



**2007-2027 COMPREHENSIVE PLAN
UPSON COUNTY, THE CITY OF THOMASTON
AND THE TOWN OF YATESVILLE**

**DRAFT
COMMUNITY AGENDA**

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SEPTEMBER 2008

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INTRODUCTION

PURPOSE

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Agenda is the most significant part of the Comprehensive Plan, as it includes the community's vision for the future, key issues and opportunities of local concern, and an implementation program for addressing issues and opportunities.

SCOPE

The Local Planning Requirements of the Georgia Department of Community Affairs (Chapter 110-12-1), as revised May 2005, establishes that local governmental entity shall develop a Comprehensive Plan. The three major components of the Comprehensive Plan are: 1) the Community Assessment which is an objective and professional assessment of the community; 2) a Community Participation Plan which describes how the local government will ensure that adequate public and stakeholder involvement is made in the preparation of the Plan; and 3) the Community Agenda.

This current document represents the Community Agenda which is the final part of the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston and Town of Yatesville. The Community Agenda is deemed the most significant part of the Comprehensive Plan, as it provides the road map for a community's future. As indicated in the Local Planning Requirements, Chapter 110-12-1-.05, the Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented. The Agenda must include the following three components:

- A community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns;
- A list of issues and opportunities identified by the community for further action; and
- An implementation program for achieving the community's vision for the future and addressing the identified issues and opportunities.

COMMUNITY VISION

The community visioning process for the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston and Town of Yatesville was conducted by the consulting firm of Jordan, Jones and Goulding (JJG). The visioning process consisted of various workshops held throughout Upson County, including Thomaston and Yatesville. It was at these workshops that a cross-section of the population joined together, and with the assistance of various survey tools, they formed opinions and made decisions concerning the direction of growth for the community. Based upon the work as performed by JJG, a *Vision Summary Report for Upson County, Georgia and the Cities of Thomaston and Yatesville* was produced. This document gave a great deal of insight for the creation of the Community's Vision.

GENERAL VISION STATEMENT

The stakeholders involved in the process of establishing the Community Agenda determined that the overall vision for Upson County, and the City of Thomaston and Town of Yatesville is simply: ***Upson County and its cities want to get better with time where the quality of life improves over time and where new development makes our community a better place to live, work, and raise families.***

The local residents resolved to this vision in their efforts to assure that the following remained true for their communities:

It was important for local residents that the:

- ◆ **Rural Character and Economy be Maintained** - This idea supports the desire that farmers be protected from encroaching subdivisions; that agricultural areas be designated; that local outlets for farms be created such as local purchasing programs and farmer's markets; and that greenspace and scenic corridors be maintained.
- ◆ **The Strong Small Town Atmosphere be Maintained** - Local residents want their communities to be pedestrian friendly; vibrant and uncrowded; incorporate local eateries and retail shopping opportunities; to redevelop old buildings and structures to become a more attractive place for tourists; to fill vacant lots with compatible development; to create a comparable medium for people to meet and gather; to maintain the historic appeal in new developments; and to keep the community's rural nature alive.
- ◆ **Thriving Economy be Maintained** - Having suffered significant downturns in its economy from significant job losses, local residents

stressed the desire to continue to attract better and higher paying jobs with benefits; to maintain a diverse economy; to continue a strong

educational system from kindergarten through continuing education; to develop stronger opportunities for small businesses to nurture; to create more white collar jobs; to market the area for more economic development and to keep the downtown Thomaston area thriving.

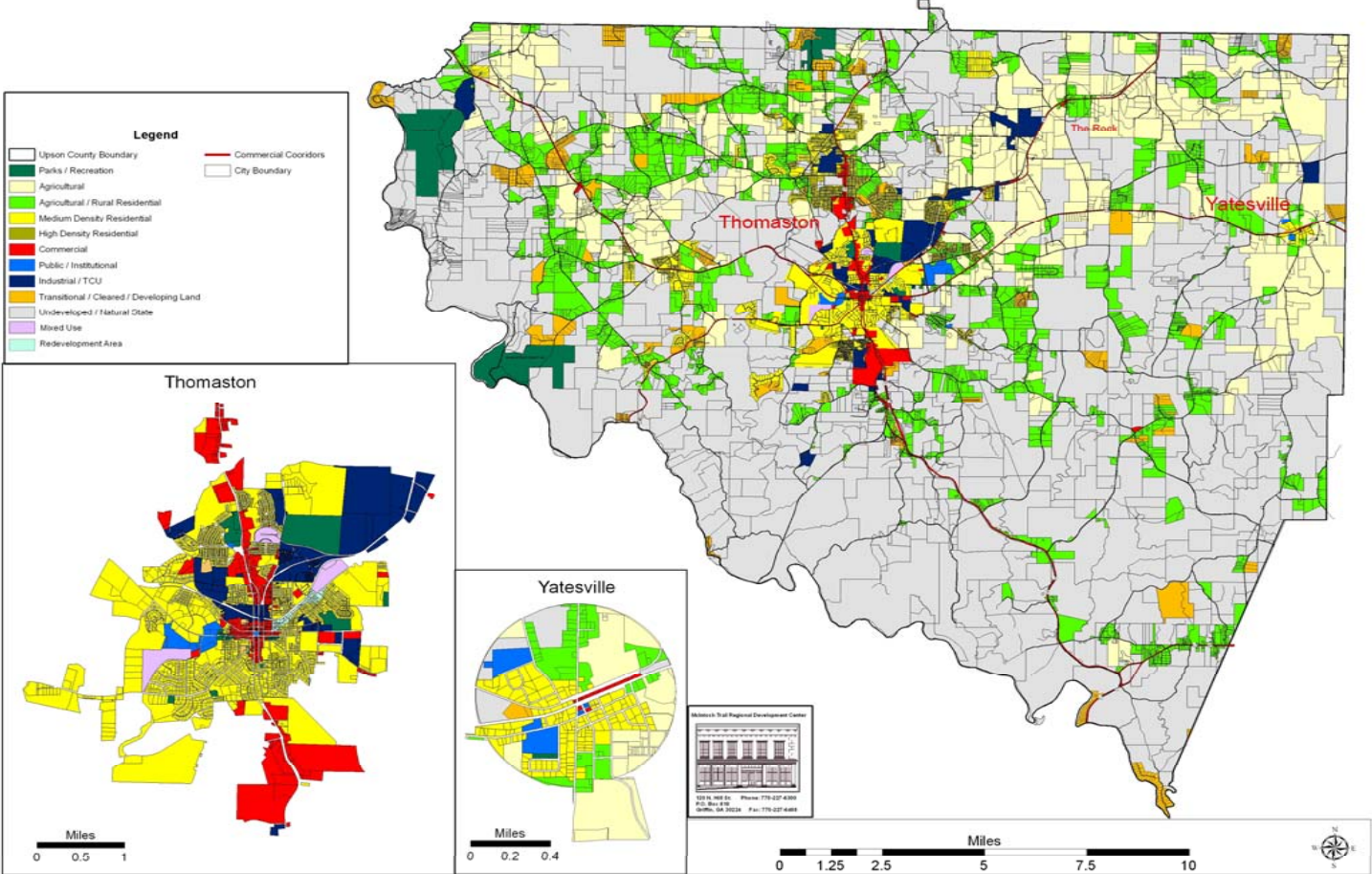
- ◆ **Efficient Growth and First-Rate Services be Maintained** - Local residents expressed a desire for the expansion of and improvements in the levels of service delivery areas; a more equitable delivery of services for all residents; that new developments occur in already developed areas and not be sparsely scattered around the communities; that local utilities, such as sewer services, be made available to new developments; that impact fees be assessed for the development of new services; and that an adequate transportation network is maintained.
- ◆ **Neighborhoods Continue to be Strengthened** - It was important for local residents that existing neighborhoods be protected; that struggling neighborhoods be adequately revitalized; that more code enforcement services be employed; and that neighborhoods be free from litter.
- ◆ **Educational System be Made Available to All** - The local residents felt that it was ultimately important to improve the high school graduation rate; to keep schools in neighborhoods; to assure that students are afforded the opportunities for continuing education; and to assure that libraries are made available.
- ◆ **Families Remain Strong and Engaged as Citizens** - It was utmost important to residents that parents become or continue to stay engaged in their children's lives; that individuals maintain personal pride; and that residents participate in civic matters.
- ◆ **Natural Resources and Open Space be Preserved** - Local residents deemed it of extreme significance that natural resource areas like the Flint River and Sprewell Bluff State Park be preserved; that the creeks and streams in the area remain clean and free of trash and debris; that tree canopies and old trees be preserved; and that rural land and greenspace be adequately conserved.
- ◆ **Opportunities for Recreation and Cultural Enrichment are Maintained** - The local residents desired that investments in the arts and cultural outlets be made by the local governments; that significant improvements are made to local parks and recreational areas; and that the historic character of the community is preserved.

