An aerial photograph of a dense, green forest. A winding river or stream is visible, cutting through the trees in the lower half of the image. The text is overlaid on the top and bottom portions of the image.

2023 JOINT COMPREHENSIVE PLAN

Twiggs County
Town of Danville
City of Jeffersonville

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Introduction

The 2023 Joint Comprehensive Plan for Twiggs County, the City of Jeffersonville, and the Town of Danville has been created in compliance with the 2018 Planning Regulations from the Georgia Department of Community Affairs. This is an update to the 2018 Joint Comprehensive Plan for these three local governments. The document was adopted in June 2023 and serves as a guide for the future development of all three local governments over the next 20 years. This document hopefully also serves as a useful tool to promote and maintain future growth and improve the quality of life for all residents. The updated plan highlights goals, needs, and opportunities for the community as each partner works collaboratively to address issues within the topic areas of Broadband Services, Economic Development, Housing, Land Use, Natural and Cultural Resources, Public Facilities, Public Safety and Health, and Transportation. The plan also includes a five-year work program listing specific projects.

Planning Process

To formally kick off the update process, Middle Georgia Regional Commission (MGRC) staff met with the local government and the public at a regularly held public meeting. The purpose of this meeting was to inform the elected leadership of the comprehensive planning requirements and timeline, while discussing the required and optional planning elements. It also served as an opportunity for members of the public to express any issues that should be focus areas for the updated comprehensive plan. This meeting also allowed the local governments to outline the basics of a public participation plan. Afterwards, MGRC staff worked with local officials to develop a list of stakeholders that would guide the planning process. This group included elected officials, government staff, members of the business community, local advocates, representatives from educational institutions, economic development practitioners, and citizens. These meetings would be held regularly throughout the planning process and would be informed by public feedback and input.

Steering Committee

Steering committee meetings on specific topics were held from January through April, culminating in eight total meetings, as documented in Appendix C. At each meeting, progress updates were given by MGRC staff and discussion occurred about various elements of the plan. For each in-depth topic, MGRC staff led community members through a guided SWOT process of reviewing pertinent data, discussing community strengths and weaknesses, and determining clear areas of need and opportunity. These meetings were publicized to the community and were open to the public. Following these meetings, MGRC staff met individually with each local government to develop their community work program, based on the goals, needs, and opportunities that were developed during the previous sessions. A list of meetings and topics is listed below in Table 1.

Table 1: Steering Committee Meeting Schedule

Meeting	Topic	Date
1	Plan Overview, Vision, and Goals	1/25/2023
2	Community Services	1/31/2023
3	Housing	2/8/2023
4	Transportation, Economic Development, & Broadband	2/21/2023
5	Natural/Cultural Resources and Land Use	3/1/2023
6	Danville Community Work Program	3/27/2023
7	Twiggs County Community Work Program	4/4/2023
8	Jeffersonville Community Work Program	4/19/2023

The input of the steering committee members was vitally important to this planning process, and many members attended multiple work sessions. Middle Georgia Regional Commission staff owe a debt of gratitude to these individuals who took the time to share their input. A list of all stakeholders who participated in the process of drafting the Comprehensive Plan is included in Table 2 below. In addition to the participating individuals below, all city and county elected officials in office at the time the planning process began were invited to attend all meetings and review the final document.

Table 2: Steering Committee Participants

Name	Title	Organization
Local Elected Officials		
Ken Fowler	Chairman	Twiggs County Board of Commissioners
Lonnie Ford	Commissioner	Twiggs County Board of Commissioners
Keith Washington	Commissioner	Twiggs County Board of Commissioners
Charles Williams	Mayor	City of Jeffersonville
Monte Bloodworth	Councilmember	City of Jeffersonville
Laura Gallemore	Councilmember	City of Jeffersonville
Tracy Jackson	Mayor	Town of Danville
William Deason	Councilmember	Town of Danville
Denise Goodman	Councilmember	Town of Danville
Demetrice Watkins	Councilmember	Town of Danville
Local/State Government Staff		
Termila Solomon	County Administrator	Twiggs County Board of Commissioners
Danyale Starley	Finance Director	Twiggs County Board of Commissioners
Monte Bloodworth	Planning & Zoning Official	Twiggs County Board of Commissioners
Jack Wood	Fire Chief/EMA Director	Twiggs County Board of Commissioners
Tracy Jackson	Water Superintendent	Twiggs County Board of Commissioners
Shakela Height	City Clerk	City of Jeffersonville
Maggie Daniels	Nurse Manager	Twiggs County Health Department
Jasmine Anderson	Community Health Worker	Twiggs County Health Department
Shandrina Griffin-Stewart	Assistant Superintendent	Twiggs County Board of Education
James Austin	Chief Financial Officer	Twiggs County Board of Education
Miriam Rearden	Fed. Programs & Accountability	Twiggs County Board of Education
Judy Sherling	Executive Director	Development Auth. of Jeffersonville-Twiggs Co.
Ann Hogan	Office Assistant	Development Auth. of Jeffersonville-Twiggs Co.
Tonya Mole	Region 6 Representative	Georgia Dept. of Community Affairs
Jessica White	Business Consultant	Small Business Development Center
General Public Stakeholders and Appointed Board Members		
Joan Anderson	Sr. Rural Health Project Mgr.	Georgia Rural Health Innovation Center
William Coakley	Human Resources Manager	Kamin, LLC
Virginia Lee	Chair	Twiggs County Chamber of Commerce
Milton Sampson	Vice-Chair	Twiggs County Chamber of Commerce
Lea Toney	Executive Director	Twiggs County Family Connection
Louise Wimberly	Board Member	Development Auth. of Jeffersonville-Twiggs Co.
Daniel Wright	Pastor	Jeffersonville Baptist Church

Public Participation and Survey Results

Also important to the planning process was the general participation from members of the community. This planning process began on December 7, 2022, with the first required public hearing. At the kickoff public hearing, MGRC staff reiterated the value of public input and looked for general information about the community to include in the plan. A preliminary draft of the plan was presented at the second required public hearing held on April 20, 2023. All documentation of the public hearings can be found in Appendix B. Comments received during both public hearings were incorporated into the plan. The schedule can be seen in Table 3, below.

Table 3: Public Hearing Schedule

<i>Meeting</i>	<i>Topic</i>	<i>Date</i>
1	Kickoff Public Hearing	12/7/2022
2	Plan Review Public Hearing	4/20/2023

The community decided that online surveys would be a desirable form of public engagement for the comprehensive plan, so a community survey was launched at the kickoff public hearing. Survey respondents were prompted to join a mailing list for plan stakeholders to stay informed of progress and to receive invites to in-depth stakeholder meetings. Unfortunately, participation in this survey was somewhat limited, and relatively few responses were received. The results are attached to this planning document in Appendix D.



Community Vision

Twiggs County, the City of Jeffersonville, and the Town of Danville... will maintain a safe and friendly atmosphere characterized by a quiet, peaceful quality of life for all.

We will capitalize on our potential for growth, invest in our schools, build state-of-the-art programs and facilities, and offer unparalleled recreational opportunities.

We will be a community that all residents are proud to call home!



Broadband Services

Goal: Ensure equitable and reliable access to high-speed internet for all.

Needs and Opportunities:

- 1. Twiggs County providers have an opportunity to leverage significant state and federal funding for the much-needed expansion of services.**

Residents of Twiggs County know that access to high-speed internet services is absolutely essential. This was particularly highlighted during the COVID-19 pandemic as the schoolchildren found their classes impossible to access. Additionally, many employees were unable to telework. The utility provision model of rural electrification is a potential solution to reaching distant populations with quality broadband service. The EMCs can be a key partner in this role, as can privately-owned companies like Windstream. However, any solution for access to service is essential. Twiggs County is eligible for significant financial assistance, specifically due to the severity of need, which is discussed further in this section of the plan.

Geospatial Analysis of Unserved Areas:

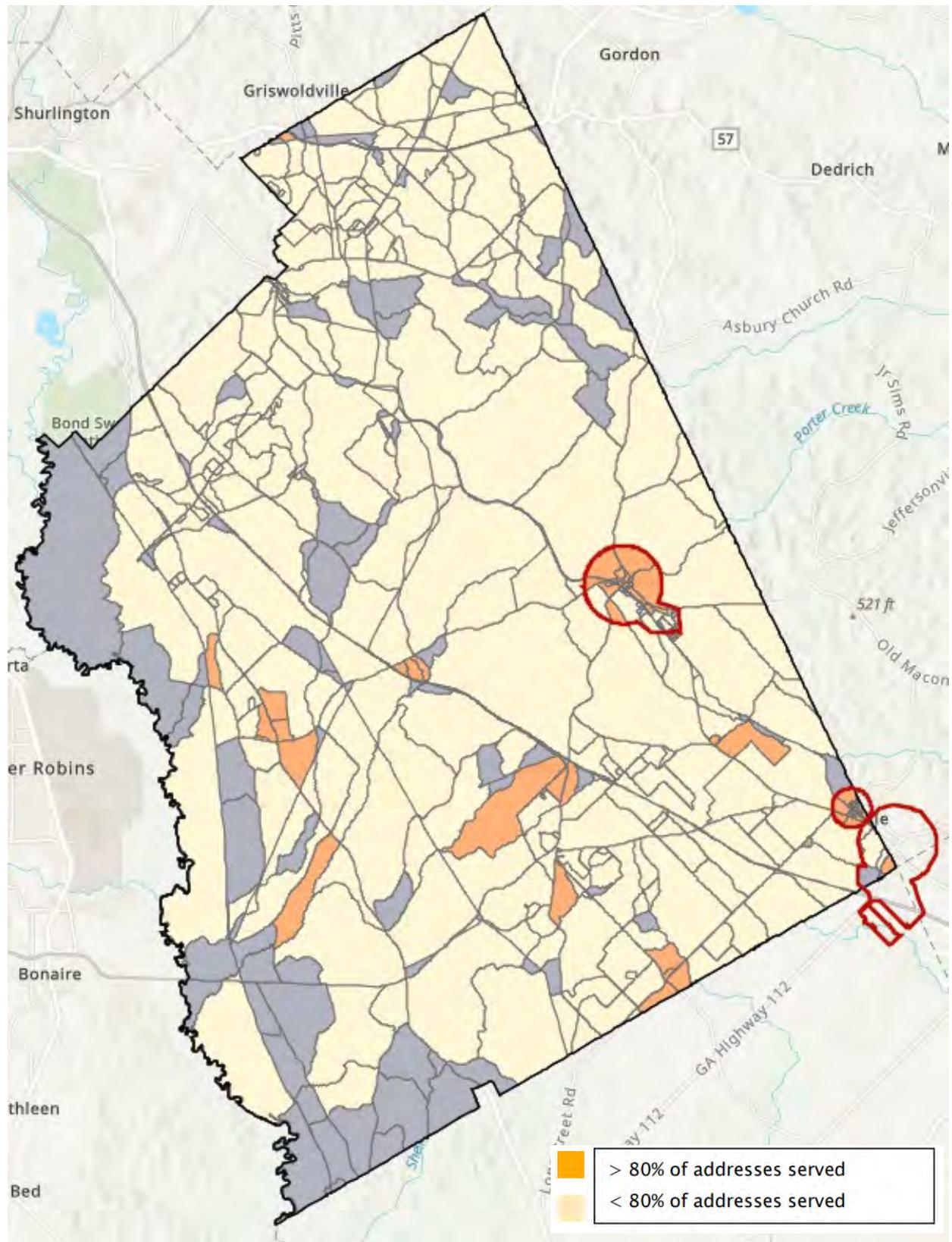
The State of Georgia, as part of the Georgia Broadband Deployment Initiative (GBDI), undertook a large-scale survey of broadband access, mapping more than five million locations of homes and businesses across the state and overlaying that data with information on broadband provider service availability. Map 1, on the next page, shows this data at the Census Block level.

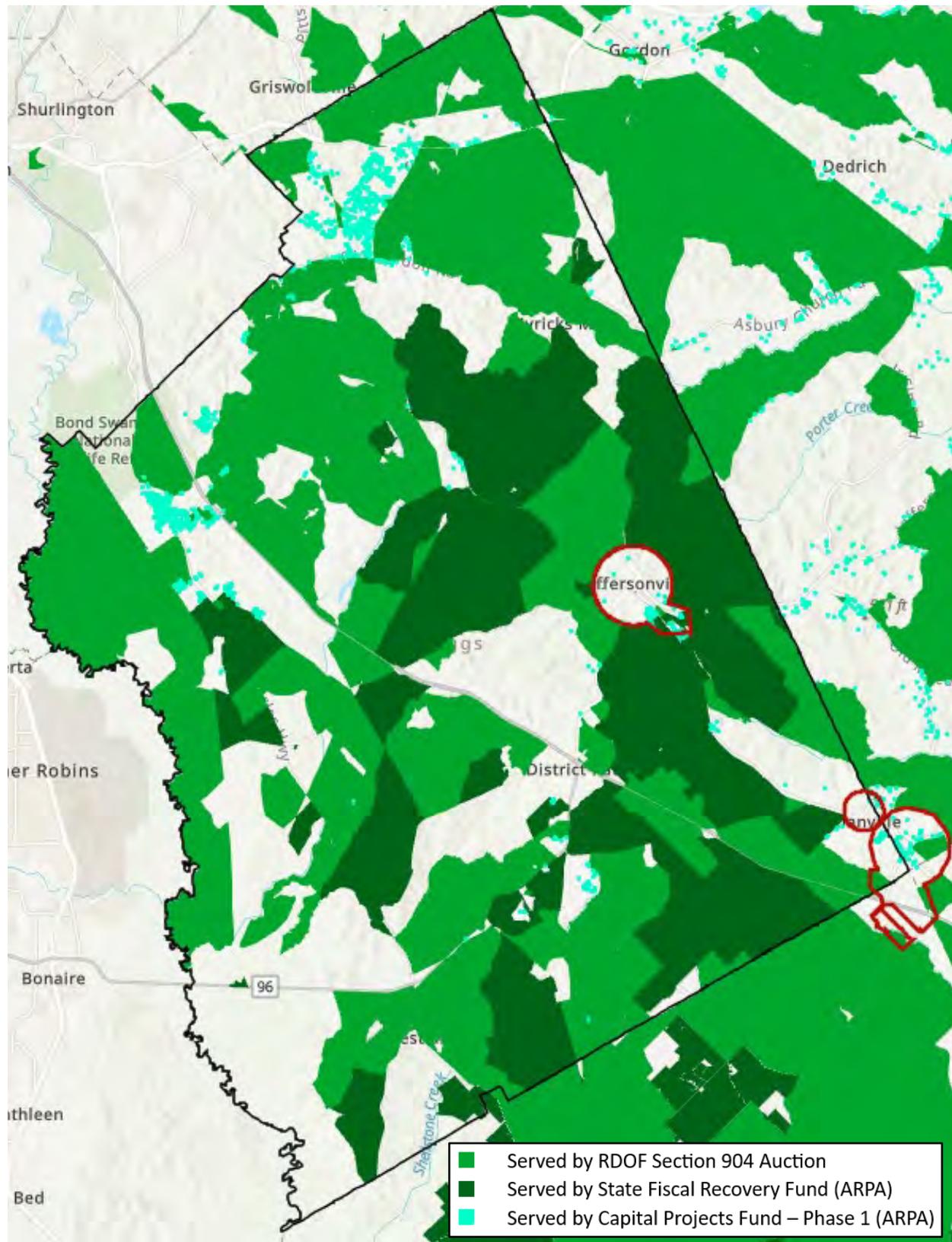
Currently, at the countywide level, only around 25 percent of locations in Twiggs County have broadband service that meets the FCC's minimum definition of broadband service (at least 25 Mbps download speed and at least 3 Mbps upload speed). This speed, which is already slow by modern standards, represents the bare minimum of effective service, which is currently unavailable to most Twiggs County residents.

The City of Jeffersonville and Town of Danville are the two areas that primarily have service. However, even within the City of Jeffersonville some areas are underserved. This is particularly noticeable in the Solomon Drive area in the southeastern corner of the city. Outside of the city limits there are isolated areas of service, several of which are along Interstate 16.

Looking at the unserved areas, the communities of Dry Branch and Huber are the densest areas that currently lack broadband internet service. This includes the corridor along State Route 57 (Fall Line Freeway) in the most northern part of the county. This area has high potential for future growth, but that growth will remain stymied without adequate broadband services. Further along US-80 in northern Twiggs County, many households are also lacking service. This continues along Sgoda Road and past I-16 to the Huber community. The Huber community includes the new world headquarters of Kamin, LLC. However, even with a major corporation located there, the demand has not brought high-speed internet services to the area.

The result is a widespread lack of basic services that must be addressed in Twiggs County. These needs have been noted by community stakeholders. Fortunately, there are several areas where progress has been made. The next section discusses this progress. Map 2 shows this progress geographically.





Auction 904, State Fiscal Recovery Fund, and Capital Projects Fund:

Broadband has been a major focus of funding at the state and federal level, and many of these funds have been deployed in Twiggs County. The first of these programs was the FCC Auction 904: Rural Digital Opportunity Fund (RDOF). Nationally, a total of \$9.2 billion was allocated with the Electric Membership Cooperatives (EMCs) being among the biggest recipients. In Middle Georgia, Tri-County EMC was one of the first groups to use these funds to begin implementing improvements. In fact, they have already committed their new Tri-CoGo services to all their 22,000 customers, regardless of RDOF funding status.

When the American Rescue Plan Act (ARPA) was signed into law in early 2021, state and local governments were among the biggest beneficiaries, with direct allocations being given to each entity. Broadband service expansions were an eligible use of these funds, and the State of Georgia decided to lean hard on broadband expansion to allocate their State Fiscal Recovery Fund dollars. Initial applications were solicited to these programs in late 2021, and Twiggs County was a major recipient of these dollars. They received \$4,660,846 to expand services beyond the areas covered under the RDOF.

Beyond this discretionary use of state dollars, the ARPA legislation set aside direct funding exclusively for broadband services through the Capital Projects Fund. This was rolled out in 2022 with applications again being processed at the state level. Twiggs County was able to identify the areas of greatest need and received an additional \$8,135,793 in funding to further expand services, this time in partnership with Cox Communications.

While additional funding remains a possibility in the future, particularly with the planned roll out of the federal Broadband Equity, Access, and Deployment (BEAD) Program, Twiggs County has already been a major recipient. Collectively, these funds have the potential to drastically change how the county views and responds to its broadband challenges.

Projected Needs Following Grant Implementation:

A rough accounting of unserved locations in Twiggs County shows approximately one hundred locations in the county that will not be served by one of the three incentive programs. This represents one of the most drastic improvements in the state, moving from approximately 25 percent served to around 97.5 percent served.

Better news is that over three-quarters of these unserved locations are in the far northern part of the county, which is slated to receive the Tri-CoGo services as customers of Tri-County EMC. Tri-County EMC has previously announced their intention to serve all their electric customers, meaning that only around two-dozen locations exist without a current plan for service. As such, by following the plans already set forth, Twiggs County should be able to achieve 99.5 percent service before the community's next Comprehensive Plan update.

This will not be the only concern, and focus may then be able to shift toward issues of greater affordability and faster speeds. However, this will nonetheless represent an unprecedented improvement in an incredibly brief time.

Economic Development

Goal: Develop infrastructure to attract new businesses, private investment, and quality jobs.

Needs and Opportunities:

1. Twiggs County lacks the needed retail and service establishments to support quality of life.

When stakeholders in Twiggs County were asked about factors that lead to a high quality of life, the first three topics listed were housing, healthcare, and groceries. While housing and health are covered in their own sections of the plan, the need for a place to buy groceries is closely tied with economic development. While Twiggs County has been able to retain a grocery store in the community, there is still only one grocery store. It is centrally located in Jeffersonville, making it a lengthy drive for other residents. Outside of Jeffersonville, there is only one Dollar General in Huber and one just over the county line in Allentown. Furthermore, the community lacks the types of restaurants and retail establishments that support greater quality of life for its citizens. There is an opportunity to work on attracting more of these establishments, which will not only improve life for citizens but will also attract more people to live in Twiggs County.

2. Twiggs County has opportunities to attract suppliers for electric vehicle manufacturers.

The recent growth in electric vehicle manufacturing has been particularly hot in the State of Georgia. In late 2021, Rivian announced plans for a major manufacturing facility east of Atlanta along I-20. Shortly thereafter in May 2022, Hyundai announced plans for a new plant site along I-16 in Bryan County. The Hyundai project will be even larger, with more than 8,100 workers and \$5.5 billion in private investment. These new opportunities are high quality, good paying jobs.

