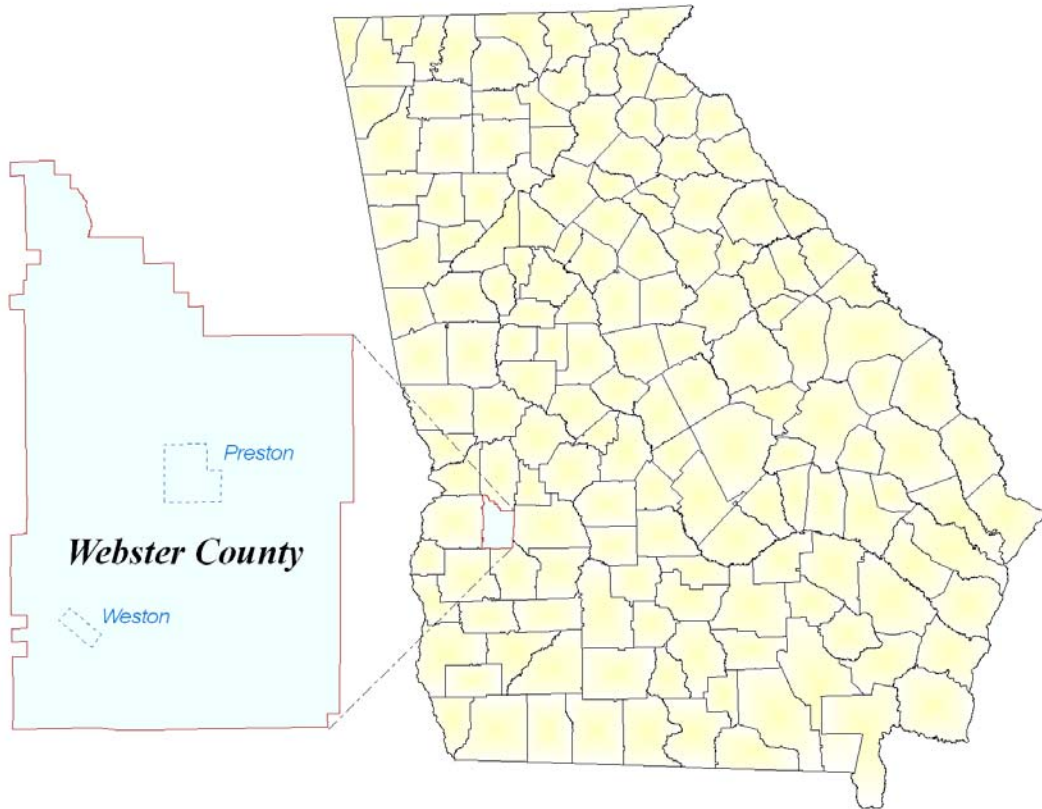


UNIFIED GOVERNMENT OF
WEBSTER COUNTY, GEORGIA
COMPREHENSIVE PLAN
PARTIAL UPDATE 2010-2014

October, 2009

SITE LOCATION MAP



**UNIFIED GOVERNMENT
OF WEBSTER COUNTY**

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George Moore, Chairman
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**ADOPTING RESOLUTION
COMPREHENSIVE PLAN PARTIAL UPDATE 2010-2014**

WHEREAS; the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989, to institute local comprehensive planning in communities throughout the state, and

WHEREAS; Webster County, the City of Preston and the City of Weston prepared and, in accordance with said Act, adopted comprehensive plans in 1995 and in 2005, and

WHEREAS; a revision to said law requires a Partial Update to the Joint County/City Comprehensive Plan for Webster County and the Cities of Preston and Weston 2004-2025, and

WHEREAS; effective January 1, 2009, Webster County and the City of Preston and the City of Weston consolidated into the Unified Government of Webster County, and

WHEREAS; the Board of Commissioners of the Unified Government of Webster County has prepared a Partial Update in compliance with said Act and the standards and procedures for local comprehensive planning promulgated thereunder.

WHEREAS; said Partial Update has received satisfactory reviews by appropriate regional and state review entities.

NOW, BE IT THEREFORE RESOLVED; and it is hereby resolved that the Board of Commissioners of the Unified Government of Webster County hereby adopts the Unified Government of Webster County Comprehensive Plan Partial Update 2010-2014.

Duly approved and executed in session this 15th day of October, 2009

**UNIFIED GOVERNMENT OF WEBSTER COUNTY
BOARD OF COMMISSIONERS**


George Moore
Chairman



Debbie Willis
County Clerk

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Introduction

The community satisfied the first state-mandated comprehensive planning requirement with adoption, in February, 1995, of the joint Webster County-Preston-Weston Comprehensive Plan 1995-2015. That plan was updated pursuant to state planning requirements in 2004 and adopted in January, 2005. Because of major revisions to local government planning standards that took effect in May, 2005, this Partial Update is required as a transition to the next scheduled wholesale update of the planning document in October, 2014. This document addresses the Partial Update requirements.

The Partial Update is intended to serve as a policy guide to help Webster County address critical issues and opportunities during the intervening period between the 2005 update and the next (2014) Comprehensive Planning effort.

This Partial Update was prepared with local government involvement and the benefit of public involvement through a public hearing in July, 2009. The sole governing body subsequently authorized transmittal of the draft Partial Update for state-mandated regional and state reviews. Subsequent to notification that the document met with satisfactory regional and state reviews, the county adopted the Partial Update in October, 2009.

Quality Community Objectives

The following section is the local assessment of how the community measures up against state-established development patterns and options intended to ensure Georgia will preserve its unique cultural, natural and historic resources while simultaneously developing to its maximum potential. The assessment is a tool for use, much like a demographic analysis or a land use map, showing a community that “you are here”.