FUTURE DEVELOPMENT MAP

The Future Development Map for Upson County, the City of Thomaston, and the Town of Yatesville and presents a pictorial view of the desired future development patterns or uses of the land throughout Upson County. The Future Development Map is provided as Map 1.

MAP 1 – FUTURE DEVELOPMENT MAP

Future Development Map for Upson County, City of Thomaston and Town of Yatesville



DEFINING NARRATIVE OF CHARACTER AREAS

Civic and Institutional District

This area is east of downtown Thomaston, just off of S.R. 74 East, and is composed predominantly of residential areas, the Thomaston-Upson County Civic Center, and the Thomaston-Upson County Middle School.

Vision: *An area readapted for civic and educational functions that provides an ease of access for residents in the local neighborhood via a carefully designed pedestrian network system.*

Development Patterns:

- New developments that contain a mix of residential, civic and institutional uses and community facilities at a small enough scale and proximity to encourage walking between destinations.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Infill development on vacant or underutilized sites.

Land Use Categories:

- Public/Institutional
- Parks/Recreation

Quality Community Objectives:

- 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.
- 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.

Implementation Measures:

- Adequate Public Facilities Standards - Prepare standards to control the timing and location of new development by coordinating development permits with availability of public facilities to serve the development.
- Design Standards or Guidelines - Prepare community design standards to ensure new developments or redevelopments are compatible with the character of the community.
- Adaptive Use - Consider the adaptive use of buildings in the community for new uses.

Conservation Areas

These are areas throughout Upson County that are considered to be protected open space that follow natural features for recreation and conservation purposes, including wetlands, floodplains, stream buffers, steep slopes, and greenways.

Vision: *Environmentally sensitive areas that are utilized as amenities and are protected from developments that impact their natural features.*

Development Patterns:

- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of the development.
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.

Land Use Categories:

- Agricultural
- Agricultural/Rural Residential
- Parks/Recreation
- Undeveloped

Quality Community Objectives:

- 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.
- Environmental Protection: Environmentally sensitive areas should be protected from negative impacts of development. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- 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.

Implementation Measures:

- Conservation Subdivision Ordinance - Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on the remaining portion of the site.

Downtown

The historic commercial core in downtown Thomaston and Yatesville.

Vision: *A vibrant downtown commercial core where that offers residents a place for shopping, entertainment, socialization, etc., all in a safe environment for quality of life preservation.*

Development Patterns:

- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Infill development on vacant or underutilized sites.

- Traditional downtown areas maintained as the focal point of the community. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Land Use Categories:

- Commercial
- Public Institutional
- Medium Density Residential

Quality Community Objectives:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Implementation Measures:

- Continue to enhance and encourage entrepreneurial activities in the local community.
- Continue to support activities of the Thomaston-Upson County Arts Council for the provision of entertainment activities in the downtown areas.
- Continue to be actively involved in the Downtown Development Authority.

Highway Commercial Corridor

This includes the area of U.S. Highway 19 which is an uninterrupted channel of developed or developing land on both sides of designated high-volume transportation facilities.

Vision: *A safe and attractive commercial highway system that offers an ease of access and commute for residents, via automobiles, bicycles, or pedestrians.*

Development Patterns:

- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Restrictions on the number and size of signs and billboards.
- Landscaped buffers between the roadway and pedestrian walkways.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Facilities for bicycles, including bikeways or bike lanes.

Land Use Categories:

- Commercial
- Public Institutional
- Parks/Recreation

Quality Community Objectives:

- 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.

- **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.
- **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.
- **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.

Implementation Measures:

- Promote an atmosphere that is both pedestrian and bicycle friendly.
- Promote standards that encourage better landscaping and sign controls.
- Work with the Georgia Department of Transportation to assure that adequate traffic speeds are maintained to minimize any traffic congestion.
- Seek grant funds for alternative transportation projects.

Mill Town

Historic villages that were once centered on the activities of a local textile mill. These planned communities contain historic housing, a grid of interconnected streets, and strong local identity.

Vision: *Maintain the historic atmosphere of communities that were once mill towns while offering residents a better quality of life and services.*

Development Patterns:

- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
- Residential development with a healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.

- Brownfield redevelopment that converts formerly industrial/commercial sites to mixed-use assets.
- Reuse of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities.

Land Use Categories:

- Commercial
- Parks/Recreation
- Medium Density Residential
- Public/Institutional

Quality Community Objectives:

- 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.
- 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.
- 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.
- 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.
- 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.

- **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.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Measures:

- Promote the adaptive reuse of the old mill and other adjacent properties in favor of developments that enhance the quality of life for local residents.
- Encourage development/infill development activities that maintain a compatible architecture style reflective of the neighborhoods.

Multi-Use Area

This category includes two locations in the City of Thomaston. The first is to the north of the City and the second location is to the south of the City. These are two notable areas that have an incompatible mixture of single-family residential, apartments, commercial, and industrial uses, as well as undeveloped land.