After a major manufacturer announces their decision to locate to a particular area, a rush of suppliers work to capitalize on this new growth. Most suppliers look to locate within one hundred miles of the main industrial site. The 100-mile range is close enough for easy transportation to the site without being so close that they must compete with the major manufacturer for hiring workers. Twiggs County is the perfect location. It is around 120 miles from Hyundai and eighty-five miles from Rivian, both of which end up with a drive time of 95 – 105 minutes. Twiggs County has an opportunity to attract these possible suppliers to purchase available industrial land in Twiggs County. To support this, Twiggs County could continue investment in its current industrial sites to create an incentive for these suppliers. If successful, Twiggs County residents would have more and higher paying jobs, which would support a better quality of life.

In general, the better developed a potential industrial site is, the more likely it will be to attract new industries—especially the types of suppliers looking to go into operation as soon as another major factory is completed. This work begins with environmental reviews, but often includes the processes of clearing and rough grading, along with running utilities to the site if they are not already there. Many sites may also benefit from required entrance roads and drainage work. The development authority intends to continue getting sites ready for this type of development to the greatest extent economically feasible.



3. Continued investment is needed in the Twiggs County Schools, especially in CTAE and dual enrollment programs.

Currently, the Twiggs County School System has a strong CTAE (Career, Technical, and Agricultural Education) program in their schools. The CTAE program works by establishing formalized pathway programs to help students better prepare for future technical-based careers after they graduate from high school. This crucial experience provides training, certificates, and the ability to better decide what path to choose. Another advantage is the ability for local industries to partner with the school system on customized training paths. Academy Sports and Outdoors has done this for their warehouse and has seen positive results. The CTAE program and the dual enrollment option for students pursuing higher education are great opportunities for continued investment in the county’s future workforce.

4. Building an environment conducive to development is necessary for economic growth. (See sections on Housing and Public Facilities)

One of the main themes throughout all the topics of stakeholder meetings was that economic development would not be successful without a more conducive environment for growth. This notably includes providing basic quality housing for workers, which is nearly nonexistent today. The absence of housing and businesses is also tied to a lack of infrastructure that allows for this development to be economically feasible. Investment in the continued expansion of infrastructure and housing is an economic development topic. Additional information can be seen in those sections of this Comprehensive Plan.

Housing

Goal: Ensure the availability of quality housing for all current and future residents.

Needs and Opportunities:

1. There is an overall lack of decent and available housing.

Many survey respondents and individuals present at stakeholder sessions expressed that there is a lack of available housing within Twiggs County. According to the American Community Survey 5-year estimates, Twiggs County has an overall housing vacancy rate of 28.7 percent. Meanwhile, those same estimates show a homeowner vacancy rate of only 0.5 percent and a rental vacancy rate of only 15.3 percent. The discrepancy between the overall rate and in units being rented or owner-occupied likely indicates that many vacant homes are either not livable or are tied up with questions over estate ownership. In either case, the homes would require significant investment in time and money, which is a practical barrier to most buyers. The vacancy rate for owner-occupied units particularly shows that there is not enough inventory on the market to satisfy demand for owner-occupied units. Only 12 percent of housing units have been constructed since the year 2000, with just over one percent coming after the Great Recession. This indicates that the housing market may have never actually recovered in Twiggs County. As such, nobody can move into Twiggs County, which has led to a declining population. Less than one in ten Twiggs County residents has moved since 2015, which is in sharp contrast to neighboring counties like Jones County (28.6 percent) or Houston County (44.1 percent). Relatedly, the homes available are generally of lower quality and may not be a sound financial investment. The median home value in Twiggs County is only \$73,100, which is only 35 percent of the statewide median home value of \$206,700.

Meanwhile, the reported rental vacancy rate of 15.3 percent is sharply at odds with local knowledge. The only apartment complex in Twiggs County has a 2-year waiting list, and the community's only hotel is full of people doing long-term rentals because they work in Twiggs County and need somewhere to stay. While many landlords may nominally have a property that they "rent out," some owners may not actively be searching for lessees. It is likely that these units are significantly older and may not be well maintained. Because of this, renters may not consider them livable. Interestingly, ACS data reports that nearly one-third of renters pay less than \$500 per month in rent. While this is good for affordability, it may be an indicator of less than desirable rental stock. Only about five percent of renters pay a rate that low in Houston County, with less than three percent of renters paying that little in Jones County. As such, the vacant homes that are all too abundant in Twiggs County fail to meet housing needs because they are inadequate or a wholly unavailable option for most.



2. There is a lack of housing variety.

The Twiggs County housing stock is almost entirely single-family housing styles, making up 97.5 percent of units. Of these single-family homes, nearly 40 percent are mobile homes—one of the highest rates in the region or state. There is only one apartment complex in the entirety of Twiggs County. Twiggs County would benefit from a variety of housing stock for all stages of life. While housing in general is a need, building a variety of smaller homes, duplexes, and townhomes would better meet the needs of families just starting out or even young professionals less interested in the traditional single-family home. Attracting housing variety will be both a matter of local codes and regulations (which are being reviewed) as well as a challenge of finding developers to execute the work.



3. Potential development sites lack necessary infrastructure.

While there is a lot of available land in Twiggs County, much of this land lacks the infrastructure to attract developers to build homes. Investments to install water, sewer, and drainage infrastructure can be very costly. While many developers expect that this will be a cost within a new subdivision development, this nonetheless makes the overall cost of housing increase. Meanwhile, if the infrastructure does not even reach the desired site along the main road, most developers will simply forgo that site as a development option because the infrastructure would be too costly for them to install themselves. Add in additional needs like roads and broadband internet, and the costs become untenable for the developer unless they can get a major profit margin off each unit that they sell.

Unfortunately, this is an exceedingly difficult problem to solve. Most areas that already have infrastructure have been built out. The use of public funds for speculative development would be quite difficult to justify on the shoestring budgets run by each water department. Furthermore, the more expensive sewer infrastructure is a key to success, as it allows for the reduction in lot sizes and the ability to sell many more homes and extract far greater profit for the same investment in land and site work. State funding incentives to this effect would be beneficial for Twiggs County, Jeffersonville, and Danville.

4. The community needs to continually evaluate codes to ensure maintenance of quality, diverse housing options.

Effective code enforcement can help ensure that residents are living in safe, structurally-sound homes, and that Twiggs County does not fall victim to a negative spiral of blight and disinvestment. As discussed earlier, nearly three in ten housing units are currently sitting vacant in Twiggs County, yet there is a two year wait for an apartment. It can be concluded, as many stakeholders in the community have said, that the good units are occupied and that what is left is simply insufficient and unlivable. With that said, the community can make an investment in trying to bring some of these properties back to a livable standard, or otherwise clean up the land for new development.

One of the most straightforward solutions is more stringent code enforcement and financial penalties on blighted properties. Usually, a community may also want to undertake some form of housing assessments prior to beginning this work. This is so a baseline measurement can be established and code enforcement actions can be empirically targeted. Code enforcement is the best action on vacant properties, as their lack of occupancy would preclude them from receiving state or federal rehabilitation assistance. However, code enforcement itself requires a significant investment of time and money and is certain to run into legal obstacles along the way.

Communities may be able to target grant funds to low-income homeowners. Programs like the Community HOME Investment Program (CHIP) or Community Development Block Grant (CDBG) can be powerful funding strategies for homeowners. Individuals may be able to receive direct assistance from groups like USDA. However, these programs are also limited in overall scope and funding amounts, making them only a partial solution. Where civic groups, neighborhood associations, or church congregations can support the goal of adequate housing through neighborhood cleanups and in-kind assistance on housing maintenance, some steady incremental progress can be made even without governmental investment. This is the final piece of the puzzle that can help these restore these neighborhoods.



Land Use

Goal: Responsibly support the development of new land and preserve the most sensitive areas of the community.

Overview of Land Use and Character Areas:

In this 2023 Joint Comprehensive Plan, the local governments of Twiggs County have shifted back to a character area map, similar to the map developed for the 2013 Comprehensive Plan update. The key distinction between the character areas and future land use is that while land use may tend to presuppose a specific use on a specific parcel, character areas provide greater flexibility and allow for more organic development. An area that is best suited for agricultural uses can still have individual single-family homes dotting the landscape. This would not be incongruent with the community's desired development patterns to periodically subdivide a parcel to allow for a residentially zoned lot, even if a future land use map cannot predict the precise location where that subdivision might occur.

To assist in this plan's implementation, each character area will contain a brief description of the area and will have general suggestions of development patterns and implementation measures. Most crucially, each character area will have recommended zoning classifications that best match the selected character area. The Town of Danville does not have a zoning ordinance and is not listed; however, a mixed-use town center with surrounding residential would remain appropriate.

Conservation

The Conservation character area includes both public and privately owned land intended to remain as open space for preservation and recreational uses. Most of the area consists of undeveloped natural lands and environmentally sensitive areas not suitable for development of any kind. In Twiggs County, this particularly focuses along the Ocmulgee River corridor, with a primary focus on the lands to be included in the future Ocmulgee National Park and Preserve. Furthermore, where these areas align with the compatible use buffer areas around Robins Air Force Base, the importance of conservation is further heightened.

Generally Appropriate Zoning Classifications

- ☼ AG (Twiggs County)

Quality Development Patterns

- ☼ Preservation of environmentally sensitive areas by setting them aside as public parks or trails.
- ☼ Large minimum lot size requirements to limit density and protect rural character.
- ☼ Protect open space in a linear pattern following the river corridor.
- ☼ Protect water quality with appropriate stream buffers and prohibition of uses high in pollution.
- ☼ Provide opportunities for recreational usage.

Possible Character Area Implementation Measures

- ☼ Support the Ocmulgee National Park and Preserve Initiative.
- ☼ Support the Ocmulgee Water Trail Partnership.
- ☼ Promote passive use recreation and tourism destinations and enhance river access.
- ☼ Promote the use of conservation easements.
- ☼ Use Best Management Practices for erosion and sediment control to protect water quality.



Agricultural/Homestead

The agricultural/homestead character area covers the largest percentage of land in unincorporated Twiggs County. Sitting along the fall line, Twiggs County has a variety of activities in this land use category. The rolling hills of northern Twiggs County support a large timber industry amidst the kaolin mines, some of which now sit unused. Further south, as hills give way to smoother plains, there are many large fields and farms that contribute to the county’s agricultural nature. Throughout both areas are scattered homes, some of which are directly tied to an agricultural operation but others of which are simply homesteads for someone wanting to live in relative peace and solitude. These homes do not have to be on large-scale agricultural lots and may be scattered on one or two-acre lots, particularly when subdivided from a family member’s plot. This type of development is fully compatible with the character area, even as land is subdivided and rezoned. For the most part, however, these areas would want to avoid new suburban subdivision developments or any rapid conversion of land uses in a brief period. As such, the AG zoning classification will likely remain preeminent as a way of preventing rapid development.

Generally Appropriate Zoning Classifications

- ☼ AG (Twiggs County)
- ☼ R-AG (Twiggs County)

Quality Development Patterns

- ☿ Protect and preserve agricultural/forestry areas using conservation easements by landowners.
- ☿ Use infrastructure availability to steer development away from prime farmland.
- ☿ Implement large lot sizes to limit development density and protect farmland and timberland.

Possible Character Area Implementation Measures

- ☿ Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- ☿ Forest buffers between agricultural lands and new residential development.
- ☿ Work to promote agriculture and related businesses to keep the industry viable.

Large Tract Industrial

The Industrial Character Area encompasses the present and future industrial areas of the county. The goal of this Character Area is to allow opportunities to expand industry and facilities while preserving surrounding natural features. This includes the large industrial park on State Route 96 near Interstate 16, which is home to the Academy Sports distribution center and several other areas available for development. However, this definition also includes the large tracts used to support the kaolin mining industry and the county's solar industry, as Twiggs County is now home to the largest solar power plant east of the Mississippi River.



Generally Appropriate Zoning Classifications

- ☸ IG (Twiggs County)
- ☸ AG (Twiggs County)
- ☸ I-G (Jeffersonville)

Quality Development Patterns

- ☸ Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. while being sensitive to surrounding natural features.
- ☸ Provide adequate infrastructure to support uses (i.e., water, sewer, transportation, etc.)
- ☸ Provide adequate buffers to separate from adjacent uses, especially residential ones.

Possible Character Area Implementation Measures

- ☸ Focus on appearance of signage, landscaping, and other beautification measures.
- ☸ Pursue compatible, supporting uses to locate in adjacent areas.
- ☸ Prevent adverse impacts to natural resources and surrounding population; protect air and water quality.
- ☸ Aggressively pursue economic diversification opportunities.
- ☸ Capitalize on programs/curricula of Central Georgia Technical College.

Rural Residential

The Rural Residential Character Area consists of several scattered areas throughout the county. These are primarily adjacent to major transportation corridors. This Character Area is primarily residential in terms of land use. However, some light agricultural uses may also be seen. Small corner stores may be appropriate in limited spots across this Character Area. Lot sizes will typically be larger in this area than within an incorporated city or town, but not as large as in homestead areas. These properties may or may not have access to a public water system but will almost certainly not have access to sewage or curbside trash collection. However, these areas, such as Huber or Dry Branch, are still important communities,

Generally Appropriate Zoning Classifications

- ☸ R-AG (Twiggs County)
- ☸ R-1 (Twiggs County)

Quality Development Patterns

- ☸ Work to retain open space where it remains in existing rural residential developments.
- ☸ Enlist significant site features (i.e., scenic views, farmland, wetlands) as amenities that shape the identity and character of new development.
- ☸ Encourage compatible architecture styles that maintain rural character.
- ☸ Preserve rural character, viewsheds, and other natural features/resources.
- ☸ Encourage compatible architecture styles that maintain and reflect the regional rural character and should not include “franchise” or “corporate” architecture.

Possible Character Area Implementation Measures

- ☸ Use Best Management Practices for erosion and sediment control to protect water quality.
- ☸ Promote the use of conservation subdivisions.
- ☸ Monitor for blight and redevelop declining areas of the community.
- ☸ Restrict the number and size of signs and billboards.



Residential Growth Areas

The Residential Growth Areas are rather similar to the Rural Residential Character Area. The general pattern of development will still be primarily residential development in generally more rural areas. Many areas match that description well. The greatest difference will be the focus on growth in these areas. Where a rural residential neighborhood may already be established, and may even have some public water services, the Residential Growth Area will not have these types of services and will likely be underpopulated. That said, all growth areas are within relative proximity to these services and may be able to utilize infrastructure availability to spur new growth. As a result, these spots could be prime locations for new neighborhoods and may even be suitable for more modern style subdivision development if water services can become economically viable. In some areas close to Jeffersonville, sewer service may also be within reach of new developments. This will allow for the possibility of higher-density developments if private sector interest exists. For these reasons, R-2 is also listed as a possible zoning or land use designation for the City of Jeffersonville.

Generally Appropriate Zoning Classifications

- ☼ R-AG (Twiggs County)
- ☼ R-1 (Twiggs County)
- ☼ R-1 (Jeffersonville)
- ☼ R-1A (Jeffersonville)
- ☼ R-2 (Jeffersonville)

Quality Development Patterns

- ☼ Use rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- ☼ Enlist significant site features (i.e., scenic views, farmland, wetlands) as amenities that shape the identity and character of new development.
- ☼ Encourage compatible architecture styles that maintain rural character.
- ☼ Preserve rural character, viewsheds, and other natural features/resources.
- ☼ Encourage compatible architecture styles that maintain and reflect the regional rural character and should not include “franchise” or “corporate” architecture.
- ☼ Use infrastructure availability to steer development toward these areas.

Possible Character Area Implementation Measures

- ☼ Use Best Management Practices for erosion and sediment control to protect water quality.
- ☼ Promote the use of conservation subdivisions.
- ☼ Monitor for blight and redevelop declining areas of the community.
- ☼ Restrict the number and size of signs and billboards.

Public-Institutional

Public and Institutional land uses typically include federal, state, county, and city buildings, plus uses such as government offices, schools, parks, and vacant land held in reserve. They also include uses such as churches and civic group-owned and operated areas. The largest cluster of these uses is located on the southern end of Jeffersonville, which includes schools, a health clinic, the senior center, and the head start facility. There are plans to tie some of these buildings together with walking trails to make this an aesthetically appealing area as one enters Jeffersonville. Other nodes can be seen near the Board of Education offices and near the old elementary school in Danville.

Generally Appropriate Zoning Classifications

- ☼ Any Classification

Quality Development Patterns

- ☼ Improvement of sidewalk and street appearance, and amenities of commercial centers.
- ☼ Manage access and traffic flowing, using directional signage to developments.
- ☼ Pursue compatible, supporting uses to locate in adjacent areas.

Possible Character Area Implementation Measures

- ☼ Encourage infill development and use of vacant land.
- ☼ Focus on appearance of signage, landscaping, and other beautification measures.
- ☼ Develop pedestrian linkages between major facilities.
- ☼ Redevelop existing structures.

Downtown Areas

The Downtown Areas consist of the City of Jeffersonville’s central business district and some strip development in each direction along US-80. In Danville, this area includes the town’s old buildings around the railroad track, continuing down Second Street to US-80. The commercial uses within both areas are mostly small retail businesses and gas stations. There are several publicly owned buildings including Jeffersonville City Hall and the Twiggs County Courthouse. Downtown Areas also include several residential structures that are within walking distance to the downtown amenities.

Jeffersonville’s downtown is also anchored by several large buildings, like the Piggly Wiggly, that help provide stability and the potential for future growth. An opportunity particularly exists in these areas to promote redevelopment (including mixed-used developments) that add density into the community and provide additional places for people to live. However, a very intentional focus on this type of investment will be needed to make the downtown areas successful.

Generally Appropriate Zoning Classifications

- ☼ C-3 (Jeffersonville)
- ☼ C-2 (Jeffersonville)
- ☼ C-1 (Jeffersonville)
- ☼ PUD (Jeffersonville)
- ☼ R-1A (Jeffersonville)
- ☼ R-2 (Jeffersonville)



Quality Development Patterns

- ☼ A mix of retail, services, restaurants, and offices to serve residents’ day-to-day needs.
- ☼ Residential development should reinforce the traditional town center concept through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels.
- ☼ Pedestrian-friendly with strong, walkable connectivity between different uses, as well as connectivity to surrounding neighborhoods.
- ☼ Protect historic properties and encourage rehabilitation with appropriate incentives.
- ☼ New development should be of scale and an architectural design to fit well into the historic fabric of the area.
- ☼ Utilize shared parking arrangements that reduce overall parking needs.

Possible Character Area Implementation Measures

- ☸ Seek funding assistance for sidewalk and streetscape enhancements.
- ☸ Encourage “greyfield redevelopment” of existing underutilized commercial facilities with mixed-use, walkable development.
- ☸ Facilitate infill development on vacant or underutilized sites.
- ☸ Promote compatible architectural design for infill structures and when changes are made to existing buildings.
- ☸ Encourage the creation of upper floor residential uses in downtown commercial buildings.
- ☸ Promote downtown as an entertainment/tourism destination.

Intown Residential

The Intown Residential Character Areas are found around both Danville and Jeffersonville as the largest areas of primarily residential land use. These areas follow the traditional neighborhood development patterns of the early 1900s and post-war era, before car-centric development had fully taken hold in a variety of areas. Intown Residential neighborhoods are more densely populated than other rural areas and are characterized by small lot sizes and setbacks. As such, these neighborhoods are easily traversed by foot and neighbors have a high level of interaction with one another. These longstanding residential neighborhoods represent both stable traditional neighborhoods and areas in a state of decline due to blight and disinvestment. Development in this area should be sensitive to the existing residential character and should incorporate connectivity measures as the proximity to downtown amenities should be utilized.

Generally Appropriate Zoning Classifications

- ☸ R-1 (Jeffersonville)
- ☸ R-1A (Jeffersonville)
- ☸ R-2 (Jeffersonville)
- ☸ R-1 (Twiggs County)
- ☸ R-2 (Twiggs County)

Quality Development Patterns

- ☸ Compatible infill development on vacant or under-utilized properties.
- ☸ Reinforcement of neighborhood stability by encouraging homeownership and maintenance or upgrade of existing properties.
- ☸ Appropriately scaled retail establishments serving neighborhood residents.
- ☸ Neighborhood commercial centers on appropriate infill sites to serve area residents.
- ☸ Distribution of affordably priced homes.
- ☸ Maintenance of existing tree cover.
- ☸ Well-designed development that blends into existing neighborhoods.
- ☸ Retrofitting established residential areas to improve pedestrian and bicycle access and connectivity with nearby commercial areas.

