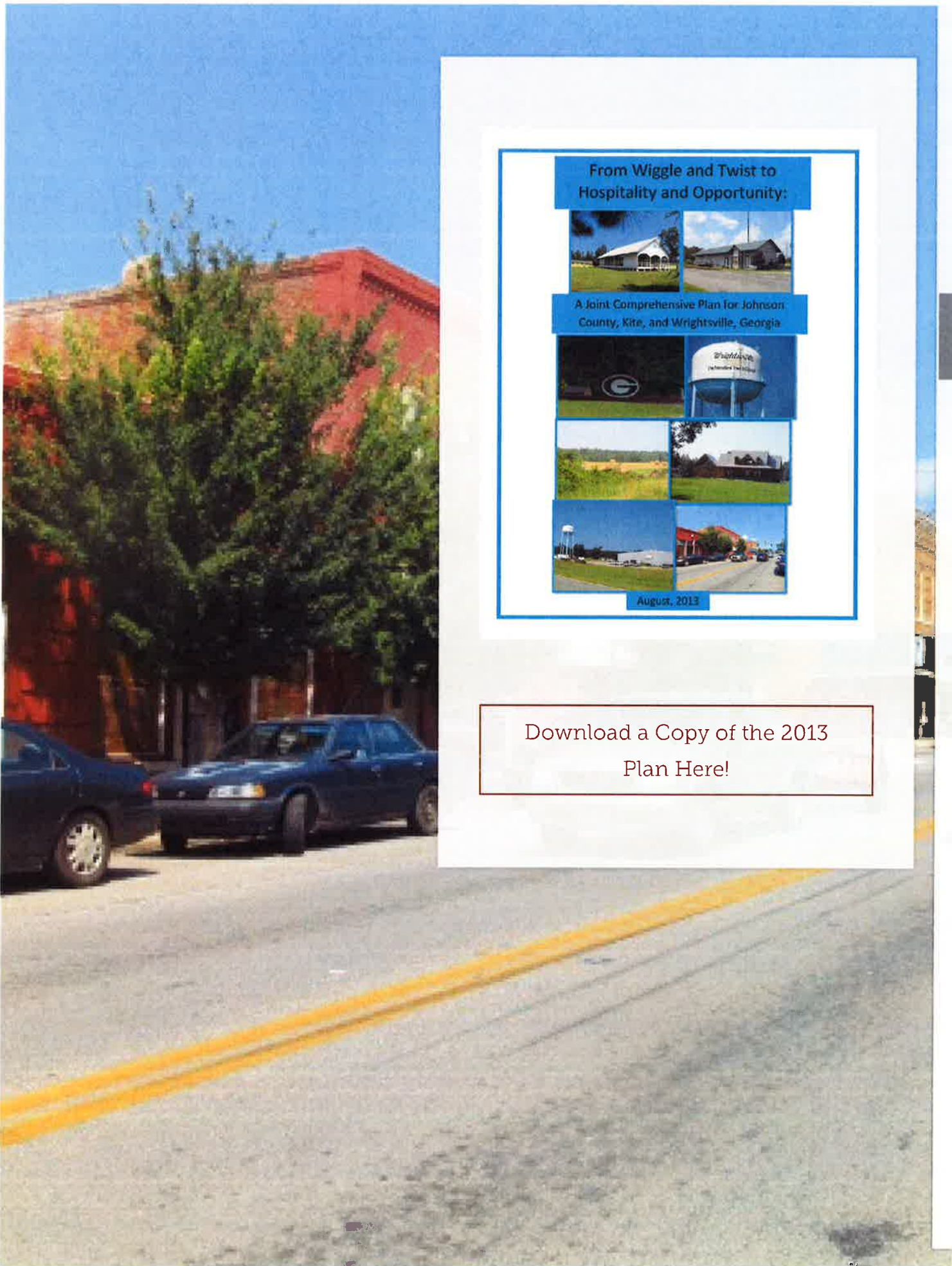


JOHNSON COUNTY

Comprehensive Plan Update
2018

Welcome!