Vision: *Utilize planned development strategies to develop areas that improve the quality of life for residents without incompatible land use/zoning issues.*

Development Patterns:

- Infill development on underutilized sites.
- New development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center.
- Residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.

Land Use Categories:

- Commercial
- Parks/Recreation
- Medium Density Residential

Quality Community Objectives:

- **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.
- **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.
- **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.
- **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.

Implementation Measures:

- Encourage more compatible uses of the land in these areas.
- Consider the use of special zoning standards or an overlay district to assist with future conflicts in land use.

Neighborhood

These areas are mostly residential, but include scattered commercial and civic buildings and occasional parks. In the City of Thomaston, these consist primarily of residential areas. They are mostly single-family but include occasional multi-family buildings. The street patterns are mostly on a modified grid or are curvilinear.

Vision: *Develop neighborhoods that includes services and amenities are conducive to the needs of local residents within that given area.*

Development Patterns:

- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to the neighborhood commercial center.
- New developments that contain a mix of residential commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations.

Land Use Categories:

- Commercial
- Parks/Recreation
- Agricultural/Rural Residential
- Public/Institutional

Quality Community Objectives:

- 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.
- 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.
- 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.
- 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.

- **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.

Implementation Measures:

- Promote planned developments that offer mixed uses within proposed sites.
- Promote developments that offer open space.
- Promote developments that encourage walking and bicycling.
- Promote developments that offer connectivity and access to adjacent properties and retail/commercial centers.

Production and Employment Area

This area consists of industries, warehouses, and distribution facilities on level sites having close access to a major highway, railroad, utilities, and often to the airport. These areas include space for expansion.

Vision: *Provide oversight to assure that development occurs in areas that offer an ease of access for industry and minimizes noise and other intrusions for residential and downtown areas.*

Development Patterns:

- Incorporate adequate infrastructure capacities and maintain designated truck routes that are safe and maneuverable for heavy vehicles while minimizing noise, vibration and intrusion of such vehicles in the downtown area.
- Buildings in centers 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 center and the surrounding community.

Land Uses/Zoning Categories:

- Commercial
- Industrial

Quality Community Objectives:

- 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.
- Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Measures:

- Continue to address needs of existing businesses relating to retention and expansion.
- Continue to seek financial and technical resources for economic development.
- Promote redevelopment opportunities for brownfield and greyfield areas throughout the county.

Rural/Undeveloped Areas

Consisting primarily of pastures, woodlands, and farmlands in open or cultivated states.

Vision: *Maintain the rural character of the community while continuing to support agricultural activities.*

Development Patterns:

- Large minimum lot size requirements to limit development density and protect farmland and rural character.
- Clustering development to preserve open space within the development site.
- 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.

Land Use Categories:

- Agricultural/Rural Residential
- Medium Density Residential
- Parks/Recreation
- Transitional

Quality Community Objectives:

- 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.
- 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.
- 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.
- Environmental Protection: Environmentally sensitive areas should be protected from negative impacts of development. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- 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.
- 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.

Implementation Measures:

- Promote sustainable farming and timber practices.
- Promote policies and development that protect rural areas and agricultural land.
- Protect environmentally sensitive areas from incompatible developments or uses.
- Consider large lot sizes for proposed developments to limit development densities to protect the rural character.

Rural Community/Historic Crossroads

A community typically centered on a rural crossroads. Crossroads communities include a nucleus of small-scale commercial uses, civic facilities, religious institutions, and schools surrounded by single-family and estate residential.

Vision: *Maintain rural communities that provide a mix of uses, where infill development can occur as an enhancement to the quality of life for residents.*

Development Patterns:

- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.
- Homes, shops, small businesses, and institutions grouped together in villages or attractive mixed use centers that serve adjacent neighborhoods. Centers are very pedestrian friendly and include pleasant community gathering places.
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning or convenience grocery, or similar retail services.

Land Use Categories:

- Agricultural Rural Residential
- Commercial
- Parks/Recreation
- Public/Institutional

Quality Community Objectives:

- **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.
- **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.
- **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.
- **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.
- **Environmental Protection:** Environmentally sensitive areas should be protected from negative impacts of development. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **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.
- **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.

Implementation Measures:

- Promote infill development for areas that can be readapted for other uses.
- Promote uses and development that do not alter the rural character of these areas.

FINAL COMMUNITY ISSUES AND OPPORTUNITIES

The result of this visioning process was the development of the Final Issues and Opportunities that local officials for Upson County, the City of Thomaston and the Town of Yatesville and their respective residents will address over the next planning period. The Final Issues and Opportunities are as follows:

ECONOMIC DEVELOPMENT

The following issues and opportunities were defined under the Economic Development category:

- ◆ Upson Regional Medical Center expansion, airport improvements, and enhancements to Flint River Technical College.
- ◆ Future investments in increased water and sewer capacity.
- ◆ The loss of major employers and increased unemployment plagued by such events.
- ◆ A rebuilding of the economic base by increased employment opportunities and the need to diversify the industrial base.
- ◆ The development of programs to provide assistance to small businesses.
- ◆ Strengthen the partnerships between Flint River Tech and the Industrial Development Authority in attracting and training a highly educated and competitive workforce.
- ◆ Market and increase the redevelopment opportunities that exist for the now vacant Thomaston Mill's, Yamaha Plant, Martha Mills and Hotel Upson sites.
- ◆ Increase the economic viability of the downtown area through revitalization and marketing efforts.
- ◆ Establish a plan to beautify and increase economic development activities in the Town of Yatesville. Investigate the institution of local taxes in the Town of Yatesville to offset the town's fiscal capacity to establish services that improve the overall quality of life for local residents.
- ◆ Increase workforce development opportunities by developing a plan to help reduce the high drop-out rate in Upson County schools.

FACILITIES AND SERVICES

The following issues and opportunities were defined under the Facilities and Services category:

- ◆ Increased diversity in local leaders commissioned to carry out the policies, goals, and objectives of the local communities.
- ◆ Enhance procedures to assist in decreasing the school dropout rates and enhance methods to assure that parents/guardians are actively involved in their children's education.
- ◆ Improved the provision of social services in support of strengthening the relationships of families and their children.
- ◆ Ensure that all residents have equal access to public facilities throughout the local area. The provision of public facilities includes trash collection, drinking water, public health services, and parks and recreation.
- ◆ Improve recreational activities/amenities for all local residents throughout Upson County.
- ◆ Employ activities that allow local residents to develop a more defined sense of pride in the community.
- ◆ Ensure that adequate infrastructure and services are available to meet the needs of current and proposed residential and commercial entities.
- ◆ Conduct a study on the infrastructure and services needs to enhance the employment opportunities for the Town of Yatesville.
- ◆ Improve recreational activities/amenities for local residents in the Yatesville area. It is proposed that a local plan be developed to foster the need for such improvements.
- ◆ Improve the opportunity for senior citizens to access transportation services and adequate health care services.
- ◆ Improve maintenance of public properties such as the Airport.
- ◆ Improve marketing for transportation services that are available to local citizens.

