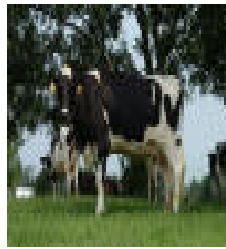


**JOINT COMPREHENSIVE PLAN
FOR PUTNAM COUNTY AND
CITY OF EATONTON**

COMMUNITY AGENDA



**Prepared by
Comprehensive Planning Steering Committee
with Assistance from
Middle Georgia Regional
Development Center**

August 2007

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THE COMMUNITY AGENDA FOR PUTNAM COUNTY AND CITY OF EATONTON

Community Vision

General Vision Statement

To create a framework that fosters initiatives and actions enabling Putnam County and Eatonton to have quality growth and a strong economy while preserving its natural beauty, rich literary and historical past.

Future Development Maps - Putnam County

The Future Development Maps (Maps 1a and 1b) for Putnam County present a pictorial view of the future land use patterns for the unincorporated area of the County and the final character areas.

Future Land Use

Outlined below are the residential, commercial, and industrial categories used to depict future land use development in the unincorporated area of Putnam County through the 2030 planning period.

Conservation/Greenspace

- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation uses
- Woodlots, arboreta, and other similar silvicultural uses
- Passive recreation
- Greenways
- Bicycle/pedestrian/recreation trails

Conservation/Greenspace uses are planned for the Oconee National Forest, Cedar Creek Wildlife Management Area, Rock Eagle 4-H Center, Central Georgia Branch Station Wildlife Management Area, and the Long Shoals Park area.

Rural

- Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting;
- Site-built dwellings and manufactured homes would be permitted on large lots to limit development density and protect farmland and the rural character of the area;
- Greenways;
- Bicycle/pedestrian trails;
- Passive recreation.

Future rural uses will be located in the Rural Character Area located in the eastern portion of the County.

Rural Residential

- Site-built dwellings and manufactured homes on individual lots or subdivisions
- Agriculture, silviculture, and conservation activities
- Active and passive recreation areas
- Supportive commercial and public/institutional uses

The portion of the unincorporated area outside of those areas designated as conservation/greenspace and rural use and not within the lakes/river and the highway corridors are planned for rural residential use.

Mixed Residential

- Single-family site-built or industrialized dwelling units on individual lots or subdivision
- Manufactured homes on individual lots or subdivisions
- Single-family attached townhomes and condominiums
- Retirement communities, including those that provide transitional services for those requiring different degrees of care support

This use is planned for the area within a two-mile radius of Lake Oconee and Lake Sinclair or the Lakes/River Character Area. Higher density developments will only be allowed where water/sewer infrastructure is available to support it.

Commercial

- Retail sales, office, service, and entertainment facilities

This use is planned for segments of the Harmony Road/Old Phoenix Road Corridor, Highway 441 Corridor, Highway 44 Corridor and the Pea Ridge Road Corridor Character Areas; several nodal developments at Highway 16 West and Highway 142, Highway 16 East and Long Shoals Road, Hwy 129 South and Hwy 212, and Pea Ridge Road and Scuffleboro Road; and at the intersection of Highway 16 East and Rockville Road. In addition, neighborhood centers, hotels,

and upscale specialty centers and office parks are likely to take place within the Lakes/River Character Area.

Mixed-Use Development

- Single-family site-built or industrialized dwelling units in subdivisions
- Multi-family dwellings
- Neighborhood and highway commercial uses
- Office buildings
- Public/institutional uses

Mixed-use development will occur along the southern portion of the Highway 441 Corridor Character Area, and portions of the Harmony Road/Old Phoenix Road Corridor and Highway 44 Character Areas.

Industrial

- Manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining, or mineral extraction activities or similar uses

Industrial uses in unincorporated Putnam County include existing facilities off Glenwood Springs Road, Hwy 44 and Harmony Road. These existing industrial uses are to be incorporated into the respective character areas located in these areas.

Public/Institutional

- Includes the local government facilities located in the unincorporated area of Putnam County.

Transportation/Communication/Utilities

- Includes the highway, railroad and utility facilities (including Plant Branch) in unincorporated Putnam County.

Character Areas

Ten character areas have been identified for the unincorporated area of Putnam County:

- Conservation and Greenspace
- Rural
- Rural Residential
- Lakes/River Corridor
- Harmony-Old Phoenix Road Corridor
- Highway 44 Corridor
- Pea Ridge Road Corridor
- Scenic Corridor

- US 441 Corridor
- US 129 Corridor

Defining Narratives

For each of the above character areas, a specific vision has been defined. This defining narrative will include:

- A written description of the recommended development patterns to be encouraged in the area;
- A listing of specific land uses to be allowed in the area;
- A listing of the Quality Community Objectives that will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

Conservation and Greenspace

The **Conservation and Greenspace** Character Area includes the Oconee National Forest, Cedar Creek Wildlife Management Area, Central Georgia Branch Station Wildlife Management Area, Rock Eagle 4-H Center, Rock Hawk Effigy and Trails, and the Long Shoals Recreation Area.

Recommended Development Patterns

- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
- Development in accordance with the state/federal agency management plans for the Oconee National Forest, Cedar Creek Wildlife Management Area, and Central Georgia Branch Station Wildlife Management Area.

Specific Uses Allowed in the Character Area

- Greenways
- Bicycle/pedestrian trail
- Passive recreation
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation uses
- Woodlots, arboreta, and other similar silvicultural uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Conservation and Greenspace Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Regional Cooperation

Implementation Measures to Achieve Desired Development Patterns

- Management plans for the Oconee National Forest, Cedar Creek Wildlife Management Area, Central Georgia Branch Station Wildlife Management Area, Rock Eagle 4-H Center, and Long Shoals Recreation Area

Rural

The **Rural** Character Area includes an area in eastern Putnam County between the northern boundary of the Lakes/River Character Area to just north of Highway 44.

Recommended Development Patterns

- Large minimum lot size requirements to limit development density and protect farmland and rural character area;
- Clustering development to preserve open space within the development site;
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development;
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer more intense development away from agricultural areas.

Specific Uses Allowed in the Character Area

- Agricultural uses, including horticultural, wholesale nurseries, and the raising of buildings related to the same
- Woodlots, arboreta, and other similar silvicultural uses
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation uses
- Single-family site-built and manufactured homes on large minimum lots
- Greenways
- Bicycle/pedestrian trails
- Passive recreation

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Transportation Alternatives

Implementation Measures to Achieve Desired Development Patterns

- Conduct a review of existing regulations to determine if changes are necessary to implement the recommended development patterns.

- Create incentives for developers to “think green” in their design of residential neighborhoods in the Rural Character Area using such measures as:
 - Innovative lot and street layout to protect critical natural resources;
 - Creation of open space within neighborhoods.

Rural Residential

The **Rural Residential** Character Area includes the portion of the unincorporated Putnam County west and north of the Lakes/River Corridor Character Area with the exception of the area within the Rural and Conservation/Greenspace Character Areas.

Recommended Development Patterns

- Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands by setting them aside from development.
- Provide greater design flexibility in the siting of services and infrastructure, including the opportunity to reduce the amount of paving required for residential development.
- Protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations.
- Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and strong neighborhood identity.
- Provide conservation and maintenance of open space for active or passive recreation use by residents of neighborhood and community.
- Provide multiple options for landowners in order to minimize impacts on environmental resources.
- Provide standards reflecting the varying circumstances and interests of individual landowners and the individual circumstances of their properties.
- Buffer agricultural lands and commercial development from new residential developments to reduce any incompatibility problems between the uses.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings and manufactured homes on conventional individual or subdivision lots
- Single-family detached dwellings located within conservation subdivisions
- Agricultural uses, including horticultural, wholesale nurseries, dairy farms, and the construction of buildings related to the same
- Woodlots, arboreta, and other similar silvicultural uses
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation use
- Municipal or public uses; public park or recreation area owned and operated by a public or private nonprofit agency; governmental or public utility building or use not to include business facilities, storage of materials, trucking or repair facilities, and the housing of repair crews.
- Existing industrial use on Glenwood Springs Road

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Residential Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Heritage Preservation
- Appropriate Businesses

Implementation Measures to Achieve Desired Development Patterns

- Revise existing land development regulations, where necessary, to encourage:
 - Conservation subdivisions (use Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances” as guide);
 - Large-lot size for individual and subdivision lots outside of areas not currently served by public water and sewer; and
 - Buffering of agricultural lands and commercial developments from new residential developments.
- Create incentives for developers to “think green” in their design of residential and mixed-use neighborhoods in the Rural Residential Character Area using such measures as:
 - Protecting critical natural resources and promoting energy conservation with innovative lot and street layout;
 - Creating open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction; and
 - Providing an aesthetically-pleasing landscape at their various housing developments, that could include providing a tree planting budget in their housing construction package.

Lakes/River Corridor

The **Lakes/River Corridor** includes land within a two-mile radius of Lake Oconee, Lake Sinclair, and the Oconee River which has seen enormous development in the last ten to fifteen years and will likely accommodate a large percentage of Putnam County’s growth during the planning period.

Recommended Development Patterns

- There are plenty of housing types and sizes that most residents of Putnam County can afford.
- Encourage new developments to integrate all modes of transportation, with safe sidewalks and pathways throughout.
- Encourage the establishment of green spaces and passive recreation areas within new residential developments.
- Encourage new developments to preserve as many existing trees as possible, especially specimen trees.

- Encourage new development to use sustainable, energy-efficient materials, appliances, and design.
- Encourage new developments to organize streets in connected internal networks which are connected to existing or planned adjacent streets, and to avoid cul-de-sacs except where absolutely necessary due to natural conditions.
- Encourage narrower roadways and parking on both sides of the streets in new developments.
- Encourage the use of traffic-calming measures in new developments.
- Encourage developers to work with the natural topography and minimize grading.
- Encourage the development of neighborhood centers with retail, office, and public meeting spaces and/or park or other greenspace within a reasonable distance of residential development based on market demand.

Specific Uses Allowed in the Character Area

- Mixed residential uses
- Neighborhood commercial centers that complement the nearby residential development
- Hotels
- Upscale specialty centers and office parks
- Retirement communities including transitional living developments

Quality Community Objectives that will be Pursued

Below are the Quality Community Objectives that will be pursued in the Lakes/River Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Heritage Preservation
- Appropriate Businesses
- Transportation Alternatives
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulations where necessary to establish the recommended development patterns for the Lakes/River Character Area.
- Conduct pre-development meetings with developers of large developments to encourage the implementation of the recommended development patterns within these developments.

Harmony-Old Phoenix Road Corridor

The **Harmony-Old Phoenix Road Corridor**, located in northern and northeastern Putnam County, has seen enormous transition in recent times from a rural area to an important mixed use strip to approximately Parks Mill Road. During the planning period, the section from Parks Mill Road to US 441 will see an enormous change from its predominately rural character.

Recommended Development Patterns

Within the Commercial use area, the following development patterns should be encouraged:

- Integration with existing and planned surrounding uses, not disconnected from them;
- More than one use in the project (retail, service, office, civic, and residential);
- Compact centers or districts, rather than a commercial strip;
- The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential;
- A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping);
- A portion of surface area devoted to off-street parking is landscaped and includes canopy trees;
- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area;
- New developments retain existing natural amenities, including trees, or include constructed natural amenities which are accessible to pedestrians;
- The use of sustainable, energy efficient materials, appliances, and design in new developments;
- Outdoor lighting shielded to minimize light pollution, and lighting in walkable areas which is at human scale;
- Attractive sidewalks and/or pathways leading to and through sites to promote comfortable safe walking between all destinations within the project and character area;
- Parking located behind or to the side of buildings and never at corners and buffered by landscaping or walls with little street visibility;
- Driveway consolidation to reduce vehicle-pedestrian conflicts and to reduce impacts on roadway access.

Within the Mixed-Use Development area, the following development patterns should be encouraged:

- Streets organized in a connected network internally and which are connected to existing or planned adjacent streets in new residential developments;
- Cul-de-sacs should be avoided in new residential developments except where absolutely necessary due to natural conditions;
- Narrower roadways and parking allowed on both sides of the street in new residential developments;
- Traffic-calming measures should be incorporated in the internal street design for new residential developments;
- The integration with existing and planned surrounding uses, not disconnected from them;
- Compact centers or districts, rather than a commercial strip;
- The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential;
- A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping);
- A portion of surface area devoted to off-street parking is landscaped and includes canopy trees;

- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area;
- New developments retain existing natural amenities, including trees, or include constructed natural amenities, accessible to pedestrians;
- The use of sustainable, energy efficient materials, appliances, and design in new developments;
- Outdoor lighting is shielded to minimize light pollution, and lighting in walkable areas is at human scale;
- Attractive sidewalks and/or pathways leading to and through site to promote comfortable, safe walking between all destinations within the project and character area;
- Parking located behind or to the side of buildings and never at corners and buffered by landscaping or walls with little street visibility;
- Driveway consolidation to reduce vehicle-pedestrian conflicts and reduce impacts on roadway access.

Specific Uses Allowed in the Character Area

- Retail sales, office, service, and entertainment facilities between Wards Chapel Road and Parks Mill Road
- Mixed-Use Development between Highway 441 and Parks Mill Road
- Existing industrial use off Harmony Road

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Harmony-Old Phoenix Road Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Appropriate Businesses
- Transportation Alternatives
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulations where necessary to establish the recommended development patterns for the Harmony-Old Phoenix Road Character Area.
- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.

Highway 44 Corridor

The **Highway 44 Corridor** at the Eatonton City Limits currently takes on a rural character to about Alexander Road, where from there to Lake Oconee is a mixture of residential and commercial uses. Urban development is gradually moving south of Alexander Road and will likely continue this movement during the planning period. The widening of the roadway in the

next several years could hasten this development pattern. On the north and south sides of this corridor, rural and rural residential uses are planned.

Recommended Development Patterns

Within the Commercial use area, the following development patterns should be encouraged:

- The integration with existing and planned surrounding uses, not disconnected from them;
- More than one use in the project (retail, service, office, civic and residential);
- Compact centers or districts, rather than a commercial strip;
- The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential;
- A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping);
- A portion of surface area devoted to off-street parking is landscaped and includes canopy trees;
- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area;
- New developments retain existing natural amenities, including trees, or includes constructed natural amenities, which are accessible to pedestrians;
- The use of sustainable, energy-efficient materials, appliances, and design in new developments;
- Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale;
- Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area;
- Parking located behind or to the side of buildings and never at corners and be buffered by landscaping or walls with little street visibility;
- Driveway consolidation to reduce vehicle-pedestrian conflicts and reduces impacts on roadway access.

Within the Mixed-Use Development area, the following development patterns should be encouraged:

- Streets organized in a connected network internally and are connected to existing or planned adjacent streets in new residential developments;
- Cul-de-sacs should be avoided except where absolutely necessary due to natural conditions in new residential developments;
- Narrower roadways and parking allowed on both sides of the street in new residential developments;
- Traffic-calming measures are incorporated in the internal street design for new residential developments;
- The integration with existing and planned surrounding uses, not disconnected from them;
- Compact centers or districts, rather than a commercial strip;
- The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential;

- A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping);
- A portion of surface area devoted to off-street parking is landscaped and includes canopy trees;
- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area;
- New developments retain existing natural amenities, including trees, or includes constructed natural amenities, which are accessible to pedestrians;
- The use of sustainable, energy-efficient materials, appliances, and design in new developments;
- Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale;
- Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area;
- Parking located behind or to the side of buildings and never at corners and be buffered by landscaping or walls with little street visibility;
- Driveway consolidation to reduce vehicle-pedestrian conflicts and reduce impacts on roadway access.

Specific Uses Allowed in the Character Area

- Retail sales, office, service, and entertainment facilities between Gatewood Road to Lake Oconee; then from approximately Dance Road to the Eatonton City Limits
- Mixed-Use Development between Gatewood Road south to approximately Dance Road
- Existing industrial use at Hwy 44 and New Phoenix Road

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Highway 44 Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Appropriate Businesses
- Transportation Alternatives
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulations where necessary to establish the recommended development patterns for the Highway 44 Corridor Character Area.
- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.

Pea Ridge Road Corridor

The **Pea Ridge Road Corridor** beginning at US 441 is a major route taken by residents and visitors traveling between US 441 and Lake Oconee and is sometimes used as a bypass by travelers going beyond Lake Oconee to Greensboro and I-20. Putnam County is currently widening the road to accommodate the existing and planned traffic demand.