Each of fifteen Quality Community Objectives has a set of yes/no statements supplemented with local comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers to the statements under any objective may indicate the community has in place many of the governmental options for managing development patterns. A “yes” to each statement under any objective may be considered a benchmark toward achievement. This assessment is only an initial step; however, as additional measures may be needed to meet local goals in pursuit of excellence in quality growth. “No” answers may provide guidance in how to focus planning and implementation efforts to achieve the state’s Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the assessment and the ensuing community discussions regarding future development patterns.

Quality Community Objectives Development Patterns

Traditional Neighborhoods

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Pattern	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	The community does not have a zoning ordinance
2. Our community has ordinances in place that allow neo-traditional development “by right” so developers do not have to go through a long variance process.		X	N/A
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	Commercial/retail districts are very limited; are not any public parks. The only such program is conventional law enforcement.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Sidewalk is available in downtown Preston and most of Preston’s residential area.
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	The only elementary and middle/high schools serve the entire community. Although sidewalk is readily available to most of residents of Preston, there are essentially no students walking to

			school.
9. Some of our children can and do bike to school safely.		X	The only elementary and middle/high schools serve the entire community. There are essentially no students walking to school.
10. Schools are located in or near neighborhoods in our community.		X	The only elementary and middle/high schools serve the entire community.
Infill Development Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Pattern	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	There are not any vacant sites and buildings available for redevelopment or infill; small size of community precludes need for a written inventory
2. Our community is actively working to promote brownfield redevelopment.		X	There are not any state-recorded or locally known brownfield sites in the community. The closed county landfill is still being monitored.
3. Our community is actively working to promote greyfield redevelopment.		X	n/a
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	Less than 5% of acreage is developed. There absence of development has thus far precluded the need for such planning.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	In absence of public wastewater collection Health department standards govern.
Sense of Place Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be			

attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
Pattern	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	There are no distinguishing characteristics; the community is 95%+ agriculture/silviculture
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	Two sites are listed on the National Register of Historic Places; there are not any protective measures in place
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	
Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Pattern	Yes	No	Comments
1. We have public transportation in our community.		X	General public transit is not available; there are Medicaid reimbursed health-related transportation services available.
2. We require that new development connects with existing development		X	

through a street network, not a single entry/exit.			
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	The only bicycle planning is as part of the regional bicycle plan
7. We allow commercial and retail development to share parking areas wherever possible.	X		Because of the scarcity of development, no such issues have been addressed by local government-it is "allowed" by default.
Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
Pattern	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal,	X		There is not a formal incentive

etc.).			
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	The ca chamber of commerce and industrial development authority are reactive, not proactive
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X	There is not any formal, proactive activity
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Pattern	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	Emphasis is on development, and there are not any such ordinances

Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
Pattern	Yes	No	Comments
1. Our community has a greenspace plan.		X	The community is 95%+ (undeveloped) green space (75% woodland)
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	X		Groundwater recharge area, and wetlands protection ordinances
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Pattern	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	

3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.		X	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		The community participates in the National Flood Insurance Program, and has groundwater recharge area and wetland ordinances.

Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Pattern	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	With among the smallest population bases in the state, population projections have little bearing on provision of limited infrastructure.

2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	The local board of education relies on projections provided by the state Department of Education.
3. Our elected officials understand the land-development process in our community.		X	N/A
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	The community does not have any land development regulations
5. We have a Capital Improvements Program that supports current and future growth.		X	The community has not yet implemented a capital improvements program
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.		X	The community does not yet have any land development regulations
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	The community does not have any land development regulations
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	The community does not yet have any land development regulations
10. We have a public-awareness element in our comprehensive planning process.	X		We abide by public participation requirements of the state's local planning requirements

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
Pattern	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	The community does not have a formal, proactive economic development program
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	The community does not have a formal, proactive economic development program
3. We recruit firms that provide or create sustainable products.		X	The community does not have a formal, proactive economic development program
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	The jobs base is not very diversified, but just as important is the small size of the jobs base; loss of virtually any employer is significant.
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Pattern	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		Webster is the smallest state-designated entrepreneur friendly community in the state
2. Our community has jobs for skilled labor.	X		These type jobs are few in number and limited to conventional employment; e.g. teachers, EMS.
3. Our community has jobs for unskilled labor.	X		

4. Our community has professional and managerial jobs.	X		These type jobs are few in number and limited to conventional employment; e.g. teachers.
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
Pattern	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		“Allows” by default; the community does not have any housing development regulations
2. People who work in our community can also afford to live in the community.	X		The limited housing that is available is affordable
3. Our community has enough housing for each income level (low, moderate and above-average).		X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	There are not any housing or development regulations
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	There are not any housing or development regulations
6. We have vacant and developable land available for multifamily housing.	X		Land and water available, lacking public wastewater service
7. We allow multifamily housing to be developed in our community.	X		
	X		Such development has been limited; there is only one (assisted) multi-

8. We support community development corporations that build housing for lower-income households.			family housing complex in the community. Habitat for Humanity has constructed one single-family unit to date.
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	In absence of a public wastewater collection system, Health department standards govern

Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Pattern	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		As a result of local initiative, adult literacy classes are available in the community. The community participates in workforce training programs offered through the Middle Flint RDC as administrator of the Labor Department’s Workforce Development Program
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		The Labor Department’s Workforce Development Program does develop skills required for local jobs
3. Our community has higher education opportunities, or is close to a community that does.	X		A college and a university are located in an adjoining county
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	Extremely limited

Governmental Relations

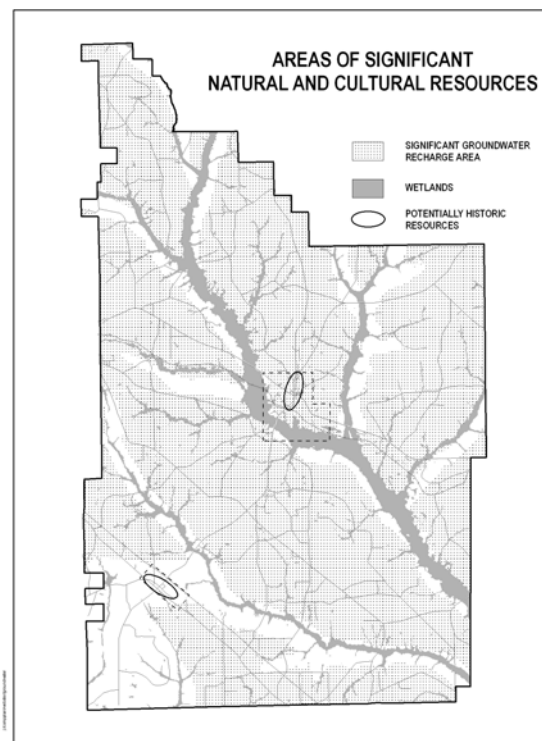
Regional Solutions Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
Pattern	Yes	No	Comments
1. We participate in regional economic development organizations.	X		Regional Commission
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		Soil and Water Conservation District
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.			Emergency response agency mutual aid agreements, Regional E-911
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		Development to date has been so limited it is local in nature only. The community does support; however, development of Kinchafoonee Lake on the county line. Webster is a member of the largest E-911 service area (multi-county) in the state.
Regional Cooperation Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Pattern	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.		X	The community is a single, governmental jurisdiction.
2. We are satisfied with our Service Delivery Strategy.	X		Webster County is a single, consolidated government; SDS is being updated simultaneously with this update.

3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		Through Regional Commission

Analysis of Areas Requiring Special Attention

Applicable planning standards require identification of areas of the community experiencing development and the impacts of that development, or likely to experience development. The 2000 Census credited Webster County with a population of 2,390; the first decennial increase since 1900. As one of the state's least populated communities with a century-long history of population loss, Webster County's response is more from an absence of development. Each mandated issue is addressed, but from a perspective unique to much of rural Georgia.

Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development

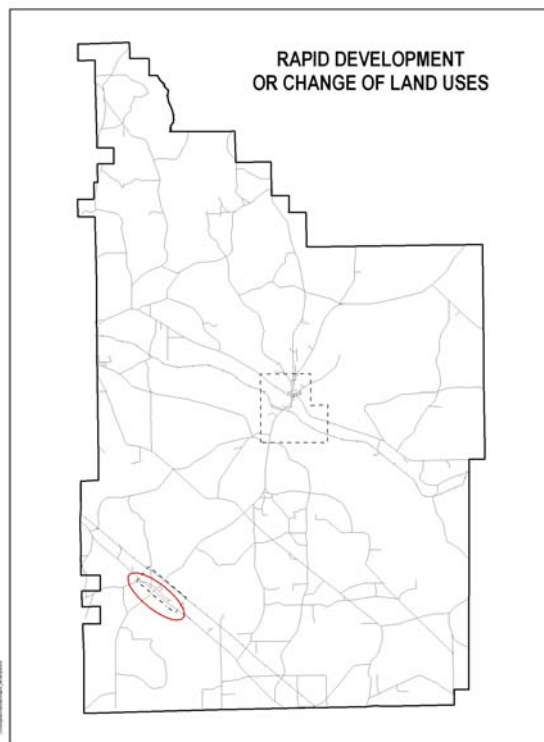


The natural resources identified herein have not been impacted by local development, and no such threat is anticipated during the current planning horizon. Approximately 85% of the community overlies a portion of the state's significant groundwater recharge area; areas most vulnerable to pollution of groundwater from the surface and near surface activities of man. According to federal wetland definitions, approximately 7% of total county area is wetland. These areas have been designated significant even at the federal level; the community has ordinances regulating development in these locations.

The most recent historic resources survey of the county¹ identified approximately 250 potentially historic resources; forty in Preston and thirty-four in Weston. The balance was widely distributed throughout the rest of the community.

Areas where rapid development or change of land uses is likely to occur

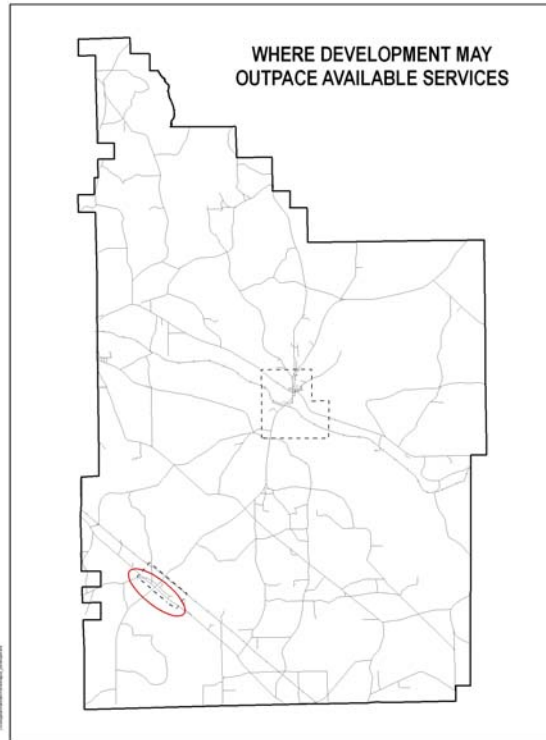
Weston is located 35-40 miles from both Albany and Columbus along the most heavily traveled route in the community. One local entrepreneur has operated an attractive retail establishment on this state highway for several years. While this could serve as a core of limited retail development in that vicinity, to date there has not been any economic spin-off. At this writing there is nothing to suggest such development may occur within the current planning horizon. Nevertheless, there is believed to be potential for such development, enhanced by an existing public water system.



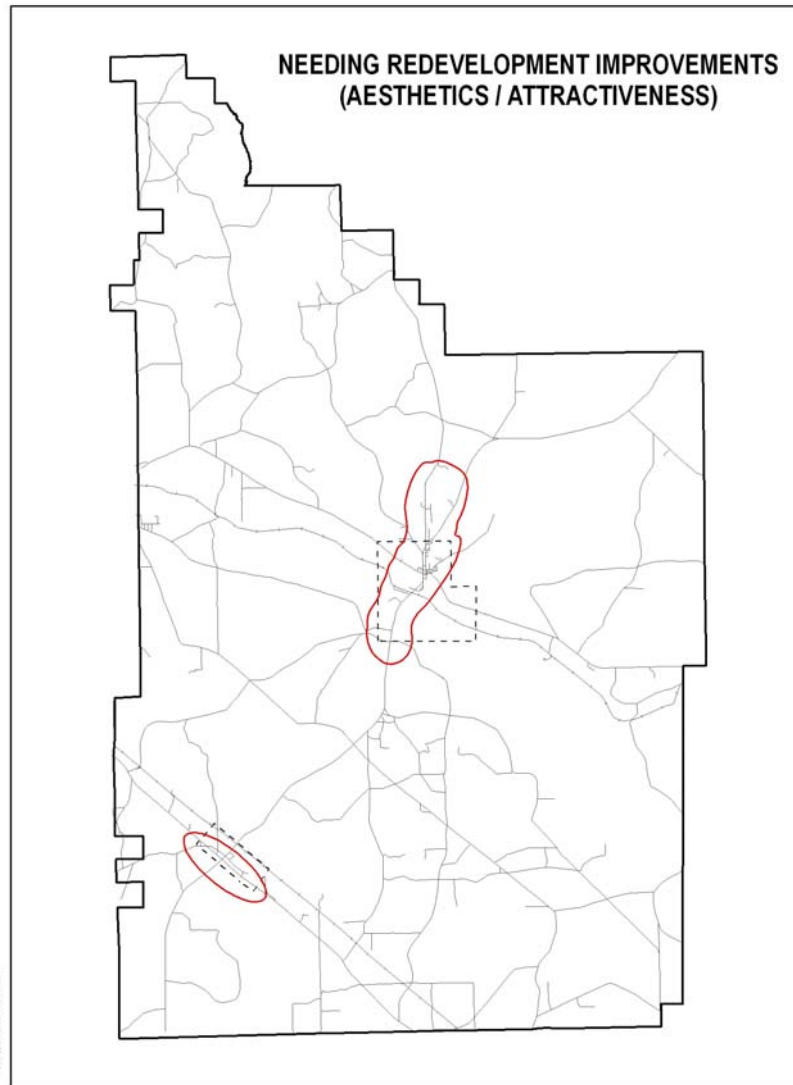
¹ January, 1994

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

If the development potential described in the immediately preceding text should materialize, there is also the potential it could outpace the availability of community facilities and services. The water system serving this area has low pumping and storage capacities which could be overburdened in the event (locally) significant development were to occur. There is also the potential the development could outpace local fire response capabilities.



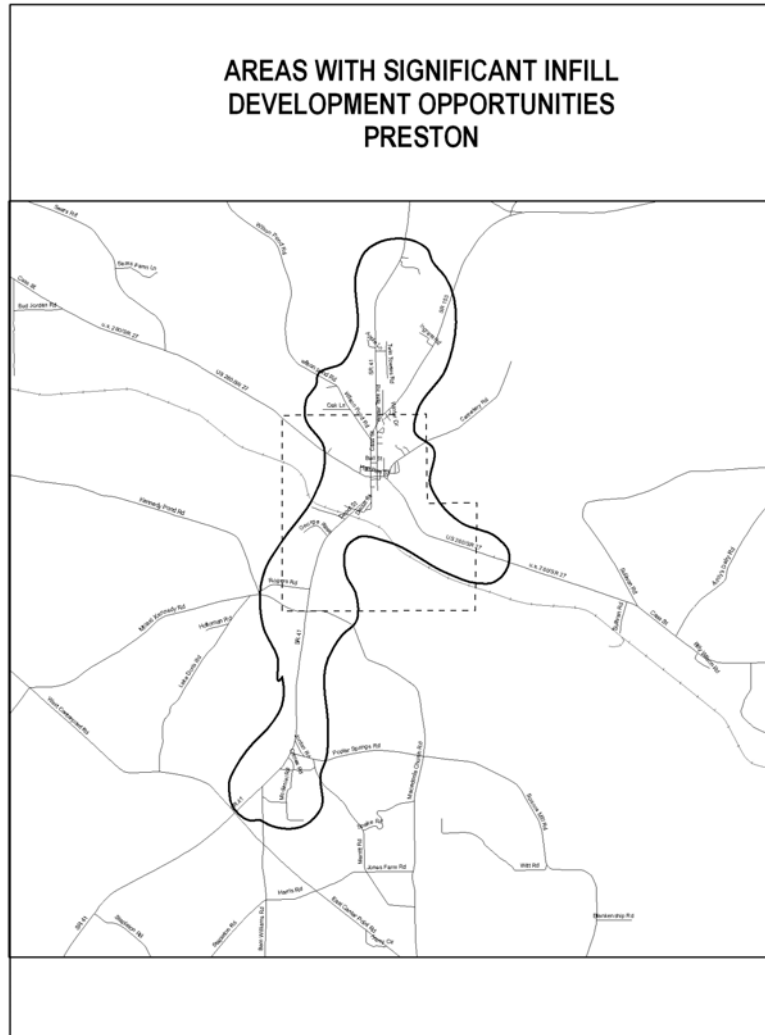
Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)



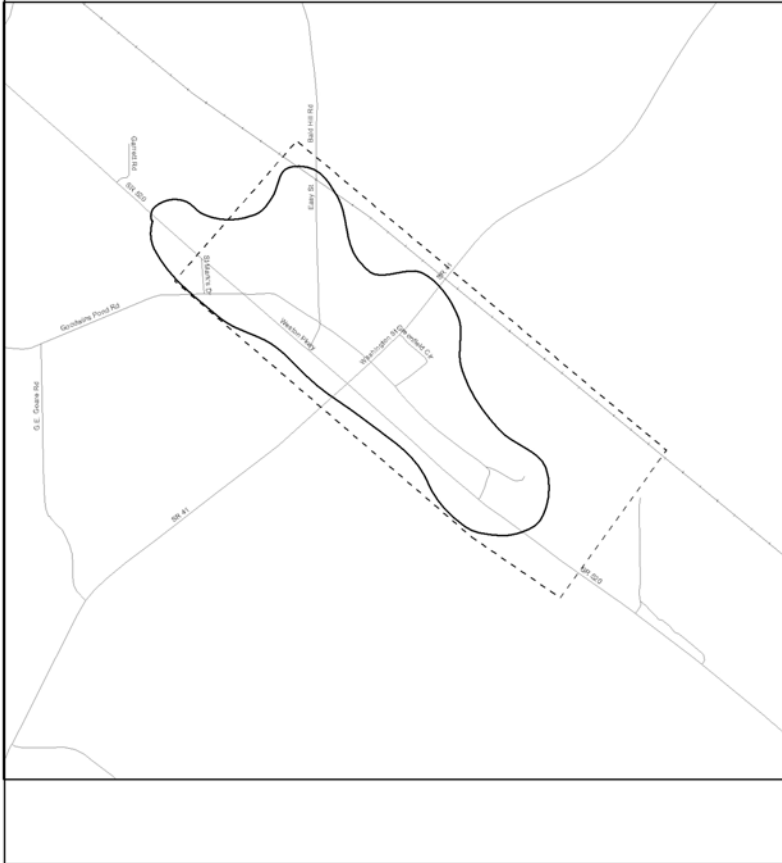
Relative to much of the rest of the state, the community has high poverty and unemployment rates, and a high incidence of residents lacking a high school diploma. Such socio-economic conditions typically limit the financial resources needed to support and maintain what is generally considered to be aesthetically attractive development. Because the development that has occurred is so sparse, the greater concentrations in and on the periphery of the historic incorporated communities are identified here.

Areas with significant infill development opportunities (scattered vacant sites)

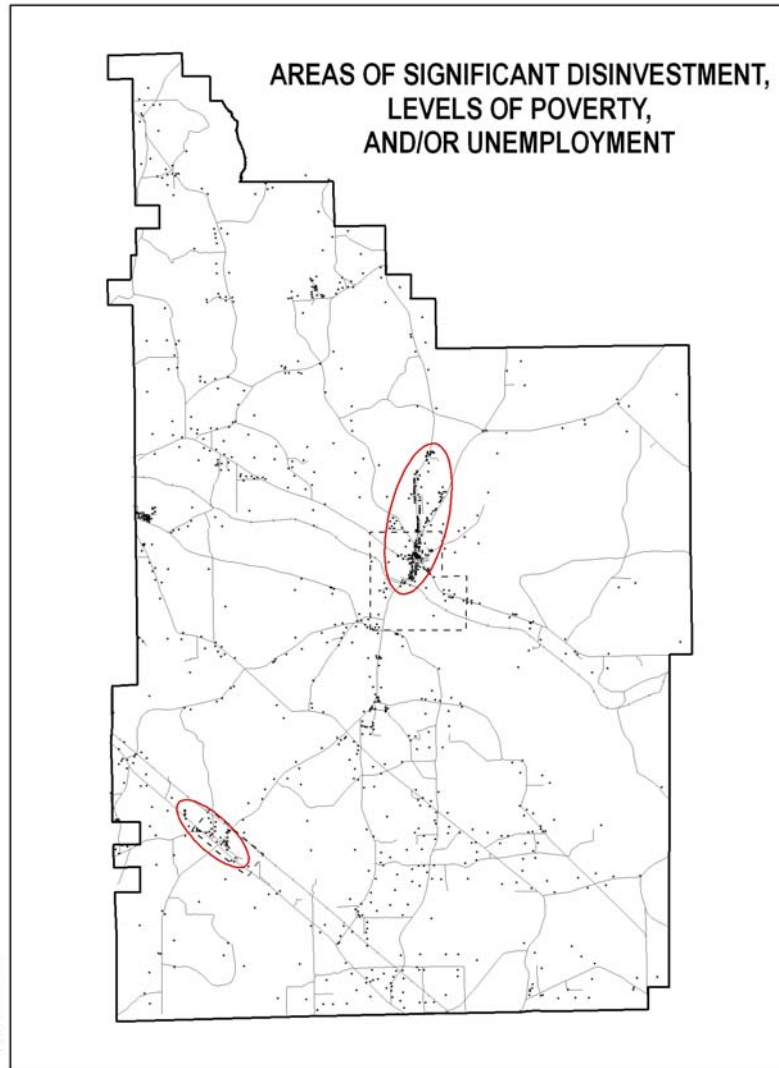
Water is the only utility service provided by local government, and it is concentrated in the two previously incorporated areas. The service areas are identified in the two graphics that follow. While infill development potential is most limited around the downtown square in Preston, infill potential does gradually increase with distance from this area as development generally becomes more sparse.



**AREAS WITH SIGNIFICANT INFILL
DEVELOPMENT OPPORTUNITIES
WESTON**



Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.



Until January 1, 2009, there were two incorporated jurisdictions within Webster County; Preston and Weston. Collectively, they accounted for 22% of total community residents; 19% and 3%, respectively. There are not any other significant concentrations of residents in the community. The community as a whole does not fare well in a comparison with state socio-economic statistics. The county has a higher individual poverty rate (19% v. 13%), unemployment rate (7.5% v. 5.5%) and proportion of adults lacking a high school diploma (39% v. 21%).² The greatest concentration of these conditions is in the previously incorporated areas of Preston and Weston, and on the north periphery of Preston.

² 2000 Census - Census statistics must be used for unemployment because neither monthly nor annual rates are generated for jurisdictions the size of Preston and Weston.

Issues and Opportunities intended to be addressed with implementation of this plan.

ISSUES	OPPORTUNITIES
Housing	
Inadequate supply (quantity and quality) of standard housing	Determine and follow-up on appropriate local government role in maintaining existing housing stock and facilitating new construction
Community Facilities and Services	
Maintaining existing local government infrastructure and services	Enhanced/coordinated/adaptive re-use of available facilities
	Maintain local government revenues/fees at service-sustaining levels
Expand/add infrastructure and services to meet needs and demand/growth	Leverage limited local resources with outside sources of funding/financing
	Increased receptivity to intergovernmental agreements
Economic Development	
Illiteracy	Provide the physical facilities and supporting resources to develop labor skills of residents
Lower-skilled labor force	
Lack of local employment opportunities	Provide physical and financial incentives with which to attract and develop employment opportunities for residents
Natural and Cultural Resources	
Potential degradation of natural and cultural resources	Determine the balance between development and quality of life
Land Use	
Preservation of rural quality of life	Determine timing and kind of land use regulations needed
Transportation	
Absence of general public transportation	Identify sources of funding sufficient to preclude the need for local capital and/or operating subsidy

POLICIES

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing Community Issues and Opportunities.

Housing

- 1 We will attempt to reduce substandard or dilapidated housing in our community.
- 2 We will support infill housing development in existing neighborhoods.
- 3 We will seek affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- 4 We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- 5 We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- 6 We will seek opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Facilities and Services

- 1 Our community will encourage efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- 2 We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- 3 We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- 4 The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- 5 We will continue to promote investment in parks and open space to enhance the quality of life for our citizens.

Economic Development

- 1 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.
- 2 We will seek to balance the supply of housing and employment in our community
- 3 We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- 4 We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- 1 The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- 2 We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- 3 We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- 4 We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- 5 We will promote enhanced solid waste reduction and recycling initiatives.

Land Use

- 1 Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- 2 We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- 3 We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 4 Our community will encourage efficient use of land to avoid the costs and problems associated with urban sprawl.
- 5 We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- 6 Our gateways and corridors will create a "sense of place" for our community.
- 7 We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- 8 We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- 9 Creation of recreational facilities is important to our community.
- 10 We are committed to maintaining pleasant, accessible public gathering places and parks throughout the community.
- 11 We are committed to encouraging development and enhancing existing commercial and industrial areas within our community.
- 12 We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- 13 We support new land uses that enhance housing options in our community.

Transportation

- 1 We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- 2 We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- 3 Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- 4 We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- 5 We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- 1 We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial and cost effective.
- 2 We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- 3 We will consult other public entities in our area when making decisions that are likely to impact them.
- 4 We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- 5 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.

Implementation Strategy 2010-2014			
Strategy	Estimated Cost	Responsible Party	Funding Source
2010			
Make roofing and window repairs to courthouse	±\$250K	BOC	SPLOST/USDA
Investigate the feasibility of an industrial park and other economic development activities in or near Weston along GA 520 ('10-'12)	Staff time	BOC/DA	General Fund/SPLOST
Investigate feasibility of establishing a business incubator ('10-'12)	Staff time	BOC/CofC	General Fund
Encourage Development Authority members to attend ED training	Staff time	BOC	General Fund
Identify ordinances needed to govern specific development activities (land use)	±\$500/ordinance	BOC	General Fund
Petition state to replace the retired local Nurse Practitioner ('10-'11)	Staff time	BOC	General Fund
Promote the 2010 SPLOST referendum	Staff time	BOC	
ROW acquisition; Deer Camp and McDaniel Roads	±\$5-\$10K/road	BOC	General Fund
Develop dynamic web site as a resource and economic development tool	±\$500	BOC	General Fund
Promote inclusion of development of Kinchafoonee Lake in State Water Management Plan	Staff time	BOC	General Fund
Maintain annual prioritized list of roads to be improved with GDOT assistance	Staff time	BOC	General Fund
Seek DOT replacement of two bridges on Churchill Road over Kinchafoonee Creek ('10-'14)	\$500K each	DOT	DOT/STIP
Apply for Community Home Improvement Program funding and/or Community Development Block Grant for housing and related needs ('10, '12, '14)	\$300-\$800K	BOC	DCA/USDA/et al.
Expand municipal water to new areas of residential growth, as needed ('10-'14)	\$60-\$80/l.f.	BOC	General Fund /GEFA
Maintain Courthouse ('10-'14)	±\$2k-\$5K/yr	BOC	General Fund/SPLOST
Inspect, repair sidewalks as needed ('10-'14)	\$1K/year	BOC	General Fund/SPLOST
Maintain and upgrade water system ('10-'14)	\$50-\$75/year	BOC	General Fund/Water Fund CDBG/GEFA
Promote the county's revolving loan fund ('10-'14)	Staff time	BOC	General Fund
Monitor compliance with stream buffer protection and groundwater recharge area regulations ('10-'14)	Staff time	BOC	General Fund
Continue providing attractive facilities for adult education classes ('10-'14)	\$1K/yr	BOC	General Fund
Maintain support for E-911 Center ('10-'14)	As needed	BOC	General Fund
Conduct annual "command/control" seminar for emergency personnel ('10-'14) (sometimes with adjoining counties)	Staff time	EM Director	General Fund
Work to recruit minorities for VFD and EMS ('10-'14)	Staff time	BOC	General Fund
Review sufficiency of user fees and fines to support services ('10-'14)	Staff time	BOC	General Fund
2011			

Investigate options for stimulating development of subsidized housing in Preston	Staff time	BOC	General Fund
Continue development of GIS database (tracking and identifying road maintenance, sign placement, culverts, water system features, etc.) ('10-'14)	\$1-2K/year	BOC	General Fund
Install caution light(s) on Hwy 280 in Preston	\$1K+	DOT	DOT budget
Continue support of 4-H stewardship programs (litter control, recycling, etc.)	Staff time	BOC	General Fund
Investigate development of a Youth Leadership (Georgia) program (expanding beyond 4-H)	Staff time	BOC	General Fund
Request state legislative delegation assistance with straightening boundary between Webster/Stewart Co	Staff time	BOC	General Fund
ROW acquisition; Gill Pond and Pine Valley Roads	±\$5-\$10K/road	BOC	General Fund
Pave Deer Camp Road	±\$250K	BOC	General Fund/ SPLOST/DOT
Connect Preston and Weston water systems for service reliability	±\$150K	BOC	General Fund/GEFA
Support/encourage development of children's day care	as needed	BOC	CDBG/USDA/local RLF
Establish budget for recreation	\$3-5K	BOC	General Fund
Investigate application of public funds to stimulate/leverage private sector housing construction	Staff time	BOC	General Fund
consider imposition of age/conditions standards on manufactured housing units brought into county; take appropriate action	±\$500 for ordinance	BOC	General Fund
Enhance community gateways	±\$10K	BOC	General Fund/DOT GATEway
Consolidate voting precincts	Staff time	BOC/USDOJ	General Fund
Contact state legislative delegation about increased funding through LARP and County Contract Program	Staff time	BOC	General Fund
2012			
Build new maintenance shop for Road Department	\$180K	BOC	General Fund
Pave McDaniel Road	±\$250K	BOC	General Fund/ SPLOST/DOT
Investigate feasibility of developing a farmers market	Staff time	BOC/CofC	General Fund
Erect marker documenting where in Georgia the first hanging of a woman occurred	±\$500	BOC/CofC	General Fund
Install central HVAC in courtroom	±\$40K	BOC	General Fund
Determine potential for local/historic district(s) nomination	Staff time	BOC	General Fund
Extend storm drainage improvements down Dacus Street in Preston ('12-'13)	\$3-5K	BOC	General Fund
Determine feasibility any providing local public transit service	Staff time	BOC	DOT 5311
2013			
Install elevator in courthouse	\$125K	BOC	General Fund/ SPLOST
Seek funding assistance to preserve both historic jails	±\$40K	BOC	General Fund/HPD/OneGa
Pave Gill Pond Road (Seminole to Pine Valley)	±\$250K	BOC	General Fund/ SPLOST/DOT
Complete storm drainage improvements down Dacus Street in Preston ('12-'13)	\$3-5K	BOC	General Fund
Relocate county administrative offices to former elementary school	±\$300K	BOC	General Fund/ SPLOST/DOT

2014			
Enlist support of realtors, developers to encourage residential growth	Staff time	BOC	General Fund
Pave Pine Valley Road	±\$250K	BOC	General Fund/ SPLOST/DOT
Seek grant assistance for recreational facilities	Staff time	BOC	DNR
Promote increased library circulation and usage	Staff time	BOC	General Fund
Continue promoting recycling, esp. corrugated boxes	Staff time	BOC	General Fund
Develop newsletter about solid waste and recycling efforts	Staff time	BOC	General Fund
Maintain Keep America Beautiful type activities to clean up litter	Staff time	4-H/BOC	General Fund
Inventory local resources and determine balance between development and quality of life	Staff time	BOC/citizens	General Fund

Report of Accomplishments
 Joint County/City Comprehensive Plan
 Webster County and the Cities of Preston and Weston
 2005-2009

Schedule & Item	Preston	Weston	Webster Co.
2005			
Contact Tri-County HS and GA Dept of Education; ask them to develop machine tool technology class w/ S. GA Tech.	The community has withdrawn from Tri-County High School		
Establish committee to study sites for an industrial park in or near Weston	n/a	Rescheduled for 2010	
Draft, adopt ordinances to govern specific development activities	Rolled over to 2010 due to lack of development		
Retain legal counsel, initiate study on using public funds to leverage private financing for construction of new homes	n/a	n/a	Rescheduled for 2011
Hold public hearings, study imposing age limit on mobile homes brought into county, cities. Implement restrictions if approved	Rescheduled for 2011 due to decrease in such activity		
Form Habitat for Humanity chapter	n/a	n/a	completed
Request U. S. Dept. of Agriculture to complete soils mapping and prime farm lands inventory	n/a	n/a	scheduled release date 2010
Hold public hearings on protecting scenic routes, vistas within county	n/a	n/a	Lost priority
Hold public hearings on creating historical housing districts/ zones to protect historic homes. Adopt ordinances.	Lost priority in light of consolidation issue		
Create a new, prioritized list of roads to be paved under GDOT County Contract	n/a	n/a	completed
Widen Tolleson Road to 3 lanes	completed	n/a	completed
Extend water mains to Tolleson Road	completed	n/a	completed
Purchase walkie-talkie with paging feature, for each fireman	completed	n/a	completed

Purchase new ambulance for EMS	n/a	n/a	completed
Negotiate, sign equitable EMS mutual aid agreements	n/a	n/a	completed
Write Hazard Mitigation Plan (contract with Middle Flint RDC)	n/a	n/a	completed
Have state hire Nurse Practitioner for Health Dept to replace retiring NP	state was informed of this community health care need		
Support development of Stewart-Webster Hospital as Critical Access facility	completed		
Install acoustical absorption panels in courtroom	n/a	n/a	completed
Install central heat and air in courtroom	n/a	n/a	Rescheduled for 2010
Reorganize interior space in Commissioners' office	n/a	n/a	completed
Repair roof of Commissioners' office	n/a	n/a	completed
Renovate former elementary school for use as Community Center	n/a	n/a	completed
Clean debris out of storm water culverts in Preston	completed for period	n/a	completed
Consolidation of dumpsters into fewer locations; fence in	n/a	n/a	Converted to residential hobos
Have legal counsel draft ordinances to prohibit siting of MSW landfills	n/a	n/a	Lost priority
Have GA General Assembly establish Charter and Unification Committee to study county, city consolidation	Consolidation effectuated 1/1/09		
Request that Stewart County agree to swap land to "straighten county boundary.	n/a	n/a	Rolled over to 2010
2006			
Establish citizens' committee to study zoning as a means of directing growth	Lost priority in light of consolidation issue		
Seek firm to build a subsidized rent housing complex in Preston	Rescheduled for 2011	n/a	Rescheduled for 2011
Install GIS system for tracking, identifying road maintenance, sign placement, culverts, etc.	n/a	n/a	Completed for the period
Erect new historical marker; first woman hanged in Georgia	n/a	n/a	Rescheduled for 2013
GA Dept of Transportation install caution lights on Hwy	Rescheduled for	n/a	n/a

280 in Preston	2011		
Build new alignment of Bishop Johnson Circle between Hwy 280 and ERTH	n/a	n/a	Lost priority
Hire part-time deputy for Sheriff's Dept	n/a	n/a	completed
Purchase new fire truck for Weston	n/a	n/a	completed
Purchase new fire truck for Preston	Grant requests unsuccessful	n/a	
Consolidate all fire departments under county umbrella	Completed via consolidation		
Extend storm drainage down Dacus Street in Preston	Rescheduled for 2012-2013	n/a	n/a
Build expanded recycling facility	completed	completed	completed
Extend curbside garbage service to all residents of unincorporated county receiving municipal water service	completed	completed	completed
Begin annual solid waste/recycling education program for 4 th or 5 th graders	n/a	n/a	X
Ask GA General Assembly to change boundary between Webster/Stewart Co	n/a	n/a	completed for period
Purchase right-of-way for Gill Pond Road and Pine Valley Road	n/a	n/a	Rescheduled for 2011
Conduct election on county, city consolidation (hold in conjunction with other regular elections)	Consolidation effectuated 1/1/09		
2007			
Include construction of Kinchafoonee Lake in GA Statewide Water Mgmt Plan	n/a	n/a	Rescheduled for 2010 for inclusion in state water management plan
Map water systems with GIS, GPS	Rescheduled for 2011		
Join Preston and Weston water systems together to make Weston's more reliable	Rescheduled for 2011 due to consolidation		
Build new maintenance shop for Road Department	n/a	n/a	Rescheduled to 2012 due to funding limitations
2008			
Install elevator to courtroom	n/a	n/a	Rescheduled for 2013 due to funding limitations

Restore both historic jails	n/a	n/a	Rescheduled for 2013 due to funding limitations
Pave parking lot at Commissioners' office	n/a	n/a	Lost priority
Seek grant for Industrial Park development on Hwy 280 east of Preston	n/a	n/a	Lost priority
Pave Gill Pond Road from Seminole Road to Pine Valley Road and Pine Valley Road to Stewart County line.	n/a	n/a	Rescheduled for 2013-2014
2009			
GA Dept of Transportation replaces two bridges over Kinchafoonee Creek on Churchill Road	n/a	n/a	Rescheduled for 2010
Enlist support of realtors, developers to encourage residential growth	Rescheduled for 2010 in light of consolidation issue		
Expand municipal water to new areas of residential growth, as needed	No demand during period	No demand during period	n/a
Apply for Community Home Improvement Grant	n/a	n/a	Opted for CDBG public facilities
Monitor and enforce compliance with stream buffer protection regulations	No personnel No development	n/a	completed
Monitor and enforce compliance with groundwater recharge protection regulations	No personnel No development	n/a	completed
Maintain Courthouse	n/a	n/a	completed for period
Ask GA General Assembly to fund LARP and County Contract Program at adequate levels	completed		
Inspect, repair sidewalks as needed	completed	n/a	n/a
Maintain contract between Preston and Webster County for law enforcement	completed	n/a	completed
Maintain support for E-911 Center	n/a	n/a	completed
Maintain compliance by volunteer firemen with all Standard Operating Procedures	completed	completed	completed
Work to recruit minorities for VFD	completed	n/a	completed for period
Work to recruit minorities for EMS; pay for training	n/a	n/a	completed for period
Collect EMS fees owed, via billing service	n/a	n/a	completed
Conduct annual "command and control" seminar for emergency personnel	n/a	n/a	completed

Support maintenance of Family Connections program for wellness benefits	n/a	n/a	completed
Establish budget for recreation	n/a	n/a	Rolled over to 2010
Seek grants for recreational facilities	Lost priority in light of consolidation issue		completed
Advertise on behalf of library to increase circulation and usage	n/a	n/a	Lost priority for period
Annual newsletter about solid waste and recycling efforts	Lost priority for period		
Maintain affordable service for solid waste service	completed	completed	completed
Maintain contract with private vendor for solid waste services	completed	completed	completed
Maintain list of alternative landfills	n/a	n/a	Lost priority
Work with selected waste generators to promote recycling, esp. corrugated boxes	Lost priority in light of success of recycling activity		n/a
Maintain Keep America Beautiful efforts to clean up litter	n/a	n/a	completed

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NOTICE OF PUBLIC MEETING

In accordance with current state planning requirements a draft, Partial Update to the Comprehensive Plan of the Unified Government of Webster County (the Joint County/City Comprehensive plan of Webster County and the Cities of Preston and Weston) has been prepared. The Partial Update addresses Quality Community Objectives, Areas Requiring Special Attention, Identification of Issues and Opportunities and an Implementation Program. A public meeting has been scheduled to review the content of the Partial Update and solicit public input and comment. The hearing is scheduled for Monday, July 13, 2009: 5:00 p.m. in the meeting room of the Webster County Board of Commissioners, 6622 Cass Street, Preston. The public is encouraged to attend. A copy of the draft document will be available for review at the county clerk's office (same location as meeting) beginning Monday, July 6.



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