Welcome to the home of the Johnson County Comprehensive Plan Update. The County and the Cities of Wrightsville and Kite are currently undergoing strategic planning meetings to guide the future growth and development for the community. Issues discussed include economic development, community facilities, natural and cultural resources, housing, intergovernmental coordination, and other important concerns. In a series of meetings, to be held February-August, local government leadership will be seeking citizen input and participation concerning these topics. This page will provide periodic updates and working documents from the Comprehensive Plan Steering Committee.



From Wiggle and Twist to Hospitality and Opportunity:

A Joint Comprehensive Plan for Johnson County, Kite, and Wrightsville, Georgia

August, 2013

A collage of six small images arranged in a grid. The top row shows a white tent on a lawn and a building. The middle row shows a water tower with 'Wrightsville' and 'Johnson County, Georgia' written on it, and a road. The bottom row shows a field and a building. The text 'August, 2013' is at the bottom of the collage.

Download a Copy of the 2013
Plan Here!

Why is the comprehensive plan important?

Effective planning ensures that future development will occur where, when, and how the community and local government wants. There are several important benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved.
- There is a vision, clearly stated and shared by all, that describes the future of the community.
- Private property rights are protected.
- Economic development is encouraged and supported.
- There is more certainty about where development will occur, what it will be like, when it will happen, and how the costs of development will be met.

To encourage local governments' engagement in comprehensive planning, Georgia incentivizes it by allowing cities and counties with DCA-approved comprehensive plans access to a special package of financial resources to aid in implementing their plans. This includes Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), economic development funding from the OneGeorgia Authority, and a variety of other programs from DCA and partner agencies (a detailed list is available in the "Fact Sheets" section, below). Eligibility for this package of incentives is called Qualified Local Government (QLG) status.

<https://dca.ga.gov/local-government-assistance/planning/local-planning/local-comprehensive-planning>

Johnson County 2018 Comprehensive Plan Timetable

- Thursday, 2.15.2018, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Tuesday, 3.20.2018, 5:30 PM - Initial Public Hearing
- Tuesday, 4.3.2018, 4:00 PM - 7:00 PM - Community Input Drop-In
- Thursday, 3.22.2018, 10:30 AM - Community Vision/Issues and Opportunities
- Thursday, 4.19.2018, 10:30 AM - Issues and Opportunities/Goals/Policies
- Thursday, 5.17.2018, 10:30 AM - Goals/Policies/Economic Development/Land Use
- July, TBD - Draft Plan
- July, TBD - Final Public Hearing
- August, 2018 - Local Government Submittal

[Click to View Files from 1st Planning Meeting 2.15.18](#)

[Click to View Files from 2nd Planning Meeting 3.22.18](#)

[Click to View Files from 3rd Planning Meeting 4.19.18](#)

[Click to View Files from 4th Planning Meeting 5.17.18](#)

[Click to View Files from 5th Planning Meeting 8.2.18](#)

Our Vision

Johnson County is a safe, spacious place full of spirit and pride. In the future, we aim to stay true to our values while providing economic opportunities and growth. We will promote that which has been given to us, our natural and cultural resources, and create a welcoming, walkable, lively community.

What would you like to see?



What is your vision for Johnson County? Help define it by taking the survey below!

Johnson County Community Vision Survey

Johnson County Community Vision Survey

1. How would you describe your community, particularly to someone who knows nothing about it?
2. What makes your community unique and special as a place to live?
3. What improvement(s) to your community would you most like to see happen?
4. What are the greatest strengths or assets of your community?
5. What are your community's greatest needs, especially long-term?
6. What specific projects/improvements are critically needed in the short term?
7. What opportunities for positive change/improvement/growth are there in your community?
8. How do you think your community will change/grow in the next five to ten years?
9. What would you like your community to be like in 20 years?

PUBLIC HEARING NOTICE

Johnson County Joint Comprehensive Plan

The Johnson County Board of Commissioners and municipalities of Kite and Wrightsville are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. The plan is in draft finalization before submittal to the state for review.

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Johnson County and the municipalities of Kite and Wrightsville, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review.