Recommended Development Patterns

- Encourage clustering of commercial development at nodes along the corridor (US 441 and Scuffleboro Road), separated by areas of open space or attractive residential development.
- Encourage the integration with existing and planned surrounding uses, not disconnected from them.
- Encourage that a portion of the site area be devoted to usable open space.
- Encourage a portion of surface area devoted to off-street parking is landscaped and includes canopy trees.
- Encourage that building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.
- Encourage that new developments retain existing natural amenities, including trees, or includes constructed natural amenities, which are accessible to pedestrians.
- Promote the use of sustainable, energy-efficient materials, appliances, and design in new developments.
- Encourage that outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale.
- Encourage the construction of attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area.
- Encourage that parking located behind or to the side of buildings and never at corners and be buffered by landscaping or walls with little street visibility.

Specific Uses Allowed in the Character Area

- Retail sales, office, service, and entertainment facilities

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Pea Ridge Road Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Transportation Alternatives

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulations where necessary to establish the recommended development patterns for the Pea Ridge Road Corridor Character Area.

- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.

Historic-Piedmont (Highway 16) Scenic Corridor

The **Historic-Piedmont (Highway 16) Scenic Corridor** is part of the State Scenic Byway System. The portion within Putnam County runs from Highway 142 to the Oconee River. A Corridor Management Plan was developed for this scenic byway that outlines specific strategies to preserve and protect the intrinsic qualities along the byway. The narrative below is based on the recommendations from this Corridor Management Plan.

Recommended Development Patterns

- Encourage clustering of low-intensive commercial development at selected nodes along the corridor.
- Encourage cluster and planned unit residential developments as alternatives to discourage sprawl along the corridor.
- Promote open vistas of the pasture areas and other viewsheds along the corridor.
- Encourage appropriate timber buffer maintenance.
- Place limitation of new signs and prohibit new billboards in the corridor.
- Encourage the protection of sensitive natural resources in the corridor, including wetlands, floodplains, wildlife habitats, and other unique ecosystems.
- Promote the restoration and preservation of key historic resources in the corridor.
- Promote small business establishments and museums that enhance the cultural qualities in the corridor.
- Encourage the protection and promotion of the Rock Hawk Effigy near the Oconee River.
- Encourage the preservation and enhancement of Native American sites, cemeteries, mills, factories, and other archeological sites.
- Encourage the establishment of bicycling, equestrian, hiking and birding trails, historic and scenic turn-offs, and camping sites in the corridor.
- Encourage the establishment of GDOT's Wildflower Program and other landscaping projects in the corridor.

Specific Uses Allowed in the Character Area

- Highway 16 East:
 - Conservation/Greenspace
 - Rural and rural residential uses
 - Limited commercial uses at Long Shoals Road and Rockville Road
- Highway 16 West
 - Rural and rural residential uses
 - Conservation/Greenspace
 - Limited commercial uses at Highway 142

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Historic-Piedmont (Highway 16) Scenic Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Transportation Alternatives
- Appropriate Businesses
- Regional Identity

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulations where necessary to establish the recommended development patterns for the Historic-Piedmont Scenic Corridor Character Area.
- Plan and establish scenic/historic turnoffs with appropriate bicycling, equestrian, hiking, and birding trails in the corridor.
- Establish a complete inventory and interpretation of natural, historic, archeological, and cultural features in the corridor.
- Encourage and promote best management timber practices to maintain an appropriate buffer along the corridor.
- Establish a wildflower program and other landscape projects in the corridor.

US 441 Corridor

The US 441 Corridor in unincorporated Putnam County consists of two distinctively different sections; the first, north of the Eatonton City Limits to the Morgan County Line and the second one south of the Eatonton City Limits to the Baldwin County Line. Each of these sections is facing their own unique issues and development pressures that need to be addressed in this report.

Recommended Development Patterns

Within the section north of the Eatonton City Limits, the following development patterns should be encouraged:

- Eatonton City Limits to Harmony Road (Outside of Oconee National Forest and Rock Eagle 4-H Center).
 - Large minimum lot size requirements to limit development density and protect farmland and the rural character of the area;
 - Clustering development to preserve open space within the development site;
 - Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development;
 - Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
 - Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views.

- Harmony Road to Morgan County Line:
 - The integration with existing and planned surrounding uses, not disconnected from them.
 - More than one use in the project (retail, service, office, civic, and residential).
 - Compact centers or districts, rather than a commercial strip.
 - The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential.
 - A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping).
 - A portion of surface area devoted to off-street parking is landscaped and includes canopy trees.
 - Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.
 - New developments retain existing natural amenities, including trees, or include constructed natural amenities, which are accessible to pedestrians.
 - The use of sustainable, energy-efficient materials, appliances, and design in new developments.
 - Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale.
 - Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project.
 - Parking located behind or to the side of buildings and be buffered by landscaping or walls with little street visibility.
 - Driveway consolidation to reduce vehicle-pedestrian conflicts and reduce impacts on roadway access.
 - Limited curb cuts on Highway 441 with access provided along a frontage road system.
 - Guidelines on setbacks, signs, and landscaping along the frontage road to enhance the aesthetic quality of the development and the corridor.

Within the section south of the Eatonton Bypass, the following development patterns should be encouraged.

- Baldwin County Line to Pea Ridge Road.
 - The integration with existing and planned surrounding uses, not disconnected from them.
 - More than one use in the project (retail, service, office, civic, and residential).
 - Compact centers or districts, rather than a commercial strip.
 - The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential.
 - A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping).
 - A portion of surface area devoted to off-street parking is landscaped and includes canopy trees.
 - Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.

- New developments retain existing natural amenities, including trees, or include constructed natural amenities, which are accessible to pedestrians.
- The use of sustainable, energy-efficient materials, appliances, and design in new developments.
- Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale.
- Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area.
- Parking located behind or to the side of buildings and never at corners and buffered by landscaping or walls with little street visibility.
- Driveway consolidation to reduce vehicle-pedestrian conflicts and reduce impacts on roadway access.
- Pea Ridge Road to Eatonton City Limits
 - Streets organized in a connected network internally and are connected to existing or planned adjacent streets in new residential developments.
 - Cul-de-sacs should be avoided except where absolutely necessary due to natural conditions in new residential developments.
 - Narrower roadways and parking allowed on both sides of the street in new residential developments.
 - Traffic-calming measures are incorporated in the internal street design for new residential developments.
 - The integration with existing and planned surrounding uses, not disconnected from them.
 - Compact centers or districts, rather than a commercial strip.
 - The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential.
 - A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping).
 - A portion of surface area devoted to off-street parking is landscaped and includes canopy trees.
 - Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.
 - New developments retain existing natural amenities, including trees, or include constructed natural amenities, which are accessible to pedestrians.
 - The use of sustainable, energy-efficient materials, appliances, and design in new developments.
 - Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale.
 - Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area.
 - Parking located behind or to the side of buildings and never at corners and buffered by landscaping or walls with little street visibility.
 - Driveway consolidation to reduce vehicle-pedestrian conflicts and reduce impacts on roadway access.

Specific Uses Allowed in the Character Area

- Eatonton City Limits to Harmony Road (Outside of Oconee National Forest and Rock Eagle 4-H Center)
 - Agricultural uses, including horticultural, wholesale nurseries, and the raising of buildings related to the same;
 - Woodlots, arboreta, and other similar silvicultural uses;
 - Single-family site-built and manufactured homes on large minimum lots;
 - Single-family detached dwellings located within conservation subdivisions;
 - Greenways;
 - Bicycle/pedestrian trails;
 - Passive recreation.
- Harmony Road to Morgan County Line:
 - Retail sales, office, service, and entertainment facilities
- Baldwin County Line to Pea Ridge Road.
 - Retail sales, office, service, and entertainment facilities
- Pea Ridge Road to Eatonton City Limits
 - Mixed-Use Development

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the US 441 Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Transportation Alternatives
- Appropriate Businesses
- Housing Opportunities

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulation where necessary to establish the recommended development patterns for the US 441 Corridor Character Area.
- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.

US 129 Corridor

The **US 129 Corridor** between the Jones County Line and the Eatonton City Limits in many ways mirrors its rural surroundings, with the only exception being the convenience commercial uses at the intersection of Highway 112. The proposed future widening of this roadway will likely not change its current development. It will continue to be a pass-through from points south and west to Eatonton and I-20.

Recommended Development Patterns

- Large minimum lot size requirements to limit development density and protect farmland and rural character area;
- Clustering development to preserve open space within the development site;
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shapes identity and character of the development;
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Encourage clustering of commercial development at nodes along the corridor (Highway 112).

Specific Uses Allowed in the Character Area

- Agricultural uses, including horticultural, wholesale nurseries, and the raising of buildings related to the same;
- Woodlots, arboreta, and other similar silvicultural uses;
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation uses;
- Single-family site-built and manufactured homes on large minimum lots;
- Greenways;
- Bicycle/pedestrian trails;
- Passive recreation;
- Convenience commercial uses at the Highway 112 intersection.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Transportation Alternatives

Implementation Measures to Achieve Desired Development Patterns

- Conduct a review of existing regulations to determine if changes are necessary to implement the recommended development patterns.
- Create incentives for developers to think “green” in their design of residential neighborhoods in the US 129 Corridor Character Area using such measures as:
 - Innovative lot and street layout to protect critical natural resources;
 - Creation of open space within neighborhoods.

Future Development Maps – City of Eatonton

The Future Development Maps (2a and 2b) for the City of Eatonton presents a pictorial view of the future land use patterns for the unincorporated area of the county and the final character areas.

Future Land Use

Outlined below are the residential, commercial, and industrial categories used to depict future land use development in the unincorporated area of the City of Eatonton through the 2030 planning period.

Rural Residential

- Site-built dwellings and manufactured homes on individual lots or subdivisions.
- Agriculture, silviculture and conservation activities.
- Active and passive recreation areas.
- Supportive commercial and public/institutional uses.

Rural residential development will take place in the northeast portion of the City on either side of Lower Harmony Road and east of the East Bypass Corridor.

Low-Density Residential

- Site-built single-family dwellings; single-family cluster and conservation subdivisions; 1.00-3.00 units/acre.

Low-Density Residential uses are planned for the western portion of the City to act as transition between the more intensive development on the east and the rural residential uses located at the periphery of the City.

Low-Medium Density Residential

- Site-built single-family dwelling; single-family attached; single-family patio; single-family cluster and conservation subdivisions; 3.01-4.00 units/acre.

Beyond the existing low-medium density residential neighborhoods in the City, the areas just to the west of the East Bypass Corridor are expected to be developed under this land use designation.

Medium-Density Residential

- Site-built single-family dwellings; single-family attached; single-family patio; single-family cluster conservation subdivisions; duplexes; multi-family apartments (townhouses and garden); 4.01-8.00 units/acre.

Areas to be developed as medium-density residential during the planning period several large vacant tracts located off of the West Bypass.

Commercial

- Retail sales, office, service, and entertainment facilities.

Commercial uses are proposed for the downtown area, portions of US 441 South, sections of the West Bypass, and Highway 16 East from the Senior Center to the Highway 16/44 split.

Industrial

- Light Manufacturing
 - Effects of the industrial operation are not detectable beyond the boundaries of the property.
 - Includes warehousing and wholesale trade facilities.
- Heavy Manufacturing
 - Contain most of the fabrication, processing, storage, and assembly operations in the community.
 - Areas designated for heavy manufacturing may generate noise, odors, and smoke that are detectable beyond the boundaries of the property.

Light industrial uses are planned for the North Industrial Park area near split of the West Bypass and US 441/129 North. Heavy industrial uses will take place in the South Industrial Park Area off of US 441/129. There is an isolated industrial use near the downtown area that is likely to remain for the foreseeable future.

Public/Institutional

- Includes several government building complexes, police and fire stations, a library, a post office, several schools and churches, a cemetery, and a hospital scattered throughout the City.

Transportation/Communication/Utilities

- Includes railroad facilities, radio and communication towers, utility switching stations, and highways and roads within the City.

Park/Recreation Conservation

- These areas include the publicly owned public parks, golf course, recreation center, and similar uses situated in different areas of the community.

Character Areas

Thirteen character areas have been identified for the City of Eatonton:

- Rural Residential
- Suburban Area Developing

- Traditional Neighborhood Stable
- Traditional Neighborhood Redevelopment Area
- Downtown District
- East Bypass Corridor
- Eatonton Historic District
- Highway 44 Corridor
- US 441 Corridor
- US 129 Corridor
- Historic-Piedmont (Highway 16) Scenic Byway Corridor
- South Industrial Park
- North Industrial Park

Defining Narratives

For each of the above character areas, a specific vision has been defined. This defining narrative will include:

- A written description of the recommended development patterns to be encouraged in the area;
- A listing of specific land uses to be allowed in the area;
- A listing of the Quality Community Objectives that will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

Rural Residential

The **Rural Residential** Character Area includes the northeast portion of the City between Highway 44 and US 441 North and east of new Bypass. With most of the more intense development expected to take place west of current Bypass, and within and to the west of the proposed East Bypass Corridor, this portion of Eatonton will likely maintain its rural character throughout the planning period with maybe a few large-lot subdivisions.

Recommended Development Patterns

- Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside from development.
- Protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations.
- Provide greater design flexibility in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and with strong neighborhood identity.
- Provide conservation and maintenance of open space for active or passive recreation use by residents of neighborhood and community.

Specific Uses Allowed in the Character Area

- Single-family detached dwellings and manufactured homes on conventional individual or subdivision lots.
- Single-family detached dwellings located within conservation subdivisions;
- Agricultural uses, including horticultural, wholesale nurseries, dairy farms and the construction of buildings related to the same;
- Woodlots, arboreta, and other similar silvicultural uses;
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation use;

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Residential Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Heritage Preservation
- Appropriate Businesses

Implementation Measures to Achieve Desired Development Patterns

- Revise existing land development regulations, where necessary to encourage:
 - Conservation subdivisions (use Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances” as guide);
 - Large-lot size for individual and subdivision lots outside of areas not currently served by public water and sewer.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods in the Rural Residential Character Area using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction.

Suburban Neighborhood Developing

The areas identified within the **Suburban Neighborhood Developing** Character Area will see a transition from a rural to a more urban setting during the planning period. This transition is coming about as a result of anticipated development in the new East Bypass Corridor and a desire to reside near the new employment centers along the West Bypass.

Recommended Development Patterns

- There are plenty of housing types and sizes that most residents in the City of Eatonton can afford.
- Encourage new developments to integrate all modes of transportation, with safe sidewalks and pathways throughout.

- Encourage the establishment of greenspaces and passive recreation areas within new residential developments.
- Encourage that new developments preserve as many existing trees as possible, especially specimen trees.
- Encourage new development to use sustainable, energy-efficient materials, appliances, and design.
- Encourage new developments to organize streets in a connected network internally and are connected to existing or planned adjacent streets, and to avoid cul-de-sacs except where absolutely necessary due to natural conditions.
- Encourage narrower roadways and parking on both sides of the streets in new developments.
- Encourage the use of traffic-calming measures in new developments.
- Encourage developers to work with the natural topography and minimize grading.
- Encourage the development of neighborhood centers with retail, office, a public meeting space, and/or park or other greenspace within reasonable distance of residential development based on market demand.

Specific Uses Allowed in the Character Area

- Low-medium residential uses in proximity to the proposed East Bypass
- Low-density residential west of the current Bypass

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Neighborhood Developing Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Traditional Neighborhood
- Transportation Alternatives
- Growth Preparedness

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulations where necessary to establish the recommended development patterns for the Suburban Neighborhood Developing Character Area.
- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;

- Providing an aesthetically-pleasing landscape at their various housing developments, that could include providing a tree planting budget in their housing construction package.

Traditional Neighborhood Stable

The **Traditional Neighborhood Stable** character area includes the existing residential neighborhoods and several large vacant tracts west of US 441/129 and an existing residential development located east of US 441/129 and north of Highway 16. These are considered stable neighborhoods with potential for some infill development.

Recommended Development Patterns

- No change in existing development patterns in currently developed areas, but new infill development should be encouraged.
- Within new residential developments, the following development patterns should be encouraged:
 - Reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to above commercial/institutional area and downtown area.
 - Small greenspaces and playgrounds within the development.
 - Work with the natural topography and minimizes grading. Most natural amenities are retained, or new amenities constructed.
 - Use sustainable, energy-efficient materials, appliances, and design.
 - Preserve as many existing trees as possible, especially specimen trees.
 - Integrated with safe sidewalks and pathways throughout.
 - Incorporate traffic-calming measures.
 - Relatively narrow roadways and parking is allowed on both sides of the street.

Specific Uses Allowed in the Character Area

- Continuation of low-medium density residential use in existing neighborhoods;
- Medium-density residential uses in the vacant tracts near the current Bypass;
- Public/institutional uses;
- Small parks and greenspaces.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Traditional Neighborhood Stable Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Traditional Neighborhood
- Transportation Alternatives
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Revise existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Traditional Neighborhood Design;
 - Residential infill development.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Providing an aesthetically-pleasing landscape at their various housing developments, that could include providing a tree planting budget in their housing construction package.