Possible Character Area Implementation Measures

- ☸ Encourage redevelopment of older existing structures.
- ☸ Monitor for blight and redevelop declining areas of the community.
- ☸ Pursue funding assistance to aid with housing rehabilitation efforts.
- ☸ Seek funding assistance for sidewalk and streetscape enhancements.
- ☸ Development of pocket parks and greenspace.

Historic Residential

Jeffersonville also maintains a Historic Residential Character Area, which is similar to the Intown Residential Character Area. The difference is that these areas are more frequently highlighted by historic structures (at least 50 years in age or typically older). These neighborhoods are primarily made up of single-family residential units that are larger and more distinct from other homes. While some may hold businesses today instead of residences, they are highlights of the city's beauty and interest remains strong in preserving them as a testament to the community's character.



Generally Appropriate Zoning Classifications

- ☼ R-1 (Jeffersonville)
- ☼ R-1A (Jeffersonville)

Quality Development Patterns

- ☼ Protection of historic properties and appropriate rehabilitation incentives.
- ☼ Reinforcement of neighborhood stability by encouraging homeownership and maintenance or upgrade of existing properties.
- ☼ Appropriately scaled retail establishments serving neighborhood residents.
- ☼ Neighborhood commercial centers on appropriate infill sites to serve area residents.
- ☼ Distribution of affordably priced homes.
- ☼ Maintenance of existing tree cover.
- ☼ Well-designed development that blends into existing neighborhoods.
- ☼ Retrofitting established residential areas to improve pedestrian and bicycle access and connectivity with nearby commercial areas.

Possible Character Area Implementation Measures

- ☸ Conduct historic resource surveys.
- ☸ Encourage redevelopment of older existing structures.
- ☸ Monitor for blight and redevelop declining areas of the community.
- ☸ Pursue funding assistance to aid with housing rehabilitation efforts.
- ☸ Seek funding assistance for sidewalk and streetscape enhancements.
- ☸ Development of pocket parks and greenspace.

Activity Nodes

The final character area, Activity Nodes, contains two subsets. In general, activity nodes are areas around major intersections that serve as a connecting point with a mix of uses. Particularly, in a more rural county these nodes serve as a place for business and commerce in an otherwise agricultural landscape. The advantage of this type of development is that it allows for economic growth in a controlled manner that prevents sprawling corridors. While the recommendations for both types are the same, some very minor differences are expanded upon below.

Interstate Nodes

Interstate Nodes are larger and more active than rural highway nodes. In Twiggs County, these occur along I-16, with the node at Exit 24 (State Route 96) being the largest. General commercial uses and industrial uses are typically seen in these areas, and the node can serve as an important gateway and/or focal point for the community. These will have the most traffic and will often be focused on serving the needs of a traveling public along the Interstate. Gas stations or truck stops, fast food establishments or quick service restaurants, and motels are all common uses that could develop around these nodes, provided that adequate infrastructure is in place to support development.

Rural Highway Nodes

The Rural Highway Node follows the same idea but on a smaller scale. While those driving along I-16 may be in the midst of a several-hours-long drive to or from Savannah, those traveling along the Cochran Short Route (US-23/US-129) may simply be driving to or from Macon or Warner Robins, with a community like Eastman on the other side of the journey. These travelers will need different accommodations. These can still be provided at major intersections and may be able to stand on their own with fewer infrastructure investments. Furthermore, those near the Ocmulgee River corridor may be able to leverage their location to provide services for those traveling to the river. As such, these nodes are development opportunities for the community.

Generally Appropriate Zoning Classifications

- ☸ GC (Twiggs County)
- ☸ IG (Twiggs County)
- ☸ R-1 (Twiggs County)
- ☸ R-2 (Twiggs County)

Quality Development Patterns

- ☸ Cluster development at nodes along corridors, separated by areas of open space.
- ☸ Maintain natural vegetation buffer with new developments placed behind the buffer.
- ☸ Manage access to keep traffic flowing, using directional signage to developments.
- ☸ Reduce setback requirements and encourage parking on the side and rear of new buildings.



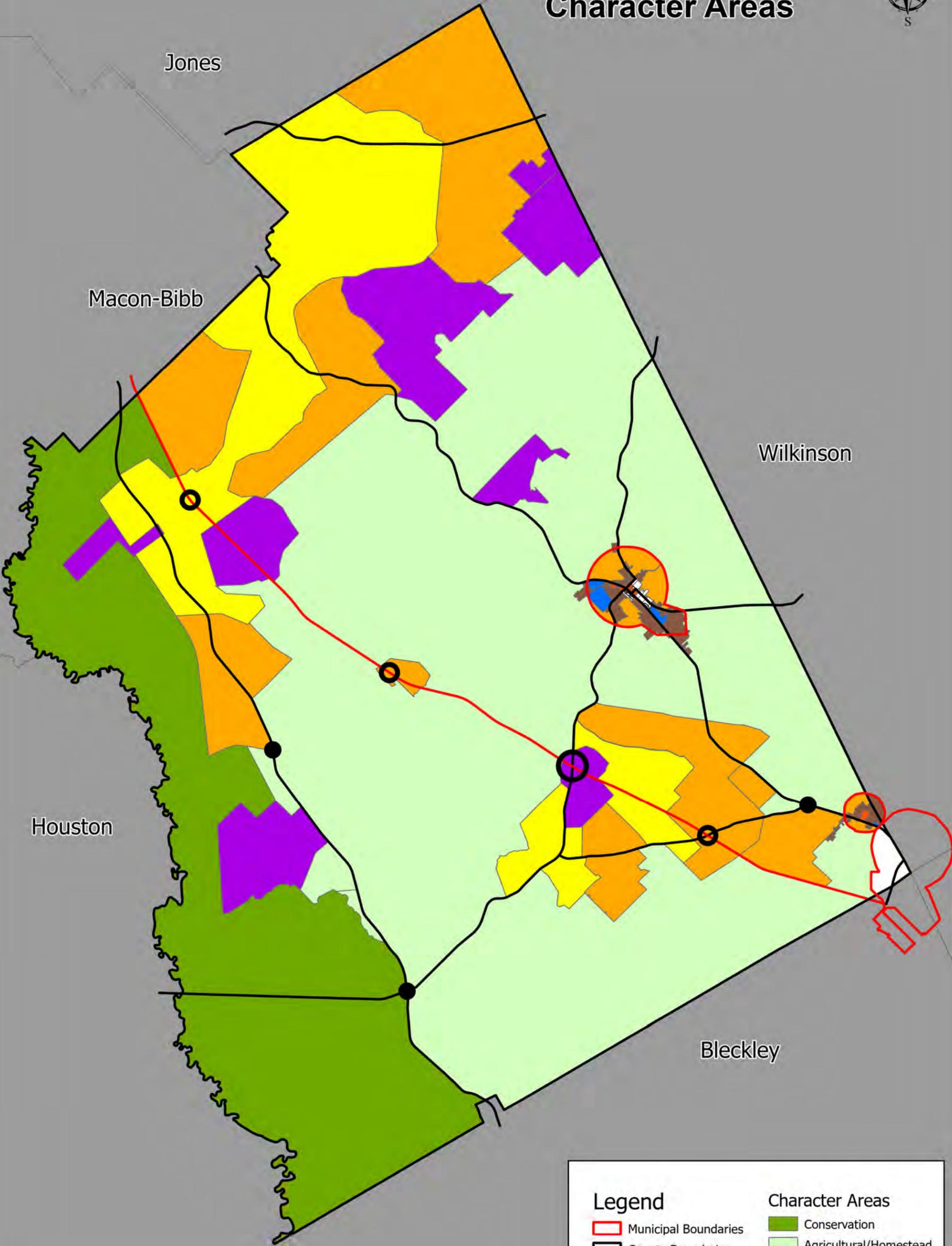
Possible Character Area Implementation Measures

- Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and a pedestrian crossing refuge.
- Restrictions on the number and size of signs and billboards.
- Coordination with the Georgia Department of Transportation (GDOT).
- Implementation of overlay or PUD districts.

Character Area Maps

The following pages include the Character Area maps for each local government: Twiggs County, the City of Jeffersonville, and the Town of Danville. Each area has some unique traits as well as overlaps with the remainder of the community. These maps are designed to give guidance to planning and zoning officials in coordination with the text in document and the local community zoning regulations.

Twiggs County, GA Character Areas

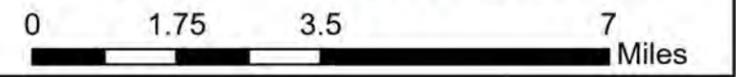


Legend

- Municipal Boundaries
- County Boundaries
- Rural Highway Nodes
- Interstate Nodes
- Parcels
- Interstate
- Highway

Character Areas

- Conservation
- Agricultural/Homestead
- Large Tract Industrial
- Rural Residential
- Residential Growth Areas
- Public Institutional
- Downtown Areas
- Intown Residential
- Historic Residential



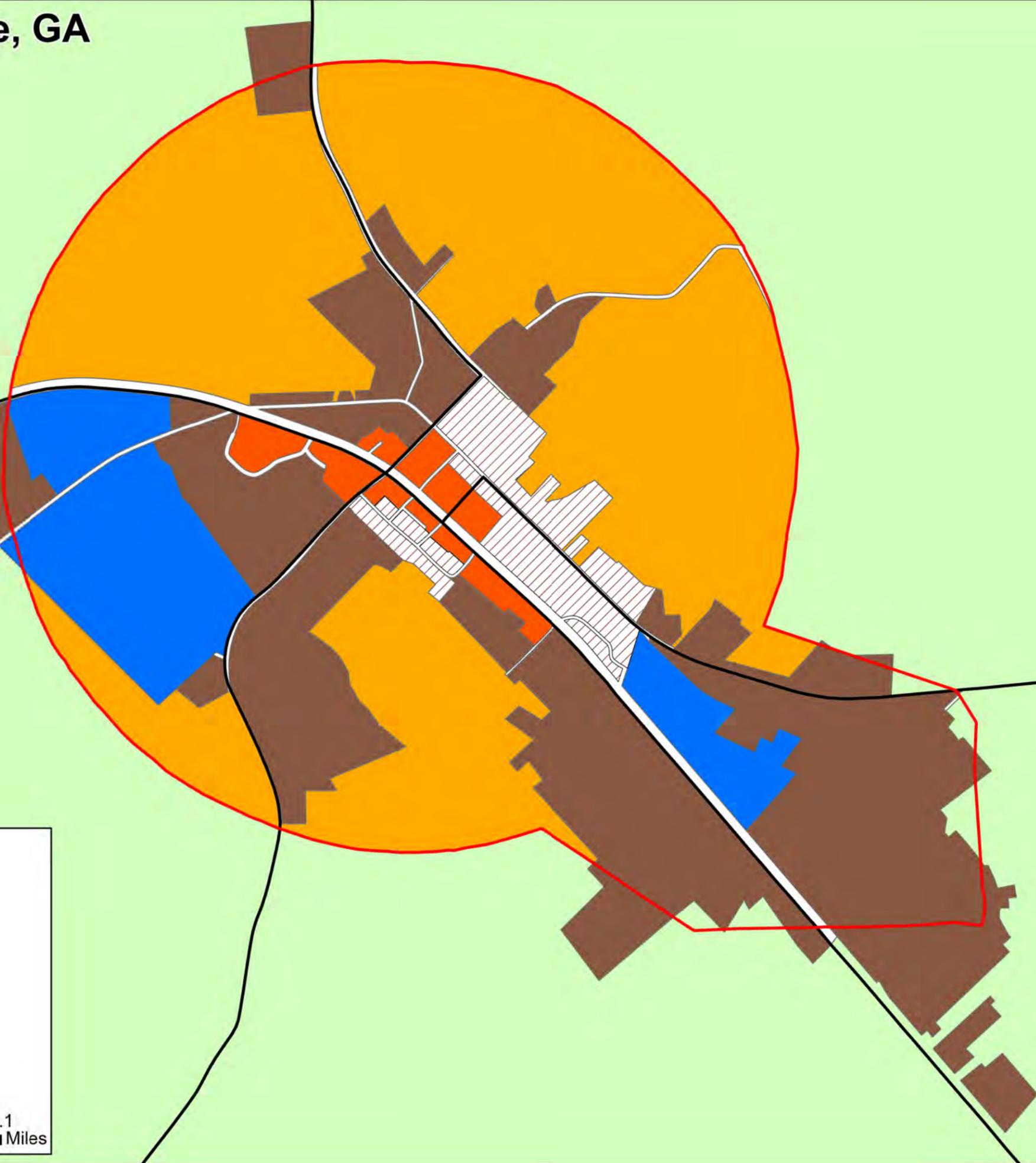
City of Jeffersonville, GA Character Areas



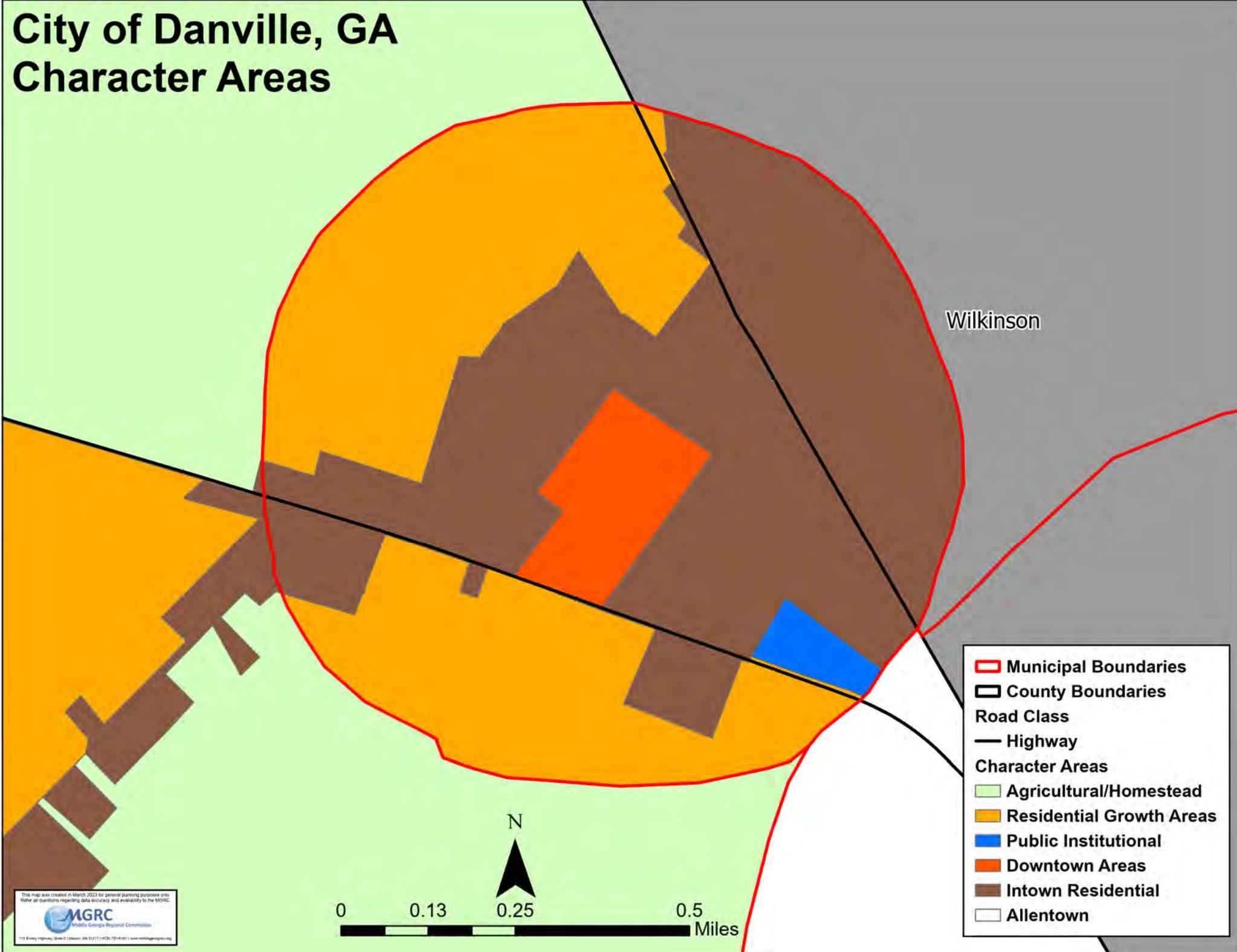
Legend

- Municipal Boundaries
- County Boundaries
- Road Class**
 - Highway
- Character Areas**
 - Agricultural/Homestead
 - Residential Growth Areas
 - Public Institutional
 - Downtown Areas
 - Intown Residential
 - Historic Residential

0 0.28 0.55 1.1 Miles



City of Danville, GA Character Areas



Wilkinson

- Municipal Boundaries
- County Boundaries
- Road Class
- Highway
- Character Areas
- Agricultural/Homestead
- Residential Growth Areas
- Public Institutional
- Downtown Areas
- Intown Residential
- Allentown

N

0 0.13 0.25 0.5 Miles

Natural and Cultural Resources

Goal: Increase recreational opportunities and highlight the community's cultural activities.

Needs and Opportunities:

1. The Sgoda Road recreational complex needs continued investment.

Twiggs County provides organized sports and recreational opportunities to the community youth population. These opportunities include baseball, softball, t-ball, and basketball. However, overall facility space for use by these programs is limited. The county owns a recreational complex out on Sgoda Rd. that was purchased by the development authority in 2009 and transferred to the county in 2012. The 16-acre tract has three ball fields that have had fencing replaced in recent years. However, the county is interested in expanding this facility to make it more in line with other Middle Georgia communities. Stakeholders mentioned opportunities for tennis courts, soccer fields, pickleball, and other sporting opportunities for the citizens of Twiggs County, including opportunities that can be used by adults as well as children. The county can pursue a variety of grant funding opportunities to continue enhancing this site.



2. Neighborhood parks throughout Jeffersonville and Danville can also benefit from additional improvements.

Stakeholders mentioned that there is a Master Plan for Jeffersonville City Park with interest in converting the old firehouse into a facility that could support park amenities such as bathrooms and picnic space. They also mentioned an interest in other general park improvements such as newer equipment and resurfacing the basketball and tennis courts. Danville also has two small parks. The first one is a pocket park on Second Street which can continue to develop with minor updates. However, the larger park along Railroad Avenue needs lighting and water infrastructure among other improvements. The basketball and tennis courts there would also benefit from resurfacing. Encouraging the betterment of recreational facilities within the cities will increase the overall recreational options for the citizens of Twiggs County, while also improving the quality of life.



3. Twiggs County has an abundance of historic buildings and sites which are tourist opportunities.

Stakeholders identified several publicly and privately owned sites in Twiggs County as great tourist opportunities. The old Fire Station and the Old Richland Cemetery are both excellent public sites. Twiggs County is the home to many privately owned historical houses and lands such as Hollywood Farms, Charlane Plantation, and Dixieland Plantation, which are beautiful historic properties that tourists can take advantage of. Several of these larger areas also offer organized hunting excursions. Coordination with various private entities to help preserve these historic treasures could be key in continuing to attract visitors who appreciate the community’s history. There are only a handful of sites throughout the community that are listed on the National Register of Historic Places. While listing does not inherently confer protection or financial benefit, it does bring important recognition to historic resources that may then draw additional visitors to the community. Encouraging local historians to record their knowledge of the community, its buildings, and its important sites can also be a rewarding activity to help preserve knowledge about the area.

4. The Ocmulgee National Park and Preserve would be a transformational opportunity for ecotourism and outdoor recreation in Twiggs County.

Finally, no initiative has a greater potential to transform Twiggs County than the Ocmulgee National Park and Preserve Initiative. Interested residents from across the region have been pushing to designate the Ocmulgee River corridor from Macon to Hawkinsville as the State of Georgia’s first National Park. This is due to the pristine condition of the land, the importance of the river ecosystem, and especially the human history tied to some of the earliest known settlements in North America, with between 12,000 and 17,000 years of continuous human habitation.