PUBLIC HEARING DATE AND TIME: **Tuesday, August 7, 2018 at 6:00 p.m.**

LOCATION OF PUBLIC HEARING: **Johnson County Commissioners' Meeting Room**

Please attend and voice your opinions. Help your community achieve a better future. All persons with a disability or otherwise needing assistance should contact Johnson County Board of Commissioners, 2484 W. Elm Street, Wrightsville, Georgia 31096, or call (478) 864-3388.

**JOHNSON COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Johnson County Commissioners' Meeting Room, Wrightsville, GA**

February 15, 2018

AGENDA

Introductions

Background/Committee's Purpose

Proposed Timetable for Plan Development

Community Strengths/Weaknesses Identification (SWOT)

Community Vision Input

Next Meeting

Draft Community Vision Review

Issues and Opportunities Input

**JOHNSON COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Johnson County Commissioners' Meeting Room, Wrightsville, GA**

March 22, 2018

AGENDA

Introduction

Revised Timetable for Plan Development

Draft Community Vision Review

Plan Title

Issues and Opportunities Input

Next Meeting – Thursday, April 19, 2018, 10:30 a.m.

Revised Draft Community Vision Review

Draft Issues and Opportunities Review

Goals/Policies Input

**JOHNSON COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Wrightsville Depot, Wrightsville, GA**

April 19, 2018

AGENDA

Introduction

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals Input

Long Term Policies Input

Next Meeting – Thursday, May 17, 2018, 10:30 a.m., Location?

Revised Community Vision Review

Revised Issues and Opportunities Review

Revised Goals Review

Revised Long Term Policies Review

Economic Development/Land Use/Plan Coordination

**JOHNSON COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Wrightsville Depot, Wrightsville, GA**

May 17, 2018

AGENDA

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Revised Draft Goals Review

Revised Draft Long Term Policies Review

Economic Development Issues Discussion

Plan Coordination

Land Use Discussion

Next Meeting – Late June/July. Date to be determined. Draft Plan Review.

**JOHNSON COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
JOHNSON COUNTY COMMISSIONERS' MEETING ROOM,
WRIGHTSVILLE, GA**

August 2, 2018

AGENDA

Draft Plan Review

Title Discussion

Broadband Services Element

Submittal Discussion

**Public Hearing – Tuesday, August 7, 2018, Johnson County Commissioners'
Meeting Room, 6:00 p.m.**

Stakeholders Invited to Participate in Johnson County Joint Comprehensive Plan Preparation Process

Johnson County Board of Commissioners

City of Kite

City of Wrightsville

Johnson County Board of Education

Johnson County Development Authority

Wrightsville-Johnson County Chamber of Commerce

Wrightsville Main Street/Better Hometown

Johnson County Farm Bureau

Johnson County Cooperative Extension

Johnson County Family Connection Collaborative

Johnson County Board of Elections

Johnson County Probate/Magistrate

Georgia Forestry Commission

Johnson County Fire/Emergency Management Agency

Associated Housing and Economic Development Corporation

Johnson County Sheriff's Department

Johnson County EMA

Community Bank of Johnson County

Bank of Wrightsville

Johnson County Senior Center

Community Health Care Systems, Inc.

The Johnson Journal

The Wrightsville Headlight

Johnson County Board of Assessors

Johnson County DFACS

Electro-Mech Scoreboard, Inc.

Johnson State Prison

Sweat and Associates

State Farm Insurance

Wrightsville Family Dental

Active Participants in Johnson County Local Plan Coordination Committee Meetings and Plan Preparation