HOUSING

The following issues and opportunities were defined under the Housing category:

- ◆ Historic guidelines are needed maintain the unique character and architectural heritage of Upson County as increased housing and commercial developments are proposed and approved.
- ◆ Improve the standards of new homes being proposed for development or placement in the County.
- ◆ Increase home ownership and affordable housing opportunities for local residents on new and redeveloped properties.
- ◆ A high existence of rental properties exists in the local community.

LAND USE

The following issues and opportunities were defined under the Land Use category:

- ◆ Develop growth patterns that are conducive to the preservation of the community's agricultural areas.
- ◆ Minimize land use conflicts that are counteractive to the quality of life and the welfare of local businesses and residents in the community.
- ◆ Ensure that designated land uses are connected to transportation systems (current/proposed) that are most beneficial.
- ◆ Residents who reside at Highway 19 North are disproportionately taxed on their properties because a majority of the properties along this corridor are commercial.
- ◆ Develop a Corridor Management Plan to assist in managing development along major highway corridors.

NATURAL AND CULTURAL RESOURCES

The following issues and opportunities were defined under the Natural and Cultural Resource category:

- ◆ Inventory and evaluate the natural and historic resources in the area and develop ways to promote them to tourists.

- ◆ Increase cultural and recreational activities/amenities in the area.

TRANSPORTATION

The following issues and opportunities were defined under the Transportation category:

- ◆ The proposed widening of State Route 36 between Thomaston and Interstate 75 and finding ways to fund various steps of this project.
- ◆ The proposed development of a new Highway 19 Truck Route as a gateway into the County.
- ◆ Increase the overall aesthetics of major corridors such as U. S. Highway 19 and State Route 36 which provide gateways into the City of Thomaston. Improve the overall appearance of local sidewalks, signage, landscaping, greenspace, and businesses in the community.
- ◆ Participate in the transportation study to evaluate the opportunities of connecting LaGrange to Macon via Upson County utilizing State Route 74.

INTERGOVERNMENTAL COORDINATION

The following issues and opportunities were defined under the Intergovernmental Coordination category:

- ◆ It is a mandatory requirement that Upson County's Service Delivery Strategy be duly updated and submitted with the Comprehensive Plan. The SDS should be monitored and updated accordingly.
- ◆ A need exists for the promotion of better partnership opportunities between governmental entities.

IMPLEMENTATION PROGRAM

The Implementation Program provides the overall strategy for achieving the Community Vision and for addressing each of the community issues and opportunities. The Implementation Program includes a Short-Term Work Program, Report of Accomplishments and Implementation Policies for Upson County, the City of Thomaston and the Town of Yatesville.

SHORT-TERM WORK PROGRAM

The following represents the Short-Term Work Program (STWP) actions that Upson County, the City of Thomaston and the Town of Yatesville will undertake during the next five (5) years of the planning period. The categories for inclusion in the STWP include the following:

- Brief Description of Activity
- Timeframe for Undertaking Activity
- Responsible Part for Implementing the Activity
- Estimated Cost, if any, for Implementing Activity
- Funding Source(s)

REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments, which immediately follows the Short-Term Work Programs for Upson County, the City of Thomaston and Town of Yatesville, provides an overview of the status of Short-Term Work Program Goals that were previously established for the period 2001 through 2005 by each local government, respectively.

SHORT-TERM WORK PROGRAM FOR UPSON COUNTY 2007 – 2012

WORK PROGRAM ACTIVITY – <i>UPSON COUNTY</i>	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
<i>COUNTY ADMINISTRATIVE FUNCTIONS</i>									
Establish a County Planning Department.				X			Upson County	\$75,000	General Fund
Develop a GIS based map to show the zoning districts, voting districts, utility lines, and county roads.			X	X			Planning & Zoning Dept., Water Dept., & MTRDC	\$10,000	General Fund
Create a County Purchasing Policy.			X				Board of Comm. & County Attorney	\$1,000	General Fund
Update Building Regulation Ordinance			X				Board of Comm. & County Attorney	\$1,000	General Fund
Perform computer technology upgrades and improvements.				X	X	X	Board of Commissioners	\$100,000	General Fund
Review status of previous SPLOST projects and develop a list of future projects.	X	X	X	X	X	X	Board of Comm., Road Dept. & Water Dept.	Staff Time	General Fund
<i>ECONOMIC DEVELOPMENT</i>									
Develop a Sprewell Bluff Improvement Master Plan.			X	X	X		Chamber of Comm., IDA, & Board of Comm.	\$25,000	DNR & Chamber of Commerce
Study implementation of Impact Fees			X	X			Planning and Zoning & Board of Comm.	\$10,000	General Fund
Update Alcoholic Beverage Ordinance		X					Board of Comm. & County Attorney	\$1,000	General Fund
Support the efforts to provide assistance to small businesses.	X	X	X	X	X	X	Board of Commissioners	Staff time	General Fund

**CONTINUED - SHORT-TERM WORK PROGRAM FOR UPSON COUNTY
 FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – UPSON COUNTY	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
<i>ECONOMIC DEVELOPMENT - Continued</i>									
Continue to partner with Flint River Tech and the IDA in attracting and training a highly educated workforce.	X	X	X	X	X	X	Board of Comm., Thomaston, IDA & Flint River Tech	Staff Time	N/A
Continue to support the marketing efforts of the IDA to fill vacancies at local industrial sites.	X	X	X	X	X	X	Board of Commissioners	\$1,000	General Fund
Continue to support workforce development opportunities to help reduce the high drop-out rates in Upson County Schools.	X	X	X	X	X	X	Board of Commissioners	Staff Time	General Fund
<i>COMMUNITY FACILITIES AND SERVICES</i>									
Review and analysis of County Water System.	X	X	X	X	X	X	Water Department	\$10,000	Water Funds & SPLOST
Perform remapping of County Water System.			X	X			Water Department	\$10,000	Water Funds & SPLOST
Purchase potable water from Hickory Ridge Development	X	X	X	X	X	X	Water Department	N/A	Royalty Payments
Installation of water mains along Atwater and Hannah's Mill Road and remaining portion of Potato Creek Heights.		X	X				Water Department	\$1,226,500	SPLOST & GEFA Loans
Installation of 29 miles of 6" and 8" water mains to connect Sunset System to Lincoln Park System.		X	X	X			Water Department	\$5,628,000	USDA
Lincoln Park Lift Station Placement.		X					Water Department	\$25,000	Water Funds
Construct sewer collection lines to provide service to Northside area east of Highway 19.	X	X	X				Water Department	\$6,000,000	Rural Development, DCA & SPLOST
Construction of new Rescue Office.		X					Building and Maintenance	\$140,000	SPLOST
Implement up-to-date security measures for Upson County Court Rooms and Courthouse.	X	X	X	X			Board of Commissioners	\$25,000	General Fund