Traditional Neighborhood Redevelopment

The **Traditional Neighborhood Redevelopment** Character Area includes: (1) The neighborhood bounded by the railroad on the north, Hogan Boulevard on the south, Oconee Street/Martin Luther King, Jr. Drive on the east, and Rock Lane on the west; and (2) A small neighborhood located just east of the downtown area. This area is characterized by uninhabitable structures, which need to be removed and substandard structures in need of rehabilitation (the exact number can not be determined until a housing assessment is conducted); uses that are not compatible with the residential character of the area; vacant lots that contain large amounts of litter or vegetative overgrowth, inadequate pedestrian and bicycle accessibility, large percentage of renter-occupied units, and neighborhood borders that need to be buffered or screened from adjacent commercial uses.

Recommended Development Patterns

- Uninhabitable structures are removed from the neighborhood, and substandard residential dwellings are improved to standard condition.
- Uses that are not compatible with the residential character of the neighborhoods are gradually eliminated.
- Small greenspaces and playgrounds are located within the development.
- Vacant lots are free from litter and uncontrolled vegetative growth.
- Existing occupied lots are adequately maintained and landscaped with few if any vehicles parked in the front lawns.
- Infill residential development on vacant or underutilized sites.
- Properly buffer and screen the borders of the neighborhoods that front on commercial areas.
- Retrofitting where possible existing residential neighborhoods to improve pedestrian and bicycle accessibility.
- Increase the opportunities for homeownership in the neighborhoods.

Specific Uses Allowed in the Character Area

- Low-medium density residential uses;
- Public/institutional uses that compliment residential character of neighborhood;
- Small parks and greenspaces.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Traditional Neighborhood Redevelopment Character Area.

- Housing Opportunities
- Open Space Preservation
- Infill Development
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Establish a program to eliminate uninhabitable housing.
- Enforce existing housing codes involving qualified, trained staff.
- Continue CHIP and CDBG programs to rehabilitate deteriorated housing in this character area.
- Stimulate the market for first-time homebuyers and increase the supply of low- and moderate-income housing.
- Amend existing land development regulations to eliminate incompatible uses in these neighborhoods, to properly buffer and screen the borders of these neighborhoods, and to reduce or eliminate vehicles parked in the front yards.
- Establish new greenspaces and playgrounds in this character area.
- Conduct regular neighborhood clean-up campaigns in the character to eliminate litter and vegetative growth in vacant lots and the rights-of-way.
- Retrofit, where possible, existing streets for pedestrian and bicycle accessibility.

Eatonton Downtown

The **Eatonton Downtown** Character Area consists of an approximate four-square block area in the heart of Eatonton, with the newly renovated and expanded Courthouse being its showcase structure. The City of Eatonton has a designated Better Hometown Program, which is working with business and property owners to transform the downtown area into an attractive and economically viable section of the City.

Recommended Development Patterns

- Shops, small businesses, public/institutional uses grouped together in an attractive mixed-use setting. Downtown serves a community focal point that is pedestrian- and bicycle-friendly and where people choose to gather for shopping, dining, socializing, and entertainment.
- Buildings are architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the downtown and surrounding area.

- Commercial structures (shopping and offices) located near the street front, with parking in the rear of buildings, making downtown area more attractive and more pedestrian-friendly.
- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the downtown area.
- Residential units on upper floors of commercial and office buildings.
- Landscaped buffers between the roadway and pedestrian walkways.
- Restrictions on the number and size of signs.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses, including tree islands to break up large expanses of paved parking.
- Above-ground parking facilities complement the architectural integrity of the downtown area and has sufficient spaces to meet the needs through the planning period.
- Infill development on vacant or under-utilized sites.
- Re-use of existing vacant or under-utilized structures (e.g. commercial buildings, office spaces) to accommodate new community facilities.
- The buildings use sustainable, energy-efficient materials, appliances, and design.

Specific Uses Allowed in the Character Area

- Commercial uses that promote the downtown area where people gather for shopping, dining, socializing, and entertainment;
- Public/institutional uses;
- Small passive parks and open space areas;
- Office buildings;
- Trailhead for Historic-Piedmont Scenic Byway;
- Loft apartments above the commercial/office buildings.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Eatonton Downtown Character Area.

- Employment Option
- Appropriate Businesses
- Transportation Alternatives
- Housing Opportunities
- Sense of Place

Implementation Measures to Achieve Desired Development Patterns

- Continue the existing Eatonton Better Hometown Program within the City of Eatonton that would be used as a springboard to develop an attractive, mixed-use pedestrian-friendly place within the downtown area where people choose for residing, shopping, dining, socializing, and entertainment.
- Establish financing mechanisms, such as special tax districts and revolving loan funds to help small business ventures with start-up capital or to act as an incentive for businesses to invest in downtown Eatonton.

- Establish shop-at-downtown program to capture sales tax dollars and enhance the financial well-being of downtown businesses.
- Prepare a market analysis to identify the retail and service businesses that could be recruited to the downtown area.
- After the market analysis is completed, identify the appropriate locations for the identified types of businesses. Recruit desired businesses to these locations.
- Construct new above-ground parking facility in downtown area.

East Bypass Corridor

The **East Bypass Corridor** Character Area includes land on both sides of a proposed bypass road that connects Highway 441 South near the South Industrial Park to Highway 44. There is a potential that the road will be extended to the north and northwest to US 441 North. For purposes of this study, the recommended development patterns, land uses, and implementation measures will focus on the area between US 441 South and Highway 16. The rest of corridor will remain in the Rural Residential Character Area described earlier in this text. Consideration should be given to extending the corridor from Hwy 44 to US 441 North sometime in the future.

Recommended Development Patterns

- There are plenty of housing types and sizes that most residents in the City of Eatonton can afford.
- Encourage new developments to integrate all modes of transportation, with safe sidewalks and pathways throughout.
- Encourage the establishment of greenspaces and passive recreation areas within new residential developments.
- Encourage that new developments preserve as many existing trees as possible, especially specimen trees.
- Encourage new development to use sustainable, energy-efficient materials, appliances, and design.
- Encourage new developments to organize streets in a connected network internally and are connected to existing or planned adjacent streets, and to avoid cul-de-sacs except where absolutely necessary due to natural conditions.
- Encourage narrower roadways and parking on both sides of the streets in new developments.
- Encourage the use of traffic-calming measures in new developments.
- Encourage developers to work with the natural topography and minimize grading.
- Encourage the development of neighborhood centers with retail, office, a public meeting space, and/or park or other greenspace at the intersections with Martin Luther King Jr. Drive, Oconee Springs Road, and Highway 44 to serve the residential developments along the Corridor.
- Encourage linking the residential and commercial developments along the corridor with a system of bicycle/pedestrian facilities.

Specific Uses Allowed in the Character Area

- Low-Medium-density residential uses

- Neighborhood commercial centers at certain nodal points (Martin Luther King, Jr. Drive, Oconee Springs Road and Highway 44)
- Public/institutional uses
- Passive recreation areas/greenspaces

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the East Bypass Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Traditional Neighborhood
- Transportation Alternatives
- Growth Preparedness

Implementation Measures to Achieve Desired Development Patterns

- Prepare corridor plan with guidelines that will establish the linkage of residential and commercial development along the Corridor and the recommended development patterns proposed east and west of the corridor.
- Amend existing development regulations, where necessary to implement the recommendations from the corridor plan.
- Coordinate with appropriate agencies and organizations on the Eatonton Bypass project related to land development near the Scenic Byway Corridor.

Eatonton Historic District

The **Eatonton Historic District** Character Area includes the residential portion of the Eatonton National Register District. The remainder of the National Register District is located with the Eatonton Downtown Character Area. This area consists of large, historic single-family homes, churches, a library and a soon-to-be community center (former elementary school).

Recommended Development Patterns

- Maintain the existing development pattern of the National Register District.

Specific Uses Allowed in the Character Area

- Low-medium density residential uses
- Public/institutional uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Eatonton Historic District Character Area.

- Heritage Preservation

- Traditional Neighborhood
- Regional Identity

Implementation Measures to Achieve Desired Development Patterns

- Continue to enforce existing land development regulations pertaining to the Eatonton Historic District.
- Consider the formation and implementation of a local historic district and design guidelines to protect the historic integrity of this Character Area.

Highway 44 Corridor

The **Highway 44 Corridor** within the City of Eatonton extends from the Highway 16/44 split eastward to the City Limits. At the junction of the two state highways, there are currently several intensive uses; a high school and major medical and office facilities. Beyond this point, the corridor takes on a rural character to the City Limits. The proposed widening of this roadway, along with the construction of the new East Bypass highway, will likely result in some redevelopment at the Highway 44/16 intersection and more intense development at and near the Bypass intersection. There is at the same time, a desire to blend the new development that will occur along the corridor with the residential uses planned to the north and south.

Recommended Development Patterns

- Between Boundary Drive and Eatonton City Limits the following development patterns should be encouraged:
 - The integration with existing and planned surrounding uses, not disconnected from them.
 - More than one use in the project (retail, service, office, civic, and residential).
 - Compact centers or districts, rather than a commercial strip.
 - The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential.
 - A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping).
 - A portion of surface area devoted to off-street parking is landscaped and includes canopy trees.
 - Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.
 - New developments retain existing natural amenities, including trees, or include constructed natural amenities, which are accessible to pedestrians.
 - The use of sustainable, energy-efficient materials, appliances, and design in new developments.
 - Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale.
 - Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area.
 - Parking located behind or to the side of buildings and never at corners and buffered by landscaping or walls with little street visibility.

- Driveway consolidation to reduce vehicle-pedestrian conflicts and reduce impacts on roadway access.
- From Hospital Perimeter Road to Boundary Drive, the existing residential development patterns should be encouraged to be maintained.
- From the Highway 44/16 split to Hospital Perimeter Road, the existing office/public institutional development patterns should be encouraged to be maintained, though some redevelopment may take place when the intersection is re-configured as part of the Highway 44 widening project.

Specific Uses Allowed in the Character Area

- Retail sales, office, service, and entertainment facilities between Boundary Drive and Eatonton City Limits.
- Low and Low-medium residential uses from Hospital Perimeter Road to Boundary Drive.
- Office and public/institutional uses from Highway 44/16 split to Hospital Perimeter Road.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Highway 44 Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Appropriate Businesses
- Transportation Alternatives
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulations where necessary to establish the recommended development patterns for the Highway 44 Corridor Character Area.
- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.

Highway 441 Corridor

The **Highway 441 Corridor** within the City of Eatonton consists of two separate sections; US 441 Business from the US 441/West Bypass Intersection through the center of Eatonton to the north City Limits; and the US 441 West Bypass. The construction of the East Bypass, and the subsequent reduction of truck traffic through this area will create an opportunity of redevelopment and redesign north of the South Industrial Park area into an attractive entranceway into the downtown area similar the transformation in the City of Madison area.

The West Bypass with its enormous amount of vacant land will likely be a hot spot for new intensive urban development along that corridor. Consideration needs to be given that the Bypass

will become an important entranceway to the City in the future and the significance of integrating planned and existing surrounding uses.

Recommended Development Patterns

The following development patterns should be encouraged in the segments of the US 441 Corridor Character Area shown below:

- US 441 Business from the US 441/West Bypass to Coleman Drive--no change in existing commercial/industrial development patterns.
- US 441 Business from Coleman Drive to Eatonton Downtown Character Area
 - Redevelopment that converts vacant or underutilized commercial areas to mixed use assets.
 - New developments that contain a mix of residential and commercial uses at-scale to compliment the surrounding area.
 - Improvement of sidewalk and street appearance and amenities of existing commercial centers and buildings.
 - Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area, particularly the area adjacent to the Eatonton Downtown District.
 - The project creates or contributes to a compact center or district, rather than a commercial strip.
 - New buildings use sustainable, energy-efficient materials, appliances, and design.
 - Outdoor lighting is shielded to minimize light pollution. Lighting in walkable areas is at human scale.
- US 441 Business from Eatonton Downtown Character Area to just beyond Imperial Mill Road--no change in the existing residential development patterns.
- US 441 Business from just beyond Imperial Mill Road to West Bypass
 - Redevelopment that converts vacant or underutilized areas to mixed use (commercial and industrial) assets.
 - New developments that contain a mix of commercial and industrial uses at scale to compliment the surrounding area.
 - Improvement of sidewalk and street appearance and amenities of existing buildings.
 - New buildings use sustainable, energy-efficient materials, appliances, and design.
 - Outdoor lighting is shielded to minimize light pollution. Lighting in walkable areas is at human scale.
- US 441 Business from West Bypass to Eatonton City Limit - no change in the existing residential development patterns.
- US 441 West Bypass - US 441 South to Highway 16
 - The integration with existing and planned surrounding uses, not disconnected from them.
 - More than one use in the project (retail, service, office, civic and residential).
 - Compact centers or districts, rather than a commercial strip.
 - The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential.

- A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping).
- A portion of surface area devoted to off-street parking is landscaped and includes canopy trees.
- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.
- New developments retain existing natural amenities, including trees, or include constructed natural amenities, which are accessible to pedestrians.
- The use of sustainable, energy-efficient materials, appliances, and design in new developments.
- Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale.
- Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area.
- Parking located behind or to the side of buildings and never at corners and be buffered by landscaping or walls with little street visibility.
- Driveway consolidation to reduce vehicle-pedestrian conflicts and reduces impacts on roadway access.
- US 441 Bypass - Highway 16 to Highway 441 North
 - Streets organized in a connected network internally and are connected to existing or planned adjacent streets in new residential developments.
 - Cul-de-sacs should be avoided except where absolutely necessary due to natural conditions in new residential developments.
 - Narrower roadways and parking allowed on both sides of the street in new residential developments.
 - Traffic-calming measures are incorporated in the internal street design for new residential developments.
 - The integration with existing and planned surrounding uses, not disconnected from them.
 - Compact centers or districts, rather than a commercial strip.
 - The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential.
 - A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping).
 - A portion of surface area devoted to off-street parking is landscaped and includes canopy trees.
 - Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area.
 - New developments retain existing natural amenities, including trees, or include constructed natural amenities, which are accessible to pedestrians.
 - The use of sustainable, energy-efficient materials, appliances, and design in new developments.
 - Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale.

- Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area.
- Parking located behind or to the side of buildings and never at corners and be buffered by landscaping or walls with little street visibility.
- Driveway consolidation to reduce vehicle-pedestrian conflicts and reduce impacts on roadway access.

Specific Uses Allowed in the Character Area

- US 441 Business from the US 441/West Bypass to Coleman Drive
 - Highway commercial uses
 - Heavy industrial uses that are part of the South Industrial Park
- US 441 Business from Coleman Drive to Eatonton Downtown Character Area
 - Highway and neighborhood commercial uses
 - Medium-density residential uses
 - Public/institutional uses
- US 441 Business from Eatonton Downtown Character Area to just beyond Imperial Mill Road
 - Low-medium density residential uses
- US 441 Business from just beyond Imperial Mill Road to West Bypass
 - Highway commercial uses
 - Light industrial uses that are part of the North Industrial Park
- US 441 Business from West Bypass to Eatonton City Limit
 - Rural residential and low-density residential uses
- US 441 West Bypass - US 441 South to Highway 16
 - Highway and neighborhood commercial
 - Public/institutional uses
- US 441 Bypass - Highway 16 to Highway 441 North
 - Medium and low-medium density residential uses
 - Highway and neighborhood commercial uses
 - Light industrial uses that are part of the North Industrial Park
 - Public/institutional uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Highway 441 Corridor Character Area.

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Appropriate Businesses
- Transportation Alternatives
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

- Prepare corridor plan with guidelines as appropriate for the segment of US 441 Business from Coleman Drive to Eatonton Downtown Character Area.
- Amend existing development regulations, where necessary to implement the recommendations from the corridor plan and the development patterns for the remainder of the Character Area.
- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.

Highway 129 Corridor

The **Highway 129 Corridor** includes a very small portion of the City of Eatonton (Highway 441 Bypass to southern City Limits, but it has seen extensive development activity in the last year. A new Wal-Mart Supercenter along with several restaurants and related establishments was recently constructed. Further expansion of the commercial activity along this corridor is not expected to take place during the planning period.