Johnson County Board of Commissioners

James McAfee, Jr., Chairman

Bill Lindsey, County Administrator

Felice Pullen, County Commissioner

City of Kite

Jimmy Claxton, Mayor

Frank Davis

City of Wrightsville

Lee Williamson, Mayor

April Young, City Clerk

Wrightsville-Johnson County Chamber of Commerce

Robert Harper

Michael Harrison

Johnson County Development Authority

George Milligan, Director

Justin Ragan, Board Member

Wrightsville Main Street

Janibeth Outlaw

Johnson County Cooperative Extension

Sondra Fortner, County Extension Coordinator

Bank of Wrightsville

Richard Everly, President/CEO

Robert Harper, Vice President

Johnson County Family Connection Collaborative

Kristie Brantley, Coordinator

Johnson County Tax Assessors Office

Donna Young, Chief Appraiser

Johnson County Farm Bureau

Justin Holland, Agent

Johnson County Code Enforcement

John Price, Code Enforcement Officer

The Johnson Journal

Deidre Ledford, Editor

Johnson County High School Student Ambassadors

Lillie Norris

Ethan Fields

Sara Pope

Avery Thompson

Sammy Glover

Katelyn Jackson

Iyatta Walker

Kevasia Hall

Associated Housing & Economic Development

Ora Lee Carey

Horace Dixon

Other

David and Terry Richards

Annette Hall

Kirk Hagan, Wrightsville First United Methodist Church

The first of five county-wide Joint Comprehensive Plan meetings is held

By Deidre Ledford

Editor

Local officials, including those from the Cities of Kite and Wrightsville, business owners, community members, and student ambassadors attended the first Johnson County Joint Comprehensive Plan-Local Plan Coordination meeting on February 15.

This is the first of five meetings that will be held before the Plan is implemented within the next five years. The standards and procedures covered in the Plan emphasize preparation of plans that help each local government ad-

dress its immediate needs and opportunities while moving toward realization of its long-term goals for the future. In order to maintain qualified local government certification, and to remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan.

Under the Economic Development element, issues discussed included: Low Education Levels, Job Skills Improvement, Existing Business Retention, and Infrastructure. Some of the needs addressed under the Tourism Develop-

ment element were: to develop and promote tourism, and possibly developing a bike path along GA 57 linking Civil War sites in Johnson County with Balls Ferry Historic State Park.

As a group, those in attendance created a list of what they felt were the County's strengths and weaknesses. Strengths that were mentioned were low unemployment; active youth in the school system; close proximity (within 20 miles) to several colleges and techs; influx of young professionals for a town of this size, churches, civic organizations, For JoCo

group; having small town charm; and the school offering dual enrollment.

Poor internet service was at the top of the list for the County's weaknesses, along with litter problem/need for beautification, being industrially challenged, local politics, funding, kids not being able to come back home to pursue their careers, and no summer recreation opportunities.

The next meeting will be the Initial Public hearing and is scheduled for March 1 at 5:30 p.m. A Community Input/Drop-In is scheduled for the following week on Tuesday, March 6.



James Pope, Planning Director for the Regional Commission, speaks to the crowd during the Joint Comprehensive Plan meeting.

Commissioners encourage public participation to help develop new joint comprehensive plan

The Johnson County Board of Commissioners, in conjunction with the cities of Kite and Wrightsville, is initiating a process to update the community's county-wide joint comprehensive plan, From Wiggle and Twist to Hospitality and Opportunity (2013) in accordance with Georgia law.

While this plan is necessary to maintain local government eligibility for state grants, loans, and permits, it is also an important blueprint for addressing local concerns, and establishing a

guide for community growth and development. We need the assistance and involvement of the entire community, both public and private.

At a time when there is a renewed interest and attention being given to rural development throughout the State of Georgia, the new comprehensive plan presents a prime opportunity for us as a community to not only improve upon our present, but to also help shape our own future.

You are invited and encouraged to participate on

the Johnson County Local Plan Coordination Committee which will help update and develop our new joint comprehensive plan. The first meeting of this Committee will be on Thursday, February 15, 2018 at 10:30 a.m. at the Board of Commissioners Meeting Room in the Johnson County Government Annex, located at 2484 West Elm Street in Wrightsville.

The plan development process will involve about five (5) meetings of the Committee over the next

few months. Each meeting will last about 1.5 hours.

Please participate in this important process with us. By working together, we can decide the kind of community we want to have both now and in the future for the next generation of Johnson County citizens.

If you have any questions, please call Johnson County Administrator Bill Lindsey at 478-864-3388. Please RSVP to the same number if you are willing to assist us in this important endeavor.