**CONTINUED - SHORT-TERM WORK PROGRAM FOR UPSON COUNTY
 FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – UPSON COUNTY	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
COMMUNITY FACILITIES AND SERVICES									
Construction of a new Narcotics Enforcement Office.		X	X				Sheriff's Office & Board of Comm.	\$250,000	SPLOST
Organize a county fire department using current volunteer departments.		X	X	X	X	X	Board of Comm. & Volunteer Fire Depts.	\$100,000	Insurance Premium Tax & County Funds
Promote efforts to assure that all residents have equal access to public facilities such as trash collection, drinking water, health services, and recreation services.	X	X	X	X	X	X	Board of Commissioners	Staff Time	General Fund
Continue to assist in improving recreational amenities for local residents.	X	X	X	X	X	X	Board of Commissioners	Undetermined	SPLOST and State Funding
LAND USE AND TRANSPORTATION									
Implement a repair and resurfacing program for approximately 100 miles of roadway.		X	X	X	X	X	Road Department	\$4,000,000	GDOT & SPLOST
Complete second phase of widening of US 19 North from County Road to Atwater Road.			X	X	X		GDOT	Undetermined	GDOT
Continue to support efforts for the development of an East-West Corridor for Highway 74.	X	X	X	X	X	X	GDOT	Undetermined	GDOT
Continue to support efforts for the expansion/relocation of State Route 36.	X	X	X	X	X	X	Road Dept. & Board of Comm.	\$1,800,000	SPLOST & GDOT
Support the efforts to develop a truck route around the eastern side of Thomaston from State Route 19 South to State Route 36 East.			X	X	X	X	Road Dept. & Board of Comm.	\$900,000	GDOT & Federal Funds
New paving program for approximately 15 miles of unpaved County roadway.			X	X	X		Road Dept. & Board of Comm.	\$3,100,000	GDOT & SPLOST
County road, bridge, and infrastructure improvements.			X	X	X	X	Road Dept. & Board of Comm.	\$6,000,000	GDOT, LOST & County Funds

**CONTINUED - SHORT-TERM WORK PROGRAM FOR UPSON COUNTY
 FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – UPSON COUNTY	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
LAND USE AND TRANSPORTATION									
Establish a priority plan for paving and resurfacing of all county roads utilizing the same point system scale as approved by GDOT.			X	X	X	X	Road Dept. & Board of Comm.	\$20,000	General Fund
Rehabilitate housing and road improvements in Lincoln Park.	X	X	X	X	X	X	Road Dept. & Board of Comm.	\$500,000	CDBG, County Funds & Other State Funds
Develop greenspace inventory identifying environmentally sensitive lands and park space.	X	X	X	X	X	X	Planning and Zoning, Board of Comm., Thomaston, Yatesville, & MTRDC	\$5,000	DCA & DNR
Review improvements needed for the Thomaston-Upson County Airport.			X	X			Board of Comm. & City of Thomaston	Staff Time	General Funds
Review and analyze opportunities to improve transportation services for senior citizens.			X	X	X	X	Board of Comm. & MTRDC	Staff Time	General Funds and State Funding
Review and enhance, where needed, the maintenance program at the Thomaston-Upson County Airport.			X	X	X	X	Board of Comm. & City of Thomaston	\$1,000	General Funds
Promote efforts to increase the aesthetics of major corridors such as State Route 36 and U.S. Highway 19 that provide gateways into the City of Thomaston.				X	X	X	Board of Comm., Road Dept., Thomaston & GDOT	Undetermined	GDOT, Federal Funds and General Funds
Develop a plan for growth patterns that are conducive to preserving the agricultural character of the community.				X	X		Board of Commissioners	\$2,500	General Funds
Develop a Corridor Management Plan to assist in managing the development along major highway corridors.			X	X			Upson County, Thomaston, and Yatesville	\$10,000	General Funds & State Funds

**CONTINUED - SHORT-TERM WORK PROGRAM FOR UPSON COUNTY
 FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – UPSON COUNTY	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
HOUSING									
Review and, where necessary, enhance the development regulations governing housing for the Upson County area.			X	X			Board of Comm. & Planning and Zoning	\$1,000	General Fund
Support efforts of the local community to help increase home ownership and affordable housing opportunities for local residents on new and redeveloped properties.			X	X	X	X	Board of Comm. & Planning and Zoning	Staff Time	General Fund
NATURAL AND CULTURAL RESOURCES									
Promote efforts to increase the cultural and recreational activities/amenities in the Upson County area.			X	X	X	X	Board of Comm. & Chamber of Commerce	Undetermined	General Funds, Chamber
Conduct an inventory and evaluate the natural and historic resources in the area and develop ways to promote them to tourists.				X	X		Board of Comm., Thomaston, Yatesville, MTRDC, & Chamber of	\$1,000	General Funds, State Funds, and Chamber
INTERGOVERNMENTAL COORDINATION									
Coordinate with City of Thomaston and Town of Yatesville in the update of the Comprehensive Plan and the concurrent review and compliance of the plan.	X	X	X	X	X	X	Upson County, City of Thomaston and Town of Yatesville	Staff Time	General Funds for all local governments.
Coordinate with the City of Thomaston for Improvements required for Swimming Pool.		X	X				Recreation Dept. & Board of Comm.	\$550,000	SPLOST
Work with City of Thomaston and the Town of Yatesville to help recruit industry into the Upson County area.	X	X	X	X	X	X	Upson County, Thomaston & Yatesville	Staff Time	General Funds
Promote an increased partnership with Upson County, the City of Thomaston and Town of Yatesville.	X	X	X	X	X	X	Board of Comm., Thomaston & Yatesville	N/A	N/A
Make annual reviews of the Service Delivery Strategy for Upson County, the City of Thomaston and Town of Yatesville to deter if updates are required.			X	X	X	X	Upson County, Thomaston & Yatesville	Staff Time	General Fund