If successful, this effort would designate a significant amount of land in Twiggs County as eligible for inclusion in a National Park. While some properties would be removed from the tax base, this would tremendously increase tourism in Twiggs County by giving people access to beautiful vistas of land and water for recreation. The potential river access spots that Twiggs County offers present an opportunity to help prepare for this designation, as they help create connections with property owners so that use can be more easily managed if funding and authority become available.



Public Facilities

Goal: Ensure public infrastructure meets current standards and expand utility services in areas of greatest need.

Needs and Opportunities:

1. Twiggs County’s jail needs improvements to meet current standards.

Law enforcement services were highlighted as one of the brightest spots for Twiggs County. Residents who participated in the survey gave law enforcement some of their highest satisfaction ratings among any services. Stakeholders commented on low crime rates. While salary competitiveness was noted as an ongoing challenge, the community appreciated the outreach work that has been done and the effectiveness of removing drugs from the streets. The biggest issue noted was the outdated Twiggs County Jail. The current facility is not the oldest in the region, being constructed in the late 1990s. However, in the past 25 years, the facility has seen few changes, even as modern standards for jails are updated annually.

Currently, the jail only holds forty-eight inmates and could benefit from expansion, according to the Sheriff. A particular concern is that there is only one holding cell, making it difficult to process and book more than one person at a time. The Sheriff also reports plumbing issues and a lack of air circulation. This presents a problem, as full ventilation of the building is required when cleaning products are used. This, and the location of the jail, which is adjacent to Jeffersonville City Park, can serve as a security risk. These types of improvements will require significant investment to address.

2. Water service needs to be expanded in unincorporated neighborhoods and areas with water quality issues.



Currently, much of Twiggs County is unserved by public water systems, with many residents relying on private wells. While this is not inherently an issue, it does present obstacles for fire suppression and can limit the density of new residential developments. More importantly, however, if groundwater contamination is occurring, the extension of public water becomes much more important. The county recently received significant funding from the ARPA State Fiscal Recovery Fund to make improvements in the northern part of the county. This includes the Huber area where some septic tanks have begun to contaminate nearby well water. Also included is the Kaolin Heights neighborhood, where the county has been working on water quality issues for nearly a decade. They have recently discovered that the problems originated with the source well and water supply. These types of improvements will continue to be needed as water quality issues are found.

3. County sewer service needs to be expanded to allow for future growth.

The City of Jeffersonville currently has sufficient sewage treatment capacity to serve city residents and some future growth. However, about five miles away, Twiggs County is currently struggling to provide service near the Exit 24 interchange on I-16. The county’s treatment facility needs upgrades to expand its capacity, and several new sewer lines and lift stations also need to be installed to serve projected growth in the area. These expansions would allow for more economic activity to occur at the most heavily traveled intersection in the county.

Furthermore, the county’s industrial park also has the potential to attract several new and large businesses. This was discussed earlier in the Economic Development section and bears repeating. With that said, sewer service is essential to support the needs that many large industries will bring. Some companies need sewer services because they use significant amounts of water or chemicals in their manufacturing processes, but any large employer would require these services. By providing sewer service to the county’s most marketable industrial sites, the county should be able to attract more outside investment and major employers.



4. Older water and sewer lines need to be replaced throughout the community.

While some residents, especially in the unincorporated areas, need to have public water service for the first time, local governments are also met with a steep challenge of maintaining existing infrastructure that is already in the ground. Primarily, this is a challenge in the City of Jeffersonville, where many pipes are easily 30 to 40 years old, if not older. The Town of Danville has experienced these same challenges, but recently received a Community Development Block Grant that replaced much of their system, which left only a few older lines in place. As a larger community, Jeffersonville will need to go through several cycles of grant funding to achieve these same kinds of results. Old water lines are more likely to fail, leading to service disruptions. However, even when functioning properly, they may suffer from a lack of water pressure and corrosion of the lines. The result is water that comes out of the tap with an odor and an off color. This work remains a major priority for Jeffersonville to ensure that water lines keep supplying potable water and the sewer mains effectively move that wastewater away.



5. Stormwater issues need to be addressed in various areas.

Finally, there remains a need for ongoing work to address stormwater management. These challenges are primarily scattered throughout the community rather than in any one place or neighborhood. In general, the further south one goes below the fall line, the more difficult drainage will become, as flatter land leads to more water stagnating in place rather than flowing down to a low point through either manufactured channels or historic riverbeds. When heavy rains come, residents may find it difficult to drive over certain roads because of ponding from stormwater. This can also create issues for buses trying to reach school children. Drainage will continue to be a challenge that needs to be addressed in many areas of the community, which would benefit from the targeted investment of funds. However, stakeholders generally seemed to concur that these projects were a lower priority than other infrastructure improvements.

Public Safety and Health

Goal: Improve access to healthcare and health outcomes.

Needs and Opportunities:

1. There is a need for EMS to be stationed in Twiggs County.

Stakeholders discussed the need for faster and more efficient ambulance service in Twiggs County. Currently, ambulances travel from Macon and can take up to 40 minutes to respond to an emergency call, especially the further away an incident occurs from Macon. This is clearly a major concern for many residents who fear not being able to wait that long for help to arrive. To address that challenge, the community would need to negotiate an ambulance services contract to allow for permanently stationing a vehicle in the community. In addition, there would also need to be an adequate station that would house an ambulance. If achieved, though, this would allow citizens of Twiggs County to feel safer and expect shorter emergency response times. The Development Authority of the City of Jeffersonville and Twiggs County currently leases a building to Community Health Care Systems, a nonprofit federally qualified health center. The authority recently received funding to help expand this space, and they intend to set aside adequate space to locate an ambulance in the county full time as part of the expansion.



2. The community needs additional trained medical personnel.

Twiggs County does not have many practicing doctors operating within the county. While Macon is drivable, it can be inconvenient and even impossible for folks without reliable transportation. There is an opportunity to focus on attracting and recruiting certified physicians to rent space within Twiggs County to make it easier for citizens to receive proper medical care. This is another major aim of the expanded health clinic that the development authority is pursuing. Ultimately, this will be a long-term challenge that the public sector will have difficulty solving on its own. However, by taking actions to make the environment as conducive as possible for new medical personnel, the community hopes to see incremental progress being made.

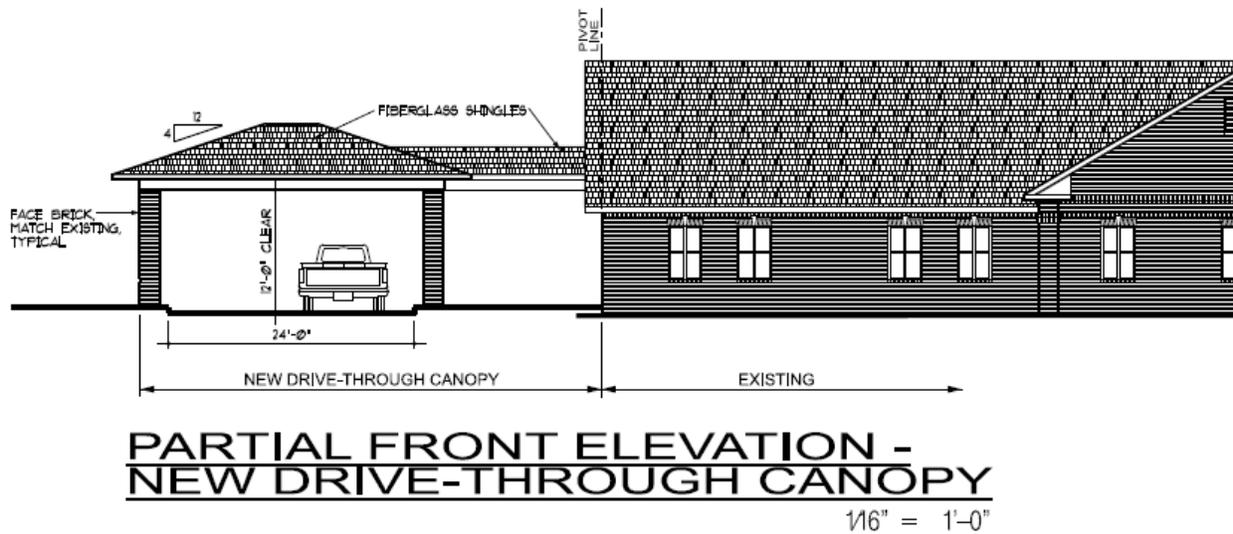
3. Strong partnerships present an opportunity for improved health outcomes.

Twiggs County has largely relied on its willingness to work across the community in building new partnerships that support wellness. Community stakeholders noted that there were some areas where a partnership had already been advantageous. The school is in the process of opening a school-based health clinic. While it will begin by serving the youth of Twiggs County, it has the potential to grow into something that could benefit all citizens. Community members also noted interest in partnering with River Edge and the APEX program. They would like to have APEX mental health counselors in the schools, and other mental health services available for the citizens of Twiggs County.

Another example of collaborative work in action has been the Live Well Twiggs Collaborative in partnership with the Georgia Rural Health Innovation Center at Mercer University. Through the promotion of healthy living and provision of educational services, this group has been working hard to improve health outcomes among community members. This was especially relevant for Twiggs County, as the community ranked last in the state out of all 159 counties just a couple of years ago in the metric of health outcomes. Through these partnerships and continued work, Twiggs County has improved from 159th to 151st.

Finally, the Twiggs County Board of Commissioners has partnered with the North Central Health District to make much-needed improvements at the Twiggs County Health Department. Following the COVID-19 pandemic and the allocation of CARES Act dollars to the Community Development Block Grant Program, the county received a \$1 million grant. Facility improvements will enhance the air circulation systems of the building to help prevent the spread of infectious diseases, add a new drive-through canopy for administration of shots and vaccines, and provide overall modernization of the facility. A schematic from the architect, BTBB, Inc. is included below.

Once completed, the new Health Department will improve the level of care received by more than 1,200 Twiggs County residents—more than fifteen percent of the entire county’s population!



4. Fire service is improved but still needs to be expanded in outlying areas.

Fire Service in Twiggs County has been trending in the right direction over the past several years. The ISO rating has improved, and the department has been able to establish a fast and efficient response rate, even while relying on a base of volunteers. The Jeffersonville fire department was recently consolidated with the Twiggs County department. This has led to improved coordination and the presence of full-time firefighters serving parts of the unincorporated county. Response along I-16 has been particularly good, and the county recently opened a new fire station. However, there are some outlying areas in the county that still need improved service. Building a new station closer to those areas would help to increase the safety of citizens and further improve fire service for the county. This is listed as a priority in the community work program.

Furthermore, the continued expansion of water infrastructure will also aid in reducing the ISO rating to a lower-risk level. Twiggs County has invested in the development of new infrastructure for this very reason, and the Fire/EMA Department works more closely with the Water Department than with any other entity in the county government. Danville maintains their own volunteer fire department, which has continued to do well with recruiting and retaining volunteers but is held back by the lack of effective vehicles and equipment.



Transportation

Goal: Capitalize on upcoming transportation opportunities and ensure ready access to quality transit services.



Needs and Opportunities:

1. Road maintenance is an ongoing challenge and need for the community.

Among the most common challenges for a rural community like Twiggs County will be the ongoing maintenance of city and county roadways. Communities are generally eligible for Local Maintenance and Improvement Grant (LMIG) funding from the state; however, these funds never cover the full lane mileage that needs to be resurfaced within a given year. The more heavily trafficked a road is, the more likely it is to need additional maintenance—especially when large trucks are using those roads as a thoroughfare. The continued repaving of these roads, combined with new paving on dirt roads will be an ongoing priority for the community. Approximately 24 percent of road miles in Twiggs County are unpaved. This is lower than in the neighboring rural counties of Wilkinson, Laurens, or Bleckley, which indicates that Twiggs County has been attentive to road transportation needs, even if challenges remain in ongoing maintenance and operations.

2. Additional transit resources are needed for the many households lacking personal vehicles.

Securing additional transit services in Twiggs County is another opportunity for new community investment. Currently, the Twiggs County Transit service is quite busy and is heavily utilized by approximately ten percent of county residents without access to personal vehicles for transportation. Particularly acute is the healthcare demand case for transit services. Dialysis treatment is needed for many residents, and no such facilities exist in Twiggs County. As a result, the county transit vehicles will travel to Macon-Bibb County for these treatments all day on Tuesday and Thursday. This drastically reduces the shuttle services available for other residents in need.



3. Major transportation investments present an opportunity for Twiggs County to become more widely connected to the state and nation.

Twiggs County is set to soon become an epicenter for new transportation investment. The Georgia Department of Transportation has secured federal funding to assist with substantial work that is underway to widen State Route 96 within Twiggs County. This stretch is just a starting point, but this work will help solidify State Route 96 in Twiggs County as an important corridor for freight traffic and the movement of workers. Leaders in Macon-Bibb County have also discussed the possibility of extending Sgoda Rd. across the Ocmulgee River to intersect with the Sardis Church Road Extension in Macon-Bibb County. This would represent a significant new opportunity to increase mobility throughout Twiggs County.

Perhaps the greatest impact, however, will be the proposed Interstate 14 route, which will broadly travel through Middle Georgia between Columbus and Augusta. This work is in the earliest planning stages available, but the initial scoping may very well begin within the scope of this next Comprehensive Plan, making this a worthwhile mention. Twiggs County will have opportunities to leverage each of these proposed transportation improvements and should continue planning for a future where its road network is even more fully connected.



Twiggs County: 2018-2022 Report of Accomplishments

#	Activity	Status	Notes
Economic Development			
1	Develop a plan to better market outdoor tourism opportunities (such as hunting and fishing).	Underway	Remains a priority that the county, cities, and development authority are exploring.
2	Seek GRAD certification for industrial sites.	Complete	Certification received on the I-16 Tract which now has option for sale. Project will return for a new site in 2023 CWP
3	Conduct a retail feasibility study.	Underway	Remains a priority and area of interest for the development authority.
4	Develop a Public Relations master plan to focus on the county's brand.	Underway	Project remains a major priority with a request for proposals currently out related to this effort.
5	Conduct an incentives comparison study.	Underway	Remains a priority and area of interest for the development authority.
6	Update the economic development incentives package.	Underway	Remains a priority and area of interest for the development authority.
7	Install the necessary utility infrastructure to support the I-16 / Hwy 96 Industrial Park.	Underway	Project is out to bid and construction is in progress on sewer improvements.
8	Establish and implement a small business entrepreneurship program in Twiggs County.	Underway	Remains a priority and area of interest for the development authority.
9	Update target industry study to aid in the recruitment of new industry for the I-16/ Hwy 96 Industrial Park and other parks to be developed in the future.	Underway	Remains a priority and area of interest for the development authority.
Housing			
1	Create a joint Housing Authority	Canceled	No longer a priority.
2	Explore senior living community and nursing home options.	Underway	Remains a priority that the county is exploring.
3	Explore multi-family housing options.	Underway	Remains a priority that the county is exploring.
4	Redevelop Dry Branch Elementary School into senior living.	Canceled	Ownership of property has changed and project is no longer feasible.
5	Research Low Income Housing Tax Credit and Transformational Communities funding for existing vacant buildings.	Underway	Community remains interested in utilizing state programs such as LIHTC to support housing. Project will be expanded and modified slightly in next CWP.
6	Inventory number of abandoned buildings in each community.	Complete	County has conducted a general inventory as part of code enforcement work.
7	Participate in the Georgia Initiative for Community Housing Program.	Postponed	Still of interest, but community has not had a chance to apply yet.

Twiggs County: 2018-2022 Report of Accomplishments

#	Activity	Status	Notes
8	Establish a Housing Authority.	Canceled	No longer a priority.
9	Establish a program to expand the awareness of the DCA-managed housing program designed to increase the production, acquisition, or rehabilitation of decent, safe, and sanitary housing units; and to maintain the County's large percentage of owner-occupancy and low percentage of cost-burdened households.	Canceled	Project would need to come after any work done to apply for grants and establish programs and support mechanisms locally, which has not yet occurred.
Land Use			
1	Explore alternatives to encourage quality development at the I-16 interchanges, along Hwy. 57, and in the Dry Branch area, including various planning and regulatory controls.	Underway	County remains interested in promoting quality development in these areas and is investing in infrastructure appropriately.
2	Explore options to protect existing kaolin mining areas and to establish reuse strategies for reclaimed areas.	Canceled	Private companies have already established strategies for most sites.
Natural and Cultural Resources			
1	Develop a greenspace plan.	Canceled	Project not needed as a standalone activity. Will be addressed in future recreation plans and in plans for Ocmulgee River Corridor as part of ONPPI.
2	Create a recreation masterplan to effectively maintain parks and facilities, address new recreation facilities, and river-based recreational activities.	Underway	County working to prioritize needed improvements.
3	Develop Hendricks Park.	Underway	County has actively been applying for grant funding, but has not successfully secured dollars yet.
4	Coordinate with neighboring counties and other stakeholders to bring segments of the Ocmulgee River that are on the EPA 303 (d) list into compliance with water quality regulations.	Underway	Twiggs County regularly coordinates with neighboring counties along the Ocmulgee on water quality and safety issues.
Community Facilities & Services (Split into Public Facilities vs. Public Safety/Health in 2023 CWP)			
1	Increase access to rural healthcare through telemedicine services, additional partnerships, and rural ambulance services.	Underway	Development authority has received grant funds to help expand a clinic that would meet these goals.
2	Identify areas for developing upscale housing.	Canceled	Housing development in general is a priority. Upscale developments do not need to be listed separately or as a higher priority.

Twiggs County: 2018-2022 Report of Accomplishments

#	Activity	Status	Notes
3	Collaborate with Central Georgia Tech to determine classes to benefit Twiggs County high school students.	Complete	School system has and will continue to undertake this work. Project is a standard business practice.
4	Expand sewer and water systems at the Industrial Park.	Underway	Project is out to bid and construction is in progress on sewer improvements. Water expansion is needed more in other areas.
5	Conduct a feasibility study to determine how to increase housing and business volume to meet the existing water and sewer capacity.	Canceled	Not a priority has capacity has been diminished and needs to be expanded.
6	Construct new recreational facilities, including a new ballfield for youth soccer and football programs and a recreation center.	Underway	County has made incremental progress at Sgoda Rd. complex, but more work is needed. Moved to Natural/Cultural Resources on next CWP.
7	Establish Recreation Advisory Board.	Underway	County has been exploring ways to move this project forward. Moved to Natural/Cultural Resources on next CWP.
8	Construct Walking Trails at Hendrick's Park.	Underway	County has actively been applying for grant funding, but has not successfully secured dollars yet. Moved to Natural/Cultural Resources on next CWP.
9	Apply for the PlanFirst designation.	Canceled	Not a current priority.
10	Update Solid Waste Management Plan.	Complete	SWMP update completed prior to planned expansion of Wolf Creek Landfill.
11	Pursue actions to improve County's ISO rating.	Complete	County ISO rating has significantly improved in several areas. This remains a priority of the county and will continue onto the next CWP as well.
12	Expand water distribution service to unserved populated neighborhoods along the I-16 corridor	Underway	CDBG was awarded for this project which is currently awaiting bids.
Transportation			
1	Seek regional or single county TSPLOST.	Complete	Single-county TSPLOST adopted.
2	Sidewalk Construction on Highway 80	Canceled	Project is under jurisdiction of City of Jeffersonville but is slated for work with TSPLOST funding.
3	SR 96 Widening (I-16 to SR 87 / US 23)	Underway	Construction is currently underway.
4	SR 96 Widening (Thompson Mill Road to SR 87 / US 23)	Postponed	GDOT has not started yet, but will likely begin within next five years.
5	Conduct a feasibility study regarding the outsourcing of maintenance costs.	Complete	County conducted study and determined that keeping basic maintenance in house was more financially advantageous.
6	Improve road access to the river via Bullard Road and Highway 96.	Underway	County continues to work with GDOT in planning phases of projects on this river access priority.
7	Widen SR 96 from SR 87 in Houston County to I-16 in Twiggs County (from 2012-2015 STIP).	Underway	Duplicate project of #3 and #4. Will be removed in next CWP.
8	Replace bridge at SR 19 at CSX RR SE of Dry Branch (from 2012-2015 STIP).	Complete	GDOT completed project.