Recommended Development Patterns

- Within the commercial area--no change in existing development patterns is expected.
- Within the low-density residential area, the following development patterns should:
 - Encourage new developments to integrate all modes of transportation with safe sidewalks and pathways throughout.
 - Encourage the establishment of greenspaces and passive recreation areas within new residential developments.
 - Encourage that new developments preserve as many existing trees as possible, especially specimen trees.
 - Encourage new development to use sustainable, energy-efficient materials, appliances, and design.
 - Encourage new developments to organize streets in a connected network internally and are connected to existing or planned adjacent streets, and to avoid cul-de-sacs except where absolutely necessary due to natural conditions.
 - Encourage narrower roadways and parking on both sides of the streets in new developments.
 - Encourage the use of traffic-calming measures in new developments.
 - Encourage developers to work with the natural topography and minimize grading.
- Within the rural residential area the following development patterns should:
 - Encourage minimum lot size requirements that will protect the rural residential character of the area;
 - Encourage clustering development to preserve open space within the development site;
 - Encourage enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape identity and character of the development;
 - Encourage preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;

- Encourage that site plans, building design, and landscaping are sensitive to natural features of the site, including topography and views.

Specific Uses Allowed in the Character Area

- Highway and neighborhood commercial uses in the commercial area
- Low-density residential and rural residential uses in the remainder of the Character Area

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Highway 129 Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Housing Opportunities
- Appropriate Businesses
- Transportation Alternatives

Implementation Measures to Achieve Desired Development Patterns

- Conduct a review of existing regulations to determine if changes are necessary to implement the recommended development patterns.
- Create incentives for developers to think “green” in their design of residential neighborhoods in the US 129 Corridor Character Area using such measures as:
 - Innovative lot and street layout to protect critical natural resources;
 - Creation of open space within neighborhoods.
- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.

Historic-Piedmont (Highway 16) Scenic Corridor

The portion of the **Historic-Piedmont (Highway 16) Scenic Corridor** within the City of Eatonton follows Highway 16 through the City.

Recommended Development Patterns

- For the areas from the Eatonton Downtown Character Area to Highway 16/44 split, and the planned commercial areas around the US 441 West Bypass, the following development patterns should be encouraged:
 - The integration with existing and planned surrounding uses, not disconnected from them;
 - More than one use in the project (retail, service, office, civic, and residential);
 - Compact centers or districts, rather than a commercial strip;
 - The transition or stepping down of building where mixed use or commercial buildings are next to or across the street from single-family residential;
 - A portion of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping);
 - A portion of surface area devoted to off-street parking is landscaped and includes canopy trees;

- Building facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort, and compatibility with the design of the surrounding area;
- New developments retain existing natural amenities, including trees, or includes constructed natural amenities, which are accessible to pedestrians;
- The use of sustainable, energy-efficient materials, appliances, and design in new developments;
- Outdoor lighting is shielded to minimize light pollution, and that the lighting in walkable areas is at human scale;
- Attractive sidewalks and/or pathways leading to and through site to promote comfortable safe walking between all destinations within the project and character area;
- Parking located behind or to the side of buildings and never at corners and buffered by landscaping or walls with little street visibility;
- Driveway consolidation to reduce vehicle-pedestrian conflicts and reduce impacts on roadway access;
- Place limitation of new signs and prohibit new billboards.
- For the area from the US 441 West Bypass to the Eatonton Downtown Character Area, the following development patterns should be encouraged:
 - No change in development patterns for existing low-medium residential area and commercial areas.
- For the area from the Eatonton City Limits to the US 441 West Bypass, the following development patterns should be encouraged:
 - There are plenty of housing types and sizes that most residents in the City of Eatonton can afford.
 - New developments integrate all modes of transportation with safe sidewalks and pathways throughout.
 - Establishment of green spaces and passive recreation areas within new residential developments.
 - New developments preserve as many existing trees as possible, especially specimen trees.
 - New developments use sustainable, energy-efficient materials, appliances and design.
 - New developments have streets in a connected network internally and are connected to existing or planned adjacent streets; avoid cul-de-sacs except where absolutely necessary due to natural conditions.
 - Narrower roadways and parking on both sides of the streets in new developments.
 - The use of traffic-calming measures in new developments.
 - Development with the natural topography and minimized grading.

Specific Uses Allowed in the Character Area

- For the area from the Eatonton Downtown Character Area to Highway 16/44 split and the planned commercial areas around the US 441 West Bypass:
 - Highway and neighborhood commercial uses
 - Offices
 - Public/institutional
- For the area from the US 441 West Bypass to the Eatonton Downtown Character:

- Low-medium density residential uses
- For the area from the Eatonton City Limits to the US 441 West Bypass:
 - Low-density residential uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Historic-Piedmont (Highway 16) Scenic Corridor Character Area.

- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Housing Opportunities
- Transportation Alternatives
- Appropriate Businesses
- Regional Identity

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulation where necessary to establish the recommended development patterns for the Historic-Piedmont Scenic Corridor Character Area.
- Create incentives for developers to think “green” in their design of residential neighborhoods in the Historic-Piedmont Scenic Corridor Character Area using such measures as:
 - Innovative lot and street layout to protect critical natural resources;
 - Creation of open space within neighborhoods.
- Conduct pre-development meetings with developers to encourage the implementation of the recommended development patterns within these projects.

South Industrial Park

The **South Industrial Park** Character Area is bounded by Highway 441, Industrial Boulevard and Ted Dunn Boulevard. The Park includes a number of heavy industrial uses along with a substantial amount of vacant land available for development.

Recommended Development Patterns

- The development patterns that currently exist within the South Industrial Park should be continued in the area proposed for development.

Specific Uses Allowed in the Character Area

- Heavy industrial uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the South Industrial Park Character Area.

- Growth Preparedness
- Appropriate Businesses
- Employment Options

Implementation Measures to Achieve Desired Development Patterns

- Revise existing development regulations where necessary to establish the recommended development patterns for the South Industrial Park Character Area.

North Industrial Park

The **North Industrial Park** Character Area includes several existing industries located off the Highway 441 West Bypass. The Park is in need of expansion and redevelopment to accommodate additional industrial prospects. Its ideal location and its proximity to an existing workforce development center make it a prime opportunity for the future.

Recommended Development Patterns

- The following development patterns should be encouraged in the North Industrial Park Character Area:
 - The project is integrated with existing and planned surrounding uses, not disconnected from them. The industrial park would be designed to make it part of a work, shop, live environment in the northwestern portion of the City (Highway 16 to US 441). The residential, commercial, and industrial uses would be connected via a collector road system coming off Highway 16, and an alternative transportation network of sidewalks and bike trails could be added at some future date.
 - A percentage of the surface area devoted to off-street parking would be landscaped.
 - Project approximates pre-development drainage conditions and reduces water pollution potential by using measures such as on-site biofiltration.
 - The buildings use sustainable, energy-efficient materials, appliances and design.
 - Outdoor lighting is shielded to minimize light pollution. Lighting in walkable areas is at human scale.
 - Provide sites within the park suitable for showing to prospective industries.
 - Construct speculative buildings as necessary to attract industries into the industrial park.

Specific Uses Allowed in the Character Area

- Light industrial uses where the effects of the operations are not detectable beyond the boundary of the property;
- Warehousing and wholesale trade facilities;
- Office parks;
- Passive recreation areas for park employees;

- Public/institutional uses, such as police and fire station and other small government buildings that would service the industries and offices in the park.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the North Industrial Park Character Area.

- Growth Preparedness
- Appropriate Businesses
- Employment Options

Implementation Measures to Achieve Desired Development Patterns

- Acquire additional property for expansion of the North Industrial Park.
- Prepare a development plan for the North Industrial Park that incorporates the recommended development patterns.
- Revise existing development regulations where necessary to accommodate the recommendations from the North Industrial Park development plan.

Community Issues and Opportunities – Putnam County

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

Economic Development

- Address the low “pull factor,” to insure that most of the county’s retail sales stay in Eatonton and Putnam County .
- Maintain an active and effective development authority and chamber of commerce.
- Provide an excellent workforce development center that meets the needs of existing and future businesses and industries in the Putnam County area.
- Provide the most up-to-date telecommunications access for Putnam County’s businesses and industries.
- Promote existing natural and historic/cultural resources as eco- and heritage-tourism opportunities.
- Partner with regional and state economic development support organizations and institutions.
- Promote community sponsored leadership training.
- Acquire and develop additional acreage for industrial development.
- Enhance the marketability of downtown Eatonton.
- Promote expansion of CGTC satellite facility in Putnam County.
- Promote the viability of the dairy and agriculture industries in Putnam County.
- Promote support network for retirees.
- Become a Georgia Work Ready Community.

Housing

- Provide a variety of housing types at various densities and innovative residential development design.
- Assess conditions of existing housing stock in Putnam County.
- Encourage the construction of affordable housing for households with incomes from \$40,000-\$75,000 range and commuters to Putnam County.
- Encourage developers to think “green” in their design of residential and mixed-use neighborhoods.

Natural and Cultural Resources

- Protect Lake Sinclair, Lake Oconee and the primary streams and rivers.
- Protect environmentally sensitive areas.
- Protect farmland and open space.
- Promote heritage tourism as a means of showcasing Putnam County’s significant historic/cultural resources.
- Develop and promote African-American tours and museum additions that emphasize famous local authors, old churches, cemeteries and other sites.

- Work with UGA to identify Native American sites, cemeteries, mills, factories and other archaeological sites for preservation, enhancement and public access.

Community Facilities and Services

- Develop water distribution system in southern Putnam County.
- Develop sewerage system in southern Putnam County.
- Improve response time in southern Putnam County for EMS, fire protection service that includes improvement to the volunteer fire services.
- Undertake a comprehensive review of the recreation needs for all ages in Eatonton and Putnam County with consideration to private providers.

Intergovernmental Coordination

- Establish regular City and County government meetings to set priorities, identify shared needs, find collaborative solutions and set goals.
- Establish a coordination process between City and County governments and the local school board on growth preparedness issues.

Transportation

- Construct eastern bypass route between US 441S and Highway 44.
- Widen Hwy 44 from Hwy 16/44 split in City of Eatonton to I-20 in Greene County.
- Improve the County's most dangerous intersections.
- Widen select county roads.

Community Issues and Opportunities – City of Eatonton

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

Economic Development

- Address the low “pull factor,” to insure that most of the county’s retail sales stay in Eatonton and Putnam County .
- Enhance the marketability of downtown Eatonton.
- Maintain an active and effective development authority and chamber of commerce.
- Provide an excellent workforce development center that meets the needs of existing and future businesses and industries in the Eatonton-Putnam County area.
- Provide the most up-to-date telecommunications access for Eatonton’s businesses and industries.
- Promote existing natural and historic/cultural resources as eco- and heritage-tourism opportunities.
- Partner with regional and state economic development support organizations and institutions.
- Promote community sponsored leadership training.
- Acquire and develop additional acreage for industrial development.
- Promote expansion of CGTC satellite facility in Putnam County.
- Promote the viability of the dairy and agriculture industries in Putnam County.
- Promote support network for retirees.
- Become a Georgia Work Ready Community.

Housing

- Provide a variety of housing types at various densities and innovative residential development design.
- Remove uninhabitable housing.
- Enforce existing codes.
- Rehabilitate where feasible, livable substandard residential dwellings.
- Encourage the construction of affordable housing for households with incomes from \$40,000-\$75,000 range and commuters to Putnam County.
- Encourage developers to think “green” in their design of residential and mixed-use neighborhoods.

Natural and Cultural Resources

- Protect the streams located within the City of Eatonton.
- Protect environmentally sensitive areas.
- Protect farmland and open space.
- Promote heritage tourism as a means of showcasing Eatonton’s significant historic/cultural resources.

- Develop and promote African-American tours and museum additions that emphasize famous local authors, old churches, cemeteries and other sites.
- Work with UGA to identify Native American sites, cemeteries, mills, factories and other archaeological sites for preservation, enhancement and public access.

Community Facilities and Services

- Improve the sewerage system in the City of Eatonton.
- Undertake a comprehensive review of the recreation needs for all ages in Eatonton and Putnam County with consideration to private providers.

Intergovernmental Coordination

- Establish regular City and County government meetings to set priorities, identify shared needs, find collaborative solutions and set goals.
- Establish a coordination process between City and County governments and the local school board on growth preparedness issues.

Transportation

- Construct eastern bypass route between US 441S and Highway 44.
- Widen Highway 44 from Highway 16/44 split in City of Eatonton to I-20 in Greene County.
- Improve the City's most dangerous intersections.
- Identify heavily traveled residential streets and design other ways of accessibility.

Implementation Program

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the Plan. The Implementation Plan includes a Short-Term Work Program and Policies. On the following pages, the Short-Term Work Programs and Policies recommended by Putnam County and the City of Eatonton are presented.

Short-Term Work Program

The Short-Term Work Program identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. Below are the STWPs for Putnam County and the City of Eatonton.

SHORT-TERM WORK PROGRAM FOR PUTNAM COUNTY

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2007	2008	2009	2010	2011			
ECONOMIC DEVELOPMENT									
1	Support an active Chamber of Commerce and Development Authority and various other community organizations that participate in the economic, leadership, and strategic planning process of Putnam County and the City of Eatonton.	X	X	X	X	X	Putnam County, City of Eatonton, Chamber of Commerce, Eatonton-Putnam County Development Authority	Staff Time in Budget	Putnam County, City of Eatonton, Private Sources
2	Explore eco- and heritage tourism opportunities that would promote the historic, scenic, and natural resources in Putnam County and the City of Eatonton.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam County Dev. Auth., Chamber of Commerce	\$2,000/yr.	Putnam County, City of Eatonton, USDA, DCA, DNR, GEFA, GOED
3	Continue and expand leadership development program to recruit and train future leaders.	X	X	X	X	X	Chamber of Commerce	\$10,000/yr.	Putnam County, City of Eatonton, Private Sources
4	Maintain partnerships with regional and state economic development support organizations and institutions.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam County Dev. Auth., Chamber of Commerce, Ga. Power, Tri-County EMC, Other Regional/State Organ.	Staff Time in Budget	Putnam County, City of Eatonton, Putnam County Dev. Auth., Private Sources
5	Establish shop at home program to capture sales tax dollars that are going to the larger surrounding markets.	X	X	X	X	X	Putnam County, City of Eatonton, Chamber of Commerce, Local Merchants	\$5,000/yr.	Private Sources

6	Coordinate with local telecommunication providers to provide the most up-to-date telecommunication services to local businesses and industries.	X	X	X	X	X	Eatonton-Putnam County Development Authority, Telecommunication Providers	Staff Time in Budget	Putnam County Dev. Auth., AT&T, Communicom
7	Acquire and develop additional land for industrial parks.	X	X	X	X	X	Putnam County, City of Eatonton, Putnam County Dev. Auth.	\$750,000	Putnam County, City of Eatonton, Putnam County Dev. Auth., EDA, USDA, GEFA, OneGeorgia Authority, DCA
8	Promote the expansion of CGTC satellite facility.	X	X	X	X		Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, CGTC, Georgia Dept. of Education, Putnam County BOE, Existing Industries	\$1 Million	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, CGTC, Georgia Dept. of Education, Putnam County BOE, Existing Industries
9	Establish program to: 1) attract related industries that will support and enhance the dairy and agriculture industries in Putnam County; and 2) to provide the necessary employee training.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, Putnam Dev. Auth., CGTC, Existing Dairy Industry	Staff Time in Budget	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, Putnam Dev. Auth., CGTC, Existing Dairy Industry
10	Establish a program to promote the support network for retirees.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, Local Lending Institutions, Other Private Sector Interests	Staff Time in Budget	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, Local Lending Institutions, Other Private Sector Interests
11	Conduct BREP Surveys for local businesses and industries.	X	X	X	X	X	Chamber of Commerce	Staff Time in Budget	Private Sources
12	Continue to implement a program to expand small business development in the lakes area.	X	X	X	X	X	Chambers of Commerce in Greene, Morgan and Putnam Counties	\$25,000	Private Sources
13	Become a Georgia Certified Work Ready Community.		X	X	X		Chamber of Commerce, Putnam County, City of Eatonton, Putnam Co.	Staff Time in Budget	Putnam County, City of Eatonton, Putnam County BOE, State of Georgia

							BOE, State of Georgia		
14	Construct and operate a Georgia's Lake Country Welcome Center	X	X	X	X	X	Putnam County, Morgan County, Greene County and Baldwin Counties	TBD	Dedicated 1% Hotel/Motel Tax
HOUSING									
1	Conduct housing condition assessment for unincorporated area of Putnam County			X			Putnam County, RDC	\$35,000	Putnam County
2	Using the results of the housing condition assessment, establish a process to eliminate uninhabitable housing.				X		Putnam County, Private Sector	Staff Time in Budget	Putnam County, Private Sources
3	Continue to enforce Minimum Housing Codes involving qualified, trained staff.	X	X	X	X	X	Putnam County	Staff Time in Budget	Putnam County
4	Establish coalition of builders, developers, realtors, bankers, mortgage lenders, housing manufacturers, faith-based organizations, local government officials, etc. to develop a plan that will create affordable housing for households with incomes from \$40-75,000 and greater housing diversity.		X				Putnam County, City of Eatonton, DCA, Private Interests	Staff Time in Budget	Putnam County, City of Eatonton
5	Adopt changes in current land development regulations and/or create incentives that encourage residential developers to: 1) Incorporate innovative lot and street design to protect critical natural resources, encourage energy conservation, and reduce development costs; 2) Create open space within neighborhoods and buffers between different uses; 3). Minimize the destruction of trees during construction; and 4). Provide an aesthetically pleasing landscape at their housing developments.	X					Putnam County	Staff Time in Budget	Putnam County