SHORT-TERM WORK PROGRAM FOR THE CITY OF THOMASTON 2007 – 2012

WORK PROGRAM ACTIVITY – CITY OF THOMASTON	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
COUNTY ADMINISTRATIVE FUNCTIONS									
Review status of previous SPLOST projects and develop list of future projects.	X						City of Thomaston	Staff Time	General Fund
ECONOMIC DEVELOPMENT									
Support the efforts to provide assistance to small businesses.	X	X	X	X	X	X	Board of Commissioners	Staff time	General Fund
Construct a railroad spur in the Industrial Park.		X	X				City of Thomaston, Upson County, & IDA	\$500,000	State Funds
Continue to partner with Flint River Tech and the IDA in attracting and training a highly educated workforce.	X	X	X	X	X	X	Flint River Tech, IDA, Upson County, Thomaston & Yatesville	Staff Time	N/A
Continue to support the marketing efforts of the IDA to fill vacancies at local industrial sites.	X	X	X	X	X	X	City of Thomaston	\$1,000	General Fund
Continue to support workforce development opportunities to help reduce the high drop-out rates in Upson County Schools.	X	X	X	X	X	X	City of Thomaston	Staff Time	General Fund
COMMUNITY FACILITIES AND SERVICES									
Construct sewer lift station and line.			X	X			City of Thomaston	\$300,000	General Fund
Reservoir expansion project.	X	X					City of Thomaston	\$3,550,000	General Fund
Construct an office building for the Electric Department.				X			City of Thomaston	\$75,000	City Funds
Undertake facade grants for the City.	X	X	X	X	X		City of Thomaston	\$60,000	City Funds

**CONTINUED - SHORT-TERM WORK PROGRAM FOR
 THE CITY OF THOMASTON FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – CITY OF THOMASTON	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
COMMUNITY FACILITIES AND SERVICES – Cont'd									
Construct new sewer line in the Industrial Park.		X	X				City of Thomaston	\$250,000	City Funds
Perform infrastructure improvements to the water system.			X	X			City of Thomaston	\$1,000,000	SPLOST
Replace aged sewer lines with larger lines.			X	X	X		City of Thomaston	\$2,300,000	SPLOST
Beautification Projects for various locations in the City.	X	X					City of Thomaston	\$75,000	SPLOST
Construction of fencing in the Southview Cemetery.	X	X					City of Thomaston	\$60,000	City Funds
Replacement of fencing in the Glenview Cemetery	X	X					City of Thomaston	\$80,000	City Funds
Sell the former Municipal Building.			X				City of Thomaston	Staff Time	N/A
Conduct a study of the Electric Distribution System.	X						City of Thomaston	\$80,000	City Funds
Make necessary upgrades to the electric system.		X	X				City of Thomaston	\$500,000	City Funds
Replace outdated vehicles and equipment for the City.	X	X	X	X	X		City of Thomaston	\$750,000	City Funds
Demolish the former WesTek Building and water plant.				X			City of Thomaston	\$900,000	City Funds.
LAND USE AND TRANSPORTATION									
Sidewalk repair overhaul.	X	X					City of Thomaston	\$50,000	City Funds
Street base work and repaving.	X	X	X	X	X		City of Thomaston	\$150,000	City Funds
Continue to support efforts for the development of an East-West Corridor for Highway 74.	X	X	X	X	X	X	GDOT	Undetermined	GDOT
Continue to support efforts for the expansion/relocation of State Route 36.	X	X	X	X	X	X	Board of Comm. & City of Thomaston	\$1,800,000	SPLOST & GDOT
Support the efforts to develop a truck route around the eastern side of Thomaston from State Route 19 South to State Route 36 East.			X	X	X	X	Road Dept. & Board of Comm. & City of Thomaston	\$900,000	GDOT & Federal Funds

**CONTINUED - SHORT-TERM WORK PROGRAM FOR
 THE CITY OF THOMASTON FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – CITY OF THOMASTON	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
LAND USE AND TRANSPORTATION									
Develop greenspace inventory identifying environmentally sensitive lands and park space.	X	X	X	X	X	X	Board of Comm., Thomaston, Yatesville & MTRDC	\$5,000	DCA & DNR
Review improvements needed for the Thomaston-Upson County Airport.			X	X			Board of Comm. & City of Thomaston	Staff Time	General Funds
Review and enhance, where needed, the maintenance program at the Thomaston-Upson County Airport.			X	X	X	X	Board of Comm. & City of Thomaston	\$1,000	General Funds
Promote efforts to increase the aesthetics of major corridors such as State Route 36 and U.S. Highway 19 that provide gateways into the City of Thomaston.				X	X	X	Board of Comm., City of Thomaston, Road Dept. & GDOT	Undetermined	GDOT, Federal Funds and General Funds
Develop a Corridor Management Plan to assist in managing the development along major highway corridors.			X	X			Upson County, Thomaston, and Yatesville	\$10,000	General Funds & State Funds
HOUSING									
Support efforts of the local community to help increase home ownership and affordable housing opportunities for local residents on new and redeveloped properties.			X	X	X	X	City of Thomaston	Staff Time	General Fund
NATURAL AND CULTURAL RESOURCES									
Complete Phase I work for the Greatest Generation Park.	X	X	X				City of Thomaston & GDOT	\$1,000,000	City Funds and GDOT
Promote efforts to increase the cultural and recreational activities/amenities in the Upson County area.			X	X	X	X	Board of Comm. , City of Thomaston & Chamber of Comm.	Undetermined	General Funds, Chamber
Conduct an inventory and evaluate the natural and historic resources in the area and develop ways to promote them to tourists.				X	X		Board of Comm., City of Thomaston, MTRDC, & Chamber	\$1,000	General Funds, State Funds, and Chamber

**CONTINUED - SHORT-TERM WORK PROGRAM FOR
 THE CITY OF THOMASTON FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – CITY OF THOMASTON	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
INTERGOVERNMENTAL COORDINATION									
Coordinate with Upson County and Town of Yatesville in the update of the Comprehensive Plan and the concurrent review and compliance of the plan.	X	X	X	X	X	X	Upson County, City of Thomaston and Town of Yatesville	Staff Time	General Funds for all local governments.
Coordinate with the Upson County for Improvements required for Swimming Pool.		X	X				Board of Comm., Recreation Dept., & City of Thomaston	\$550,000	SPLOST
Work with Upson County and the Town of Yatesville to help recruit industry into the Upson County area.	X	X	X	X	X	X	Upson County, Thomaston & Yatesville	Staff Time	General Funds
Promote an increased partnership with Upson County, the City of Thomaston and Town of Yatesville.	X	X	X	X	X	X	City of Thomaston	N/A	N/A
Make annual reviews of the Service Delivery Strategy for Upson County, the City of Thomaston and Town of Yatesville to deter if updates are required.			X	X	X	X	Upson County, Thomaston & Yatesville	Staff Time	General Fund