Twiggs County: 2023-2027 Community Work Program

#	Activity	Timeline	Cost Estimate	Responsible Parties	Funding Sources
Broadband Services					
1	Support build out of broadband networks using state ARPA grant awards.	2023-2027	\$13 Million	Private Providers	Capital Projects Fund, State Fiscal Recovery Fund
2	Apply for Georgia Broadband Ready designation.	2023-2024	Staff Time	Twiggs County, MGRC	General Fund
Economic Development					
1	Develop a plan to better market outdoor tourism opportunities (such as hunting and fishing).	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
2	Seek GRAD certification for industrial sites, especially the Hill and Dale Road tract.	2023-2027	Staff Time + \$50,000	Twiggs County, Development Authority	Twiggs County, Development Authority Budget
3	Conduct a retail feasibility study.	2023-2027	Staff Time	Twiggs County, Jeffersonville, Development Authority	City & County General Funds, Development Authority Budget
4	Develop a Public Relations master plan to focus on the community's collective brand.	2023-2024	Staff Time + \$50,000	Development Authority	City & County General Funds, Development Authority Budget
5	Conduct an incentives comparison study.	2023-2027	Staff Time	Development Authority	Development Authority Budget
6	Update the economic development incentives package.	2023-2027	Staff Time	Development Authority	Development Authority Budget
7	Install the necessary utility infrastructure to support the I-16/Hwy 96 Industrial Park.	2023	\$2 Million	Twiggs County, Development Authority	Grants, County General Fund, SPLOST, Bonds
8	Make road improvements near I-16/Hwy 96 Industrial Park (especially Hill and Dale Road) to support increased truck traffic.	2024-2027	\$3 Million	Twiggs County, Development Authority	Grants, County General Fund, SPLOST, Bonds
9	Undertake site prep work to increase the marketability of the Hill and Dale Tract.	2024-2027	\$5 Million	Twiggs County, Development Authority	Grants, County General Fund, SPLOST, Bonds
10	Purchase additional land for future use as marketable industrial sites.	2023-2024	\$1 Million	Development Authority	Development Authority Budget
11	Establish and implement a small business entrepreneurship program in Twiggs County.	2023-2027	Staff Time	Development Authority	Development Authority Budget
12	Update target industry study to aid in the recruitment of new industry for the I-16 / Hwy 96 Industrial Park and other parks to be developed in the future.	2023-2027	\$45,000	Development Authority, Georgia Tech Innovative and Logistics Center	GDEcD, EDA, Development Authority Budget

Twiggs County: 2023-2027 Community Work Program

#	Activity	Timeline	Cost Estimate	Responsible Parties	Funding Sources
Housing					
1	Explore and encourage senior living communities and nursing home options.	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
2	Explore and encourage new multi-family housing options.	2023-2027	Staff Time	Twiggs County, Jeffersonville	City & County General Funds
3	Participate in the Georgia Initiative for Community Housing Program.	2025-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
4	Apply for DCA-managed housing programs such as CHIP, CDBG, and LIHTC to support new housing and rehab of existing homes.	2024-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
5	Continue active code enforcement and pursue state certification for county personnel.	2023-2024	Staff Time	Twiggs County	General Fund
Land Use					
1	Undertake quality development at the I-16 interchanges, along Hwy. 57, and in the Dry Branch area	2023-2027	Staff Time	Twiggs County	General Fund
2	Update the county's zoning ordinance to permit mixed use developments and tiny homes.	2023-2027	Staff Time	Twiggs County, MGRC	General Fund
Natural and Cultural Resources					
1	Create a recreation masterplan to effectively maintain parks and facilities, address new recreation facilities, and river-based recreational activities.	2023-2025	Staff Time	Twiggs County	General Fund
2	Develop Hendricks Park and add walking trails between the Head Start, Senior Center, and Schools	2023-2027	\$400,000	Twiggs County	Recreational Trails Program, General Fund, Other Grants
3	Coordinate with neighboring counties and other stakeholders to bring segments of the Ocmulgee River that are on the EPA 303 (d) list into compliance with water quality regulations.	2023-2027	Staff Time	Twiggs County, Georgia EPD, Private Stakeholders	Georgia EPD Grants, General Fund, Donations
4	Actively support the Ocmulgee National Park and Preserve Initiative.	2023-2027	Staff Time	Twiggs County	General Fund
5	Construct new recreational facilities, including a new ballfield for youth soccer and football programs and a recreation center.	2024-2027	\$1 Million	Twiggs County	General Fund, SPLOST, Grants

Twiggs County: 2023-2027 Community Work Program

#	Activity	Timeline	Cost Estimate	Responsible Parties	Funding Sources
6	Establish Recreation Advisory Board.	2023-2025	Staff Time	Twiggs County	General Fund
Public Facilities					
1	Undertake improvements to increase sewer capacity, especially to benefit the Industrial Park.	2023-2024	\$1 Million	Twiggs County	Water Fund, Grants, SPLOST, Bonds, Local Fiscal Recovery Fund (ARPA)
2	Expand water distribution service to unserved populated neighborhoods along the I-16 corridor	2023-2025	\$1.5 Million	Twiggs County	Water Fund, Grants, SPLOST, Bonds, Local Fiscal Recovery Fund (ARPA)
3	Undertake water system improvements to eliminate system contamination in Dry Branch, Huber, and Kaolin Heights areas.	2023-2025	\$10 Million	Twiggs County	State Fiscal Recovery Fund (ARPA), SPLOST, Water Fund, Bonds
Public Safety and Health					
1	Increase access to rural healthcare through Twiggs County Health Clinic with CHCS.	2023-2024	\$1.3 Million	Development Authority	Development Authority Budget, USDA, Private Grants
2	Continue support of Live Healthy Twiggs Collaborative, partnering with Mercer University and the Rural Health Innovation Center.	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville, Development Authority	City & County General Funds, Development Authority Budget
3	Pursue actions to improve County's ISO rating	2023-2027	\$4 Million - \$6 Million	Twiggs County	Grants, County General Fund, SPLOST, Bonds
4	Construct a new Fire Station in District 3	2023-2026	\$1 Million	Twiggs County	General Fund, SPLOST
Transportation					
1	SR 96 Widening (I-16 to SR 87 / US 23)	2023-2026	\$55 Million	GDOT	GDOT, FHWA
2	SR 96 Widening (Thompson Mill Road to SR 87 / US 23)	2027	\$105 Million	GDOT	GDOT, FHWA
3	Replace bridge at SR-19 /US-80 at Georgia Central RR / Landfill Rd	2023-2025	\$400,000	GDOT	GDOT, FHWA
4	Replace Bullard Rd. Bridge over Flat Creek, east of US-129	2027	\$1 Million	GDOT	GDOT, FHWA, Grants
5	Improve road access to the river via Bullard Road and Highway 96.	2024-2027	\$250,000	Twiggs County	General Fund, TSPLOST, Grants
6	Explore feasibility of adding an additional transit bus	2024-2027	Staff Time	Twiggs County	General Fund
7	Explore possible future routing options for Interstate 14 to benefit Twiggs County residents.	2025-2027	Staff Time	GDOT, Twiggs County	General Fund, FHWA, Grants

Jeffersonville: 2018-2022 Report of Accomplishments

#	Activity	Status	Notes
Economic Development			
1	Develop a plan to better market outdoor tourism opportunities (such as hunting and fishing).	Underway	Remains a priority that the county, cities, and development authority are exploring.
2	Seek GRAD certification for industrial sites.	Canceled	Project only in unincorporated county.
3	Conduct a retail feasibility study.	Underway	Remains a priority and area of interest for the development authority.
4	Conduct an incentives comparison study.	Underway	Remains a priority and area of interest for the development authority.
5	Update the economic development incentives package.	Underway	Remains a priority and area of interest for the development authority.
6	Install the necessary utility infrastructure to support the I-16/Hwy 96 Industrial Park.	Canceled	Project only in unincorporated county.
7	Establish and implement a small business entrepreneurship program in Twiggs County.	Underway	Duplicate item of #9 in this list and will be deleted in next CWP.
8	Update target industry study to aid in the recruitment of new industry for the I-16/Hwy 96 Industrial Park and other parks to be developed in the future.	Canceled	Project only in unincorporated county.
9	Explore models and ideas used by other similarly situated cities to develop a small business entrepreneurship program in the City of Jeffersonville.	Underway	Remains a priority and area of interest for the development authority.
10	Establish the industrial sites located southeast of downtown along Highway 80 as a Business and Industrial District (primarily for marketing purposes).	Canceled	Property in question has been sold, and housing will be a higher priority than industry in those areas of town.
11	Partner with Twiggs County, the Town of Danville and other localities in Middle Georgia to develop the heritage and eco-tourism industries in Twiggs County and the Middle Georgia region.	Canceled	Not a priority listed in CWP for other jurisdictions. City will continue to support ecotourism as a general policy.
12	Establish a strategy to attract businesses to larger empty/facilities and buildings within Jeffersonville and maintain a list of building specifications.	Underway	Remains a priority and area of interest for city and the development authority.
13	Apply for Rural Zone designation.	Postponed	Still an area of interest that city has not had time to pursue yet.
Housing			
1	Create a joint Housing Authority	Postponed	Still an area of interest that city has not had time to pursue yet.
2	Explore senior living community and nursing home options.	Underway	Remains a priority that the city is exploring.
3	Explore multi-family housing options.	Underway	Remains a priority that the city is exploring.
4	Research Low Income Housing Tax Credit and Transformational Communities funding for existing vacant buildings.	Underway	Community remains interested in utilizing state programs such as LIHTC to support housing. Project will be expanded and modified slightly in next CWP.

Jeffersonville: 2018-2022 Report of Accomplishments

#	Activity	Status	Notes
5	Inventory number of abandoned buildings in each community.	Postponed	Still an area of interest that city has not had time to pursue yet.
6	Prepare housing assessment report to determine the condition of residential structures in the City of Jeffersonville.	Postponed	Still an area of interest that city has not had time to pursue yet. Will combine with project #5, above in the next CWP.
7	Explore the possibility of participating in the Georgia Initiative for Community Housing (GICH) program.	Complete	City believes that the program would be worthwhile to pursue and it is listed in next CWP as a specific item.
Land Use			
1	Maintain and upgrade current recreational resources, public facilities	Underway	Remains a priority. Merged with item #1 in Natural/Cultural Resources in 2023 CWP.
2	Review and update Zoning Ordinance.	Underway	City Attorney is working on this project.
Natural and Cultural Resources			
1	Develop a greenspace plan.	Underway	Remains a priority that city has begun exploring. Will be combined with #2 below on next CWP.
2	Create a recreation masterplan to effectively maintain parks and facilities.	Underway	Remains a priority that city has begun exploring. Will be combined with #1 above on next CWP.
3	Market the community theater group.	Canceled	No longer a priority.
4	Establish a public education program for residents and other stakeholders on the importance of protecting environmentally sensitive areas.	Underway	Remains a priority and area of interest for the city and cooperative extension.
Community Facilities & Services (Split into Public Facilities vs. Public Safety/Health in 2023 CWP)			
1	Expand sewer and water systems at the Industrial Park.	Canceled	Project only in unincorporated county.
2	Replace fire hydrants throughout City.	Underway	City has made some replacements and work continues as funding is available.
3	Purchase a fire truck.	Canceled	County has taken on fire services within city limits, so item is no longer needed.
4	Construct a new fire station in downtown on Highway 80.	Canceled	County has taken on fire services within city limits, so item is no longer needed.
5	Establish a way to report crimes in the community (i.e. anonymous tip line, or similar mechanism).	Canceled	Not necessary as this functionality already exists.
Transportation			
1	Seek regional or single county TSPLOST.	Complete	Single-county TSPLOST adopted.
2	Sidewalk Construction on Highway 80	Underway	Project remains a top priority and city has begun planning for work under TSPLOST.
3	SR 96 Widening (I-16 to SR 87/ US 23)	Canceled	Project only in unincorporated county.
4	SR 96 Widening (Thompson Mill Road to SR 87/ US 23)	Canceled	Project only in unincorporated county.
5	Conduct a feasibility study regarding the outsourcing of maintenance costs.	Underway	Remains an topic of interest for the city to examine.
6	Improve road access to the river via Bullard Road and Highway 96.	Canceled	Project only in unincorporated county.
7	Formalize Ride-Share program through new signage and other marketing efforts. Identify a potential additional location at an I-16 interchange.	Canceled	Project only in unincorporated county.

Jeffersonville: 2023-2027 Community Work Program

#	Activity	Timeline	Cost Estimate	Responsible Parties	Funding Sources
Broadband Services					
1	Apply for Georgia Broadband Ready designation.	2023-2024	Staff Time	Jeffersonville, MGRC	General Fund
Economic Development					
1	Develop a plan to better market outdoor tourism opportunities (such as hunting and fishing).	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
2	Conduct a retail feasibility study.	2023-2027	Staff Time	Twiggs County, Jeffersonville, Development Authority	City & County General Funds, Development Authority Budget
3	Conduct an incentives comparison study.	2023-2027	Staff Time	Development Authority	Development Authority Budget
4	Update the economic development incentives package.	2023-2027	Staff Time	Development Authority	Development Authority Budget
5	Develop a Public Relations master plan to focus on the community's collective brand.	2023-2024	Staff Time + \$50,000	Development Authority	City & County General Funds, Development Authority Budget
6	Explore models and ideas used by other similarly situated cities to develop a small business entrepreneurship program in the City of Jeffersonville.	2023-2027	Staff Time	Jeffersonville, Development Authority	Development Authority Budget, City General Fund
7	Establish a strategy to attract businesses to larger empty/facilities and buildings within Jeffersonville and maintain a list of building specifications.	2024-2027	Staff Time	Jeffersonville, Development Authority	Development Authority Budget, City General Fund
8	Apply for Rural Zone designation.	2024-2027	Staff Time	Jeffersonville, MGRC	General Fund
Housing					
1	Explore and encourage senior living communities and nursing home options.	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
2	Explore and encourage new multi-family housing options.	2023-2027	Staff Time	Twiggs County, Jeffersonville	City & County General Funds
3	Participate in the Georgia Initiative for Community Housing Program.	2025-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
4	Apply for DCA-managed housing programs such as CHIP, CDBG, and LIHTC to support new housing and rehab of existing homes.	2024-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds

Jeffersonville: 2023-2027 Community Work Program

#	Activity	Timeline	Cost Estimate	Responsible Parties	Funding Sources
5	Inventory abandoned buildings and undertake a housing condition survey to provide information on residential structures in the city.	2023-2024	\$5,000	Jeffersonville, MGRC	General Fund
6	Create a Housing Authority for the City of Jeffersonville	2023-2027	Staff Time	Jeffersonville	General Fund
Land Use					
1	Review and update Zoning Ordinance.	2023-2024	Staff Time	Jeffersonville	General Fund
Natural and Cultural Resources					
1	Develop a greenspace and recreation plan to maintain the city parks and facilities.	2023-2025	Staff Time	Jeffersonville	General Fund
2	Establish a public education program for City residents and other stakeholders on the importance of protecting environmentally sensitive areas.	2023-2027	Staff Time	Jeffersonville, Cooperative Extension	General Fund
3	Maintain and upgrade current recreational resources	2023-2027	\$100,000	Jeffersonville	General Fund, SPLOST, Grants
Public Facilities					
1	Continue replacement fire hydrants throughout City.	2023-2026	\$50,000	Jeffersonville	Water Fund, Local Fiscal Recovery Fund (ARPA)
2	Undertake citywide repair and replacement of distressed and failing water and sewer lines.	2023-2027	\$9 Million	Jeffersonville	Water Fund, Grants, SPLOST
3	Partner with Twiggs County to address water line failures caused by large trucks driving over city lines in unincorporated areas.	2023-2024	Staff Time	Jeffersonville, Twiggs County	City & County General Funds
4	Annex properties that are either current or future water or sewer customers of the city.	2023-2027	Staff Time	Jeffersonville	General Fund
Public Safety and Health					
1	Continue support of Live Healthy Twiggs Collaborative, partnering with Mercer University and the Rural Health Innovation Center.	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville, Development Authority	City & County General Funds, Development Authority Budget
Transportation					
1	Construct sidewalks on US-80 in downtown Jeffersonville.	2023-2026	\$500,000	Jeffersonville	TSPLOST
2	Conduct a feasibility study regarding the outsourcing of maintenance costs.	2023-2027	Staff Time	Jeffersonville	General Fund

Danville: 2017-2022 Report of Accomplishments

#	Activity	Status	Notes
Economic Development			
1	Develop a plan to better market outdoor tourism opportunities (such as hunting and fishing).	Underway	Remains a priority that the county, cities, and development authority are exploring.
2	Conduct a retail feasibility study.	Canceled	No longer a priority.
3	Develop and implement a small area plan for improving Downtown Danville. (Incl. streetscape, building renovations /façade renderings, infill, parking, etc.).	Underway	Plan remains a top priority for Danville as the city has taken ownership of several downtown buildings.
4	Establish an annual City festival.	Complete	City has established First Friday gatherings that effectively meet this need.
5	Pursue the location of a discount-type store within the Town of Danville.	Underway	Remains a priority as the city continues recruiting a store.
Housing			
1	Create a joint Housing Authority	Canceled	No longer a priority.
2	Explore senior living community and nursing home options.	Underway	Remains a high priority for Danville, particularly at the old elementary school.
3	Explore multi-family housing options.	Canceled	No longer a priority.
4	Research Low Income Housing Tax Credit and Transformational Communities funding for existing vacant buildings.	Underway	Community remains interested in utilizing state programs such as LIHTC to support housing. Project will be expanded and modified slightly in next CWP.
5	Inventory number of abandoned buildings in each community.	Complete	City has conducted a general inventory as part of code enforcement work.
6	Implement nuisance ordinance to remove dilapidated housing.	Underway	City has begun and plans to continue work.
7	Seek grant funding to upgrade housing throughout Danville.	Underway	Community is interested in grant funding. Combined with #4 above in next CWP.
Land Use			
1	Add a Welcome Sign to the 2nd Street entrance from Wilkinson County into Danville.	Postponed	Still an area of interest that city has not had time to pursue yet.
Natural and Cultural Resources			
1	Develop a greenspace plan.	Underway	Remains a priority that city has begun exploring. Will be combined with #2 below on next CWP.
2	Create a recreation masterplan to effectively maintain parks and facilities.	Underway	Remains a priority that city has begun exploring. Will be combined with #1 above on next CWP.