6	Establish a homeownership program in the City of Eatonton designed to assist residents with fixed or limited incomes in purchasing homes and to provide quality affordable workforce housing.	X	X				City of Eatonton, Putnam County, DCA, USDA, DHUD, Housing Authority, Private Developers, Local Financial Institutions.	\$3 Million	DHUD, DCA, USDA, Housing Authority, Private Sources, Local Financial Institutions
NATURAL AND CULTURAL RESOURCES									
1	Adopt changes in current land development and other regulations that addresses setbacks from streams, control of septic systems and paving of large parking areas.	X	X				Putnam County	Staff Time in Budget	Putnam County
2	Establish and implement effective environmental code enforcement that first begins with a public education program on the amendments to the regulations.		X	X	X	X	Putnam County, Putnam County Health Department	Staff Time in Budget	Putnam County
3	Enforce the Part V Environmental Criteria ordinances (wetlands, groundwater recharge areas, water supply watersheds and river corridor), which include coordination with local, state, and federal agencies.	X	X	X	X	X	Putnam County, Putnam County Health Department, U.S Army Corps of Engineers	Staff Time in Budget	Putnam County
4	Hold workshops and other public forums for the general public on the protection of the two major lakes and the major streams		X		X		Putnam County, City of Eatonton, RDC	\$5,000	Putnam County, City of Eatonton
5	Develop and adopt "Minimal Disturbance Map that addresses environmentally sensitive areas, such as, floodplains, steep slopes, unsuitable soils, water supply watersheds, major park, recreation and conservation areas, groundwater recharge areas, prime agricultural and forestry land, protected animal, bird and plant habitats, etc.			X	X	X	Putnam County, City of Eatonton, UGA, RDC, NRCS, Soil and Water Conservation Service, DNR, Oconee National Forest, DCA, Georgia Forestry Commission	\$50,000	Putnam County, City of Eatonton, State and Federal Sources
6	Amend local development codes that allows for flexibility and incentives to landowners and developers to protect and preserve sensitive natural resources identified on the "Minimal Disturbance Map."				X	X	Putnam County, City of Eatonton	Staff Time in Budget	Putnam County, City of Eatonton

7	Encourage participation in a public trust to promote and accept farmland protection and conservation easements established for the protection of sensitive natural resources.	X	X	X	X	X	Putnam County, City of Eatonton, Trust for Public Land	Staff Time in Budget	Putnam County, City of Eatonton, Private Sources
8	Implement the Historic Piedmont Scenic Byway Corridor Management Plan Work Program that includes the development of Native American and African-American biking, walking and driving tours.	X	X	X	X	X	Historic Piedmont Scenic Byway Commission, Eatonton Better Hometown Program, Putnam County, City of Eatonton, GDOT, DNR, UGA, RDC, Private Interests, Chamber of Commerce	\$150,000	National Scenic Byway Grant, Private Foundation Grants, TE Grants, Putnam County, City of Eatonton, Other State and Federal Funds, Volunteer Effort
9	Prepare flood-prone area maps for the unincorporated area of Putnam County.	X	X				FEMA, Putnam County	\$100,000	FEMA
10	Continue to implement the TMDL plans developed for the impaired streams within the unincorporated area of Putnam County.	X	X	X	X	X	Putnam County, S&WCC, Ga. Forestry Comm., UGS CES, NRCS, Ga. DNR, Private Stakeholders	\$150,000	Putnam County, USEPA, Ga. DNR-EPD, Private Sources
11	Continue to implement the Source Water Assessment Plan for the Little River source water intake and assist the City of Milledgeville in the implementation of the SWAPs for the Baugh and Ham intakes.	X	X	X	X	X	Putnam County, City of Eatonton, City of Milledgeville, S&WCC, GFC, UGS CES, NRCS, Ga. DNR-EPD, Private Property Owners	\$100,000	Putnam County, City of Eatonton, City of Milledgeville, US EPA, GA DNR-EPD, Private Sources
12	Continue renovation of the old school on Madison Avenue into a community center.	X	X				Eatonton-Putnam Arts Foundation	\$1.7 Million	State and Private Sources
13	Nominate for the National Register priority structures in the county survey.	X	X	X	X	X	Putnam County, City of Eatonton, Ga. DNR-HPD, RDC, Historical Society, Private Owners	\$20,000	Putnam County, City of Eatonton, DNR-HPD, Private Sources
14	Continue to implement a heritage program centered around the City and County's National Register sites, scenic by-way, and Civil War Trail in coordination with the Lakes Country marketing consortium.	X	X	X	X	X	Putnam County, City of Eatonton, Lakes Country Consortium, BHT, Historical Society, Chamber of Commerce	\$25,000	Putnam County, City of Eatonton, DoED, DCA, DNR-HPD, Ga. DOT, Private Sources

COMMUNITY FACILITIES AND SERVICES									
1	Install water distribution system in southern Putnam County.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam Water and Sewer Auth.	\$21,000,000	USDA, DCA, EDA, GEFA, SPLOST
2	Install new water line up to the City of Eatonton from new water treatment plant (provided City of Eatonton does not decide to renovate and expand existing plant).			X	X		City of Eatonton, Eatonton-Putnam Water Authority	\$3 Million	Eatonton-Putnam Water Authority
3	Conduct initial studies on a proposed wastewater system in southern Putnam County.			X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam Water and Sewer Auth., DNR	\$50,000	USDA, DCA, Putnam County
4	Conduct a study on the need to improve EMS and fire protection services in southern Putnam County			X			Putnam County, RDC	\$10,000	Putnam County
5	Conduct a study on the recreation needs for Eatonton and Putnam County			X			Putnam County, City of Eatonton, RDC, Putnam County BOE, Eatonton-Putnam County Chamber, Local Churches, Private Service Providers	\$20,000	Putnam County, City of Eatonton, Putnam County BOE, Private Sources
6	Explore options for firefighter training facility.	X	X				Putnam County	Staff Time in Budget	Putnam County
7	Purchase emergency service vehicles and equipment.	X	X	X	X	X	Putnam County	\$750,000	Putnam County

8	Conduct regular review of the need for new mini-convenience centers in the unincorporated area.	X	X	X	X	X	Putnam County	Staff Time in Budget	Putnam County
9	Construct bike trails, tennis courts, and softball fields in the extreme eastern and western portion of the County.	X	X	X	X	X	Putnam County	\$300,000	Putnam County
INTERGOVERNMENTAL COORDINATION									
1	Conduct regular meetings with City and County government officials to set priorities, identify shared goal and find collaborative solutions using the recently adopted comprehensive plan as a guide.	X	X	X	X	X	Putnam County, City of Eatonton	Staff Time in Budget	Putnam County, City of Eatonton
2	Conduct periodic meetings with the administrative staffs of Putnam County, City of Eatonton and Putnam County BOE to discuss growth and other related issues.	X	X	X	X	X	Putnam County, City of Eatonton, Putnam County BOE	Staff Time in Budget	Putnam County, City of Eatonton, Putnam County BOE
TRANSPORTATION SYSTEM									
1	Implement the FY 2007-2009 State Transportation Improvement Program (STIP) for Eatonton-Putnam County that includes the proposed eastern bypass route, widening of Hwy 44 (Eatonton to Jones County), widening of Hwy 441 and selected intersection improvements.	X	X	X			GDOT, Putnam County, City of Eatonton	\$57,828,000	Federal/State/Other Sources
2	Widen Pea Ridge Road from U.S 441 to Hwy 16 and Old Phoenix Road from Hwy 16 to Hwy 44/Harmony Road	X	X				Putnam County	\$400,000	Putnam County, GDOT

CHARACTER AREAS									
1	Implement the management plans for the Oconee National Forest, Cedar Creek Wildlife Management Area, Central Georgia Branch Station Wildlife Management Area, Rock Eagle 4-H Center and Long Shoals Recreation Area.	X	X	X	X	X	U.S. Forest Service, Ga. DNR, UGA, Georgia Power	Staff Time in Budget	U.S. Forest Service, Ga. DNR, UGA, Georgia Power
2	Conduct a review of existing regulations to determine if changes are necessary to implement the development patterns recommended in the following character areas in unincorporated Putnam County: Rural; Lakes/River Corridor; Harmony-Old Phoenix Corridor; Hwy 44 Corridor; Pea Ridge Corridor; Historic-Piedmont Scenic Corridor; US 441 Corridor; and Hwy 129 Corridor.	X	X	X			Putnam County	Staff Time in Budget	Putnam County
3	Revise existing land development regulations, where necessary to encourage: 1). Conservation subdivisions; 2). Large-lot size for individual and subdivision lots outside of areas not currently served by public water and sewer; and 3). Buffering of agricultural lands and commercial developments from new residential developments.		X				Putnam County	Staff Time in Budget	Putnam County
4	Conduct pre-development meetings with developers of large developments to encourage the implementation of the recommended development patterns within these developments for the following character areas: Lakes/River Corridor; Harmony-Old Phoenix Corridor; Hwy 44 Corridor; Pea Ridge Road Corridor; and US 441 Corridor	X	X	X	X	X	Putnam County, Private Developers	Staff Time in Budget	Putnam County
5	Plan and establish scenic/historic turnoffs with appropriate bicycling, equestrian, hiking and birding trails in the Historic-Piedmont Scenic Corridor.			X	X	X	Putnam County, Scenic Byway Commission, GDOT	\$75,000	Putnam County, GDOT, Scenic Byway Funds
6	Establish a complete inventory of natural, historic, archeological and cultural inventory in the Historic-Piedmont Scenic Corridor.				X	X	Putnam County, Scenic Byway Commission, RDC, UGA, Ga. DNR-HPD	\$20,000	Putnam County, Scenic Byway Funds, Private Sources, UGA, DNR-HPD

7	Encourage and promote best management practices to maintain an appropriate buffer along the corridor.	X	X	X	X	X	Putnam County, Georgia Forestry Commission, Private Timber Companies	Staff Time in Budget	Putnam County, GFC, Private Sources
8	Establish a wildflower program and other landscape projects in the corridor.		X	X	X	X	Putnam County, GDOT, Scenic Byway Commission	\$15,000	Putnam County, GDOT, Private Sources

SHORT-TERM WORK PROGRAM FOR CITY OF EATONTON

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2007	2008	2009	2010	2011			
ECONOMIC DEVELOPMENT									
1	Support an active Chamber of Commerce and Development Authority and various other community organizations that participate in the economic, leadership, and strategic planning process of Putnam County and the City of Eatonton.	X	X	X	X	X	Putnam County, City of Eatonton, Chamber of Commerce, Eatonton-Putnam County Development Authority	Staff Time in Budget	Putnam County, City of Eatonton, Private Sources
2	Explore eco- and heritage tourism opportunities that would promote the historic, scenic, and natural resources in Putnam County and the City of Eatonton.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam County Dev. Auth., Chamber of Commerce	\$2,000/yr.	Putnam County, City of Eatonton, USDA, DCA, DNR, GEFA, GOED
3	Continue and expand leadership development program to recruit and train future leaders.	X	X	X	X	X	Chamber of Commerce	\$3,500/yr.	Private Sources
4	Maintain partnerships with regional and state economic development support organizations and institutions.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam County Dev. Auth., Chamber of Commerce, Ga. Power, Tri-County EMC, Other Regional/State Organ.	Staff Time in Budget	Putnam County, City of Eatonton, Putnam County Dev. Auth., Private Sources
5	Establish shop at home program that includes the downtown area to capture sales tax dollars that are going to the larger surrounding markets.	X	X	X	X	X	Putnam County, City of Eatonton, Chamber of Commerce, Local Merchants	\$5,000/yr.	Private Sources

6	Coordinate with local telecommunication providers to provide the most up-to-date telecommunication services to local businesses and industries.	X	X	X	X	X	Eatonton-Putnam County Development Authority, Telecommunication Providers	Staff Time in Budget	Putnam County Dev. Auth., AT&T, Communicom
7	Acquire and develop additional land for industrial parks, including North Industrial Park Character Area.	X	X	X	X	X	Putnam County, City of Eatonton, Putnam County Dev. Auth.	\$750,000	Putnam County, City of Eatonton, Putnam County Dev. Auth., EDA, USDA, GEFA, OneGeorgia Authority, DCA
8	Continue existing Eatonton Better Hometown Program that would be used as a springboard to develop an attractive, mixed-use, pedestrian friendly place within the downtown area where people choose for residing, shopping, dining, socializing and entertainment(includes market analysis/plan and business location and recruitment)	X	X	X	X	X	City of Eatonton, Putnam County, Better Hometown Program, UGA, DCA	\$100,000	City of Eatonton, Better Hometown Program, UGA, DCA
9	Continue improvements to the downtown area, including building facades, beautification and renovation of buildings along Marion Street.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton/Putnam County Chamber, GDOT, DCA, Downtown Business Owners	\$750,000	Putnam County, City of Eatonton, Eatonton/Putnam County Chamber, GDOT, DCA, Downtown Business Owners
10	Reactivate and fund the Downtown Development Authority, and other funding mechanisms to help small business ventures with start-up capital or act as an incentive for businesses to invest in downtown Eatonton.	X	X	X	X	X	City of Eatonton, BHT Program, Eatonton-Putnam Dev. Auth., Chamber of Commerce, DCA, Georgia Small Business Lender	\$500,000	City of Eatonton, BHT Program, Eatonton-Putnam Dev. Auth., DCMG, DCA, Private Sources
11	Conduct BREP Surveys for local businesses and industries.	X	X	X	X	X	Chamber of Commerce	Staff Time in Budget	Private Sources
12	Promote expansion of CGTC satellite facility.	X	X	X	X		Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, CGTC, Georgia Dept. of Education, Putnam County BOE, Existing Industries	\$1 Million	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, CGTC, Georgia Dept. of Education, Putnam County BOE, Existing Industries

13	Establish program to: 1) attract related industries that will support and enhance the dairy and agriculture industries in Putnam County; and 2) to provide the necessary employee training.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, Putnam Dev. Auth., CGTC, Existing Dairy Industry	Staff Time in Budget	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, Putnam Dev. Auth., CGTC, Existing Dairy Industry
14	Establish a program to promote the support network for retirees.	X	X	X	X	X	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, Local Lending Institutions, Other Private Sector Interests	Staff Time in Budget	Putnam County, City of Eatonton, Eatonton-Putnam County Chamber, Local Lending Institutions, Other Private Sector Interests
15	Become a Georgia Certified Work Ready Community.		X	X	X		Chamber of Commerce, Putnam County, City of Eatonton, Putnam Co. BOE, State of Georgia	Staff Time in Budget	Putnam County, City of Eatonton, Putnam County BOE, State of Georgia
16	Construct and operate a Georgia's Lake Country Welcome Center	X	X	X	X	X	Putnam County, Morgan County, Greene County and Baldwin Counties	TBD	Dedicated 1% Hotel/Motel Tax
17	Develop a marketing plan for downtown Eatonton.	X	X				Eatonton Better Hometown Program	\$10,000	Eatonton Better Hometown Program
HOUSING									
1	Demolish or bring up to code, fifteen (15) structures per year for the next five years.	X	X	X	X	X	City of Eatonton	Staff Time in Budget	City of Eatonton
2	Enforce existing housing codes involving qualified, trained staff.	X	X	X	X	X	City of Eatonton	Staff Time in Budget	City of Eatonton

3	Continue existing housing rehabilitation program in selected neighborhoods of the City.	X	X	X	X	X	City of Eatonton, Private Owners, Rebuilding Together, Housing Authority, Financial Institutions	\$500,000	City of Eatonton, DCA, DHUD, Other Federal and State Grants, Rebuilding Together, Private Sources
4	Establish coalition of builders, developers, realtors, bankers, mortgage lenders, housing manufacturers, faith-based organizations, local government officials, etc. to develop and implement a plan that will: 1) create affordable housing and promote homeownership for households with incomes from \$40-75,000; 2) establish greater housing diversity; and 3) increase the supply of low-moderate income housing.		X	X	X	X	Putnam County, City of Eatonton, DCA, Private Interests, DHUD, USDA, Housing Authority	\$3 Million	Putnam County, City of Eatonton, DHUD, USDA, Housing Authority, Private Sources
5	Adopt changes in current land development regulations and/or create incentives that encourage residential developers to: 1) Incorporate innovative lot and street design to protect critical natural resources, encourage energy conservation, and reduce development costs; 2) Create open space within neighborhoods and buffers between different uses; 3) Minimize the destruction of trees during construction; and 4) Provide an aesthetically pleasing landscape at their housing developments.	X					City of Eatonton, Putnam County	Staff Time in Budget	City of Eatonton
NATURAL AND CULTURAL RESOURCES									
1	Adopt changes in current land development and other regulations that addresses setbacks from streams, control of septic systems and paving of large parking areas.	X	X				City of Eatonton	Staff Time in Budget	City of Eatonton
2	Establish and implement effective environmental code enforcement that first begins with a public education program on the amendments to the regulations.		X	X	X	X	City of Eatonton, Putnam County Health Department	Staff Time in Budget	City of Eatonton
3	Enforce the Part V Environmental Criteria ordinances (wetlands, groundwater recharge areas and water supply watersheds), which include coordination with local, state, and federal agencies.	X	X	X	X	X	City of Eatonton, Putnam County Health Department, U.S Army Corps of Engineers	Staff Time in Budget	City of Eatonton

4	Hold workshops and other public forums for the general public on the protection of the two major lakes and the major streams		X		X		Putnam County, City of Eatonton, RDC	\$5,000	Putnam County, City of Eatonton
5	Develop and adopt “Minimal Disturbance Map that addresses environmentally sensitive areas, such as, floodplains, steep slopes, unsuitable soils, water supply watersheds, major park, recreation and conservation areas, groundwater recharge areas, prime agricultural and forestry land, protected animal, bird and plant habitats, etc.			X	X	X	Putnam County, City of Eatonton, UGA, RDC, NRCS, Soil and Water Conservation Service, DNR, Oconee National Forest, DCA, Georgia Forestry Commission	\$50,000	Putnam County, City of Eatonton, State and Federal Sources
6	Amend local development codes that allows for flexibility and incentives to landowners and developers to protect and preserve sensitive natural resources identified on the “Minimal Disturbance Map.”				X	X	Putnam County, City of Eatonton	Staff Time in Budget	Putnam County, City of Eatonton
7	Encourage participation in a public trust to promote and accept farmland protection and conservation easements established for the protection of sensitive natural resources.	X	X	X	X	X	Putnam County, City of Eatonton, Trust for Public Land	Staff Time in Budget	Putnam County, City of Eatonton, Private Sources
8	Implement the Historic Piedmont Scenic Byway Corridor Management Plan Work Program that includes the development of Native American and African-American biking, walking and driving tours.	X	X	X	X	X	Historic Piedmont Scenic Byway Commission, Eatonton Better Hometown Program, Putnam County, City of Eatonton, GDOT, DNR, UGA, RDC, Private Interests, Chamber of Commerce	\$150,000	National Scenic Byway Grant, Private Foundation Grants, TE Grants, Putnam County, City of Eatonton, Other State and Federal Funds, Volunteer Effort
9	Develop a greenspace and multi-use trail system plan for the City of Eatonton.					X	City of Eatonton	\$35,000	City of Eatonton, State and Federal Grants
10	Continue enforcement of the City’s Soil and Sedimentation Control Ordinance.	X	X	X	X	X	City of Eatonton	Staff Time in Budget	City of Eatonton
11	Continue to implement the Source Water Assessment Plan for the Little River source water intake and assist the City of Milledgeville in the implementation of the SWAPs for the Baugh and Ham intakes.	X	X	X	X	X	Putnam County, City of Eatonton, City of Milledgeville, S&WCC, GFC, UGS CES, NRCS, Ga.	\$100,000	Putnam County, City of Eatonton, City of Milledgeville, US EPA, GA DNR-EPD, Private Sources

							DNR-EPD, Private Property Owners		
12	Continue to implement and amend as necessary the existing City tree ordinance.	X	X	X	X	X	City of Eatonton Tree Board, Georgia Forestry Commission	Staff Time in Budget	City of Eatonton
13	Continue to enforce existing land development regulations pertaining to the Eatonton Historic District.	X	X	X	X	X	City of Eatonton	Staff Time in Budget	City of Eatonton, Putnam County
14	Form and implement local historic district and design guidelines.	X	X	X	X	X	City of Eatonton, Historic Preservation Commission	Staff Time in Budget	City of Eatonton
15	Incorporate the HP Ordinance, local historic district and guidelines along with the Tree Ordinance in the City's Land Development Code.	X					City of Eatonton	Staff Time in Budget	City of Eatonton
16	Continue renovation of the old school on Madison Avenue into a community center.	X	X				Eatonton-Putnam Arts Foundation	\$1.7 Million	State and Private Sources
17	Nominate for the National Register priority structures in the county survey.	X	X	X	X	X	Putnam County, City of Eatonton, Ga. DNR-HPD, RDC, Historical Society, Private Owners	\$20,000	Putnam County, City of Eatonton, DNR-HPD, Private Sources
18	Continue to implement a heritage program centered around the City and County's National Register sites, scenic by-way, and Civil War Trail in coordination with the Lakes Country marketing consortium.	X	X	X	X	X	Putnam County, City of Eatonton, Lakes Country Consortium, BHT, Historical Society, Chamber of Commerce	\$25,000	Putnam County, City of Eatonton, DoED, DCA, DNR-HPD, Ga. DOT, Private Sources
COMMUNITY FACILITIES AND SERVICES									

1	Expand and repair the City's wastewater infrastructure.	X	X	X	X	X	City of Eatonton, Eatonton-Putnam Water and Sewer Auth., DNR	\$6,000,000	USDA, DCA, GEFA, City of Eatonton
2	Conduct a study on the recreation needs for Eatonton and Putnam County			X			Putnam County, City of Eatonton, RDC, Putnam County BOE, Eatonton-Putnam County Chamber, Local Churches, Private Service Providers	\$20,000	Putnam County, City of Eatonton, Putnam County BOE, Private Sources
3	Increase the City's water supply by either renovating/expanding existing water plant or thorough an extension of a line from the Sinclair Water Authority plant.			X	X		City of Eatonton, Eatonton-Putnam Water Authority	\$3 Million	Eatonton-Putnam Water Authority
INTERGOVERNMENTAL COORDINATION									
1	Conduct regular meetings with City and County government officials to set priorities, identify shared goal and find collaborative solutions using the recently adopted comprehensive plan as a guide.	X	X	X	X	X	Putnam County, City of Eatonton	Staff Time in Budget	Putnam County, City of Eatonton
2	Conduct periodic meetings with the administrative staffs of Putnam County, City of Eatonton and Putnam County BOE to discuss growth and other related issues.	X	X	X	X	X	Putnam County, City of Eatonton, Putnam County BOE	Staff Time in Budget	Putnam County, City of Eatonton, Putnam County BOE
TRANSPORTATION SYSTEM									

1	Implement the FY 2007-2009 State Transportation Improvement Program (STIP) for Eatonton-Putnam County that includes the proposed eastern bypass route, widening of Hwy 44 and selected intersection improvements.	X	X	X			GDOT, Putnam County, City of Eatonton	\$57,828,000	Federal/State/Other Sources
2	Install traffic light at Eagle One Travel Center		X				Putnam County, GDOT	\$100,000	GDOT
3	Conduct a study of heavily traveled residential streets in the City of Eatonton to determine alternative means of accessibility.		X				City of Eatonton	\$25,000	City of Eatonton
4	Construct sidewalks along Highway 16 E from the railroad tracks to Putnam County High School	X	X				City of Eatonton, GDOT	\$200,000	GDOT
5	Construct sidewalk and storm drainage improvements in the downtown area and neighborhood residential areas.	X	X	X	X	X	City of Eatonton, Eatonton Better Hometown Program	\$1 Million	City of Eatonton, CDBG
6	Construct new above-ground parking facility in downtown area.		X	X			City of Eatonton, Putnam County, Eatonton Better Hometown Program	\$5 Million	City of Eatonton, Putnam County
CHARACTER AREAS									

1	Revise existing land development regulations, where necessary to encourage: 1). Conservation subdivisions; 2). Large-lot size for individual and subdivision lots outside of areas not currently served by public water and sewer; 3). Traditional Neighborhood Design; and 4). Residential infill development.		X				City of Eatonton, Putnam County	Staff Time in Budget	City of Eatonton
2	Revise existing development regulations, where necessary to establish the recommended development patterns for the following character areas: Suburban Neighborhood Developing; Highway 44 Corridor; Highway 441 Corridor; Highway 129 Corridor; Historic-Piedmont Scenic Corridor and South Industrial Park.	X	X	X			City of Eatonton, Putnam County	Staff Time in Budget	City of Eatonton
3	Conduct pre-development meetings with developers of large developments to encourage the implementation of the recommended development patterns within these developments for the following character areas: Suburban Neighborhood Developing; Highway 44 Corridor; Highway 441 Corridor; Highway 129 Corridor; and Historic-Piedmont Scenic Corridor.	X	X	X	X	X	City of Eatonton, Putnam County, Private Developers	Staff Time in Budget	City of Eatonton
4	Amend existing land development regulations to eliminate incompatible uses, properly buffer and screen the border, and to reduce or eliminate vehicles parked in the front yards within the Traditional Neighborhood Redevelopment Character Area.	X	X				City of Eatonton, Putnam County	Staff Time in Budget	City of Eatonton
5	Establish new greenspaces and playgrounds in the Traditional Neighborhood Redevelopment Character Area.			X	X	X	City of Eatonton,, Volunteer and Civic Organizations	\$15,000	City of Eatonton, Private Sources, Volunteer Time
6	Conduct regular neighborhood clean-up campaigns in the Traditional Neighborhood Redevelopment Character Area to eliminate litter and vegetative growth in vacant lots and the rights-of-way.		X	X	X	X	City of Eatonton, Volunteer and Civic Organizations	\$1,000/yr.	City of Eatonton, Private Sources, Volunteer Time
7	Conduct a study in the neighborhoods within the Traditional Neighborhood Redevelopment Character Area to determine the streets where retrofitting is possible for pedestrian and bicycle accessibility.				X		City of Eatonton, Putnam County, RDC, Volunteer and Civic Organizations	\$2,500	City of Eatonton, Private Sources, Volunteer Time

8	Begin retrofitting process in the Traditional Neighborhood Redevelopment Character Area in the high priority areas identified in the above study.				X	X	City of Eatonton	\$50,000	City of Eatonton, State, Federal and Private Sources
9	Prepare a corridor plan with guidelines for the East Bypass Character Area, and amend the existing land development regulations, where necessary to implement the recommendations from this plan.			X	X	X	City of Eatonton	\$30,000	City of Eatonton, State, Federal and Private Sources
10	Coordinate with appropriate agencies and organizations on the Eatonton Bypass Project related to land development near the Scenic Byway Corridor.	X	X	X	X	X	City of Eatonton, Putnam County, GDOT, Scenic Byway Commission, Board of Education, Hospital Authority	Staff Time in Budget	City of Eatonton, Putnam County, GDOT, Board of Education, Hospital Authority
11	Prepare corridor plan with guidelines as appropriate for the segment in the US 441 Corridor Character Area from Coleman Avenue to Eatonton Downtown Character Area; and amend the existing land development regulations, where necessary to implement the recommendations from this plan.				X	X	City of Eatonton	\$30,000	City of Eatonton, State, Federal and Private Sources
12	Prepare development plan for North Industrial Park that incorporates the recommended development patterns; revise existing development regulations where necessary to accommodate the recommendations from the North Industrial Park development plan.					X	City of Eatonton, Eatonton-Putnam Development Authority	\$25,000	City of Eatonton, State, Federal and Private Sources

Policies - Putnam County

Below are the policies Putnam County will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision and addressing the Issues and Opportunities.

Economic Development

- We will support an active Chamber of Commerce and Development Authority and various other community organizations that participate in the economic, leadership, and strategic planning process of Putnam County.
- We will support tourism programs that promote the county's rich historic, scenic, and natural resources, and measure the financial impact such programs have on Eatonton-Putnam County.
- We will continue to support leadership development programs that recruit and train future leaders of Putnam County.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to create an atmosphere in which entrepreneurial enterprise is nurtured in the county.
- We will encourage the development of various funding mechanisms to help new industries and small business ventures.
- We will continue to support the efforts of the Eatonton Better Hometown Program to develop an attractive and economically vibrant downtown area that serves as an important focal point of the community.
- We will continue to work with regional and state economic development support organizations and institutions.
- We will encourage entities engaged in economic development and business support to develop working relationships with local businesses and industries to have greater insight into specific needs and concerns of those companies.
- We will continue to work with local colleges and technical schools to provide educational opportunities and job skills training for local citizens.
- We will support efforts to enhance the viability of the dairy industry in Putnam County.
- We will encourage the development of a support network for retirees residing in Putnam County.

Housing

- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.

- We will ensure development to provide for a variety of residential types and densities for our diverse population that will enable the city to be competitive in most housing market sectors.
- We will promote residential amenities, such as parks, open space, and other features that add to the quality of life and enjoyment of the residential experience.
- We will continue to encourage high quality housing through the enforcement of local building codes and regulations.
- We will eliminate substandard or dilapidated housing in our community by establishing minimum housing codes and a process to administer and enforce those codes.
- We will continue to support efforts to provide affordable housing to qualified citizens.
- We will promote safe, walkable neighborhoods.
- We will encourage home ownership.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Natural and Cultural Resources

- We will continue to develop and maintain regulations for the protection of natural resources within the county, such as water supply watersheds, wetlands, groundwater recharge areas, river corridors, and other natural resources deemed important.
- We will develop and manage land and transportation networks to ensure the quality of our air and water.
- We will ensure safe and adequate supplies of water through protection of groundwater sources.
- We will encourage new development in suitable locations in order to protect natural resources; environmentally sensitive areas; or valuable historic, archeological, or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact development and preservation of open space.
- We will continue to promote the protection and maintenance of open space and farmland.
- We will continue to protect our historic districts from encroachment of incompatible building designs.
- We will support the development and promotion of African-American tours and museum additions.
- We will encourage the identification of Native American sites for preservation and enhancement.

Community Facilities and Services

- We will continue to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.

- We will provide facilities and materials necessary to remain responsive in the face of growth.
- We will ensure that new development does not cause a decline in locally adopted levels of service.
- We will ensure that capital improvements needed to accommodate the impacts of new development are made concurrent with such development.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified as suitable for such development.
- The community will seek ways for new growth to pay for itself to the maximum extent possible.
- We will continue to provide recreational and cultural programs and facilities for all segments of the population.
- We will continue to invest in parks and open space to enhance the quality of life for our citizens.
- We will seek additional funding sources that will assist in the development and upgrade of county parks.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Transportation

- We will address the location, design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure, and development of the community.
- We will make decisions that encourage alternative transportation choices, including transit and bicycle/pedestrian.
- We will target transportation improvements to support desired development patterns for the community.
- We will promote connectivity of our road network.
- Our new and reconstructed roadways will be designed to enhance community aesthetics and to minimize environmental impacts.

- Our new and reconstructed roadways will be designed to accommodate multiple functions, such as pedestrian facilities and bike routes as well as vehicular circulation.
- We will ensure that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods and economic viability of the Eatonton downtown area.

Policies - City of Eatonton

Below are the policies the City of Eatonton will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision and addressing the Issues and Opportunities.

Economic Development

- We will support an active Chamber of Commerce and Development Authority and various other community organizations that participate in the economic, leadership, and strategic planning process of the City of Eatonton.
- We will support tourism programs that promote the county's rich historic, scenic, and natural resources, and measure the financial impact such programs have on Eatonton and Putnam County.
- We will continue to support leadership development programs that recruit and train future leaders of the City of Eatonton.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to create an atmosphere in which entrepreneurial enterprise is nurtured in the county.
- We will encourage the development of various funding mechanisms to help new industries and small business ventures.
- We will continue to support the efforts of the Eatonton Better Hometown Program to develop an attractive and economically vibrant downtown area that serves as an important focal point of the community.
- We will continue to work with regional and state economic development support organizations and institutions.
- We will encourage entities engaged in economic development and business support to develop working relationships with local businesses and industries to have greater insight into specific needs and concerns of those companies.
- We will continue to work with local colleges and technical schools to provide educational opportunities and job skills training for local citizens.
- We will support efforts to enhance the viability of the dairy industry in Eatonton and Putnam County.
- We will encourage the development of a support network for retirees residing in Eatonton and Putnam County.

Housing

- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will ensure development to provide for a variety of residential types and densities for our diverse population that will enable the city to be competitive in most housing market sectors.
- We will promote residential amenities, such as parks, open space, and other features that add to the quality of life and enjoyment of the residential experience.
- We will continue to encourage high quality housing through the continued enforcement of local building codes and regulations.
- We will eliminate substandard or dilapidated housing in our community by establishing minimum housing codes and a process to administer and enforce those codes.
- We will continue to support efforts to provide affordable housing to qualified citizens.
- We will promote safe, walkable neighborhoods.
- We will ensure that our neighborhoods are interactive communities where people have easy access to schools, parks, residences, and businesses through sidewalks, multi-use paths, roads, and public transportation.
- We will encourage home ownership.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Natural and Cultural Resources

- We will continue to develop and maintain regulations for the protection of natural resources within the city, such as wetlands and groundwater recharge areas and other natural resources deemed important.
- We will support enhanced solid waste reduction and recycling initiatives.
- We will develop and manage land and transportation networks to ensure the quality of our air and water.
- We will ensure safe and adequate supplies of water through protection of groundwater sources.
- We will encourage new development in suitable locations in order to protect natural resources; environmentally sensitive areas; or valuable historic, archeological, or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact development and preservation of open space.
- We will continue to promote the protection and maintenance of trees and open space in all new development.
- We will continue to protect our historic districts from encroachment of incompatible building designs.

- We will support the development and promotion of African-American tours and museum additions.
- We will encourage the identification of Native American sites for preservation and enhancement.

Community Facilities and Services

- We will continue to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- We will provide facilities and materials necessary to remain responsive in the face of growth.
- We will ensure that new development does not cause a decline in locally adopted levels of service.
- We will ensure that capital improvements needed to accommodate the impacts of new development are made concurrent with such development.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified as suitable for such development.
- The community will seek ways for new growth to pay for itself to the maximum extent possible.
- We will continue to provide recreational and cultural programs and facilities for all segments of the population.
- We will continue to invest in parks and open space to enhance the quality of life for our citizens.
- We will seek additional funding sources that will assist in the development and upgrade of city parks.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Transportation

- We will address the location, design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure, and development of the community.
- We will make decisions that encourage alternative transportation choices, including transit and bicycle/pedestrian.
- We will target transportation improvements to support desired development patterns for the community.
- We will promote connectivity of our road network.
- Our new and reconstructed roadways will be designed to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, such as pedestrian facilities, parking, bike routes, as well as vehicular circulation.
- We will ensure that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods and economic viability of the downtown area.

**Report of Accomplishments
Putnam County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Establish a homeownership program in the City of Eatonton designed to assist residents with fixed or limited incomes in purchasing homes and to provide quality affordable workforce housing.	Underway	In consideration for future CHIP grant. Expected to be completed in 2008.
HO 2	Construct affordable rental housing for residents with fixed or limited incomes within the City of Eatonton.	Not Accomplished	This is better suited to Housing Authority or private enterprise
HO 3	Implement programs that will strengthen the individuals and families residing within the target neighborhoods for the City of Eatonton.	Completed	
HO 4	Construct 15-unit apartment complex serving adults with developmental and/or physical disabilities.	Completed	
NATURAL RESOURCES (NR)			
NR 1	Prepare flood-prone area maps for the unincorporated area of Putnam County.	Underway	FEMA will complete within next 2 years.
NR 2	Develop and implement the TMDL plans for the impaired streams within the unincorporated area of Putnam County.	Underway	TMDL plans have been completed, but the implementation process is an ongoing process by various local, state and federal agencies.
NR 3	Implement the Part V Environmental Criteria Ordinances (wetlands, groundwater recharge areas, and water supply watersheds).	Underway	Ongoing program implemented by County Planning and Development Department.
NR 4	Implement the Source Water Assessment Plan for the Little River source water intake and assist the City of Milledgeville in the implementation of the SWAPs for the Baugh and Ham intakes.	Underway	Ongoing program to be implemented by the Eatonton-Putnam Water Authority.
HISTORIC RESOURCES (HR)			
HR 1	Construct repairs on the old jail complex in order to stabilize the building for future restoration and use.	Completed	
HR 2	Prepare restoration, use, and landscaping plan for old jail complex.	Completed	

**Report of Accomplishments
Putnam County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
HR 3	Prepare corridor management plan for the proposed Highway 16 Scenic Byway and Civil War Trail (US 441 and Dennis Station Road).	Completed	
HR 4	Renovate the old school on Madison Avenue into a community center.	Underway	Eatonton-Putnam Arts Foundation is developing a community arts center and auditorium in the main building. To be completed in 2008.
HR 5	Nominate for the National Register priority structures in the county survey.	Underway	Ongoing program.
HR 6	Establish and implement a heritage tourism program centered around the City and County's National Register sites, scenic by-way, and Civil War Trail in coordination with the Lakes Country marketing consortium.	Underway	Ongoing program of the Chamber of Commerce and Lakes Country marketing consortium.
COMMUNITY FACILITIES (CF)			
CF 1	Construct an 8-10 MGD water treatment facility on Lake Sinclair.	Completed	
CF 2	Install water lines, storage tanks, and other related infrastructure in the southern portion of Putnam County and Lake Sinclair.	Underway	Ongoing program.
CF 3	Install new water line up to the City of Eatonton from new water treatment plant (provided City of Eatonton does not decide to renovate and expand existing plant).	Underway	Under study by the Eatonton-Putnam Water Authority. Will likely be completed in the next five-year work program.
CF 4	Implement the US 441 widening projects that are in the State Transportation Improvement Program.	Underway	In 07-09 STIP
CF 5	Construct four passing lanes (NB & SB) on SR 44 between Eatonton and Gray.	Underway	In 07-09 STIP
CF 6	Construct passing lanes on SR 44 from Eatonton to the Greene County Line.	Not Accomplished	Not in 07-09 STIP
CF 7	Replace bridges on SR 16 at Crooked Creek and over the Oconee River at the Hancock County Line.	Completed	
CF 8	Renovate Martins Mill Road Bridge.	Completed	

**Report of Accomplishments
Putnam County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 9	Acquire ROW and pave Long Shoals Road.	Completed	
CF 10	Purchase additional transit vehicle.	Completed	
CF 11	Plan and construct training facility for firefighters.	postponed	Exploring options, i. e. staffing and funding cost vs use of existing facility 40 miles away
CF 12	Construct new fire station and convenience center in the Rock Eagle vicinity.	Completed	
CF 13	Renovate existing Twin Bridges fire station.	Completed	
CF 14	Purchase emergency services vehicles and equipment.	Underway	Ongoing program.
CF 15	Construct mini-convenience centers throughout the county.	Underway	Ongoing review for need of convenience centers.
CF 16	Construct new county administrative/judicial building.	Completed	
CF 17	Construct new community pool at a location to be determined.	Not Accomplished	no location identified
CF 18	Construct bike trails, tennis courts, and softball fields in the extreme eastern and western portion of the county.	Underway	Ongoing program.
ECONOMIC DEVELOPMENT (ED)			
ED 1	Develop a marketing plan for downtown Eatonton.	Underway	This is expected to be completed in 2008.
ED 2	Conduct BREP Survey.	Underway	BREP survey is an ongoing process.

**Report of Accomplishments
Putnam County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
ED 3	Establish and implement a program to expand small business development in the lakes area.	Underway	Ongoing program.
ED 4	Extend gas, water, and sewerage in the South Industrial Park.	Not Accomplished	The section on Ted Dunn Blvd has not been completed because of the delay in the start-up date for operations of the Sinclair Water Authority and the Eatonton-Putnam County Water and Sewer Authority until 2009.
ED 5	Implement a variety of beautification projects in the downtown area.	Underway	Ongoing program.
ED 6	Prepare feasibility study for a new convention and visitors bureau building in the Lake Oconee area.	Completed	This was a for-profit venture by a private developer. A new public convention and visitors' bureau is being created.
ED 7	Implement Lakes Country marketing program to support tourism in Morgan, Greene, Baldwin and Putnam Counties.	Completed	
LAND USE (LU)			
LU 1	Conduct a study to merge the City's and County's land development ordinances.	Completed	
LU 2	Prepare a new comprehensive plan jointly with the City of Eatonton in accordance with the new Minimum Planning Standards.	Completed	

Report of Accomplishments

City of Eatonton

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Construct 15-unit apartment complex serving adults with developmental and/or physical disabilities.	Completed	
HO 2	Demolish or bring up to code, fifteen (15) structures per year for the next five years.	Underway	Ongoing program.
HO 3	Conduct a study to identify housing suitable for rehabilitation and funding sources to implement the study recommendations.	Not Accomplished	The City of Eatonton is not a Signature Community or Georgia Initiative for Community Housing Community that is eligible for funding for such a study.
HO 4	Using the survey results on suitable housing for rehabilitation, establish an effective housing rehabilitation program in selected neighborhoods that is coordinated with housing efforts in those neighborhoods.	Underway	Ongoing program.
HO 5	Establish and implement a homeownership program designed to assist residents with fixed or limited incomes in purchasing homes and to provide quality affordable workforce housing.	Underway	Ongoing program.
HO 6	Construct affordable rental housing for residents with fixed or limited incomes.	Not Accomplished	This is better suited to Housing Authority or private enterprise.
HO 7	Amend current land development codes to promote a variety of housing and subdivision designs within the City, which include guidelines to insure compatibility with existing neighborhoods.	Underway	This is in Chapter 75 of the City Code. Much of it has already been adopted. The Zoning Committee of the City Council is studying changes to the portion of it dealing with multifamily and mobile homes. New map in progress to identify zoning areas. To be completed in 2007.
HO 8	Establish a Keep Eatonton Beautiful Program that focuses on building neighborhood pride and beautification.	Completed	City was certified as a Keep America Beautiful City on June 3, 2006.
HO 9	Implement programs that will strengthen the individuals and families residing in the target neighborhood.	Completed	City is Fiscal Agent for Eatonton-Putnam Family Connection. Mayor and City Administrator sit on Board.
NATURAL RESOURCES (NR)			
NR 1	Develop a greenspace and multi-use trail system plan for the City of Eatonton.	Underway	Expected to be completed in 2012.
NR 2	Enforce the Soil Erosion and Sedimentation Control Ordinance in Eatonton.	Underway	Ongoing program.

Report of Accomplishments

City of Eatonton

PROJ #	ACTIVITY	STATUS	EXPLANATION
NR 3	Implement the Source Water Assessment Plan for Little River source water intake and assist the City of Milledgeville in the implementation of the SWAPs for the Baugh and Ham intakes.	Underway	Ongoing program to be implemented by the Eatonton-Putnam Water Authority.
NR 4	Adopt and enforce the Part V Environmental Criteria Ordinances (wetlands, groundwater recharge areas, and water supply watersheds).	Underway	Ongoing program implemented by County Planning and Development Department.
HISTORIC RESOURCES (HR)			
HR 1	Construct repairs on the old jail complex in order to stabilize the building for future restoration and use.	Completed	
HR 2	Prepare restoration, use, and landscaping plan for old jail complex.	Completed	Better Home Town, City and County completed this activity in 2006.
HR 3	Prepare corridor management plan for the proposed Highway 16 Scenic Byway and Civil War Trail (US 441 and Dennis Station Road).	Completed	
HR 4	Incorporate by reference the Historic Preservation Ordinance, Historic Preservation Guidelines, and Tree Ordinance in the City's Land Development Code.	Underway	To be completed in 2007.
HR 5	Renovate the old school on Madison Avenue into a community center.	Underway	Eatonton Putnam Arts Foundation is developing a community arts center and auditorium in the main building. To be completed in 2008.
HR 6	Nominate for the National Register priority structures in the county survey.	Underway	Ongoing program.
HR 7	Establish and implement a heritage tourism program centered around the City and County's National Register sites, scenic by-way, and Civil War Trail in coordination with the Lakes Country marketing consortium.	Underway	Ongoing program of the Chamber of Commerce and Lakes Country marketing consortium.
COMMUNITY FACILITIES (CF)			
CF 1	Construct sidewalks along Highway 16 E. from the railroad tracks to Putnam County School.	Underway	DOT has contracted this work and construction has begun on the project to widen the Rooty Creek Bridge, widen SR 16 and add sidewalks to the school and hospital. To be completed in 2008.
CF 2	Implement projects contained in the State's Transportation Improvement Program.	Underway	Three-year STIP goes through FY 09.
CF 3	Construct sidewalk and storm drainage improvements in the downtown area and neighborhood residential areas.	Underway	this is an ongoing issue. Two drainage culvert bridges have been rebuilt. Two more will be bid in 2007. Several other drainage issues have been addressed by the installation of new drain pipes and driveway culverts.

Report of Accomplishments

City of Eatonton

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 4	Increase the City's water supply by either renovating/expanding existing water plant or through an extension of a line from the proposed Sinclair Water Authority Plant to be located on Lake Sinclair.	Underway	Under study by the Eatonton-Putnam Water Authority. Will likely be completed in the next five-year work program.
CF 5	Conduct an evaluation of the existing sewerage treatment and distribution system to determine the improvements that need to be made; and develop a schedule of improvements and financial plan.	Completed	The plan is complete and rehabilitation work is underway.
ECONOMIC DEVELOPMENT (ED)			
ED 1	Extend gas, water, and sewerage in the South Industrial Park.	Not Accomplished	The section on Ted Dunn Blvd has not been completed because of the delay in the start-up date for operations of the Sinclair Water Authority and the Eatonton-Putnam County Water and Sewer Authority until 2009.
ED 2	Implement Lakes Country marketing program to support tourism in Morgan, Greene, Baldwin, and Putnam Counties.	Completed	
ED 3	Implement a Façade Improvement Grant Program in the downtown area.	Underway	This would be a part of the Master Plan . Design Charrette slated for April 13, 2007 with UGA.
ED 4	Reactivate and fund the Downtown Development Authority.	Underway	This is an ongoing program.
ED 5	Develop a marketing plan for downtown Eatonton.	Underway	This is expected to be completed in 2008.
ED 3	Rehabilitate downtown buildings along Marion Street.	Underway	This is an ongoing program.
ED 7	Implement a variety of beautification projects in the downtown area.	Underway	This is an ongoing program.
ED 8	Conduct BREP Survey.	Underway	BREP survey is an ongoing process.
ED 9	Prepare feasibility study for a new convention and visitors bureau building in the Lake Oconee area.	Completed	This was a for-profit venture by a private developer. A new public convention and visitors' bureau is being created.
LAND USE (LU)			
LU 1	Conduct a study to merge the City's and County's land development ordinances.	Completed	









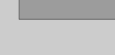


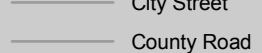


Report of Accomplishments
City of Eatonton

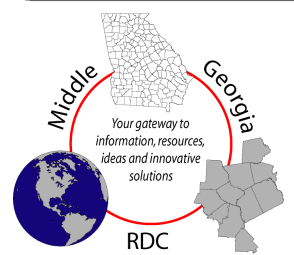
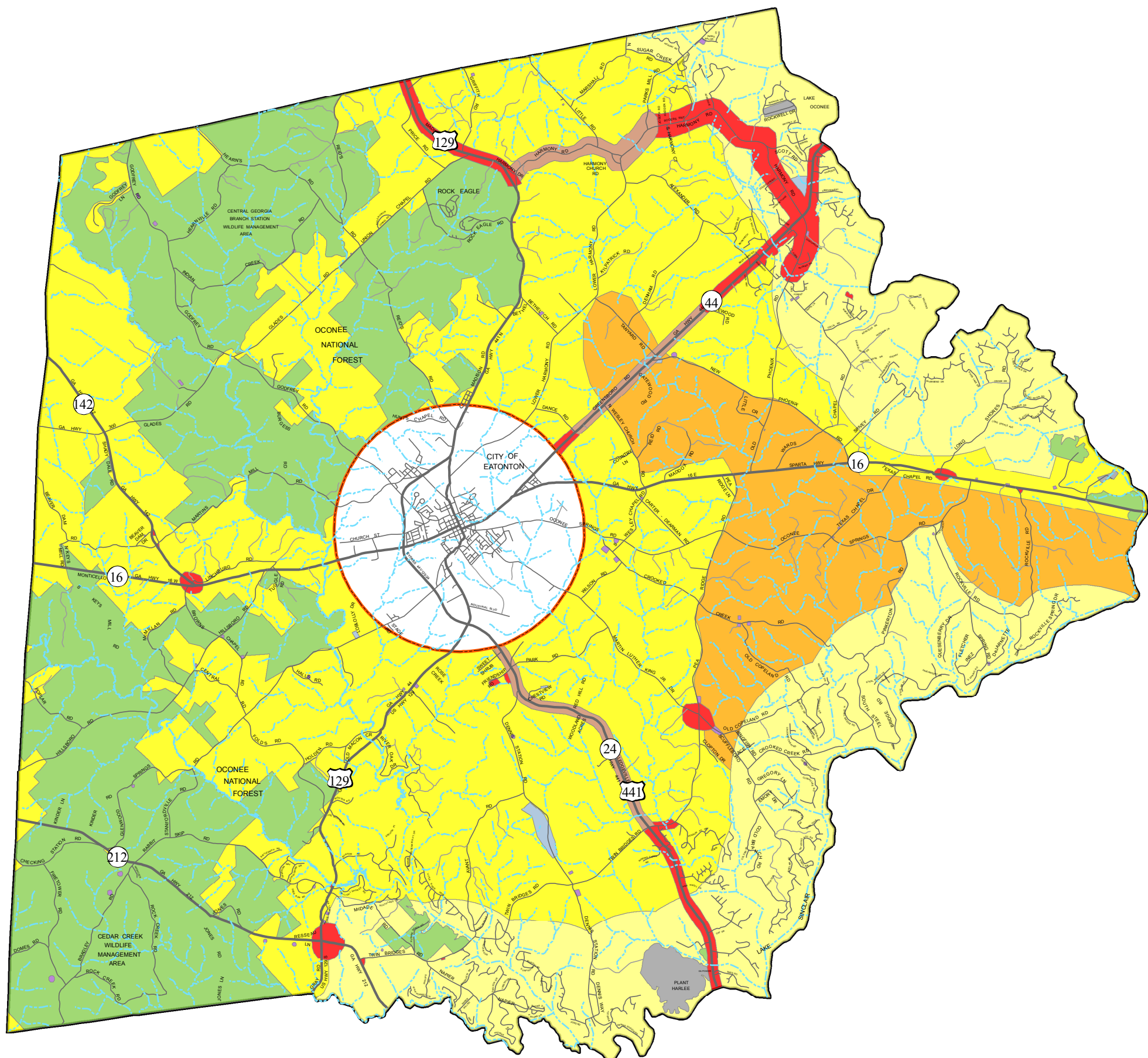
PROJ #	ACTIVITY	STATUS	EXPLANATION
LU 2	Prepare a new comprehensive plan jointly with Putnam County in accordance with the new Minimum Planning Standards.	Completed	

**Putnam County/City of Eatonton
2007-2030 Comprehensive Plan**

**Future Land Use
Areas - Putnam County**

Legend

-  Commercial
 -  Industrial
 -  Mixed Use Development
 -  Mixed Use Residential
 -  Conservation/Greenspace
 -  Public/Institutional
 -  Rural
 -  Rural Residential
 -  Transportation/
Communication/Utilities
-
-  Putnam
 -  Eatonton
 -  City Street
 -  County Road
 -  State Highway













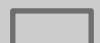

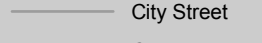
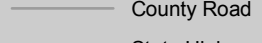
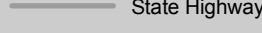
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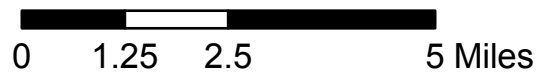
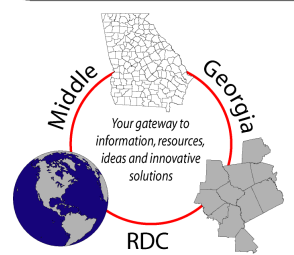
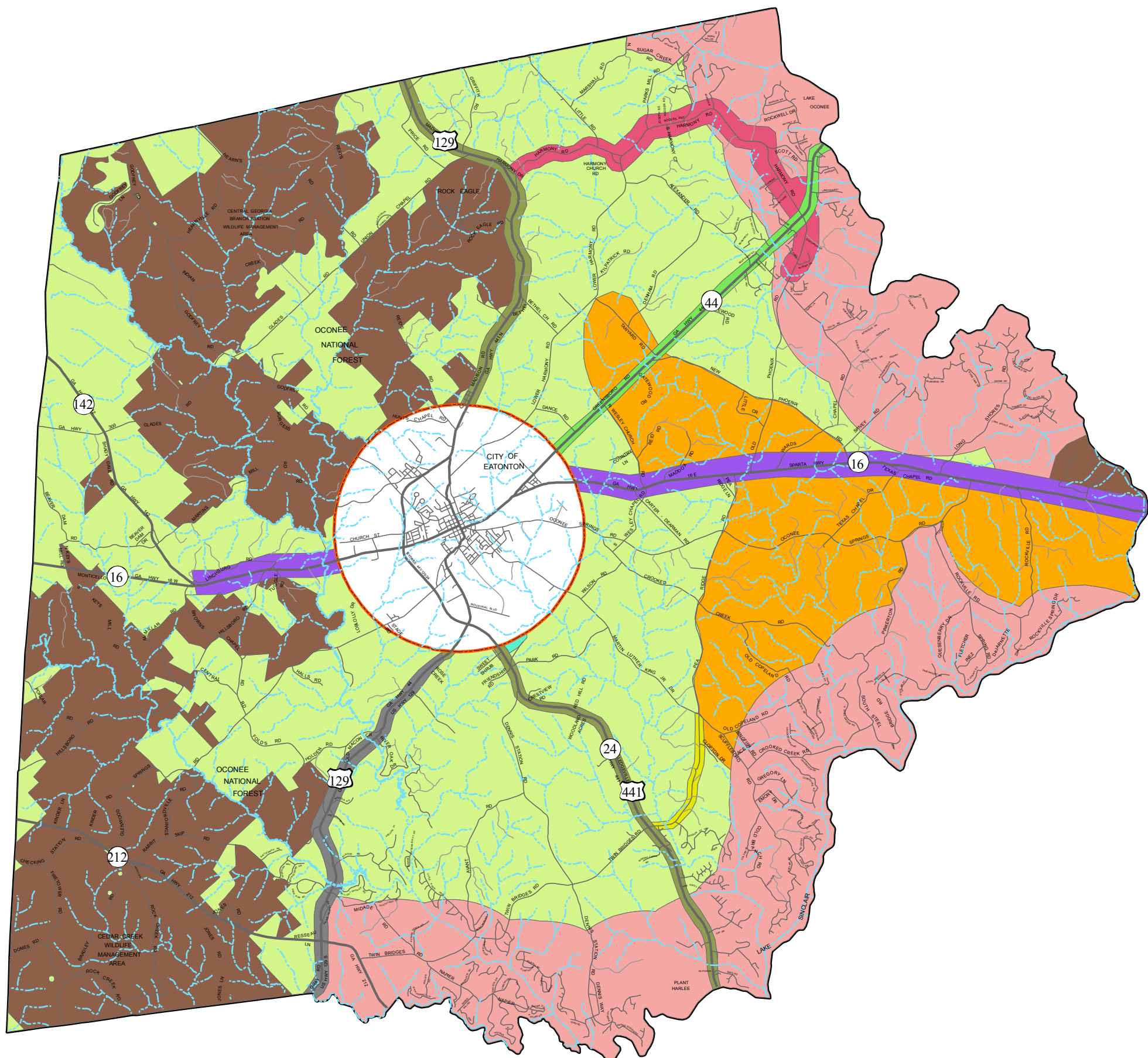
Map 1a

**Putnam County/City of Eatonton
2007-2030 Comprehensive Plan**

**Recommended Character
Areas - Putnam County**

Legend


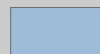

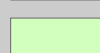
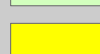




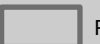
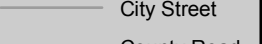

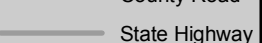

-  Conservation and Greenspace
 -  Harmony-Old Phoenix Road Corridor
 -  Hwy. 44 Corridor
 -  Lake/River Corridor
 -  Pea Ridge Road Corridor
 -  Rural
 -  Rural Residential
 -  Scenic Corridor
 -  US 441 Corridor
 -  US 129 Corridor
-
-  Putnam
 -  Eatonton
 -  City Street
 -  County Road
 -  State Highway

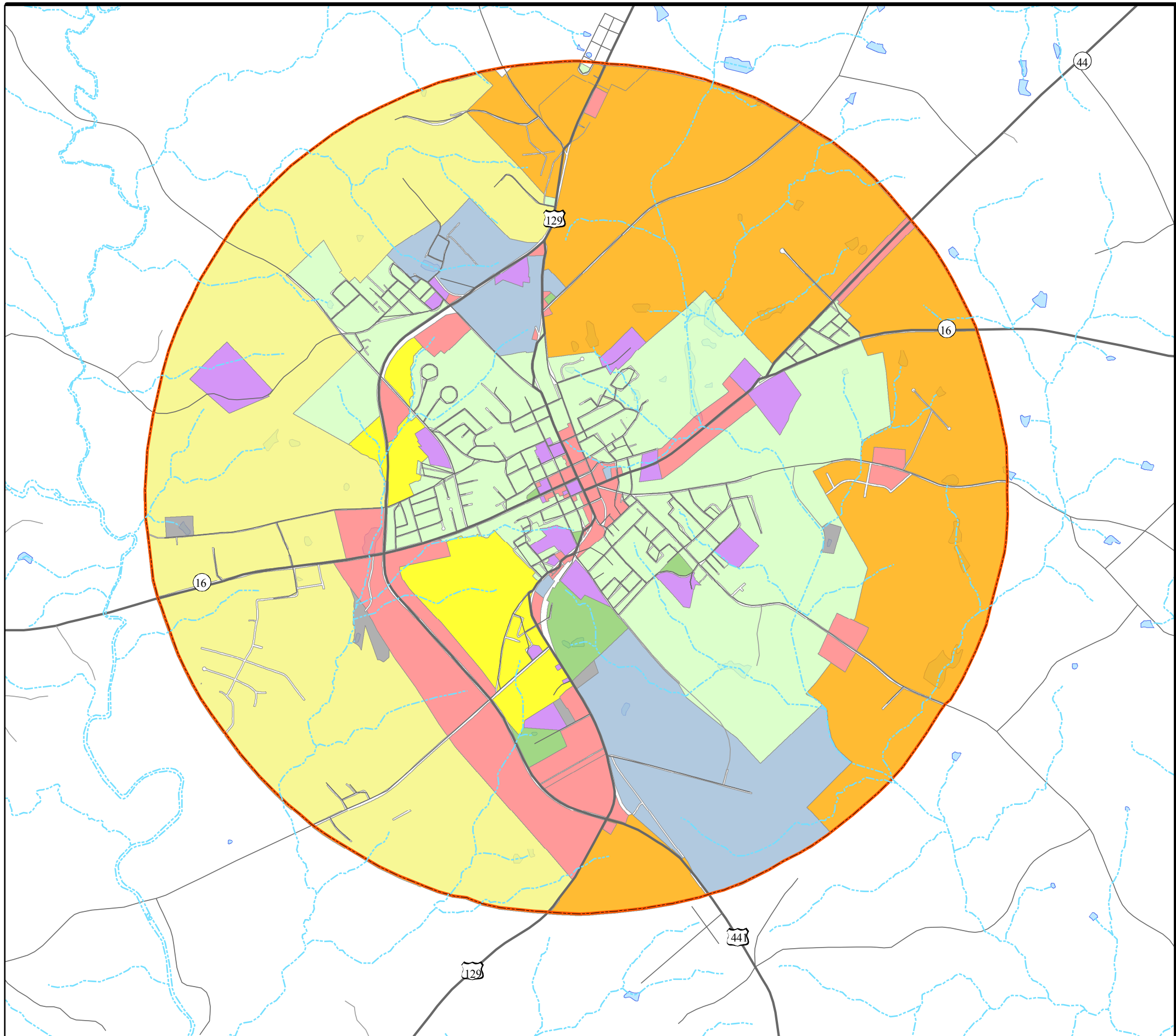


Map 1b

Future Land Use Areas - City of Eatonton

Legend

-  Commercial
 -  Industrial
 -  Low Density Residential
 -  Low-Med Density Residential
 -  Medium Density Residential
 -  Parks/Recreation/Conservation
 -  Public/Institutional
 -  Rural Residential
 -  Transportation/
Communication/Utilities
-
-  Putnam
 -  City Street
-  Eatonton
 -  County Road
 -  State Highway



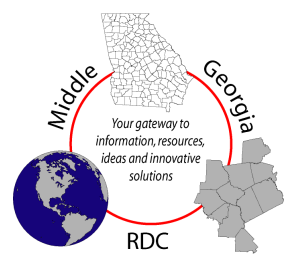
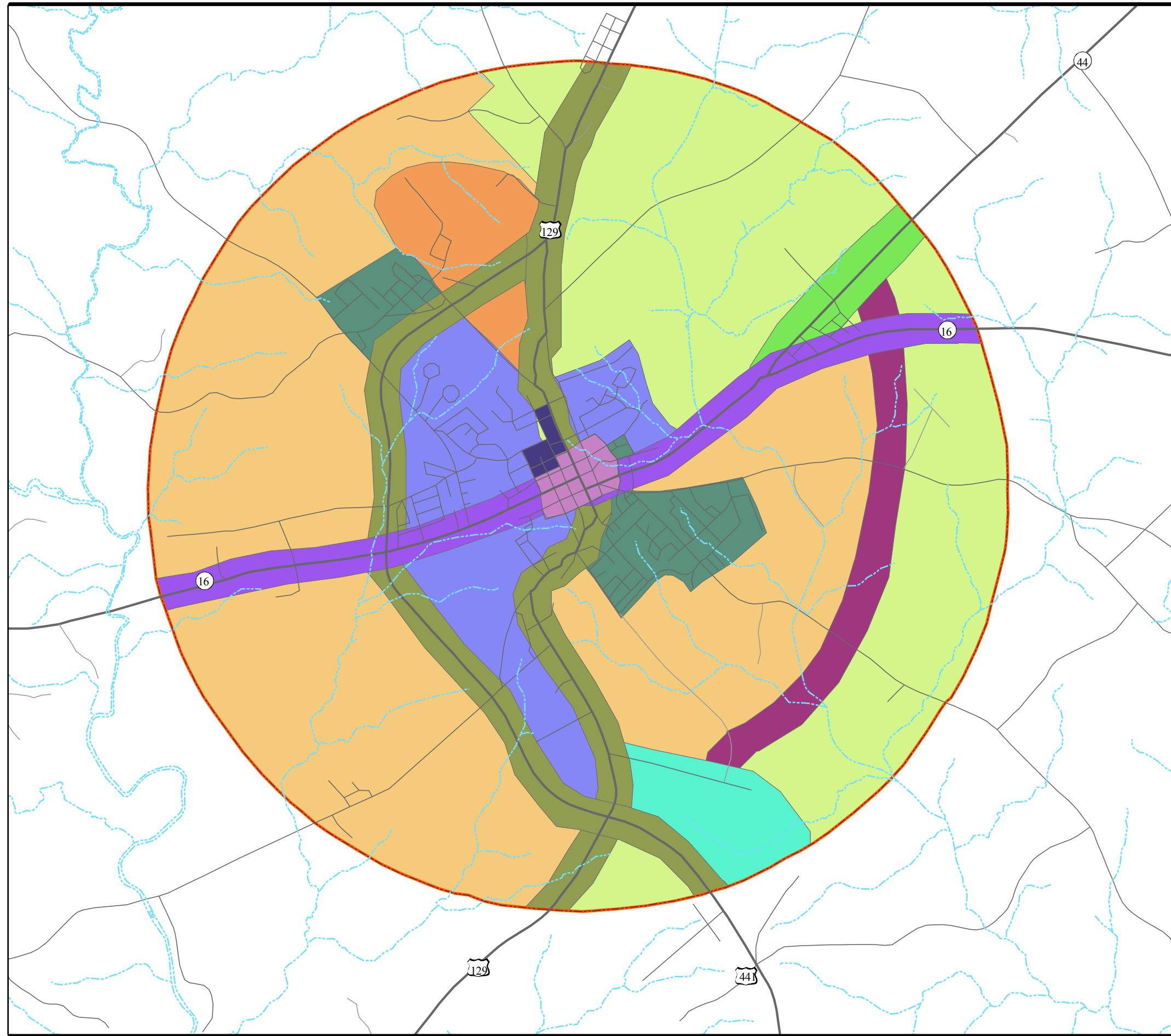
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Map 2a

Recommended Character Areas - City of Eatonton

Legend

- Downtown
- East Bypass Corridor
- Eatonton Historic District
- Hwy. 44 Corridor
- North Industrial Park
- Rural Residential
- Scenic Corridor
- South Industrial Park
- Suburban Neighborhood Development
- Traditional Neighborhood Redevelopment Area
- Traditional Neighborhood Stable
- US 441 Corridor
- Putnam
- Eatonton
- City Street
- County Road
- State Highway



0 0.5 1 Miles



Map 2b