SHORT-TERM WORK PROGRAM FOR THE TOWN OF YATESVILLE 2007 – 2012

WORK PROGRAM ACTIVITY – <i>TOWN OF YATESVILLE</i>	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
<i>COUNTY ADMINISTRATIVE FUNCTIONS</i>									
Review status of previous SPLOST projects and develop list of future projects.	X	X	X	X	X	X	Town of Yatesville	Staff Time	General Fund
<i>ECONOMIC DEVELOPMENT</i>									
Support the efforts to provide assistance to small businesses.	X	X	X	X	X	X	Town of Yatesville	Staff time	General Fund
Continue to partner with Flint River Tech and the IDA in attracting and training a highly educated workforce.	X	X	X	X	X	X	Flint River Tech, IDA, Upson County, Thomaston & Yatesville	Staff Time	N/A
Continue to support the marketing efforts of the IDA to fill vacancies at local industrial sites.	X	X	X	X	X	X	Town of Yatesville	Staff Time	N/A
Consider a study of the Town of Yatesville to determine what infrastructure and services are required to enhance the employment opportunities for the area.					X		Town of Yatesville	\$2,500	State Funds
Continue to support workforce development opportunities to help reduce the high drop-out rates in Upson County Schools.	X	X	X	X	X	X	Town of Yatesville	Staff Time	N/A
<i>COMMUNITY FACILITIES AND SERVICES</i>									
Install a play ground in the Town of Yatesville.			X	X			Town of Yatesville	\$5,000	City Funds and Private Funds
Construct a walking track in the Town of Yatesville.			X	X			Town of Yatesville	\$15,000	City Funds and State Funds

**CONTINUED - SHORT-TERM WORK PROGRAM FOR
 THE TOWN OF YATESVILLE FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – TOWN OF YATESVILLE	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
COMMUNITY FACILITIES AND SERVICES – Cont'd									
Replacement of fire hydrants and extension of water lines.		X	X	X	X		Town of Yatesville	\$100,000	SPLOST, Grant Funds
Installation of sidewalks and fire hydrants.			X	X	X		Town of Yatesville	\$50,000	City Funds and State Funds
Installation of central heating and air in the Community Building.		X	X				Town of Yatesville	\$7,000	SPLOST
LAND USE AND TRANSPORTATION									
Continue to support efforts for the development of an East-West Corridor for Highway 74.	X	X	X	X	X	X	GDOT	Undetermined	GDOT
Develop greenspace inventory identifying environmentally sensitive lands and park space.	X	X	X	X	X	X	Board of Comm., Thomaston, Yatesville	\$5,000	DCA & DNR
Develop a Corridor Management Plan to assist in managing the development along major highway corridors.			X	X			Upson County, Thomaston, and Yatesville	\$10,000	General Funds & State Funds
HOUSING									
Support efforts of the local community to help increase home ownership and affordable housing opportunities for local residents on new and redeveloped properties.			X	X	X	X	City of Thomaston	Staff Time	General Fund
NATURAL AND CULTURAL RESOURCES									
Promote efforts to increase the cultural and recreational activities/amenities in the Upson County area.			X	X	X	X	Board of Comm., Thomaston, Yatesville & Chamber of Comm.	Undetermined	General Funds, Chamber
Conduct an inventory and evaluate the natural and historic resources in the area and develop ways to promote them to tourists.				X	X		Board of Comm., Thomaston, Yatesville, MTRDC, & Chamber of Commerce	\$1,000	General Funds, State Funds, and Chamber

**CONTINUED - SHORT-TERM WORK PROGRAM FOR
 THE TOWN OF YATESVILLE FOR THE PERIOD 2007 – 2012**

WORK PROGRAM ACTIVITY – <i>TOWN OF YATESVILLE</i>	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
	2007	2008	2009	2010	2011	2012			
<i>INTERGOVERNMENTAL COORDINATION</i>									
Coordinate with Upson County and the City of Thomaston in the update of the Comprehensive Plan and the concurrent review and compliance of the plan.	X	X	X	X	X	X	Upson County, City of Thomaston and Town of Yatesville	Staff Time	General Funds for all local governments.
Work with Upson County and the City of Thomaston to help recruit industry into the Upson County area.	X	X	X	X	X	X	Upson County, Thomaston & Yatesville	Staff Time	N/A
Promote an increased partnership with Upson County, the City of Thomaston and Town of Yatesville.	X	X	X	X	X	X	Town of Yatesville	N/A	N/A
Make annual reviews of the Service Delivery Strategy for Upson County, the City of Thomaston and Town of Yatesville to deter if updates are required.			X	X	X	X	Upson County, Thomaston & Yatesville	Staff Time	General Fund

**REPORT OF ACCOMPLISHMENTS FOR UPSON COUNTY
 FOR THE PERIOD 2001 – 2005**

PROGRAM ACTIVITY <i>UPSON COUNTY</i>	STATUS				EXPLANATION FOR POSTPONED OR NOT ACCOMPLISHED
	COMPLETED	CURRENTLY UNDERWAY	POSTPONED	NOT ACCOMPLISHED	
Acquire additional office space for Clerk of Superior Court and other county offices.	X				
Construction of new Health Department Building.	X				
Courthouse renovation of courtrooms and offices; Courthouse exterior repairs.	X				
Construction of trunk sewer line from Potato Creek north to the new jail.	X				
Construction of new jail.	X				
Resurfacing of up to five miles of road.	X				
Complete DNR Part V Compliance.			X		Tabled for later action.
Conduct survey to locate water sources for residents in unincorporated areas.			X		Some work was begun. Completion will occur at a later date.
Courthouse renovation of courtrooms and offices; Courthouse exterior repairs.	X				
Develop GIS based maps for Tax Assessor's Office.		X			

CONTINUED - REPORT OF ACCOMPLISHMENTS FOR UPSON COUNTY
 FOR THE PERIOD 2001 – 2005

PROGRAM ACTIVITY UPSON COUNTY	STATUS				EXPLANATION FOR POSTPONED OR NOT ACCOMPLISHED
	COMPLETED	CURRENTLY UNDERWAY	POSTPONED	NOT ACCOMPLISHED	
Organize a county fire department using the current volunteer departments.				X	Tabled for further review and consideration.
Develop greenspace inventory identifying environmentally sensitive lands and park space.				X	Tabled for further review and consideration.
Construction of fire station near the airport.				X	Tabled for further review and consideration.
Develop GIS based maps to show zoning districts, utility lines, and county roads.			X		Tabled for later action.
Construct sewer collection lines to provide service to the Northside area, west of Hwy. 19.			X		Tabled for further review and consideration.
Update Future Land Use Map with GIS.	X				
Rehabilitate housing and road improvements in Lincoln Park.	X				
Review status of previous SPLOST projects and develop list of future projects.	X				
Collect data and maps for revising comprehensive plan due in June 2006.	X				
Upson County/City of Thomaston road, bridge and infrastructure improvements.		X			Projected Completion – 12/2009
Installation of water lines, make road improvements and install storm water drainage system in Potato Creek Heights.	X				

**REPORT OF ACCOMPLISHMENTS FOR THE CITY OF THOMASTON
 FOR THE PERIOD 2001 – 2005**

PROGRAM ACTIVITY <i>CITY OF THOMASTON</i>	STATUS				EXPLANATION FOR POSTPONED OR NOT ACCOMPLISHED
	COMPLETED	CURRENTLY UNDERWAY	POSTPONED	NOT ACCOMPLISHED	
Complete DNR Part V Compliance, EPD			X		Tabled for later action.
Develop maps showing scheduled road, utility and infrastructure improvements.	X				
Update Future Land Use Map with GIS	X				
Develop greenspace inventory identifying environmentally sensitive lands and park space.				X	
Construct 35 acre reservoir.	X				
Upgrade water treatment plant filters.	X				
Replace second fire station.				X	Closed second fire station.
Renovate/rehabilitate water/sewer infrastructure.		X			Projected Completion – 12/2008
Complete annexation of developable land.	X				
Identify and develop greenspace and open space areas.		X			Projected Completion – 12/2008