Danville: 2017-2022 Report of Accomplishments

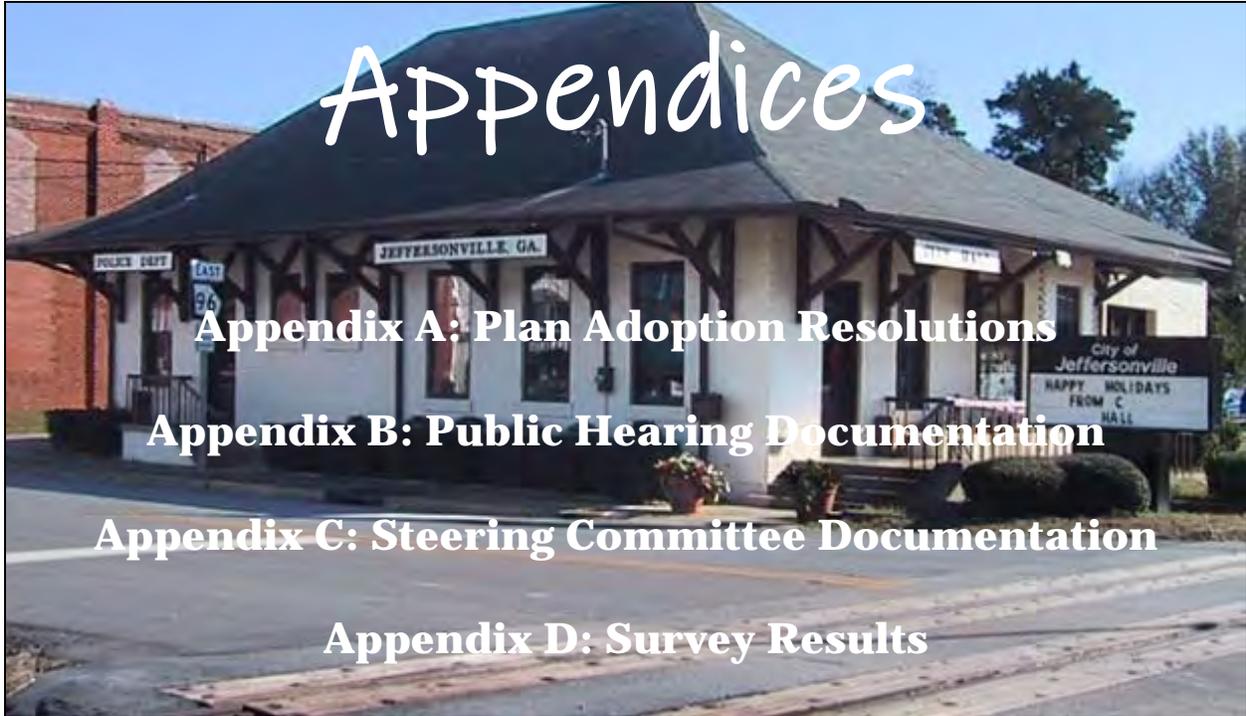
#	Activity	Status	Notes
3	Conduct a historic resources survey to identify National Register eligible residential, commercial, industrial, and institutional structures.	Postponed	Still an area of interest that city has not had time to pursue yet.
Community Facilities & Services (Split into Public Facilities vs. Public Safety/Health in 2023 CWP)			
1	Purchase a pumper fire truck.	Underway	City actively seeking funding sources.
2	Park updates (fence, playground equipment, etc.).	Underway	City has been pursuing funds and making incremental progress. Moved to Natural/Cultural Resources on next CWP.
Transportation			
1	Seek regional or single county TSPLOST.	Complete	Single-county TSPLOST adopted.
2	Sidewalk Construction on Highway 80	Canceled	Project is under jurisdiction of City of Jeffersonville but is slated for work with TSPLOST funding.
3	SR 96 Widening (Thompson Mill Road to SR 87/ US 23)	Canceled	Project only in unincorporated county.
4	Conduct a feasibility study regarding the outsourcing of maintenance costs.	Canceled	Not enough activity to warrant study.
5	Sidewalks and streetscape in downtown along RR Avenue between Town Hall and former Danville School.	Underway	Project remains a priority and city has begun planning for work under TSPLOST.
6	Install signage marking the TransGeorgia State Bike Route along Highway 80.	Underway	Remains a priority in discussion with GDOT.

Danville: 2023-2027 Community Work Program

#	Activity	Timeline	Cost Estimate	Responsible Parties	Funding Sources
Broadband Services					
1	Apply for Georgia Broadband Ready designation.	2023-2024	Staff Time	Danville, MGRC	General Fund
Economic Development					
1	Develop a plan to better market outdoor tourism opportunities (such as hunting and fishing).	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
2	Develop and implement a small area plan for improving Downtown Danville, including rehabilitation of city-owned buildings.	2023-2026	\$2 Million	Danville, MGRC	General Fund, Grants
3	Pursue the location of a discount-type store within the Town of Danville.	2023-2027	Staff Time	Danville	General Fund
4	Create a Downtown Development Authority to help with marketing of city-owned properties.	2023-2024	Staff Time	Danville	General Fund
Housing					
1	Explore and encourage senior living communities and nursing home options.	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
2	Pursue private redevelopment of old school building for housing.	2023-2027	Staff Time	Danville	General Fund
3	Participate in the Georgia Initiative for Community Housing Program.	2025-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
4	Apply for DCA-managed housing programs such as CHIP, CDBG, and LIHTC to support new housing and rehab of existing homes.	2024-2027	Staff Time	Twiggs County, Jeffersonville, Danville	City & County General Funds
5	Implement nuisance ordinance to remove dilapidated housing.	2023-2027	Staff Time	Danville	General Fund
Land Use					
1	Add a Welcome Sign to the 2nd Street entrance from Wilkinson County into Danville.	2023-2025	\$5,000	Danville	General Fund
Natural and Cultural Resources					
1	Develop a greenspace and recreation plan to maintain and enhance city parks and facilities.	2023	Staff Time	Danville, MGRC	General Fund
2	Implement park upgrades including water/electricity, fencing, and new equipment	2024-2027	\$250,000	Danville	General Fund, Grants
3	Conduct a historic resources survey to identify National Register-eligible properties.	2023-2027	\$15,000	Danville	General Fund, Grants

Danville: 2023-2027 Community Work Program

#	Activity	Timeline	Cost Estimate	Responsible Parties	Funding Sources
Public Facilities					
1	Complete replacement of water lines throughout the city that have not yet been upgraded to 6" mains, particularly along Cool Springs Rd.	2023-2027	\$75,000	Danville	Water Fund, SPLOST
Public Safety and Health					
1	Purchase a new pumper fire truck.	2023-2025	\$445,000	Danville	General Fund, Grants
2	Expand fire station to accommodate larger vehicle	2025-2027	\$200,000	Danville	General Fund
3	Continue support of Live Healthy Twiggs Collaborative, partnering with Mercer University and the Rural Health Innovation Center.	2023-2027	Staff Time	Twiggs County, Jeffersonville, Danville, Development Authority	City & County General Funds, Development Authority Budget
Transportation					
1	Sidewalks and streetscape in downtown along RR Avenue between Town Hall and former Danville School.	2023-2027	\$1 Million	Danville	TSPLOST, Grants
2	Install signage marking the TransGeorgia State Bike Route along Highway 80.	2023-2027	\$25,000	GDOT	GDOT, FHWA



**RESOLUTION
BY TWIGGS COUNTY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
TWIGGS COUNTY AND THE CITY OF JEFFERSONVILLE AND THE
TOWN OF DANVILLE**

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

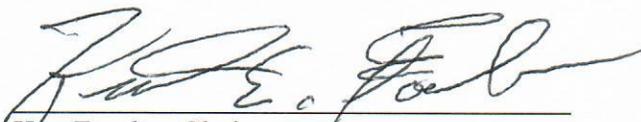
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

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

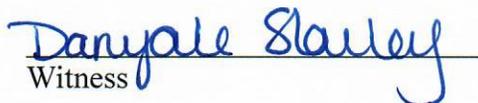
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and found to be in compliance with the Local Planning Requirements.

THEREFORE, BE IT RESOLVED that Twiggs County does hereby adopt the Joint Comprehensive Plan Update for Twiggs County and the City of Jeffersonville and the Town of Danville.

Signed and sealed this 31 day of May 2023.



Ken Fowler, Chairman
Twiggs County



Danyale Stanley
Witness

**RESOLUTION
BY THE CITY OF JEFFERSONVILLE
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
TWIGGS COUNTY AND THE CITY OF JEFFERSONVILLE AND THE
TOWN OF DANVILLE**

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

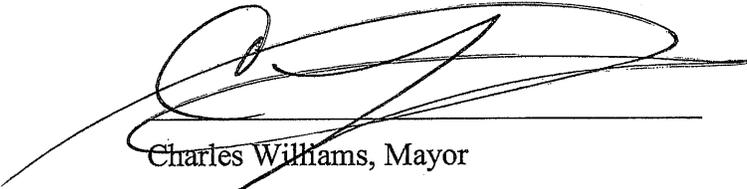
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

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

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

THEREFORE, BE IT RESOLVED that the City of Jeffersonville does hereby adopt the Joint Comprehensive Plan Update for Twiggs County and the City of Jeffersonville and the Town of Danville.

Signed and sealed this 12th day of June 2023


Charles Williams, Mayor
City of Jeffersonville


Witness

**RESOLUTION
BY THE TOWN OF DANVILLE
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
TWIGGS COUNTY AND THE CITY OF JEFFERSONVILLE AND THE
TOWN OF DANVILLE**

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

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

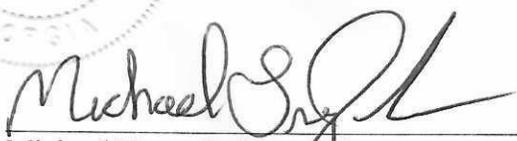
WHEREAS, all portions of the Joint Comprehensive Plan Update for Twiggs County and the City of Jeffersonville and the Town of Danville were completed by the Town of Danville with the assistance of the Middle Georgia Regional Commission; and

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

THEREFORE, BE IT RESOLVED that the Town of Danville does hereby adopt the Joint Comprehensive Plan Update for Twiggs County and the City of Jeffersonville and the Town of Danville.



Signed and sealed this 5TH day of June 2023.



Michael Tracy Jackson, Mayor
Town of Danville



Witness

Davis Family Receives October Yard Of The Month Recognition

The City of Cochran announces the "Yard of the Month" recognition program winner through the Cochran Cares, Georgia Initiative for Community Housing (GIGH) Committee for the month of October.

The award goes to Justin and Brittany Davis at 120 Lamar Dr.



WILCO

Continued From Page 1

Here's a breakdown by precinct:

- Bloodworth – Brewer 295 and Gotell 19;
- Griffin – Brewer 111 and Gotell 27;
- High Hill – Brewer 101 and Gotell 25;
- Irwinton – Gotell 288 and Brewer 280;
- Ivey – Brewer 444 and Gotell 64;
- Lord – Brewer 284 and Gotell 185;
- Midway – Gotell 411 and Brewer 119;
- Ramah – Brewer 546 and Gotell 510;
- Turkey Creek – Brewer 215 and Gotell 83.

Meanwhile, in District 1, Republican newcomer Flint Shepherd ran unopposed after previously beating out three challengers in May's GOP primary. Glenn Kester, who's represented District 1 for the last four years, opted to run for the chairman po-

sition back in March, opening the door to a new crop of candidates.

In District 2, James Hagins won another term, downing Republican challenger Tommy Brown 57 percent to 43. Come January, Hagins will be the only county commissioner in Wilkinson County with any experience and tenure, while the other four commissioners will all be brand-new.

Here's a breakdown by precinct:

- High Hill – Hagins 1 and Brown 0;
- Irwinton – Hagins 155 and Brown 145;
- Midway – Brown 29 and Hagins 7;
- Ramah – Hagins 398 and Brown 247;
- Turkey Creek – Hagins 11 and Brown 11.

In District 3, political newcomer Robert Dame ran un-

opposed last week. Dame previously defeated David Hadarits back in the Republican primary, while no Democrats ever qualified. This seat currently is held by Pete Williams, who didn't seek re-election.

In District 4, currently represented by longtime county commissioner John Williams, Democrat Anderson Ford defeated Republican Wendell Bloodworth by nearly 19 percentage points. Ford is a retired county employee and pastor.

Here is the vote total by precinct:

- Bloodworth – Bloodworth 268 and Ford 44;
- Irwinton – Ford 110 and Bloodworth 25;
- Ivey – Bloodworth 32 and Ford 5;
- Lord – Ford 32 and Bloodworth 5;
- Midway – Ford 413 and Bloodworth 82.

Notice of Public Hearing

The Twiggs County Board of Commissioners will conduct a public hearing on Thursday, December 1, 2022, at 9:00 a.m. The property is owned by James Clayton Floyd (Jared Christian) and is located at 392 Patricia Drive, (T087-008) Jeffersonville, Ga 31044. It is 14 acres. The property is currently zoned as Agriculture (A) and requesting to be changed to Residential Agriculture (R-Ag) Zoning District.

The meeting will be conducted in the Twiggs County Courtroom located in the Courthouse, 425 Railroad Street North, Jeffersonville, Georgia. The public is invited to attend. Should you desire any information concerning this rezoning request, please contact the Twiggs County Planning and Zoning Office at (478) 945-3629 Ext 197.

Monte Bloodworth, Administrator
Twiggs County Planning and Zoning

A
is for
automatic contributions to your 401(k).

Get more tips at:
AceYourRetirement.org

ad AARP Real Possibilities

City Of Cochran Annual
Christmas Parade
Friday, December 2, 2022, 7 p.m.

For More Information, Call Cochran City Hall At
(478) 934-6346 Ext. 8.

Public Hearing Notice For Twiggs County, The City of Jeffersonville, and the Town of Danville Joint Comprehensive Plan Update

A public hearing will be held on Wednesday, December 7th, 2022, at 4:00 p.m. at the Twiggs County Courthouse located at 425 N Railroad St, Jeffersonville, GA 31044.

The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the proposed planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Tiffany Dobbins, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160 or tdobbins@mg-rc.org.

Persons with special needs relating to disability access or foreign language should contact the Twiggs County Board of Commissioners at (478)-945-3629 prior to the meeting for necessary accommodation.

Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

988 SUICIDE & CRISIS LIFELINE

"We speak for those who can't speak for themselves."
Dublin-Laurens Humane Society
478-272-5341

Public Hearing Notice

City of Cochran – Application for Rezoning

The City of Cochran will consider an application for rezoning from Kip Oldham of K.A. Oldham Design of a 1.01-acre tract located at 129 Ann Street. Mr. Oldham is applying for the rezoning on behalf of Ms. Misty Brown. The rezoning application requests that the parcel (Parcel No. A19-024) at 129 Ann Street be rezoned from R-1 (Residential) to RM (Multi-Family Residential).

The City Planning Commission will hold a Public Hearing on the rezoning application on Thursday, December 8, 2022, at 6:30 P.M. in the City Auditorium located at 102 N. Second Street, Cochran, GA.

The Cochran City Council will hold a Public Hearing and consider the above-mentioned rezoning application at their regularly scheduled council meeting on Tuesday, December 13, 2022, at 7:00 p.m. in the City Auditorium located at 102 N. Second Street, Cochran, GA.

The public is invited to attend. Masks and social distancing are encouraged where appropriate.

Public Hearing Notice

City of Cochran – Application for Rezoning

The City of Cochran will consider an application for rezoning from Kip Oldham of K.A. Oldham Design of a 1.14-acre tract located at 130 Ann Street. Mr. Oldham is applying for the rezoning on behalf of Ms. Monti H. Strickland and Ms. Margaret H. Kelly. The rezoning application requests that the parcel at 130 Ann Street (Parcel No. A19-022) be rezoned from R-1 (Residential) to RM (Multi-Family Residential).

The City Planning Commission will hold a Public Hearing on the rezoning application on Thursday, December 8, 2022, at 6:30 P.M. in the City Auditorium located at 102 N. Second Street, Cochran, GA.

The Cochran City Council will hold a Public Hearing and consider the above-mentioned rezoning application during their regularly scheduled council meeting on Tuesday, December 13, 2022, at 7:00 p.m. in the City Auditorium located at 102 N. Second Street, Cochran, GA.

The public is invited to attend. Masks and social distancing are encouraged where appropriate.

PUBLIC HEARING NOTICE

CITY OF COCHRAN

VARIANCE REQUEST

The City of Cochran will consider an application for two (2) variance requests from Kip Oldham of KA Oldham Designs for Misty Brown at 129 Ann St. (Parcel # A19-024). The parcel at 129 Ann Street is a 1.01-acre parcel. The proposed two variances are to (1) exceed the maximum lot coverage with the building footprint, and (2) associate the required open space for RM zoning to be shared with 130 Ann St. (Parcel A19-022).

The City of Cochran Planning Commission will conduct a Public Hearing on Thursday, December 8, 2022, at 6:30 p.m. in the City Auditorium located at 102 N. Second St. Cochran, GA. This hearing will address any concerns associated with these 2 variance requests.

The Cochran City Council will conduct a Public Hearing to consider the above-mentioned variance application at their regularly scheduled council meeting on Tuesday, December 8, 2022, at 7:00 p.m. in the City Auditorium located at 102 N. Second St. Cochran, GA.

The public is invited to attend.

Masks and social distancing are encouraged where appropriate.

PUBLIC HEARING NOTICE

CITY OF COCHRAN

PROPOSED ZONING TEXT AMENDMENT

Public hearings will be held before the City of Cochran Planning Commission on Thursday, December 8, 2022, at 6:30 p.m. and before the Mayor and City Council at the City Council meeting on Tuesday, December 13, 2022, at 7:00 p.m., both to be held at the City Auditorium, 102 N. Second St., downtown Cochran on the following text amendment to Article 4, Section 4.2, page 40 of the City's Zoning Ordinance:

R-1 residential parcels - The proposed text amendment would be to reduce the front setback from 30 feet minimum to 25 feet minimum on major streets and 15 feet minimum on all other streets and reduce the back setback from 30 feet to 25 feet only on R-1 parcels in "pre-platted" subdivisions platted prior to 12-8-2020. This proposed text amendment will not apply to R-1 parcels platted after 12-8-2020.

Any questions regarding this proposed text amendment should be directed to the Cochran City Manager and Zoning Administrator, Richard Newbern, at City Hall at (478) 934-6346 during normal business hours.

The public is invited to attend.

Masks and social distancing are encouraged where appropriate.

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF
DANVILLE
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING AGENDA
December 7th, 2022, 4:00 p.m. | Twiggs County Courthouse**

- | | |
|------------------------------------|------|
| 1. Welcome & Introductions | MGRC |
| 2. Comprehensive Planning Overview | MGRC |
| 3. Timeline | MGRC |
| 4. Vision Statement Exercise | MGRC |
| 6. Plan Topics | MGRC |
| 5. Questions/Comments | MGRC |

Please take the Comprehensive Plan survey!

<https://forms.office.com/r/mGiRNNVvw4>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	gboike@mg-rc.org
Tiffany Dobbins	tdobbins@mg-rc.org

A student reacts after being told how much clothes will cost by volunteer Beverly Brown/
PAYTON TOWNS III

**Public Hearing Notice
For Twiggs County, the City of Jeffersonville, and the Town of Danville
Joint Comprehensive Plan Update**

A public hearing will be held on Thursday, April 20, 2023, at 4:00 pm at the Twiggs County Courthouse, located at 425 Railroad St N Ste 120, Jeffersonville, GA 31044. All community members are invited to attend. The purposes of this hearing are to brief the community on the contents of the Joint Comprehensive Plan; provide an opportunity for residents to make final suggestions, additions, or revisions; and notify the community of when the plan will be submitted to the Regional Commission and Georgia Department of Community Affairs for review. Comments will be received at the above public hearing or may be submitted in writing to the Middle Georgia Regional Commission at 175 Emery Highway, Suite C, Macon, GA 31217.

Persons with special needs relating to disability access or foreign language should contact the Twiggs County Commissioner's Office at (478) 945-3350 prior to the meetings for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

For additional information, please contact Greg Boike or Tiffany Dobbins with the Middle Georgia Regional Commission, at (478) 751-6160.

clean-up their properties and roadways.

Come to the parking lot behind the Police Department at 102 N. 2nd St. at 9:00 a.m. on Saturday morning, April 22. The City and Chamber of Commerce will provide plastic bags and gloves to all volunteers who wish to help pick-up litter along a road segment.

Four dumpster locations will allow city residents to throw away



household items. Dumpsters will be at the Peyton Williams Learning Center at Thompson Street, the Old Piggly Wiggly at 217 E Dykes Street, the Rec Department at W. Dykes Street, and the Plaza at 111 Beach Street. Old furniture and household items are welcome!



Scrap Tires from Cochran residents can be thrown away at the City Public Works Department on Ash Street during the week of April 17-to-April 21 from 8:00 a.m. till 5:00 p.m. The Public Works Department is closed from 12 Noon until 1:00 p.m. for lunch. Tires can also be thrown away behind the Chamber of Commerce on Saturday, April 22 from 9:00 a.m. till 12:00 Noon.



For more information, visit the City of Cochran website at www.cityofcochran.com.

crowd about their favorite charity, plus a kid's area put together by Hannv Hollow

Roger Bacon and Donna Asbell were attending the National Banana Pudding

Granti: Ombaska: Composers of Native American Mu-Faith will be screened, followed by a Q&A. Lecture and Recital by MGA Professor Giuliano

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF
DANVILLE
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING AGENDA
April 20th, 2023, 4:00 p.m. | Twiggs County Courthouse**

- | | |
|---|------|
| 1. Welcome & Introductions | MGRC |
| 2. Comprehensive Planning Overview | MGRC |
| 3. Plan Topics | MGRC |
| 4. Overview of Major Findings/Recommendations | MGRC |
| 5. Character Area Maps | MGRC |
| 6. Questions/Comments | MGRC |

For distribution of the final document, or if you have any questions or would like to discuss the plan, please contact us at:

Greg Boike	478-751-6160	gboike@mg-rc.org
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**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF
DANVILLE
JOINT COMPREHENSIVE PLAN**

**STAKEHOLDER MEETING 2 AGENDA
January 25, 2023, 4:00 p.m. | Development Authority Office**

- | | |
|----------------------------|------|
| 1. Welcome & Introductions | MGRC |
| 2. Survey Overview | MGRC |
| 3. Topic Discussions | MGRC |
| 4. Questions/Comments | MGRC |

Please take the Comprehensive Plan survey!

<https://forms.office.com/r/mGiRNNVvw4>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	gboike@mg-rc.org
Tiffany Dobbins	tdobbins@mg-rc.org

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF DANVILLE
JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING 1**

SIGN IN

January 25, 2023, 4:00 p.m. | Development Authority Office

Name and Title	Phone	Email
Marian Rearden	478-442-5854	mrearden@twiggs.k12.ga.us
James Austin	478-538-4107	jaustin@ /
William Coakley	478-542-4973	william.coakley@kamisolutions.com
Shahela Height	(478)945-3191	CityClerk@cityofjeffersville.org
Charles Willie	478 954 9218	Mayor@cityofjeffersville.org
MILTON SAMPSON	478-390-3839	MILTSAmp@gmail.com
Louise Kimberly	478-945-3272	dwimp803@windstream.net
Jessica White - Bus. Consultant	478-538-9539	jwhite@georgiasbdc.org
Jack Wood Fire Chief EMA Dist.	478-751-8008	jwood@twiggscounty.us
Monte Bloodworth	478 945-3629	zoring@twiggscounty.us
Tonya Mite	404-852-16876	tonya.mite@dea.ga.gov
Jan Anderson	850.556.6971	anderson_jh@mercier.edu

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF
DANVILLE
JOINT COMPREHENSIVE PLAN**

**STAKEHOLDER MEETING 2 AGENDA
January 31, 2023, 4:00 p.m. | Development Authority Office**

- | | |
|----------------------------|------|
| 1. Welcome & Introductions | MGRC |
| 2. Survey Overview | MGRC |
| 3. Topic Discussions | MGRC |
| 4. Questions/Comments | MGRC |

Please take the Comprehensive Plan survey!

<https://forms.office.com/r/mGiRNNVvw4>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	gboike@mg-rc.org
Tiffany Dobbins	tdobbins@mg-rc.org

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF DANVILLE
JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING 2**

SIGN IN

January 31, 2023, 4:00 p.m. | Development Authority Office

Name and Title	Phone	Email
Maggie Daniels Nurse Manager Health Dept	955-3351	maggie.daniels@dph.ga.gov
Lonnie Ford County Comm.	960-5360	lonnie.ford0517@gmail
Laura Gallimore City Council	478-718-3519	lauragallimore@gmail.com
Tonya Mole Family Connection	404-852-6876	tonya.mole@dcn.ga.gov
Lea Toney Dev. Authority	478-233-7468	twiggssc@gmail.com
Louise Wimberly	478 945-3272	dwimp803@windstream.net
Tracy Jackson	478 952 6058	tracyjackson24@yahoo.com
MILTON SAMPSON	478-390-3839	miltcamp@gmail.com
Shandrina Griffin-Stewart	478 973-6794	sgriffinstewart@twiggs.k12ga.gov
Joan Anderson	478-301-4765	anderson-jh@mercer.edu

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF
DANVILLE
JOINT COMPREHENSIVE PLAN**

**STAKEHOLDER MEETING 3 AGENDA
February 8, 2023, 4:00 p.m. | Development Authority Office**

- | | |
|----------------------------|------|
| 1. Welcome & Introductions | MGRC |
| 2. Survey Overview | MGRC |
| 3. Topic Discussions | MGRC |
| 4. Questions/Comments | MGRC |

Please take the Comprehensive Plan survey!

<https://forms.office.com/r/mGiRNNVvw4>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	gboike@mg-rc.org
Tiffany Dobbins	tdobbins@mg-rc.org

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF DANVILLE
JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING 3**

SIGN IN

February 8, 2023, 4:00 p.m. | Development Authority Office

Name and Title	Phone	Email
MILTON SIMPSON	478-390-3839	MILT.SAMP@gmail.com
Daniel Wright	478-397-0870	pastordaniel@jeffersonvillebaptist.org
Tanya Mole	404-850-6876	DCA
Commissioner Keith Washington	478-973-7425	Washington73Kw@gmail.com
Ann Hogan	478-973-1445	ann.hogan1946@gmail.com
Judy Sherling	478-808-8393	director@growthwiggscounty.com

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**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF
DANVILLE
JOINT COMPREHENSIVE PLAN**

**STAKEHOLDER MEETING 4 AGENDA
February 21, 2023, 4:00 p.m. | Development Authority Office**

- | | |
|----------------------------|------|
| 1. Welcome & Introductions | MGRC |
| 2. Survey Overview | MGRC |
| 3. Topic Discussions | MGRC |
| 4. Questions/Comments | MGRC |

Please take the Comprehensive Plan survey!

<https://forms.office.com/r/mGiRNNVvw4>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	gboike@mg-rc.org
Tiffany Dobbins	tdobbins@mg-rc.org

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF DANVILLE
JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING 4**

SIGN IN

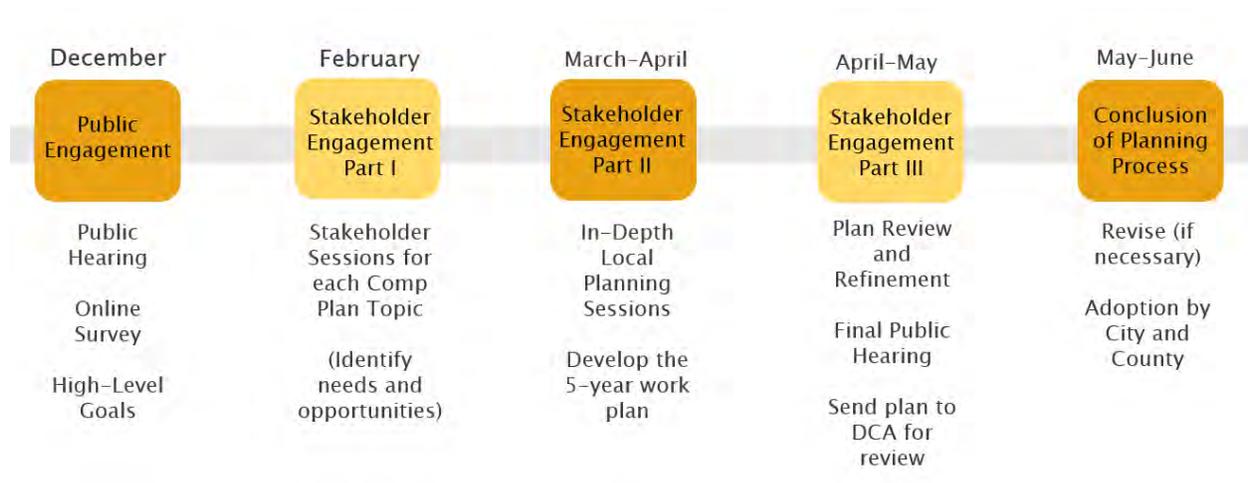
February 21, 2023, 4:00 p.m. | Development Authority Office

Name and Title	Phone	Email
Maggie Daniels, RN Health Dept. Manager	478-363-2601	maggie.daniels@dph-ga.gov
Jasmine Anderson Community Healthworker	478-955-5569	Jasmine.Anderson@dph.ga.gov
Miriam Rearden Twiggs County Public Schools	478-442-5854	mrearden@twiggs.k12.ga.us
MILTON Sampson Community Representative	478-390-3839	MILT_SAMP@GMAIL.COM
Joan Anderson Sr. Rural Health Project Mgr	478-391-4705	anderson_jh@mercer.edu
Judy Sherling	478-808-8393	Director@growtwiggscounty.ga

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF
DANVILLE
JOINT COMPREHENSIVE PLAN**

**STAKEHOLDER MEETING 5 AGENDA
March 1, 2023, 4:00 p.m. | Development Authority Office**

- | | |
|----------------------------|------|
| 1. Welcome & Introductions | MGRC |
| 2. Survey Overview | MGRC |
| 3. Topic Discussions | MGRC |
| 4. Questions/Comments | MGRC |



Please take the Comprehensive Plan survey!

<https://forms.office.com/r/mGiRNNVvw4>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	gboike@mg-rc.org
Tiffany Dobbins	tdobbins@mg-rc.org

**TWIGGS COUNTY, THE CITY OF JEFFERSONVILLE, AND THE TOWN OF DANVILLE
JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING 5**

SIGN IN

March 1, 2023, 4:00 p.m. | Development Authority Office

Name and Title	Phone	Email
Miriam Rearden Exec. Dir. Fed Prog + Accountability	478-442-5854	mrearden@twiggs.k12.ga.us
Tanya Mole DPA	404-852-6876	tanya.mole@da.ga.gov
Louise Wimberly	478-945-3272	
MILTON SIMPSON	478-390-3839	miltonsimpson@ghuail.com
Sean Anderson	478-301-4705	anderson-jh@mercer.edu
Ann HOGAN	478-973-1445	Jeffersonville+TwiggsCo.Dev.Auth.

Twiggs County, Town of Danville, & City of Jeffersonville Comprehensive Plan Survey

14

Responses

40:37

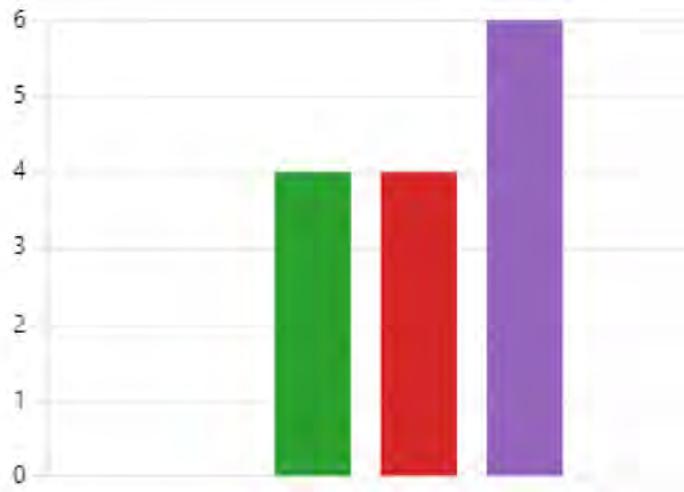
Average time to complete

Active

Status

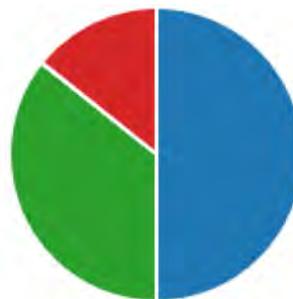
1. What is your age?

● Younger than 18	0
● 18-24	0
● 25-44	4
● 45-64	4
● 65 and over	6
● Prefer not to answer	0



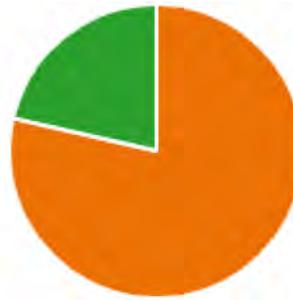
2. What is your race?

● African American/Black	7
● Asian or Pacific Islander	0
● Caucasian / White	5
● Prefer not to answer	2
● Other	0



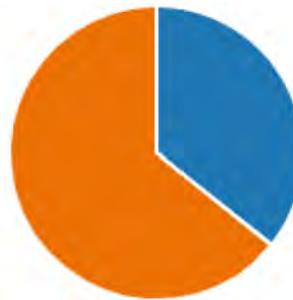
3. What is your ethnicity?

● Hispanic or Latino	0
● Not Hispanic or Latino	11
● Prefer not to answer	3



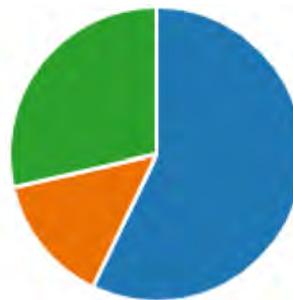
4. What is your Sex?

● Male	5
● Female	9
● Other	0



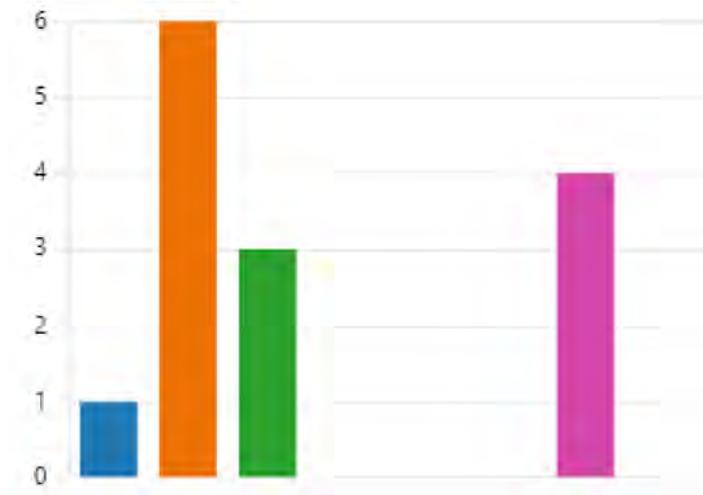
5. Which of the following best describes where you live?

● Unincorporated Twiggs County	8
● Danville	2
● Jeffersonville	4



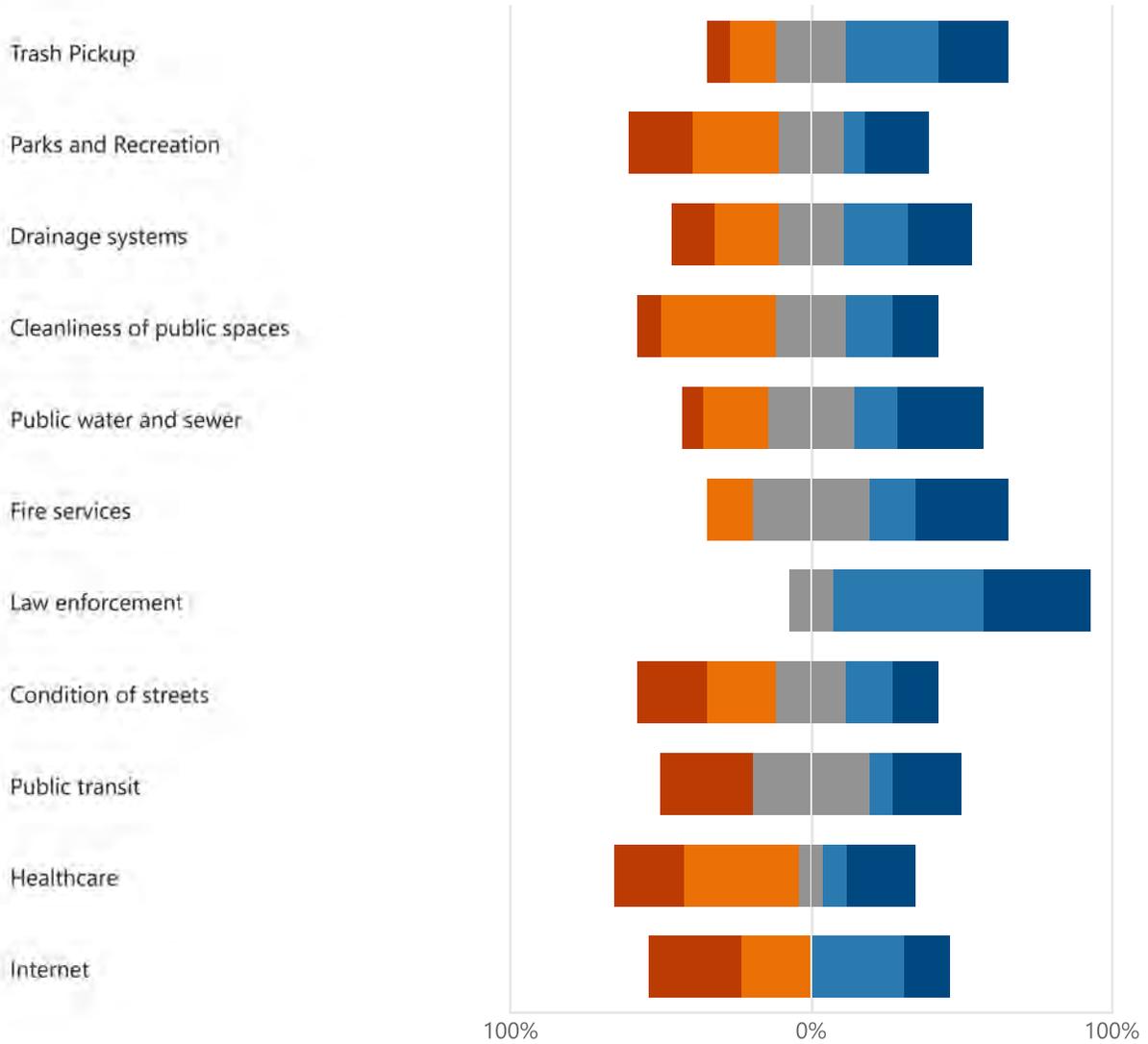
6. Where do you learn about community news and events?

Local Government Website	1
Social Media	6
Emails or e-newsletters	3
Flyers or posters	0
Print newspapers or newsletters	0
Mailed letters	0
Word of mouth	4
Other	0



7. Please rate your level of satisfaction with each of the following public services or facilities.

Very dissatisfied Dissatisfied Neither satisfied nor dissatisfied Satisfied Very satisfied



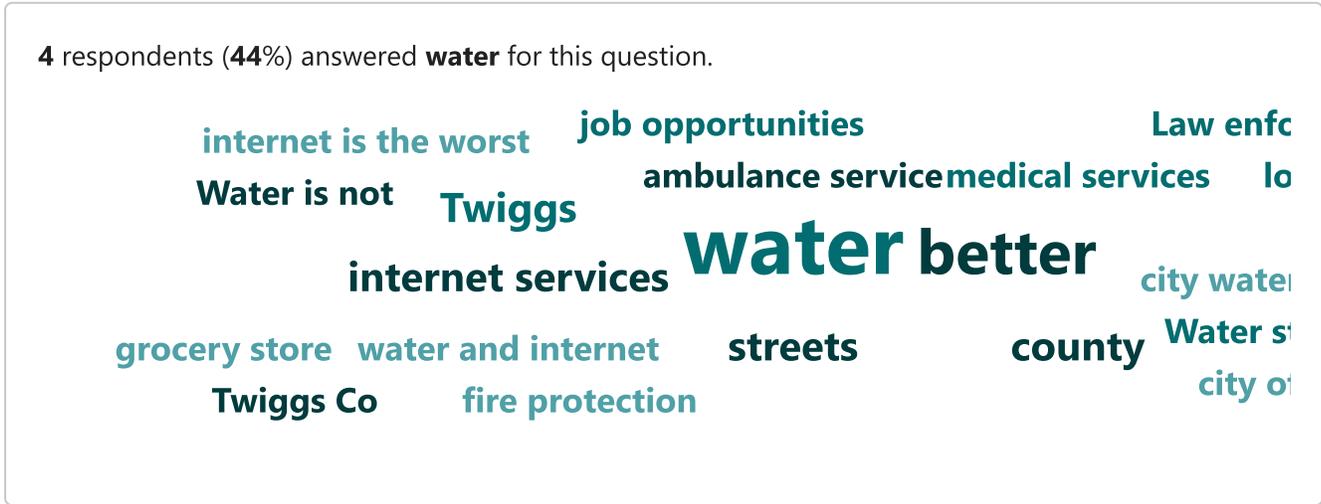
8. If you were dissatisfied with any of the services or facilities in question (7), please explain why.

9
Responses

Latest Responses

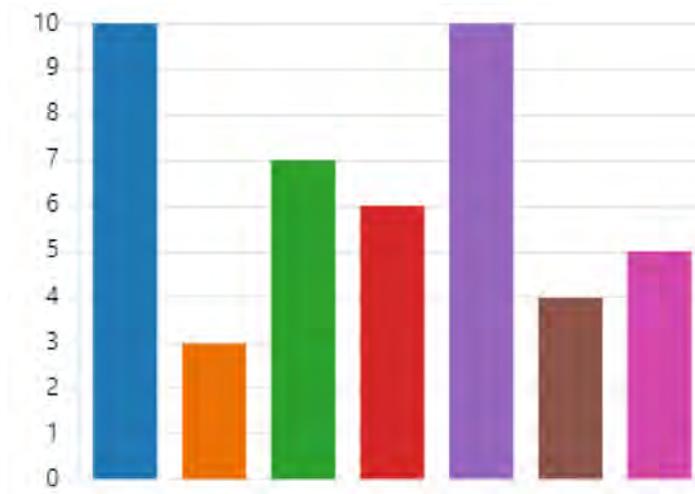
"Twiggs Co don't grow. Water structure , internet is the worst. N...

4 respondents (44%) answered **water** for this question.



9. What characteristics of development should be emphasized in future residential development?
(Check all that apply)

- Sidewalks within neighborhoods 10
- sidewalks and paths connecting ... 3
- Retail amenities within walking ... 7
- Streetlights in neighborhoods 6
- A mix of housing types (e.g., sin... 10
- Clear separation between reside... 4
- Preserving undeveloped rural ar... 5



10. When planning for future commercial and retail development, what type of development should there be an emphasis on? (Check all that apply)

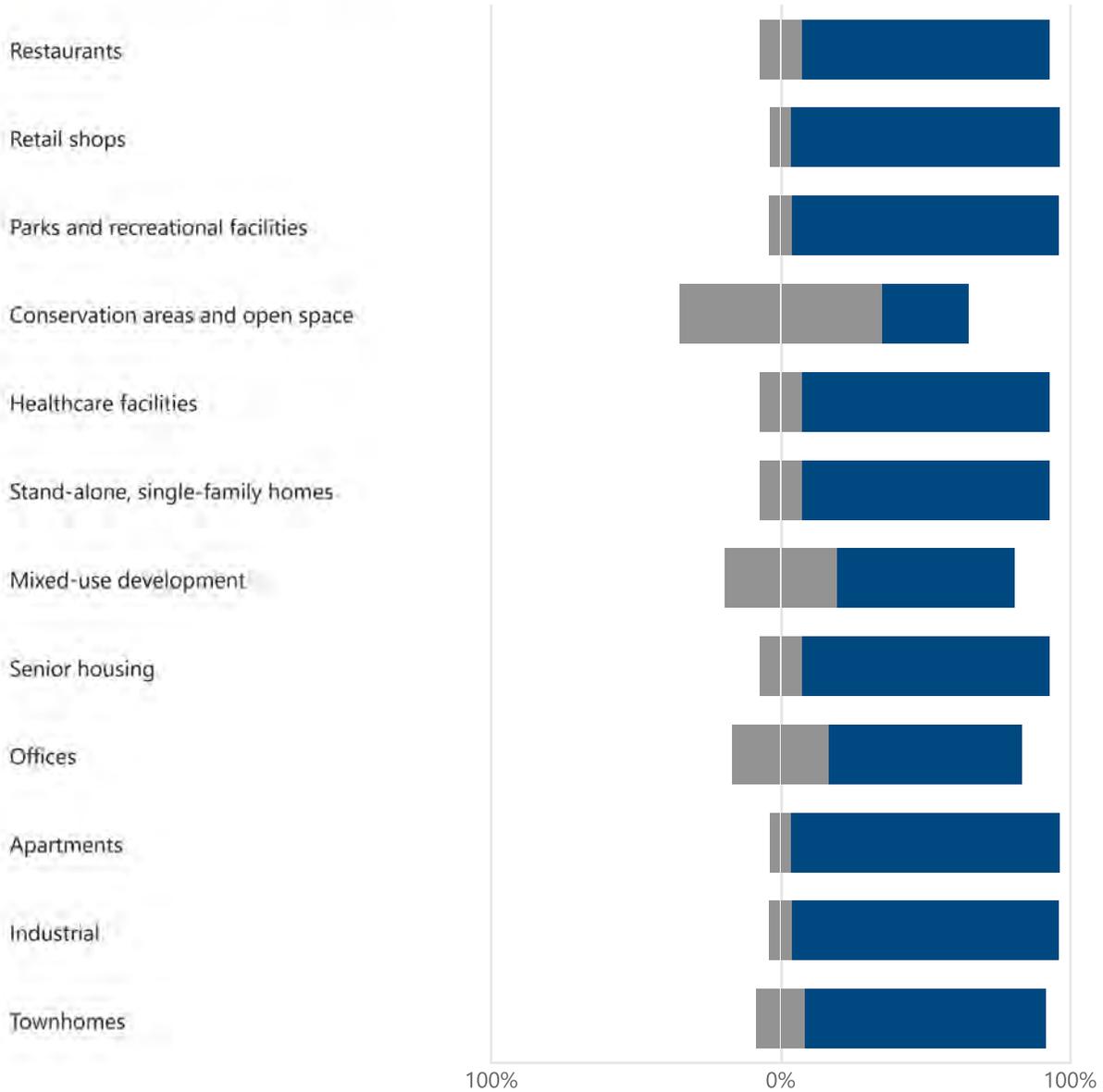
- Revitalized downtown commerc... 11
- New walkable mixed-used cente... 7
- New strip commercial developm... 5
- Redevelopment of existing com... 8



11.

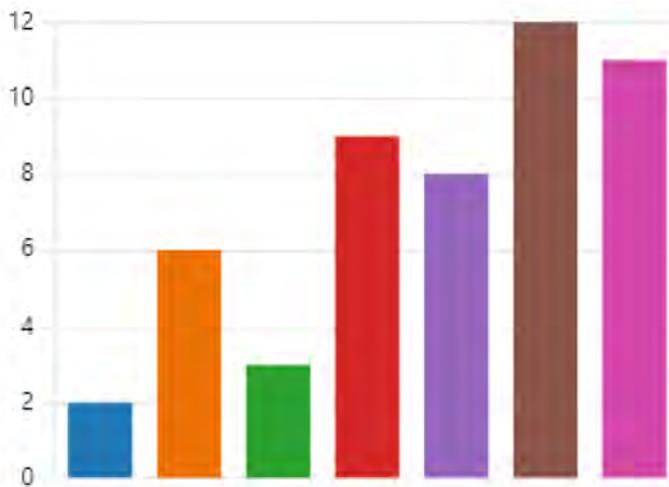
Please indicate if you would like to see less, about the same, or more of each of the following types of development or uses

Less About the same More



12. What transportation improvements would you like to see in the city and county? (Check all that apply)

- Improved traffic flow 2
- Sidewalk improvements 6
- Expanded alternative transporta... 3
- Transportation assistance for se... 9
- Public transit 8
- Routine maintenance of existing... 12
- Paving of dirt roads 11



13. Please identify any transportation safety concerns or areas in the roadways which need to be addressed. Please describe the location and the concern.

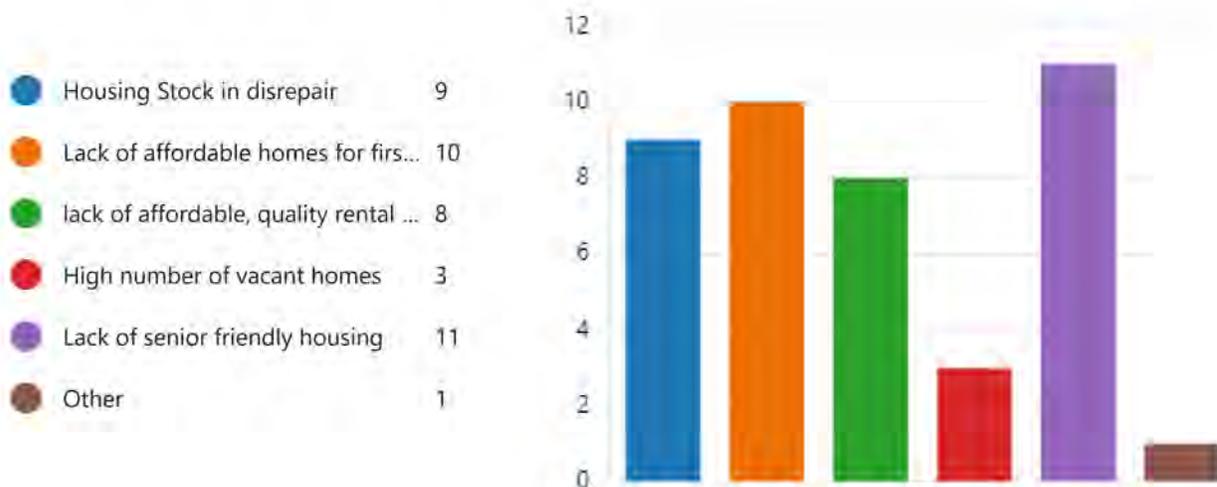
5
Responses

Latest Responses
"Paving of roads and fix pot holes"

5 respondents (100%) answered **roads** for this question.

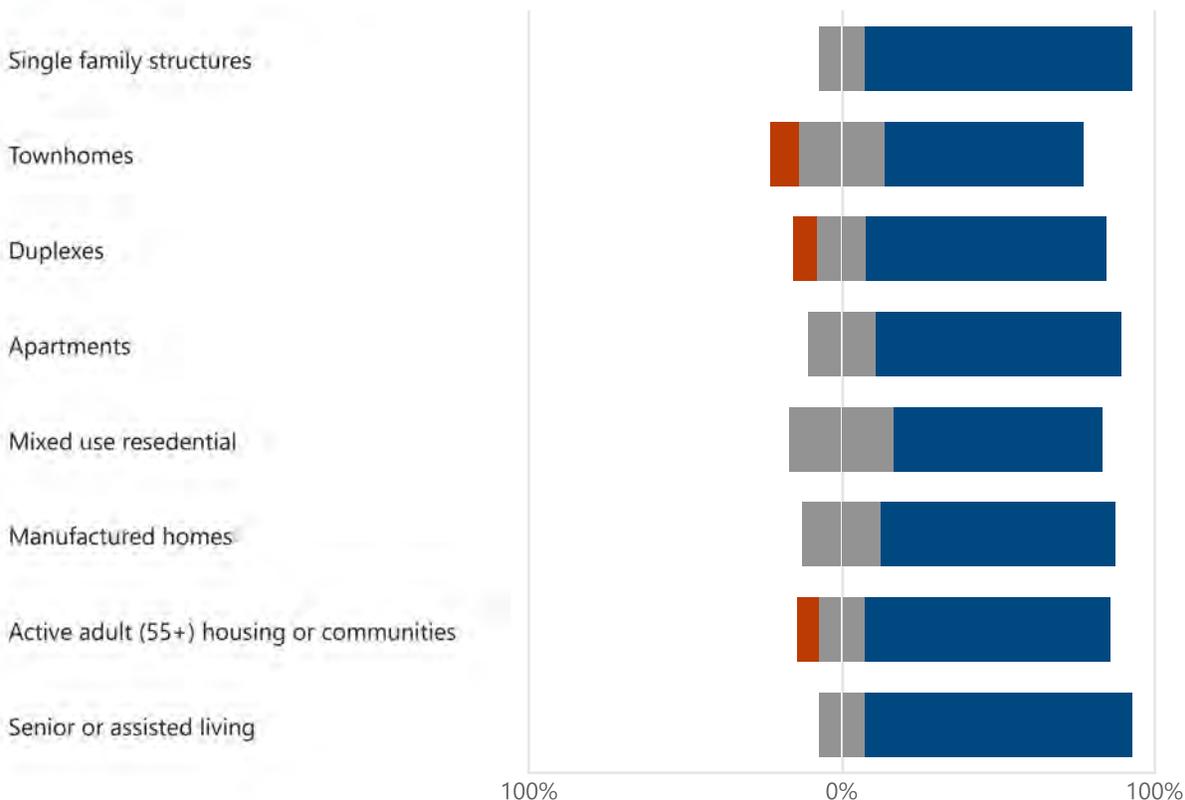
roads paved roads
neighborho

14. Which of the following, if any, are housing issues in the city and county? (Check all that apply)



15. Do you think the city and county need more, less, or the same amount of the following types of housing in the future?

■ Less ■ About the same ■ More



16. Do you think the city and county need more, less, or the same amount of any other type of housing that was not listed in question (20)? If so, please describe?

3

Responses

Latest Responses

17.

Please rank the following economic development needs in Twiggs County.



18. If you would like to explain your ranking in question (17), please do so here.

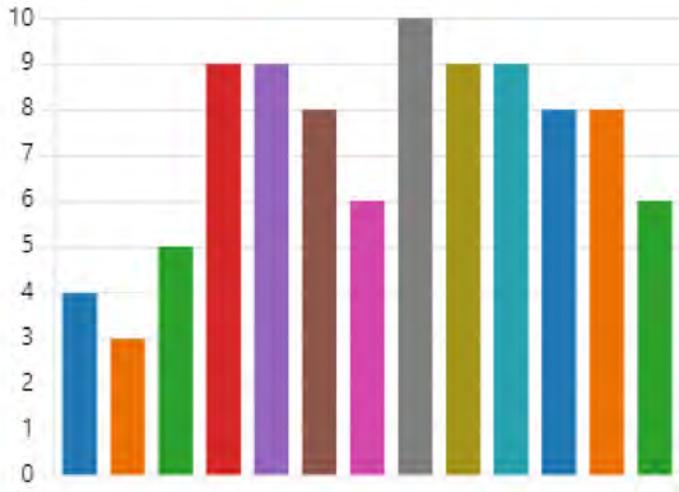
1

Responses

Latest Responses

19. What type of recreational amenities do you want more access to in the city and county?
(Check all that apply)

● Skate park	4
● Disc golf course	3
● Dog park	5
● Picnic Shelter	9
● Playground equipment	9
● Splash pad	8
● Outdoor fitness equipment	6
● Indoor recreation facility	10
● Senior-friendly amenities (e.g., P...	9
● Fitness classes	9
● Walking/hiking trails	8
● Swimming pool	8
● Sports fields/courts	6



20. Please rank the following priorities regarding natural and cultural resources for Twiggs County.

- 1 Preservation of existing parks an...
- 2 Protection of existing natural re...
- 3 Farmland preservation
- 4 Preservation of historic building...
- 5 Greenspace and parks included ...



21. If you would like to explain your ranking in question (24), please do so here.

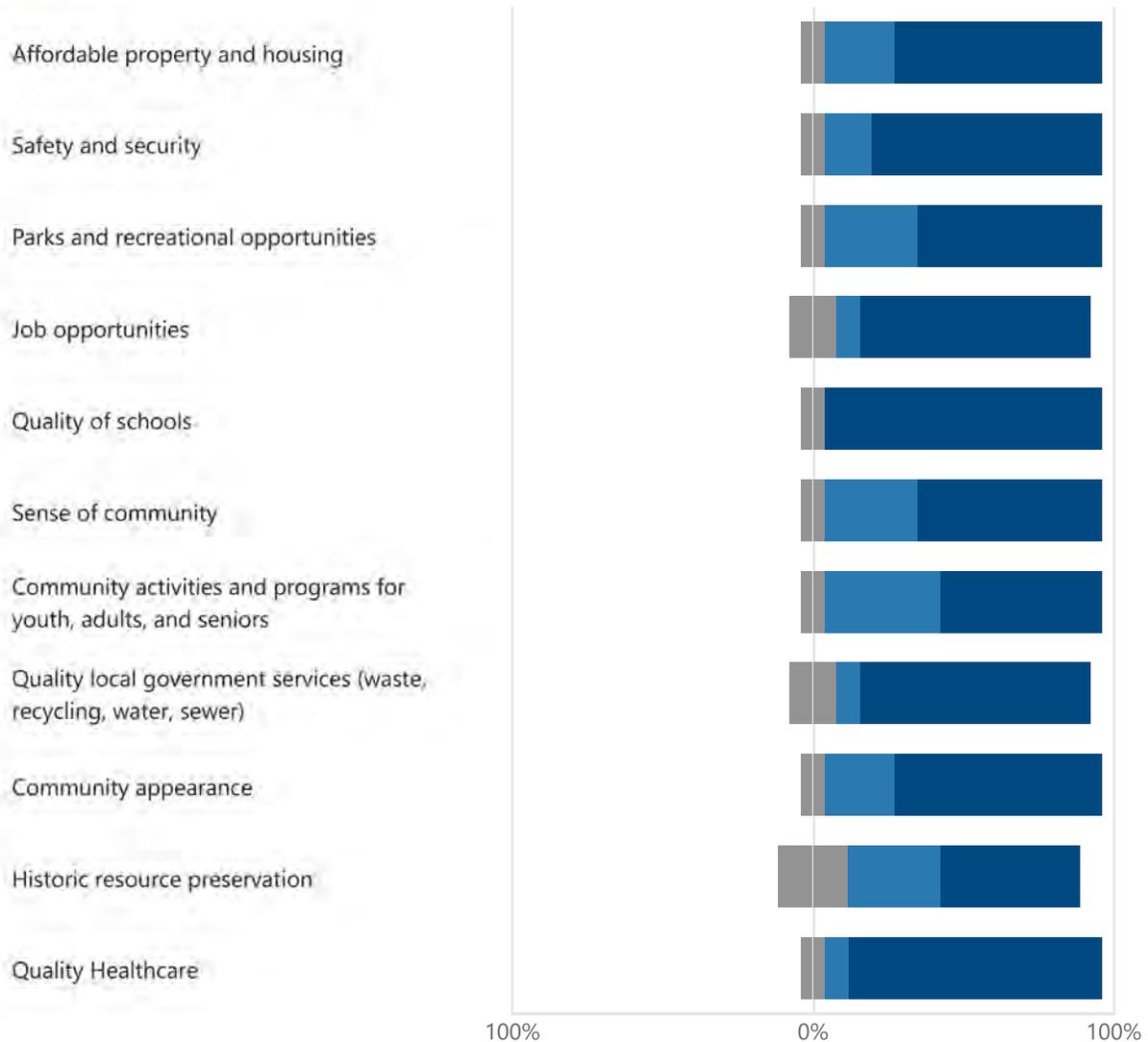
2

Responses

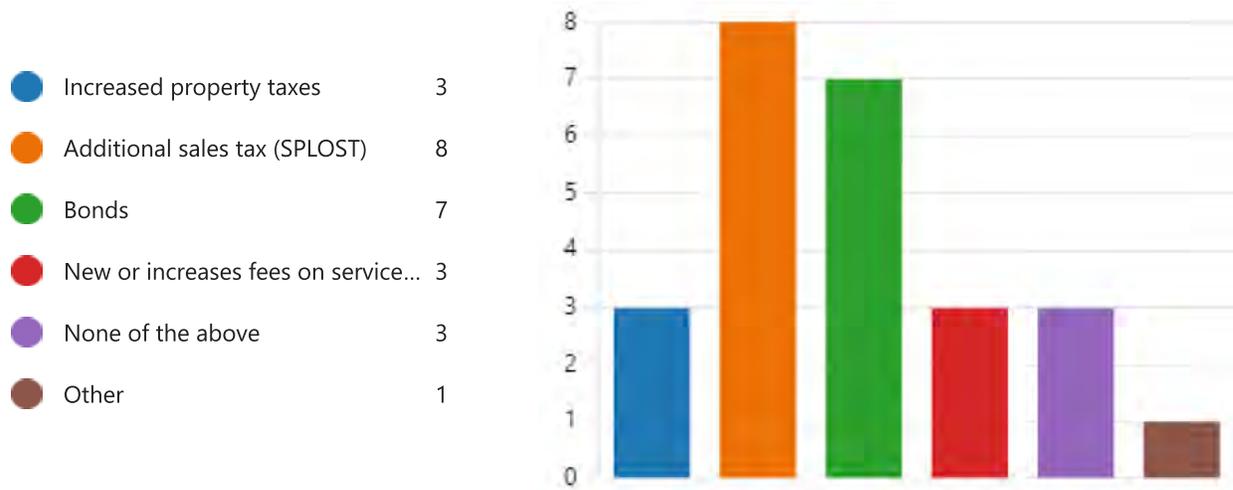
Latest Responses

22. How important are the following items to quality of life in the city and the county?

- Not at all important
- Not very Important
- Somewhat important
- Important
- Very important



23. What funding methods would you support for improving community services and facilities? (Check all that apply)



24. Please provide any other comments we should consider for the future of Twiggs County over the next 5 years.

4
Responses

Latest Responses

"doing things in the community so that everyone can enjoy. like...
"If you don't want Twiggs County to grow u should move on let ...

25.

Lastly, if you'd like to receive updates about the planning process and invitations for future involvement, please share your email below, so that we can add you to our mailing list!

6
Responses

Latest Responses
"katlee31032@yahoo.com"
"Advertising public. Do communities sit down forums"

1 respondents (17%) answered **Advertising public** for this question.

Advertising public
communities **forun**