CONTINUED - REPORT OF ACCOMPLISHMENTS FOR
 THE CITY OF THOMASTON -FOR THE PERIOD 2001 – 2005

PROGRAM ACTIVITY <i>CITY OF THOMASTON</i>	STATUS				EXPLANATION FOR POSTPONED OR NOT ACCOMPLISHED
	COMPLETED	CURRENTLY UNDERWAY	POSTPONED	NOT ACCOMPLISHED	
Develop sign and landscape ordinance.			X		Tabled for later action.
Assist in developing TMDL Plan for Potato Creek.	X				
Construction of trunk sewer line from Potato Creek south to Town Branch.	X				
Review status of SPLOST projects and develop future list of projects.	X				
Review process and data for Comprehensive Plan update for 2006.	X				

**REPORT OF ACCOMPLISHMENTS FOR THE TOWN OF YATESVILLE
 FOR THE PERIOD 2001 – 2005**

PROGRAM ACTIVITY TOWN OF YATESVILLE	STATUS				EXPLANATION FOR POSTPONED OR NOT ACCOMPLISHED
	COMPLETED	CURRENTLY UNDERWAY	POSTPONED	NOT ACCOMPLISHED	
Develop maps showing scheduled road, utility, and infrastructure improvements.			X		Tabled for later action.
Build a public library.	X				
Develop a greenspace inventory identifying environmentally sensitive lands, and park space.		X			The park space has been identified. Projected completion date – 4/2009
Build a garden for the public library.	X				
Purchase a new fire truck.	X				
Build a walking track.			X		Postponed until Yatesville can find funding assistance for this project.
Upgrade water system.				X	Project was not begun. Yatesville still has funds in the budget for this project.
Installation of Central Heat and Air in City Hall.	X				

IMPLEMENTATION PROGRAM **PROGRAM POLICIES**

The following are the development policies for the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston, and the Town of Yatesville:

ECONOMIC DEVELOPMENT

- ◆ 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 target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- ◆ We will take into account access to housing and impacts on transportation when considering economic development projects.
- ◆ We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- ◆ We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- ◆ We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

NATURAL AND CULTURAL RESOURCES

- ◆ 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.
- ◆ 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.
- ◆ We will promote the protection and maintenance of trees and green open space in all new development.

- ◆ We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- ◆ We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

FACILITIES AND SERVICES

- ◆ Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- ◆ We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- ◆ We will invest in parks and open space to enhance the quality of life for our citizens.
- ◆ We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

HOUSING

- ◆ We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- ◆ We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- ◆ We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- ◆ We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

LAND USE

- ◆ We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- ◆ We want development whose design, landscaping, lighting, signage, and scale that adds value to our community.

- ◆ 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.
- ◆ We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to necessary services (grocery store, drug store) without having to travel by car.
- ◆ Creation of recreational facilities and set-aside of greenspace are important to our community.
- ◆ We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.

TRANSPORTATION

- ◆ We will encourage new development that supports and ties in well with existing and planned public transit options in the community.
- ◆ 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

- ◆ We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- ◆ 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 decision that are likely to have an impact on our community or our plans for future development.

**UPSON COUNTY
RESOLUTION OF ADOPTION**


WHEREAS, Upson County, the City of Thomaston, and the Town of Yatesville have completed the update of their Comprehensive Plan to include a Community Assessment, a Public Participation Plan and a Community Agenda, which are the three components required for the 20-year comprehensive plan update; and

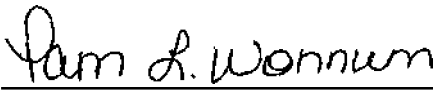
WHEREAS, these document were prepared in accordance to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and effectively revised May 1,2005; and

WHEREAS, all components of the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston, and Town of Yatesville have been officially approved by the Georgia Department of Community Affairs;

BE IT THEREFORE RESOLVED, that the Board of Commissioners do hereby adopt the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston and Town of Yatesville as an official document for Upson County.

Adopted this 14th day of October, 2008

BY: 
Glenn Collins, Chairman
Upson County Board of Commissioners

ATTEST: 
Pam L. Wonnun
County Clerk

Seal:

CITY OF THOMASTON
RESOLUTION OF ADOPTION

WHEREAS, Upson County, the City of Thomaston, and the Town of Yatesville have completed the update of their Comprehensive Plan to include a Community Assessment, a Public Participation Plan and a Community Agenda, which are the three components required for the 20-year comprehensive plan update; and

WHEREAS, these document were prepared in accordance to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and effectively revised May 1, 2005; and

WHEREAS, all components of the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston, and Town of Yatesville have been officially approved by the Georgia Department of Community Affairs;

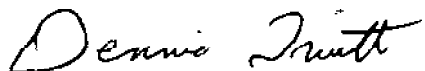
BE IT THEREFORE RESOLVED, that the Mayor and Council for the City of Thomaston do hereby adopt the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston and Town of Yatesville as an official document for the City of Thomaston.

Adopted this 7th day of October, 2008

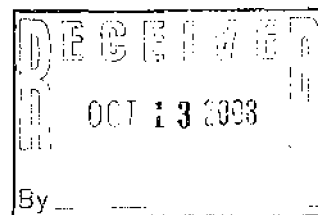
BY: 
Hays Arnold,

Mayor of the City of Thomaston

ATTEST:


Dennis Truitt
City Clerk

Seal:



City of Yatesville

P. O. Box 220
Yatesville, Georgia 31097

CECIL MONCRIEF
Mayor

706-472-3405

TOWN OF YATESVILLE RESOLUTION OF ADOPTION

WHEREAS, Upson County, the City of Thomaston, and the Town of Yatesville have completed the update of their Comprehensive Plan to include a Community Assessment, a Public Participation Plan and a Community Agenda, which are the three components required for the 20-year comprehensive plan update; and

WHEREAS, these document were prepared in accordance to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and effectively revised May 1, 2005; and

WHEREAS, all components of the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston, and Town of Yatesville have been officially approved by the Georgia Department of Community Affairs,

BE IT THEREFORE RESOLVED, that the Mayor and Council for the Town of Yatesville do hereby adopt the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston and Town of Yatesville as an official document for the Town of Yatesville.

Adopted this 13th day of October, 2008

BY:


Cecil Moncrief,
Mayor of the Town of Yatesville

ATTEST:


Connie Vaughn
City Clerk

Seal:

