



JOINT COMPREHENSIVE PLAN

Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey,
McIntyre, and Toombsboro



OCTOBER 2017

**RESOLUTION
BY WILKINSON COUNTY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF
ALLENTOWN, DANVILLE, GORDON, IRWINTON, IVEY, MCINTYRE,
AND TOOMSBORO**

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

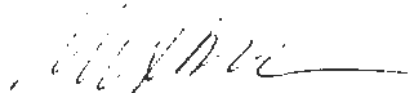
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by Wilkinson County with the assistance of the Middle Georgia Regional Commission; and

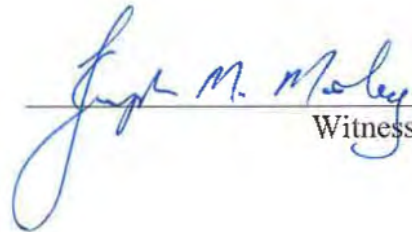
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that Wilkinson County does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Signed and sealed this 17th day of October 2017.



Mark Dupree, Chairman



Witness

**RESOLUTION
BY THE CITY OF ALLENTOWN
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF
ALLENTOWN, DANVILLE, GORDON, IRWINTON, IVEY, MCINTYRE,
AND TOOMSBORO**

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

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

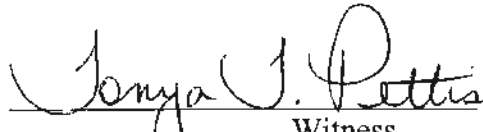
WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of Allentown with the assistance of the Middle Georgia Regional Commission; and

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

THEREFORE, be it resolved that the City of Allentown does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Signed and sealed this 9th day of Oct. 2017.


Robert Davidson, Mayor


Witness

**RESOLUTION
BY THE CITY OF GORDON
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF
ALLENTOWN, GORDON, IRWINTON, IVEY, MCINTYRE, AND
TOOMSBORO**

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


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

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of Gordon with the assistance of the Middle Georgia Regional Commission; and

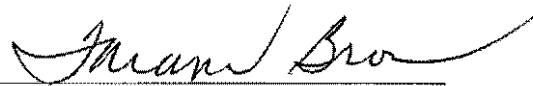
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Gordon does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Signed and sealed this 16th day of October 2017.



Mary Whipple-Lue, Mayor



Witness

**RESOLUTION
BY THE CITY OF IRWINTON
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF
ALLENTOWN, GORDON, IRWINTON, IVEY, MCINTYRE, AND
TOOMSBORO**

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


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

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of Irwinton with the assistance of the Middle Georgia Regional Commission; and

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

THEREFORE, be it resolved that the City of Irwinton does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Signed and sealed this 17 day of OCT 2017.



Roger Bacon, Mayor



Witness

**RESOLUTION
BY THE TOWN OF IVEY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF
ALLENTOWN, DANVILLE, GORDON, IRWINTON, IVEY, MCINTYRE,
AND TOOMSBORO**

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

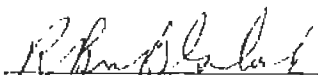
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the Town of Ivey with the assistance of the Middle Georgia Regional Commission; and

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

THEREFORE, be it resolved that the Town of Ivey does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Signed and sealed this 9 day of Oct 2017.



Bruce Blalock, Mayor



Witness

**RESOLUTION
BY THE CITY OF MCINTYRE
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF
ALLENTOWN, DANVILLE, GORDON, IRWINTON, IVEY, MCINTYRE,
AND TOOMSBORO**

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


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

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of McIntyre with the assistance of the Middle Georgia Regional Commission; and

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

THEREFORE, be it resolved that the City of McIntyre does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Signed and sealed this 16 day of October 2017.



Vicki Horne, Mayor



Witness

**RESOLUTION
BY THE TOWN OF TOOMSBORO
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF
ALLENTOWN, GORDON, IRWINTON, IVEY, MCINTYRE, AND
TOOMSBORO**

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

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

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the Town of Toombsboro with the assistance of the Middle Georgia Regional Commission; and

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

THEREFORE, be it resolved that the Town of Toombsboro does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Signed and sealed this 10 day of October, 2017.



Chris Thomas, Mayor



Witness

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Introduction

This Joint Comprehensive Plan, adopted in October 2017 by Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro is in fulfillment of the requirement of Chapter 110-12-1: Minimum Standards and Procedures for Local Comprehensive Planning set by the Georgia Department of Community Affairs. The intention of this plan is to serve as a guide for the physical development of Wilkinson County and the cities within. The plan is a living document that provides a flexible framework that can be updated, revised and improved in order to stay relevant for the next 20 years. The plan contains a detailed vision, goals, needs and opportunities, policies, current and future land use, and a five-year community work program that will help Wilkinson County and each of its component cities evaluate new development projects, direct capital improvements, guide public policy, and ensure the county continues to prosper.



Allentown



Gordon



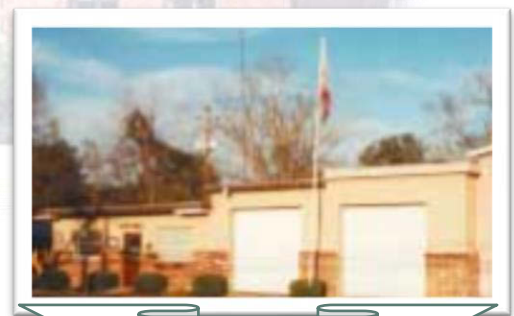
Irwinton



Ivey



McIntyre



Toombsboro



Planning Process

The update process began with a series of kick-off meetings held during regularly-scheduled meetings of the Wilkinson County Board of Commissioners and each respective City Council. Elected officials, local government's staff, and the general public were informed of the update process, comprehensive planning requirements, and the update timeline. They all were invited to attend upcoming steering committee meetings. With input from the local governments, a list was created and formal steering committee invitations were mailed to each prospective member. The diverse group is made up of elected officials, residents, local government staff, business leaders, and representatives from educational institutions. The list of steering committee participants can be found in Table 2 below.

This planning process began with an initial meeting of the steering committee held on January 24, 2017. During this meeting, the steering committee also developed a vision statement highlighting the future aspirations for Wilkinson County.

The first required public hearing was held on February 23, 2017, where those in attendance were informed of the update process and timeline, and given the opportunity to comment. The county's public participation plan can be found in Appendix A.

Additional steering committee meetings were held every month through July, for a total of six meetings. At each meeting, progress updates were given by Middle Georgia Regional Commission staff, and discussion occurred about various elements of the plan. A list of meeting dates and discussion topics is listed in Table 1, below. Documentation of the required public hearings and additional meetings can be found in Appendix B. A preliminary draft of the plan was presented at a public hearing on August 17, 2017, and comments were incorporated throughout the following week.

Table 1: Comprehensive Plan Update Schedule		
Meeting	Topic	Meeting Date
1	Steering Committee Kickoff – Overview of Comprehensive Planning and Develop Vision	January 24, 2017
2	Develop Community Goals	February 22, 2017
3	Discuss Community Needs	March 29, 2017
4	Discuss Community Opportunities	April 26, 2017
5	Develop Community Work Program	May 31, 2017
6	Discuss Future Land Use	July 25, 2017
7	Presentation of Draft Plan	August 17, 2017



Table 2: Steering Committee		
Name	Title	Organization
Jan Adair	Councilwoman	City of Irwinton
Roger Bacon	Mayor	City of Irwinton
Rex Beacham	Resident	City of Allentown
Bruce Blalock	Mayor	City of Ivey
Charles Brack	Councilman	City of Allentown
Bobby Brooks	Councilman	City of Ivey
Joseph Boone	Attorney	City of Gordon
Dwan Carswell	Registrar	Wilkinson County Schools
Brian Cole	Public Works Director	City of Ivey
Robert Davidson	Mayor	City of Allentown
Bruce Daniel	Councilman	City of Gordon
Joyce Denson	Resident	City of Toombsboro
Mark DuPree	Commission Chair	Wilkinson County
Debbie DuPree	Resident	Wilkinson County
Terry Eady	Councilman	City of Gordon
James Green	Resident	Wilkinson County
Bobby Greene	Councilman	City of Allentown
Vicki Horne	Mayor	City of McIntyre
Joseph Mosley	County Manager	Wilkinson County
Barbara Towles	Councilwoman	City of Gordon
Christopher Thomas	Mayor	City of Toombsboro
Ahmad R. Thorpe	Councilman	City of McIntyre
Catherine Wells	Resident	City of Gordon
Mary Whipple-Lue	Mayor	City of Gordon
George Wynn	Councilman	City of Gordon



Vision

Recognizing the potential for the future of Wilkinson County, as well as the community's current strengths, steering committee participants from across the county and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro met to develop the following joint vision statement for the future of their community:

Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro seek to build a community where people of all ages desire to call home; a community of abundant natural resources, which strives to inspire the active engagement of its citizenry, encourage the diversity of its culture and people, promote the humane treatment of animals, and educate its youth so they can contribute fully to the betterment of our region.

We are an area of family values and regional pride, committed to collaboration, growing jobs, and improving our community and the lives of our citizens.



Figure 1 – Balls Ferry State Park in eastern Wilkinson County



Economic Development

Goals:

1. **Attract new industry throughout the community.**
2. **Maintain and develop existing land for business.**
3. **Further develop entertainment options.**

Needs and Opportunities:

1. **Need to make existing development sites more attractive for industries. (PRIORITY)**

With the Fall Line Regional Development Park established and the arrival of Zschimmer & Schwarz, Wilkinson County is in the beginning phase of future economic growth. For Wilkinson County, the hope is to draw other industries to the county with these two economic development projects. Wilkinson County desires to diversify their economy after relying on the kaolin industry for many years. Though kaolin is still a prominent industry in the county, in recent years, the industry has suffered from globalization, with emerging kaolin producers abroad causing many jobs to leave the county. The retention of talent within Wilkinson County has also been a major issue in the recent years. The county hopes that recent economic successes will attract talent and bring new industries back into the county.

Zschimmer & Schwarz has received funding from the OneGeorgia Authority to help fund sewer infrastructure. However, there is still a need for more funds to improve infrastructure at the site where the plant will be established. The Economic Development Director and the Development Authority have decided the next step in improving this site is installing a gas pipeline. The



Figure 2 – Groundbreaking ceremony for Zschimmer & Schwarz, one of the county's newest corporate citizens.

plan will be to pursue funding through the universal fund and possibly pursue a GEFA Loan. Overall, the county will continue to look for outside assistance, particularly from grants where feasible, to continue supporting infrastructure development for industrial sites.

The Development Authority is also hoping to implement a Freeport Tax Exemption. Wilkinson County is one of only three counties in the state that doesn't have an exemption on inventory for its industries. This serves as a competitive disadvantage to the county and will need to be changed in order to continue the economic momentum that Wilkinson County has experienced in the recent years.



2. Lack of broadband internet access across the county.

The lack of Broadband access is a problem affecting rural communities across the state. Because it is necessary to have internet connection for industries, Wilkinson County is at a clear disadvantage because many parts of the county lack high-speed digital infrastructure. Not only does this hurt industry, but it also has a detrimental effect on attracting and retaining residents in the county by lowering their quality of life and making it more difficult to educate their children. High-speed internet will help improve the services provision and economic prosperity within the community. Wilkinson County hopes to partner with the state to create a strategic plan to bring broadband internet access to their community. The opportunity also exists to pursue grant funding where available, particularly from USDA, to encourage private companies to expand their internet coverage within the county.

3. Development Authority lacks an adequate building to meet with prospects.

The Development Authority and Chamber of Commerce of Wilkinson County need a new building to host potential developers and hold regular Chamber meetings. The current office, which is located next to the County Courthouse, is an older building that needs renovations. Though other potential sites have been examined for the Development Authority and Chamber of Commerce, due to the age of those buildings and other barriers, the best route would be to construct a new building. USDA funding through the community facilities program would be one potential source of funding to assist with construction of a new building to house the Development Authority and Chamber of Commerce. A new home for the Development Authority would also provide a favorable first impression to companies considering expansion in Wilkinson County.

4. Need to acquire more land for industrial development.

Wilkinson County is planning to attract more industry to the county in the upcoming years. Part of their strategy is to strategically acquire more land for the Development Authority. Currently, the Development Authority has six available properties for future industry development, but the hope is to increase that to over 10 properties in the near future. Doing so would increase the variety of the county's inventory, allowing them to better market the community as a whole to industrial prospects.



Figure 3 – The Nitrogen Site is one prime industrial site in the county, located just off the Fall Line Freeway, and with rail access. The county is looking to market this site and obtain more prime industrial locations like it.



5. Lack of entertainment options for the county.



Figure 4 – Residents and visitors enjoying the State Banana Pudding Festival in Irwinton.

Tourism is becoming increasingly popular in Wilkinson County. With cultural offerings like the State Banana Pudding Festival in Irwinton and fishing at Balls Ferry State Park, Wilkinson County is seeing many visitors take advantage of its natural beauty and unique culture. The county hopes to capitalize on these new-found interests in its community by creating bed and breakfast establishments in cities like Irwinton or Toombsboro. These types of establishments would significantly boost the economy by attracting outside spending and generating more tax revenue without burdening the residents of the county.

Beyond the opportunity to foster the tourism industry in Wilkinson County, the need still remains to provide an attractive tourist product. A particular need in Wilkinson County is places to shop. General retail stores and services are a natural need, but the opportunity also exists to highlight flea markets, farmers markets, or cottage industries as a novelty in the community that can also attract shoppers from inside and outside the community alike. Combined with continued support of local restaurants, growth of the county's retail industry can pay dividends for continued economic growth that also enhances the livability of the community and attracts people to live in Wilkinson County.



Natural and Cultural Resources

Goals:

1. **Promote tourism opportunities within the county.**
2. **Expand recreational opportunities.**

Needs and Opportunities:

1. **Opportunity to promote Wilkinson's County natural resources. (PRIORITY)**

Balls Ferry State Park is one of the great tourist attractions in Wilkinson County. With fishing, canoeing, kayaking, camping, tubing, swimming, and boating, this park attracts visitors from all across the state. The county wants to begin increasing awareness about the park by improving signage at the entrance of the state park. The county and cities are also hoping to partner with the Georgia Department of Economic Development Tourism Division to develop a strategic plan highlighting and marketing the local tourist sites. By partnering with the state, the Fall Line Festival, Banana Pudding Festival, and the cyclist events will be marketed better to bring citizens from not only different parts of Georgia but from other states as well. Citizens



Figure 5 – Festival goers enjoy the Fall Line Festival in Gordon.

from the county have also expressed interest in forming partnerships with the universities in the area, Mercer, Georgia College, and others, to make students aware of the outdoor recreation that is available in the county.

2. **Need to expand recreational opportunities.**

Similar to the issues above, Wilkinson County has many cyclists coming to the county creating a need for more bicycle paths. One of the goals of the county is to seek funds from the Department of Natural Resources trail funds to support the creation of bike trails. The county plans to partner with Georgia Complete Streets to design safe road access for pedestrians, bicyclists, motorists and transit riders of all ages and abilities. The recreational trails grant program also presents a key opportunity. Along with making the county friendlier for cyclists, the communities hope to apply for recreation equipment, park, and playground grants through groups like KABOOM and the Tony Hawk Foundation to build more parks for children and teens in the county.



Figure 6 – Georgia's first bike hostel, the Blue Goose in Irwinton.



Community Facilities and Services

Goals:

- 1. Improve access to healthcare/hospitals.**
- 2. Support the efficiency of public safety.**
- 3. Improve water and sewer infrastructure throughout the county.**
- 4. Maintain and renovate public buildings.**

Needs and Opportunities:

1. The county lacks an adequate number of ambulances.

One of the most pressing needs for citizens in Wilkinson County is the need for more ambulances. Because of the county's lack of financial resources, this issue has become an increased problem. The county is planning to apply for grants through the Georgia Department of Community Health to support the expansion of their public healthcare services, which includes working to obtain additional EMS vehicles and equipment. Similarly, the county is interested in pursuing technological upgrades to improve the overall quality of care on a timely basis. While the technology is not cheap, another priority for Wilkinson County is to work with the Georgia Department of Community Health to bring telemedicine to the community. The presence of remote diagnosis equipment can make a life-saving difference in the care received by residents of the county.

2. Need to expand educational programs at the Health Department.

For Wilkinson County to provide effective healthcare to residents there must also be an increase in health education and training programs. The county's health department is taking steps to hold more health fairs and increase awareness about living healthy. The cities and the county want to expand and support these programs. Specifically, the county will pursue grant funding for this program expansion through the Health Resources and Services Administration. If successful, more residents should be connected with the resources they need to improve their own wellbeing.

3. Availability of public water and sewer services varies across the county.

Sewer and water is immensely important for rural communities like Wilkinson County. In order for economic development to occur, the sewer and water infrastructure must be improved so that industry can have the reliability and capacity they need to sustain their operations. This is also a need for continuing to ensure a high quality of life for residents. A lack of quality, reliable water, and sewer service can lead to significantly higher home ownership costs in the long-run and can jeopardize the overall health of the community. A continued pursuit of Community Development Block Grant funding is one tool to address these challenges. The opportunity also exists for the county to reexamine the most effective means of service delivery. This may include exploring the reestablishment of the Wilkinson County Water and Sewer Authority to improve efficiency in some parts of the community.



4. Cities lack adequate law enforcement and fire coverage.

The cities in Wilkinson County suffers from a lack of adequate law enforcement and fire coverage. Because Wilkinson County is a rural community, most cities have only one or two local police officers and an all-volunteer fire department. It is difficult for these communities to recruit people to join the police and fire department due to a lack of financial resources. Along with this, funds for replacing equipment and vehicles are also scarce. The cities and county intend to be very aggressive in pursuing grants, including the COPS Hiring Program grant, USDA Community Facilities Grant, Assistance to Firefighters Grant, and Bulletproof Vest Partnership, among others. The county also plans to study the feasibility of establishing a paid fire department rather than a series of all-volunteer departments.



Figure 7 – Allentown has successfully obtained several grants to improve their fire protection. This has allowed them to lower their ISO rating to a 4, which is quite good for a rural community. However, many volunteer fire departments still need financial assistance to help them perform more efficiently and safely.

5. The Courthouse has infrastructure challenges.

Over the last few years, the County Courthouse has been faced with a leaking roof, broken pipes, and a variety of other infrastructure problems. As a historic symbol of the community, and one of the largest gathering places in the county, there is a need to bring the Courthouse back to a suitable level of maintenance. The county plans to use SPLOST funds to make these much-needed repairs to the Courthouse. The hope is to complete these repairs by the end of 2019.



Figure 8 – The Wilkinson County Courthouse



Housing

Goals:

1. **Create affordable housing within communities.**
2. **Ensure adequacy of current housing stock.**

Needs and Opportunities:

1. **There is a need to address blighted properties in many communities. (PRIORITY)**

Similar to the issues regarding the overall quality of the housing stock, the issue of blight in many communities contributes to a perception of poor housing availability. Many affordable homes may have been neglected and become blighted over many years. This is compounded by the challenge of a declining population throughout much of the county, as younger generations move away, then inherit property, but never return to take care of it. Absentee landowners are a common cause of blight, and sometimes among the most difficult to hold accountable for property upkeep, especially when title to a property has become complex over time. Local governments can develop a variety of tools to highlight housing concerns, including more stringent code enforcement, housing assessments, and financial penalties on blighted properties. However, actually enforcing these changes requires significant investment of time and money. Where civic groups can support the goal of adequate housing through blight remediation, steady incremental progress can be made. Likewise, a number of grants can also be pursued to assist low-income homeowners; however, many significant needs still remain in this regard.



Figure 9 – A dilapidated house in Ivey, shown above.

2. **Many existing homes need proper weatherization.**

Lastly, while a number of existing homes are still in good condition, a large number of these homes are still old. Few new homes have been built in the years since the Great Recession and ensuing decline in the housing market. The issue with some older homes is that construction technology has advanced significantly in recent years, especially in regard to the proper weatherization of homes. As a result, many older homes still have issues with drafty doors and windows that let in warm air during the summer and cool air during the winter. By consuming more energy, the costs of cooling or heating is raised. Not only does this drive up overall electrical usage, it is detrimental for older citizens living on fixed incomes. As such, a need exists for these homeowners to seek out and accept assistance related to improving



weatherization of their homes through initiatives such as the GEFA Weatherization Assistance Program. While local governments can generally have limited impact in this regard, they can be very effective mediums of communication with homeowners regarding housing programs that may be beneficial, particularly to low-income homeowners throughout the county.

3. There is a demand for more reasonably-priced, yet attractive homes.

Wilkinson County generally has affordable housing available for ownership or rent. Average housing costs are below most other counties in Middle Georgia, with generally competitive average wages. The majority of homes are single-family homes, although nearly one-third of all homes in the county are manufactured homes. So, while housing may be affordable, the quality is not where it needs to be to attract business owners, young professionals, or even typical middle-class employees. Very few homes have been developed in Wilkinson County in the recent years, which can also have a negative impact on the perception of housing within the community. These critiques of housing typically highlight a “missing middle” of homes suitable for the middle class. This is a significant problem in Wilkinson County, although not that many high-end homes exist either. The potential exists for county officials and economic developers to pursue unique new incentives to attract housing developers in the middle of the spectrum. This could be done with a variety of ways, either by exploring direct tax incentives or by identifying non-profit partners in the community who can also contribute to the overall stock of affordable housing.

Area	Median Home Value	Median Monthly Gross Rent
Wilkinson	\$71,500	\$571
Georgia	\$148,100	\$879
United States	\$178,600	\$928

Source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates

Area	Single Family		Multi-Family		Manufactured		Total
Wilkinson	64.6%	2,140	5.0%	166	30.3%	1,004	3,313
Region	70.6%	127,136	17.4%	31,307	11.8%	21,296	179,990
Georgia	71.7%	2,562,818	19.7%	704,149	8.6%	307,395	3,574,362
U.S.	68.9%	80,562,224	25.4%	29,699,281	5.9%	6,898,652	116,926,305

Source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates



Transportation

Goals:

- 1. Make the county and cities more bicycle and pedestrian friendly.**
- 2. Advance public transportation efforts.**
- 3. Improve vehicle mobility and safety.**

Needs and Opportunities:

- 1. Need to improve sidewalks and crosswalks within towns.**



Figure 10 – A damaged sidewalk in Irwinton to be repaired with a forthcoming grant.

While Wilkinson County is overall a very rural community, the cities are relatively compact in many areas, and a number of residents, particularly those who are elderly, disabled, or impoverished, rely on the ability to walk short distances to nearby services, such as a dollar store or convenience store. Unfortunately, within many cities, the sidewalk and crosswalk infrastructure needs improvement to ensure the safe and easy movement of pedestrians. Narrow residential streets frequently lack sidewalks altogether, and major corridors have sidewalks that have not been properly maintained for years due to a lack of available resources. While the City of Irwinton recently received a GDOT Multimodal grant for improvements to the sidewalks along State Route 57, much work still remains in a variety of locations. As funds do become available for this purpose, the need will likely remain for this challenge to be addressed.

- 2. Need to improve street lighting for pedestrian safety.**

Again, given the rural nature of the county, a majority of the road mileage in Wilkinson County is in the sparsely-populated area, most commonly described as agricultural or forestry land use. These areas often have little pedestrian traffic and no street lighting. However, like the sidewalks found in the cities, street lights are also older and less maintained in many communities, in spite of the foot traffic sometimes seen among those without easy access to automotive transportation. This becomes a particular issue as the days become shorter in the winter months. For this reason, the need persists to make improvements to street lighting as improvements are also pursued for sidewalks. Brighter and longer-lasting bulbs are available on the market today, which can provide far better safety at a lower cost than many of the old lights that still cover the small towns of Wilkinson County.



3. Opportunity to expand services provided by Wilkinson County Transit.

The Wilkinson County Transit System operates three transit busses, of which two are handicap accessible. Fares are \$2 per in-county trip per stop and \$3 for out-of-county trips. To leave the county, a ridership of at least seven individuals is required. The county offers a generous benefit of free rides to seniors over the age of 62. Public transportation is viewed as a service for residents, but, like public safety, it is a service that will not generate revenue or even break even with the investment made by the county. Grant funds are tremendously beneficial to the county's efforts to provide a quality transportation service. Recognizing the benefit provided to many residents, the goal is to continue extending system usage however possible to provide efficient transportation to in-demand services for the community, including those that may be in Dublin, Macon-Bibb, or Milledgeville. This is a continued need for many residents, and a continued challenge to be able to maintain high levels of service, given the high cost of transporting residents across a large, rural county.

4. Need to enhance roadway infrastructure and safety.

Another need for roadways throughout the county is general improvements and enhancements to the infrastructure and safety of roadways. This includes well-paved and well-maintained roads that are clearly striped, with visible intersections and guardrails where needed. This is particularly important on the winding roadways that characterize many of the rural parts of the county with undulating terrain and minimal road lighting. There is an ongoing need for collaboration between the various local governments and GDOT to effectively manage the maintenance of the roadway infrastructure. Likewise, the need remains for funding these improvements from both local and state sources.

5. Need to slow down traffic on in-town corridors.

A common theme in transportation has been the need to distinguish between the flow of transportation along the back roads and the flow of transportation along the city streets. A road can sometimes change from being a rural highway to a major in-town artery in a relatively short distance, with traffic not always reacting quick enough to reduce speeds. While bypasses of several towns have partially alleviated these issues, the need still remains along several roads, such as State Route 57 through Irwinton and Toombsboro. The rates of speed can endanger pedestrians and other motorists when not reduced quick enough. The need exists to work collaboratively with GDOT and other local and regional partners to enhance and redesign roads and streetscapes to reduce traffic speeds through a variety of methods to ensure safety for all users.



Figure 11 – The Fall Line Freeway has improved diverted thru traffic away from residential areas, but vehicles still travel quickly through many town centers, including on the Fall Line Freeway through Ivey.



Land Use

The future land use map in Appendix C highlights the projected land use of parcels in Wilkinson County in the years ahead. This map contains very few deviations from the current land use of those parcels. Wilkinson County lacks zoning codes or planning regulations to guide future land use decisions, with subdivision regulations being the only zoning tool used throughout the county. A few cities do have zoning ordinances, officially recorded, but few are actively enforced. As such for Wilkinson County, this section seeks less to prescribe zoning or land use so much as to describe the built environment and character of Wilkinson County and its cities.



Figure 12 – A residential neighborhood in Irwinton. Note the mixture of home types in a relatively dense setting compared to other parts of the county. These homes are about a five-minute walk from a convenience store and Dollar General near the center of town.

Residential: Nearly all of the residential land use in Wilkinson County is made up of single-family residences. Of these, approximately two-thirds are stick-built free-standing homes, while most others are manufactured homes. The density of these homes is generally low in the unincorporated parts of the county, but are moderately dense within the cities, allowing for somewhat walkable and close-knit communities of scale.



Commercial:

Commercial land use in Wilkinson County is not particularly prevalent, and is often clustered around the town centers. Larger strip development is not seen in Wilkinson County, and most residents must leave the county for some of the larger retail providers. Convenience stores and dollar stores are generally the in-county sellers of basic household groceries, although the City of Gordon does have a Piggly Wiggly. Almost all commercial areas are located within or directly adjacent to cities where water and/or sewer services are available.



Figure 13 – Downtown Gordon, pictured above, is one of the largest concentration of commercial buildings in the county.



Figure 14 – Kaolin mining and processing locations cover most of the industrial land area in Wilkinson County.



Industrial: Wilkinson County has several industrial sites for their existing and future land use. The largest of these sites are kaolin mining and processing sites, many of which are found in the central parts of the county between Gordon and McIntyre. There are also a variety of industrial sites clustered along the Fall Line Freeway. This includes several active facilities around Gordon and Ivey, as well as the Fall Line Industrial Park that is currently under joint development with Baldwin County.

Public/Institutional: The county and its cities generally lack extensive public or institutional land use, outside of churches, schools and general purpose local government buildings. There are no large state or federal public facilities in the county.

Transportation/Communication/Utilities: Much of the community infrastructure is present



in existing rights-of-way and does not show on a future land use map as a parcel for this reason; however, some substations, towers, and transportation lines do appear on the map in this layer.

Figure 15 - Historic Union Church in Irwinton, pictured above.

Parks/Recreation/Conservation: The conservation category includes small parks throughout the community and the larger Balls Ferry State Park on the Oconee River. Few parcels have been deliberately set aside for conservation use, although some areas like floodplains can certainly expect to see less development.



Agriculture/Forestry: Agriculture and forestry composes the largest land use within Wilkinson County, particularly in the unincorporated parts of the county. These areas are characterized by very low densities of housing, forests reserved for timbering, and small farms. Given the topography of Wilkinson County along the Fall Line, forestry is more common, due to a general lack of flat farmland. Some of these properties have had conservation easements placed on them; however, these are shorter-term designations and still allow some use of the property.



Figure 16 – Wilkinson County contains many sizeable tracts of land like this one that are suitable for agricultural or forestry usage.

Undeveloped/Vacant: Although a significant amount of land within the county lacks the presence of structures no future land use is categorized as vacant land. Much of the land area that lacks residential or commercial structures also lacks utility coverage. While very-low-density development could be possible, this land is considered most suitable for agriculture or forestry use.

Mixed Use: As a rural community, Wilkinson County lacks mixed use development and has little desire for adding mixed use development, given the availability and affordability of land for modest greenfield development. As such, no future land use is categorized as mixed-use.



Joint Community Policies

The 2012-2017 work programs were similar for many local governments in Wilkinson County. Many of the items included on those work programs were rather broad in nature and did not always reflect actual projects that a small city could undertake within a five-year period. In creating the new work programs (to follow in the next section), projects were refocused to specific actionable measures that were achievable for many of the resource-strapped local governments in the county. This does not take away from the continued validity of many previously listed projects. As such, these projects are listed below as joint policies of the local governments in Wilkinson County.

Economic Development

1. Support establishment of Economic Development Sales Team and educational efforts of team, including Georgia Academy for Economic Development.
2. Promote tourism opportunities through the 441 Heritage Corridor.
3. Enhance partnerships with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County.
4. Support compilation of available property inventory for development.
5. Support public-private partnerships for education with Chamber of Commerce.
6. Support implementation of a countywide tourism program through the Chamber.
7. Work with Chamber to promote recreational opportunities.
8. Support economic development strategic plan with focus on diversification, labor market analysis, and existing industry surveys.
9. Support Wilkinson County Chamber of Commerce in support of business community.
10. Support County and Chamber of Commerce in establishment and implementation of existing business and industry support programs.
11. Pursue partnerships to enhance broadband internet access.
12. Encourage development of bed and breakfast establishments.
13. Work towards increasing the level of cooperation between the Wilkinson County Development Authority and the cities.

Natural and Cultural Resources

1. Work with the Department of Natural Resources to enhance Balls Ferry State Park.
2. Support efforts to obtain “Scenic Byway” designation along Hwy 112.
3. Participate in sub-watershed studies to improve water quality.

Community Facilities and Services

1. Explore all avenues for financing infrastructure and community facility projects.
2. Support countywide implementation of items from Recreation Master Plan.
3. Support expansion and enhancement of library buildings and programs as needed.
4. Support implementation of action items in the Pre-Disaster Mitigation Plan.



Housing:

1. Continue enforcing existing codes and ordinances to address blight.
2. Pursue community partnerships to enhance housing wherever practical.

Transportation:

1. Continue improving roadway safety through use of LMIG funds.
2. Continue enhancing intersections and crosswalks for improved visibility.
3. Promote pedestrian-friendly and bike-friendly design and ensure well-maintained bike and pedestrian infrastructure in communities.
4. Explore programs to allow alternative modes of transportation.

Intergovernmental Coordination:

1. Participate in quarterly community roundtable meetings to facilitate cooperation.
2. Participate in quarterly mayor's exchange to facilitate cooperation.
3. Participate in bi-annual economic development strategy meetings.
4. Explore opportunities for resource sharing.



Community Work Programs

The following pages contain the reports of accomplishment and community work programs for each jurisdiction located within Wilkinson County that is covered by this comprehensive plan. Items that are noted as policies in the community work program remain ongoing projects; however, these were determined to be more generic in nature, and not well suited to a specific work program initiative. The order of documents can be seen below:

Wilkinson County

Report of Accomplishments
Community Work Program

City of Allentown

Report of Accomplishments
Community Work Program

City of Gordon

Report of Accomplishments
Community Work Program

City of Irwinton

Report of Accomplishments
Community Work Program

Town of Ivey

Report of Accomplishments
Community Work Program

City of McIntyre

Report of Accomplishments
Community Work Program

Town of Toombsboro

Report of Accomplishments
Community Work Program



Report of Accomplishments - Wilkinson County

#	ACTIVITY	STATUS	EXPLANATION
Economic Development			
1	Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	Policy	Continues to be a priority. Will be considered a policy in the 2017 work program.
2	Establish and promote the Fall Line Regional Industrial Park	Policy	Completed
3	Establish and promote the Hartford North and Hartford South Industrial Park and other industrial parks	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a policy in the 2017 work program.
4	Coordinate with the cities, the Wilkinson County Development Authority, and neighboring cities and counties on the development of additional industrial park sites and related infrastructure improvements	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a policy in the 2017 work program.
5	Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a policy in the 2017 work program.
6	Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and also seek other partnerships.	Policy	Continues to be a priority. Will be considered a policy in the 2017 work program.
7	Establish and implement public-private partnership for education through the County Chamber of Commerce.	Policy	Continues to be a priority. Will be considered a policy in the 2017 work program.
8	Establish a workforce development center, in coordination with Oconee Fall Line Technical College, to address adult literacy and to prepare existing and new workforce for future jobs and new technology.	Complete	Oconee Fall Line Technical College opened a satellite center.
9	Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Policy	Continues to be a priority. Will be considered a policy in the 2017 work program.
10	Implement community improvements to work with the Department of Natural Resources on the establishment of Ball Ferry State Park.	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a policy in the 2017 work program.
11	Leverage the development of the Fall Line Freeway as an asset in economic development endeavors.	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a policy in the 2017 work program.
12	Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development.	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a policy in the 2017 work program.
13	Implement infrastructure improvements to support economic development.	Underway	Ongoing project.
Natural and Cultural Resources			
1	Develop infill development or brownfield / greyfield redevelopment program.	Cancelled	No longer a priority of the county.
2	Establish Environmental Impact Review Program	Cancelled	No longer a priority of the county.
3	Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	Postponed	Project of interest as funding becomes available for watershed management plans for stretches of Little Commissioner Creek and Commissioner Creek.
4	Obtain Scenic Byway designation along HWY 112 and partner with Allentown and Toombsboro for development opportunities	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a policy in the 2017 work program.
5	Train public works employees on best management practices for maintenance of right-of-way	Underway	Ongoing project.
6	Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park.	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a policy in the 2017 work program.
7	Support efforts to establish kaolin artifacts museum.	Policy	Continues to be a priority of the county. Few specific projects. Will be considered an action in the 2017 work program.
8	Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Policy	Continues to be a priority. Will be considered a policy in the 2017 work program.
10	Develop program to address abandoned wells and septic systems.	Underway	Ongoing project.
Community Facilities and Services			
1	Conduct a study to develop a water system to serve unincorporated areas of Wilkinson County.	Policy	Completed
2	Implement recommendations of Sewerage Feasibility Study.	Complete	Park and walking track established near water tower. Enhancement is a continued priority.
3	Develop and implement strategy to address animal control.	Underway	Ongoing project.
4	Support Beautification Programs.	Policy	Continues to be a priority of the county. Few specific projects. Will be considered a action in the 2017 work program.
5	Support Toombsboro's efforts to acquire the train depot and develop as a community resource.	Policy	Outside county's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.

Report of Accomplishments - Wilkinson County

#	ACTIVITY	STATUS	EXPLANATION
6	Expand programs offered by libraries and renovate buildings.	Underway	Ongoing project.
7	Explore Rails for Trails Program.	Cancelled	No longer a priority of the county.
Housing			
1	Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	Cancelled	Program by that name does not exist.
2	Develop enforcement program for housing code compliance, including mobile homes.	Underway	Ongoing project.
3	In partnership with the county and other cities, establish a housing task force.	Cancelled	No longer a priority of the city.
4	Sponsor Annual Housing Fair to educate citizens about housing programs.	Cancelled	No longer a priority of the city.
5	Encourage homebuyer education programs and credit counseling programs.	Cancelled	No longer a priority of the city.
Transportation			
1	Develop plan for development opportunities along the Fall Line Freeway.	Underway	Project is ongoing. Will be moved to Economic Development category.
Land Use			
1	Review Zoning Ordinance and amend as necessary.	Underway	Ongoing project.
2	Evaluate the appropriateness of land use regulations.	Underway	Ongoing project.
Intergovernmental Coordination			
1	Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
2	Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Participate in Bi-annual Economic Development Strategy Meeting.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
4	Explore opportunities for resource sharing.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.

Community Work Program - Wilkinson County

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Develop gas pipeline for Zschimmer & Schwartz location.	2018-2019	Wilkinson County, Development Authority, Regional Commission	\$5,000,000	Grants, Loans, GEFA, Universal Fund, EDA
2	Gain GRAD certification for the Fall Line Regional Development Park at the intersection of 441 and Fall Line Freeway.	2018-2020	Wilkinson County, Development Authority	Staff Time	General Fund
3	Establish and promote the Hartford North and South Industrial Park and other industrial parks.	2018-2022	Wilkinson County, Development Authority, Cities	\$1,000,000	General Fund, EIP, GEFA, SPLOST, EDA
4	Market all industrial park sites, particularly the Nitrogen Site.	2018-2022	Wilkinson County, Development Authority	Staff Time	General Fund
5	Construct new building for Development Authority and Chamber of Commerce.	2019	Wilkinson County, Regional Commission, Development Authority	\$300,000	USDA Loan, Grants
6	Continue various infrastructure improvements to support economic development.	2018-2022	Wilkinson County, Cities, Development Authority	\$500,000	General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
7	Partner with local internet providers to improve conductivity.	2018-2022	Wilkinson County, Cities	n/a	General Fund, Loans, Grants
8	Acquire more land for strategic purchases and increase land inventory for more industry to come to the county.	2018-2022	Wilkinson County, Development Authority	\$1,000,000	General Fund
9	Implement Freeport Tax Exemption.	2019-2020	Wilkinson County, Development Authority	Staff Time	General Fund
Housing					
1	Participate in Georgia Initiative for Community Housing.	2019-2021	Wilkinson County, MGRC, DCA	Staff Time	General Fund
2	Inventory blighted and dilapidated properties.	2018-2019	Wilkinson County, MGRC	\$1,000	General Fund
Natural and Cultural Resources					
1	Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	2019-2022	Wilkinson County, MGRC, EPD, Cities	\$150,000	General Fund, EPD
2	Advertise the outdoor activities, cycling events, and festivals in print/radio/television/ and online to enhance awareness.	2018-2022	Wilkinson County, Development Authority, Cities	\$50,000	General Fund
3	Create bicycle paths throughout the cities and county.	2018-2022	Wilkinson County, Development Authority, Cities, DNR	n/a	General Fund, Grants
3	Purchase signage for Balls Ferry State Park.	2019	Wilkinson County, Development Authority	\$25,000	General Fund
Community Facilities and Services					
1	Establish enhanced 911 services.	2018-2020	Wilkinson County, GEMA, MGRC	\$50,000	General Fund
2	Develop and implement strategy to address animal control.	2018-2020	Cities, Wilkinson County, GEMA, MGRC	\$20,000	General Fund
3	Apply for grant from the Georgia Department of Community Health's Rural Health Network Program to obtain EMS vehicles and equipment.	2018	Cities, Wilkinson County, GCH, MGRC	Staff Time	General Fund
4	Apply for grant from the Georgia Department of Community Health's Small Rural Hospital Improvement Grant Program (SHIP) to obtain remote diagnosis equipment.	2018	Wilkinson County, GCH, MGRC	Staff Time	General Fund
5	Apply for Grant funding for law enforcement vehicles and equipment.	2018-2020	Cities, Wilkinson County, MGRC	Staff Time	General Fund
6	Conduct feasibility study on the fire department and apply for grant funding for fire department vehicles and equipment.	2018-2020	Cities, Wilkinson County, MGRC	Staff Time	General Fund
7	Make repairs on the County Courthouse for infrastructure damage.	2019-2021	Wilkinson County, MGRC	\$100,000	General Fund, USDA
Land Use					
1	Evaluate the appropriateness of land use regulations.	2018-2020	Wilkinson County, MGRC	Staff Time	General Fund

Report of Accomplishments - City of Allentown

#	ACTIVITY	STATUS	EXPLANATION
Economic Development			
1	Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
2	Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
3	Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
4	Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
5	Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
6	Establish and implement public-private partnership for education through the County Chamber of Commerce.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
7	Establish a workforce development center, in coordination with Oconee Fall Line Technical College to address adult literacy and to prepare existing and new workforce for future jobs and new technology.	Complete	Oconee Fall Line Technical College opened a satellite center.
8	Establish and implement a County Tourism Program through the Chamber in conjunction with local and regional historic preservation efforts.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
9	Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park.	Policy	Moved to Natural and Cultural Resources section of community policies. Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
10	Support the county and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
11	Implement infrastructure improvements to support economic development.	Underway	Ongoing project.
12	Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
Natural and Cultural Resources			
1	Develop infill development or brownfield/ greyfield redevelopment program.	Cancelled	No longer a priority of the city.
2	Establish Environmental Impact Review Program.	Cancelled	No longer a priority of the city.
3	Develop an implementation plan for the not-fully supporting streams and rivers as identified by the Georgia Environmental Protection Division.	Postponed	Project of interest as funding becomes available for watershed management plans for stretches of Little Commissioner Creek and Commissioner Creek.
4	Compile inventory of all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate.	Underway	Ongoing project.
5	Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and County for development opportunities.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
6	Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
7	Support efforts to establish kaolin artifacts museum.	Cancelled	No longer a priority of the city.
Community Facilities and Services			
1	Develop and implement strategy to address animal control.	Underway	Ongoing project.
2	Establish enhanced 911 services.	Underway	Ongoing project.
3	Implement action items identified in the Pre-Disaster Mitigation Plan and Emergency Operations Plan.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
4	Establish a workforce development center, in coordination with Oconee Fall Line Technical College to address adult literacy and to prepare existing and new workforce for future jobs and new technology.	Complete	Complete. Duplicate project from Economic Development Section.
5	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	Underway	Ongoing project.
6	Explore all avenues for financing infrastructure and community facility projects.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
7	Participate in Leadership Wilkinson program.	Cancelled	Program no longer exists.

Report of Accomplishments - City of Allentown

#	ACTIVITY	STATUS	EXPLANATION
8	Implement action items in Recreation Master Plan	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
9	Expand programs offered by libraries and renovate buildings.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
Housing			
1	Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	Cancelled	Program by that name does not exist.
2	Develop housing rehabilitation program to improve existing housing conditions.	Underway	Ongoing project.
3	Develop enforcement program for housing code compliance, including mobile homes.	Underway	Ongoing project.
4	In partnership with County and other cities, establish a housing task force.	Cancelled	No longer a priority of the city.
5	Encourage homebuyer education programs and credit counseling programs.	Cancelled	No longer a priority of the city.
Transportation			
1	Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and County for development opportunities.	Policy	Duplicate from Natural and Cultural Resources section. Continues to be a policy, which will be moved to that section.
2	Explore opportunities for Rails to Trails Program.	Cancelled	No longer a priority of the city.
Land Use			
1	Evaluate the appropriateness of land use regulations.	Cancelled	No longer a priority of the city.
Intergovernmental Coordination			
1	Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
2	Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Participate in Bi-annual Economic Development Strategy Meeting.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
4	Explore opportunities for resource sharing.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.

Community Work Program - City of Allentown

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Continue various infrastructure improvements to support economic development.	2018-2022	City of Allentown, MGRC, Wilkinson County, Development Authority	\$500,000	General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
2	Explore and develop plan for development opportunities at city's interchange with Interstate 16.	2018-2020	City of Allentown, MGRC, Bleckley County	Staff Time	General Fund
3	Incentivize redevelopment of existing vacant buildings within the city.	2018-2022	City of Allentown	\$500,000	General Fund, CDBG-RDF, USDA, OneGeorgia
Natural and Cultural Resources					
1	Develop an implementation plan for the not-fully supporting streams and rivers as identified by the Georgia Environmental Protection Division.	2019-2022	City of Allentown, Wilkinson County, MGRC, EPD	\$50,000	General Fund, EPD
2	Compile inventory of all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate.	2019	City of Allentown, MGRC	Staff Time	General Fund
Community Facilities and Services					
1	Develop and implement strategy to address animal control.	2018-2019	City of Allentown, Wilkinson County, Sheriff	Staff Time	General Fund
2	Establish enhanced 911 services.	2018-2020	City of Allentown, Wilkinson County, GEMA, MGRC	\$20,000	General Fund
3	Develop and implement a capital improvement program to repair/replace infrastructure and community facilities.	2018-2019	City of Allentown	Staff Time	General Fund
4	Transition all users to electronic radio-read meters for the city water system.	2018-2022	City of Allentown	\$200,000	Water Fund, SPLOST, GEFA
Housing					
1	Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants, where possible, to assist with efforts.	2020-2022	City of Allentown	\$300,000	General Fund, DCA, USDA
2	Develop enforcement program for housing code compliance, including mobile homes.	2018-2019	City of Allentown	Staff Time	General Fund
3	Inventory blighted and dilapidated properties.	2018-2019	City of Allentown, MGRC	\$1,000	General Fund
4	Participate in Georgia Initiative for Community Housing.	2019-2021	City of Allentown, Wilkinson County, MGRC, DCA	Staff Time	General Fund

Report of Accomplishments - City of Gordon

#	ACTIVITY	STATUS	EXPLANATION
Economic Development			
1	Support cities and counties in writing economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
2	Establish and promote the Hartford North and Hartford South Industrial Park and other industrial parks	Policy	Continues to be a priority of the city. Will be considered a policy in the 2017 work program.
3	In partnership with the county, expand and promote the Tremon Street Industrial Park	Policy	Continues to be a priority of the city. Will be considered a policy in the 2017 work program.
4	Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
5	Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
6	Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
7	Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and also seek other partnerships.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
8	Establish and implement public-private partnership for education through the County Chamber of Commerce.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
9	Establish a workforce development center, in coordination with Oconee Fall Line Technical College to address adult literacy and to prepare existing and new workforce for future jobs and new technology	Complete	Oconee Fall Line Technical College opened a satellite center.
10	Establish and implement a County Tourism Program through the Chamber in conjunction with local and regional historic preservation efforts.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
11	Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
12	Implement infrastructure improvements to support economic development	Underway	Ongoing project.
13	Continue promoting jobs and downtown development	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
14	Use cultural/historical tourism as a means of economic development	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
15	Leverage the creation of Opportunity Zones in the City to promote private investment and the creation of jobs.	Cancelled	No longer a priority
16	Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
Natural and Cultural Resources			
1	Develop infill development or brownfield/ greyfield redevelopment program	Cancelled	No longer a priority of the city.
2	Establish Environmental Impact Review Program	Cancelled	No longer a priority of the city.
3	Develop an implementation plan for the not-fully supporting streams and rivers as identified by the Georgia Environmental Protection Division.	Postponed	Project of interest as funding becomes available for watershed management plans for stretches of Little Commissioner Creek and Commissioner Creek.
4	Compile inventory of all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate	Underway	Ongoing project.
5	Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and County for development opportunities	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
6	Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
7	Support efforts to establish kaolin artifacts museum	Cancelled	No longer a priority of the city.
Community Facilities and Services			
1	Develop and implement strategy to address animal control	Underway	Ongoing project.
2	Establish enhanced 911 services	Underway	Ongoing project.
3	Implement action items identified in the Pre-Disaster Mitigation Plan and Emergency Operations Plan	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.

Report of Accomplishments - City of Gordon

#	ACTIVITY	STATUS	EXPLANATION
4	Establish a workforce development center, in coordination with Oconee Fall Line Technical College to address adult literacy and to prepare existing and new workforce for future jobs and new technology.	Complete	Complete. Duplicate project from Economic Development Section.
5	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	Underway	Ongoing project.
6	Explore all avenues for financing infrastructure and community facility projects.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
7	Participate in Leadership Wilkinson program.	Cancelled	Program by that name does not exist.
8	Implement action items in Recreation Master Plan	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
Housing			
1	Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	Cancelled	Program by that name does not exist.
2	Develop housing rehabilitation program to improve existing housing conditions	Underway	Ongoing project.
3	Develop enforcement program for housing code compliance, including mobile homes	Underway	Ongoing project.
4	In partnership with county and other cities, establish a housing task force	Cancelled	No longer a priority of the city.
5	Encourage homebuyer education programs and credit counseling programs.	Cancelled	No longer a priority of the city.
Transportation			
1	Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and County for development opportunities	Policy	Duplicate from Natural and Cultural Resources section. Continues to be a policy, which will be moved to that section.
2	Explore opportunities for Rails to Trails Program.	Cancelled	No longer a priority of the city.
Land Use			
1	Evaluate the appropriateness of land use regulations.	Cancelled	No longer a priority of the city.
Intergovernmental Coordination			
1	Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
2	Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Participate in Bi-annual Economic Development Strategy Meeting	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
4	Explore opportunities for resource sharing	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.

Community Work Program - City of Gordon

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Continue various infrastructure improvements to support economic development.	2018-2022	City of Gordon, MGRC, Wilkinson County, Development Authority	\$500,000	General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
2	In partnership with the county , expand and promote the Tremon Street Industrial Park.	2018-2022	City of Gordon, MGRC, Wilkinson County, Development Authority	m/a	EDA,EIP,USDA, GEFA, SPLOST
3	Establish and promote the Hartford North and Hartford South Industrial Parks and other industrial parks.	2018-2022	City of Gordon, MGRC, Wilkinson County, Development Authority, GEcD	n/a	General Fund
Housing					
1	Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants where possible to assist with efforts.	2020-2022	City of Gordon	\$300,000	General Fund, DCA, USDA
2	Inventory blighted and dilapidated properties.	2018-2019	City of Gordon, MGRC	\$1,000	General Fund
3	Participate in Georgia Initiative for Community Housing.	2019-2021	City of Gordon, Wilkinson County, MGRC, DCA	Staff Time	General Fund
Natural and Cultural Resources					
1	Compile inventory of all historic resources in Gordon and submit applications for designation with Georgia Register of Historic Places as appropriate.	2019	City of Gordon, MGRC	Staff Time	General Fund
2	Apply for KABOOM grant and Tony Hawk Foundation grant for more recreational opportunities for their children.	2018-2019	City of Gordon, MGRC	Staff Time	General Fund
3	Establish Kaolin artifacts museum.	2020-2021	City of Gordon, Wilkinson County, Wilkinson County Development Authority	Staff Time	General Fund
Community Facilities and Services					
1	Establish enhanced 911 services.	2018-2020	City of Gordon, Wilkinson County, GEMA, MGRC	\$20,000	General Fund
2	Develop and implement strategy to address animal control.	2018-2019	City of Gordon, Wilkinson County, Sheriff	Staff Time	General Fund
3	Develop a community center that will allow for programming throughout the year.	2022	City of Gordon, Recreation Board	\$50,000-\$100,000	General Fund, SPLOST
4	Annexation of additional lands.	2019-2022	City of Gordon, MGRC	Staff Time	General Fund
5	Expand programs offered by libraries and renovate buildings.	2018-2022	City of Gordon, Regional Library System, private sponsors	n/a	General Fund, SPLOST

Report of Accomplishments - City of Irwinton

#	ACTIVITY	STATUS	EXPLANATION
Economic Development			
1	Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
2	Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
3	Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
4	Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
5	Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and also seek other partnerships.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
6	Establish and implement public-private partnership for education through the County Chamber of Commerce.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
7	Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
8	Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
9	Implement infrastructure improvements to support economic development	Underway	Ongoing project.
10	Utilize availability of sewer capacity from McIntyre in leveraging economic development.	Revised	Scope needs to be revised due to delays in McIntyre sewer project
Natural and Cultural Resources			
1	Develop infill development or brownfield / greyfield redevelopment program.	Revised	Remains a priority, particularly in reference to redevelopment of abandoned properties. Moved to economic development section in work program to reflect the shift in interest.
2	Establish Environmental Impact Review Program	Cancelled	No longer a priority of the city.
3	Compile inventory of all historic resources in Irwinton and submit applications for designation with Georgia Register of Historic Places as appropriate.	Underway	Ongoing project.
4	Train public works employees on best management practices for maintenance of right-of-way.	Underway	Ongoing project.
5	Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
6	Support efforts to obtain "Scenic Byway" designation along Hwy 112.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
7	Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
8	Support efforts to establish kaolin artifacts museum.	Cancelled	No longer a priority of the city.
9	Identify all properties with underground storage tanks.	Postponed	Project postponed due to lack of funding. Remains of interest.
10	Develop program to address abandoned wells and septic systems.	Revised	Scope needs to be revised due to delays in McIntyre sewer project
Community Facilities and Services			
1	Enhance Water System.	Complete	CDBG and OneGeorgia projects completed through 2016 and 2017 to improve citywide water system.
2	Develop and implement strategy to address animal control.	Underway	Ongoing project.
3	Construct new multipurpose municipal building	Revised	City exploring options for developing new building. May not be a multipurpose building, and could involve remodel of existing City Hall.
4	Implement action items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
5	Establish a workforce development center, in coordination with Heart of Georgia Technical College, to address adult literacy and to prepare existing and new workforce for future jobs and new technology	Complete	Complete. Oconee Fall Line Technical College absorbed Heart of Georgia Technical College and opened a satellite center.
6	Determine if Georgia Department of Community Affairs Signature Community Program is appropriate, and if so, submit a proposal to participate.	Revised	DCA Signature Community Program is now called the PlanFirst Designation. City remains interested in opportunity.
7	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	Underway	Ongoing project.

Report of Accomplishments - City of Irwinton

#	ACTIVITY	STATUS	EXPLANATION
8	Explore all avenues for financing infrastructure and community facility projects.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
9	Develop a Septic System Educational program.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
10	Participate in Leadership Wilkinson program	Cancelled	Program no longer exists.
11	Support Beautification Program	Complete	City undertook aesthetic improvements to front of City Hall in 2016 in advance of city's bicentennial celebration.
12	Implement action items in Recreation Master Plan	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
13	Expand programs offered by libraries and renovate buildings	Complete	Irwinton library branch expanded programs and was renovated in 2015.
14	Work towards moving from a septic tank system to a sewer system.	Underway	Ongoing project.
Housing			
1	Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	Cancelled	Program by that name does not exist.
2	Establish a housing rehabilitation program to improve existing housing conditions.	Underway	Ongoing project.
3	Develop enforcement program for housing code compliance, including mobile homes	Underway	Ongoing project.
4	In partnership with county and other cities, establish a housing task force	Cancelled	No longer a priority of the city.
5	Sponsor Annual Housing Fair to educate citizens about housing programs	Cancelled	No longer a priority of the city.
6	Encourage homebuyer education programs and credit counseling programs.	Cancelled	No longer a priority of the city.
7	Complete a review and update of city's personnel system.	Complete	Completed in 2016.
8	Evaluate and update the city's nuisance ordinance.	Underway	Draft ordinance has been written and is under review and consideration as part of broader ordinance review.
Transportation			
1	Support efforts to obtain "Scenic Byway" designation along Hwy 112.	Policy	Duplicate policy. Will be moved to natural and cultural resources section of 2017 comprehensive plan.
2	Support efforts to explore opportunities for Rails to Trails program	Cancelled	No longer a priority of the city.
3	Explore programs to allow alternative modes of transportation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
Land Use			
1	Evaluate the appropriateness of land use regulations.	Underway	Ongoing project.
2	Evaluate the implementation of a code inspection and enforcement program.	Revised	Project description needs to be revised as implementation of program has not yet occurred.
Intergovernmental Coordination			
1	Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
2	Participate in Bi-annual Economic Development Strategy Meeting	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Explore opportunities for resource sharing	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.

Community Work Program - City of Irwinton

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Continue various infrastructure improvements to support economic development.	2018-2022	City of Irwinton, MGRC, Wilkinson County, Development Authority	\$500,000	General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
2	Work with the City of McIntyre to provide sewer service to key sites for potential economic development.	2020-2022	City of Irwinton, City of McIntyre, Wilkinson County, Development Authority	\$1,500,000	Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
3	Actively market and promote cultural and tourist events in Irwinton, including the State Banana Pudding Festival and Middle Georgia Epic bike race.	2018-2019	City of Irwinton, Chamber of Commerce	Staff Time	General Fund
4	Pursue redevelopment of vacant and abandoned buildings throughout town center, including potential brownfield sites.	2018-2022	City of Irwinton	\$500,000	General Fund, DCA, USDA, EPA, EPD, Georgia Cities Foundation
5	Develop plan for development opportunities near intersection of State Route 57 and US 441 bypass.	2018-2022	City of Irwinton, Wilkinson County, Development Authority	Staff Time	General Fund
6	Work with Board of Education to identify and plan for potential reuse of old primary school building on State Route 57, west of the US 441 bypass.	2018-2022	City of Irwinton, Wilkinson County, Board of Education Development Authority,	Staff Time	General Fund
Natural and Cultural Resources					
1	Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	2019-2022	City of Irwinton, Wilkinson County, MGRC, EPD	\$50,000	General Fund, EPD
2	Compile inventory of all historic resources in Irwinton and submit applications for designation with Georgia Register of Historic Places as appropriate.	2019	City of Irwinton, MGRC	Staff Time	General Fund
3	Train public works employees on best management practices for maintenance of right-of-way.	2018-2022	City of Irwinton	Staff Time	General Fund
4	Identify all properties with underground storage tanks.	2018-2020	City of Irwinton, MGRC, EPA, EPD	\$5,000	General Fund, EPA, EPD
5	Work directly with property owners to provide education on septic abandonment as sewer system is developed.	2021-2022	City of Irwinton, Wilkinson County, EPD, GSWCC	Staff Time	General Fund
6	Pursue Recreational Trails funding to expand bike trails through and around city.	2018-2022	City of Irwinton	\$100,000	General Fund, Recreational Trails Program, SPLOST
Community Facilities and Services					
1	Develop and implement strategy to address animal control.	2018-2019	City of Irwinton, Wilkinson County, Sheriff	Staff Time	General Fund
2	Undertake expansion of City Hall facilities to provide adequate space for public safety uses and have a multi-purpose community space.	2018-2020	City of Irwinton	\$300,000	General Fund, USDA, SPLOST
3	Determine if PlanFirst designation is appropriate, and if so, submit a proposal to participate.	2019-2021	City of Irwinton, MGRC	Staff Time	General Fund
4	Develop and implement a capital improvement program to repair/replace infrastructure and community facilities.	2018-2019	City of Irwinton	Staff Time	General Fund
5	Work towards moving from a septic tank system to a sewer system.	2020-2022	City of Irwinton, City of McIntyre, Wilkinson County	\$1,500,000	Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
6	Explore reestablishment of Wilkinson County Water and Sewer Authority to improve efficiency of service delivery.	2018-2022	City of Irwinton, City of McIntyre, Town of Toombsboro, Wilkinson County, MGRC	Staff Time	General Fund
7	Improve drainage infrastructure in west Irwinton neighborhoods downhill from the Courthouse.	2018-2019	City of Irwinton	\$545,600	General Fund, SPLOST, CDBG
8	Utilize community's Revitalization Area Strategy (RAS) designation to undertake infrastructure and quality of life improvements in target area.	2018-2020	City of Irwinton, DCA	\$1,000,000	General Fund, Water Fund, SPLOST, CDBG,
Housing					
1	Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants where possible to assist with efforts, particularly in RAS Target area, west of town center.	2018-2022	City of Irwinton	\$600,000	General Fund, DCA, USDA
2	Develop enforcement program for housing code compliance, including mobile homes.	2018-2019	City of Irwinton	Staff Time	General Fund
3	Inventory blighted and dilapidated properties.	2018-2019	City of Irwinton, MGRC	\$2,000	General Fund
4	Evaluate and update the city's nuisance ordinance.	2018-2019	City of Irwinton, MGRC	Staff Time	General Fund

Community Work Program - City of Irwinton

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
5	Participate in Georgia Initiative for Community Housing.	2019-2021	City of Irwinton, Wilkinson County, MGRC, DCA	Staff Time	General Fund
Transportation					
1	Reduce speed limit and pursue road improvements to lower rates of speed on State Route 57 east of the 441 Bypass.	2018	City of Irwinton	Staff Time	General Fund
2	Survey street lighting throughout the city and make upgrades where gaps exist.	2018-2019	City of Irwinton, GDOT, MGRC	Staff Time	General Fund
Land Use					
1	Evaluate the appropriateness of land use regulations.	2018-2019	City of Irwinton, MGRC	Staff Time	General Fund
2	Implement code inspection and enforcement program.	2018-2019	City of Irwinton	Staff Time	General Fund
3	Review and reorganize full Code of Ordinances to ensure internal consistency and legality.	2018-2019	City of Irwinton, MGRC	Staff Time	General Fund

Report of Accomplishments - Town of Ivey

#	ACTIVITY	STATUS	EXPLANATION
Economic Development			
1	Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
2	Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and also seek other partnerships.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
4	Compile inventory of available property for development and update as needed.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
5	Establish and implement public-private partnership for education through the County Chamber of Commerce.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
6	Establish a workforce development center, in coordination with Oconee Fall Line Technical College, to address adult literacy and to prepare existing and new workforce for future jobs and new technology.	Complete	Oconee Fall Line Technical College opened a satellite center.
7	Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
8	Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
9	Implement infrastructure improvements to support economic development.	Underway	Ongoing project.
10	Develop a Better Hometown Program.	Cancelled	No longer a priority of the city.
Natural and Cultural Resources			
1	Develop infill development or brownfield / greyfield redevelopment program.	Cancelled	No longer a priority of the city.
2	Establish Environmental Impact Review Program	Cancelled	No longer a priority of the city.
3	Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	Postponed	Project of interest as funding becomes available for watershed management plans for stretches of Little Commissioner Creek and Commissioner Creek.
4	Compile inventory of all historic resources in Ivey and submit applications for designation with Georgia Register of Historic Places as appropriate.	Underway	Ongoing project.
5	Train public works employees on best management practices for maintenance of right-of-way.	Underway	Ongoing project.
6	Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
7	Support efforts to obtain "Scenic Byway" designation along Hwy 112.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
8	Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
9	Support efforts to establish kaolin artifacts museum.	Cancelled	No longer a priority of the city.
10	Develop program to address abandoned wells and septic systems.	Underway	Ongoing project.
Community Facilities and Services			
1	Enhance Water System.	Complete	One CDBG project completed. Continues to be a need.
2	Develop Recreational Facility.	Complete	Park and walking track established near water tower. Enhancement is a continued priority.
3	Develop and implement strategy to address animal control.	Underway	Ongoing project.
4	Construct new multipurpose municipal building.	Complete	Completed behind existing city hall building in 2014.
5	Establish a workforce development center, in coordination with Oconee Fall Line Technical College, to address adult literacy and to prepare existing and new workforce for future jobs and new technology.	Complete	Complete. Duplicate project from Economic Development Section.
6	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	Underway	Ongoing project.
7	Explore all avenues for financing infrastructure and community facility projects.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
8	Participate in Leadership Wilkinson program.	Cancelled	Program no longer exists.
9	Implement action items in Recreation Master Plan.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.

Report of Accomplishments - Town of Ivey

#	ACTIVITY	STATUS	EXPLANATION
10	Expand programs offered by libraries and renovate buildings	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
11	Work towards acquiring a new police station.	Complete	Complete with City Hall expansion in 2014.
12	Expand City Hall facilities.	Complete	Completed in 2014.
13	Work with the county and City of Gordon towards taking over the newly developed fire station within the city.	Complete	Agreements in place between County and City.
Housing			
1	Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	Cancelled	Program by that name does not exist.
2	Develop enforcement program for housing code compliance, including mobile homes	Underway	Ongoing project.
3	In partnership with county and other cities, establish a housing task force	Cancelled	No longer a priority of the city.
4	Sponsor Annual Housing Fair to educate citizens about housing programs	Cancelled	No longer a priority of the city.
5	Encourage homebuyer education programs and credit counseling programs.	Cancelled	No longer a priority of the city.
Transportation			
1	Develop plan for development opportunities along the Fall Line Freeway.	Underway	Project is ongoing. Will be moved to Economic Development category.
Land Use			
1	Review Zoning Ordinance and amend as necessary	Underway	Ongoing project.
2	Evaluate the appropriateness of land use regulations.	Underway	Ongoing project.
Intergovernmental Coordination			
1	Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
2	Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Participate in Bi-annual Economic Development Strategy Meeting	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
4	Explore opportunities for resource sharing	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.

Community Work Program - Town of Ivey

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Continue various infrastructure improvements to support economic development.	2018-2022	Town of Ivey, MGRC, Wilkinson County, Development Authority	\$500,000	General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
2	Develop plan for development opportunities along the Fall Line Freeway.	2018-2019	Town of Ivey, City of Gordon, Wilkinson County, Development Authority	Staff Time	General Fund
3	Develop plan for marketing Lake Tchukolako to potential residents and tourists.	2019-2020	Town of Ivey, Chamber of Commerce	Staff Time	General Fund
Natural and Cultural Resources					
1	Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	2019-2022	Town of Ivey, Wilkinson County, MGRC, EPD	\$50,000	General Fund, EPD
2	Compile inventory of all historic resources in Ivey and submit applications for designation with Georgia Register of Historic Places as appropriate.	2019	Town of Ivey, MGRC	Staff Time	General Fund
3	Train public works employees on best management practices for maintenance of right-of-way.	2018-2022	Town of Ivey	Staff Time	General Fund
4	Develop program to address abandoned wells and septic systems.	2018-2022	Town of Ivey, EPD	Staff Time	General Fund
Community Facilities and Services					
1	Develop and implement strategy to address animal control.	2018-2019	Town of Ivey, Wilkinson County, Sheriff	Staff Time	General Fund
2	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	2018-2019	Town of Ivey	Staff Time	General Fund
3	Continue improvements to municipal water system.	2018-2022	Town of Ivey, MGRC	\$1,500,000	Water Fund, SPLOST, CDBG, USDA, GEFA,
4	Continue to enhance city park near water tower.	2018-2022	Town of Ivey	\$50,000	General Fund, LWCF, SPLOST, Private Grants
5	Purchase two new police cars.	2019-2020	Town of Ivey	\$65,000	General Fund, USDA
6	Purchase police equipment and body-worn cameras.	2018-2020	Town of Ivey	\$20,000	General Fund, DOJ
7	Purchase community emergency warning siren.	2018-2022	Town of Ivey	\$25,000	General Fund, USDA
8	Purchase new maintenance truck.	2019-2020	Town of Ivey	\$25,000	General Fund, USDA
Housing					
1	Develop enforcement program for housing code compliance, including mobile homes.	2018-2019	Town of Ivey	Staff Time	General Fund
2	Inventory blighted and dilapidated properties.	2018-2019	Town of Ivey, MGRC	\$2,500	General Fund
3	Participate in Georgia Initiative for Community Housing.	2019-2021	Town of Ivey, Wilkinson County, MGRC, DCA	Staff Time	General Fund
4	Apply for housing-related grants to improve condition of owner-occupied homes within the city.	2020-2022	Town of Ivey	\$600,000	General Fund, DCA, USDA
Transportation					
1	Address issues with speeding vehicles and improperly braking trucks traversing the Fall Line Freeway.	2018	Town of Ivey	Staff Time	General Fund
Land Use					
1	Review Zoning Ordinance and amend as necessary.	2018-2020	Town of Ivey, MGRC	Staff Time	General Fund
2	Evaluate the appropriateness of land use regulations.	2018-2020	Town of Ivey, MGRC	Staff Time	General Fund
3	Review and reorganize full Code of Ordinances to ensure internal consistency and legality.	2018-2020	Town of Ivey, MGRC	Staff Time	General Fund

Report of Accomplishments - City of McIntyre

#	ACTIVITY	STATUS	EXPLANATION
Economic Development			
1	Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
2	Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
3	Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
4	Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
5	Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
6	Establish and implement public-private partnership for education through the County Chamber of Commerce.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
7	Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
8	Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
9	Work towards increasing the level of cooperation between the Wilkinson County Development Authority and the cities.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
10	Utilize the new sewer system as leverage in economic development activities.	Postponed	Project has not yet begun due to cost overruns.
11	Implement infrastructure improvements to support economic development.	Underway	Ongoing project.
Natural and Cultural Resources			
1	Develop infill development or brownfield / greyfield redevelopment program.	Cancelled	No longer a priority of the city.
2	Establish Environmental Impact Review Program.	Cancelled	No longer a priority of the city.
3	Compile inventory of all historic resources in McIntyre and submit applications for designation with Georgia Register of Historic Places as appropriate.	Underway	Ongoing project.
4	Train public works employees on best management practices for maintenance of right-of-way	Underway	Ongoing project.
5	Support efforts to obtain "Scenic Byway" designation along Hwy 112.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
6	Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
7	Beautify the Hwy. 441 corridor.	Underway	Ongoing project.
8	Develop and enhance entrance to Balls Ferry State Park.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
9	Support efforts to establish kaolin artifacts museum	Cancelled	No longer a priority of the city.
Community Facilities and Services			
1	Develop sewerage system for city water customers.	Underway	Ongoing project.
2	Revise 911 addressing system.	Underway	Ongoing project.
3	Implement action items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
4	Establish a workforce development center, in coordination with Heart of Georgia Technical College to address adult literacy and to prepare existing and new workforce for future jobs and new technology.	Complete	Complete. Oconee Fall Line Technical College absorbed Heart of Georgia Technical College and opened a satellite center.
5	Determine if Georgia Department of Community Affairs Signature Community Program is appropriate, and if so, submit a proposal to participate.	Cancelled	No longer a priority of the city.
6	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	Underway	Ongoing project.
7	Explore all avenues for financing infrastructure and community facility projects.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
8	Implement action items in Recreation Master Plan	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
9	Expand programs offered by libraries and renovate buildings.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.

Report of Accomplishments - City of McIntyre

#	ACTIVITY	STATUS	EXPLANATION
Housing			
1	Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	Cancelled	Program by that name does not exist.
2	Establish a housing rehabilitation program to improve existing housing conditions.	Underway	Ongoing project.
3	Develop enforcement program for housing code compliance, including mobile homes	Complete	Program has been established. Need remains to continue active implementation and appropriately fund program.
4	In partnership with County and other cities, establish a housing task force	Cancelled	No longer a priority of the city.
5	Sponsor Annual Housing Fair to educate citizens about housing programs	Cancelled	No longer a priority of the city.
6	Encourage homebuyer education programs and credit counseling programs.	Cancelled	No longer a priority of the city.
Transportation			
1	Support efforts to explore opportunities for Rails to Trails program	Cancelled	No longer a priority of the city.
2	Develop plan for development opportunities along the 441 Corridor.	Underway	Project is ongoing. Will be moved to Economic Development category.
Land Use			
1	Evaluate the appropriateness of land use regulations.	Underway	Ongoing project.
Intergovernmental Coordination			
1	Participate in regular community meetings.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
2	Participate in regularly held Mayor's meetings.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Participate in all economic development meetings.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
4	Explore opportunities for resource sharing	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.

Community Work Program - City of McIntyre

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Utilize the new sewer system as leverage in economic development activities.	2018-2022	City of McIntyre, Development Authority	Staff Time	General Fund
2	Continue various infrastructure improvements to support economic development.	2018-2022	City of McIntyre, MGRC, Wilkinson County, Development Authority	\$500,000	General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
3	Develop plan for development opportunities along the U.S. Hwy. 441 corridor.	2018-2020	City of McIntyre, Wilkinson County, Development Authority	Staff Time	General Fund
4	Actively promote May Day Festival and other tourist opportunities in McIntyre.	2018-2019	City of McIntyre, Chamber of Commerce	Staff Time	General Fund
Natural and Cultural Resources					
1	Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	2019-2022	City of McIntyre, Wilkinson County, MGRC, EPD	\$50,000	General Fund, EPD
2	Compile inventory of all historic resources in McIntyre and submit applications for designation with Georgia Register of Historic Places as appropriate.	2019	City of McIntyre, MGRC	Staff Time	General Fund
3	Train public works employees on best management practices for maintenance of right-of-way.	2018-2022	City of McIntyre	Staff Time	General Fund
4	Beautify the U.S. Hwy. 441 corridor.	2018-2022	City of McIntyre, GDOT	Staff Time	General Fund, SPLOST, GDOT
5	Improve signage and wayfinding directions, especially along U.S. Hwy. 441 corridor.	2018-2022	City of McIntyre, GDOT	Staff Time	General Fund, SPLOST, GDOT
6	Undertake enhancements of city parks and recreational opportunities.	2018-2022	City of McIntyre	Staff Time	General Fund, SPLOST, LWCF, Private Grants
Community Facilities and Services					
1	Develop and implement strategy to address animal control.	2018-2019	City of McIntyre, Wilkinson County, Sheriff	Staff Time	General Fund
2	Develop sewerage system for city water customers.	2018-2022	City of McIntyre	\$12,500,000	Water Fund, SPLOST, CDBG, USDA, GEFA,
3	Revise 911 addressing system.	2018-2019	City of McIntyre, MGRC	\$5,000	General Fund
4	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	2018-2019	City of McIntyre	Staff Time	General Fund
Housing					
1	Establish a housing rehabilitation program to improve existing housing conditions.	2018-2019	City of McIntyre	Staff Time	General Fund
2	Inventory blighted and dilapidated properties.	2018-2019	City of McIntyre, MGRC	\$2,500	General Fund
3	Participate in Georgia Initiative for Community Housing.	2019-2021	City of McIntyre, Wilkinson County, MGRC, DCA	Staff Time	General Fund
4	Apply for housing-related grants to improve condition of owner-occupied homes within the city.	2020-2022	City of McIntyre	\$600,000	General Fund, DCA, USDA
Land Use					
1	Evaluate the appropriateness of land use regulations.	2018-2020	City of McIntyre, MGRC	Staff Time	General Fund

Report of Accomplishments - Town of Toombsboro

#	ACTIVITY	STATUS	EXPLANATION
Economic Development			
1	Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
2	Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
3	Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
4	Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
5	Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and also seek other partnerships.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
6	Compile inventory of available property for development and update as needed	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
7	Establish and implement public-private partnership for education through the County Chamber of Commerce.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
8	Establish and implement a County Tourism Program through the Chamber in conjunction with local and regional historic preservation efforts.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
9	Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park.	Policy	Moved to Natural and Cultural Resources section of community policies. Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program
10	Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
11	Implement infrastructure improvements to support economic development.	Underway	Ongoing project.
12	Develop a Better Home Town Program.	Policy	Complete.
Natural and Cultural Resources			
1	Develop infill development or brownfield/ greyfield redevelopment program	Cancelled	No longer a priority of the city.
	Develop a comprehensive inventory of natural and cultural resources	Cancelled	No longer a priority of the city.
2	Establish Environmental Impact Review Program	Cancelled	No longer a priority of the city.
3	Develop an implementation plan for the not-fully supporting streams and rivers as identified by the Georgia Environmental Protection Division.	Postponed	Project of interest as funding becomes available for watershed management plans for stretches of Little Commissioner Creek and Commissioner Creek.
4	Compile inventory of all historic resources in Toombsboro and submit applications for designation with Georgia Register of Historic Places as appropriate	Underway	Ongoing project.
5	Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and county for development opportunities	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
6	Train public works employees on best management practices for maintenance of right-of-way	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
7	Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
8	Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
9	Support efforts to establish kaolin artifacts museum.	Cancelled	No longer a priority of the city.
Community Facilities and Services			
1	Implement infrastructure improvements to support economic development.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
2	Enhance water system.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Implement recommendations of Sewerage Feasibility Study.	Policy	Continues to be a priority. Will be considered a policy in the 2017 work program.
4	Develop and implement strategy to address animal control	Underway	Ongoing project.
5	Revise 911 addressing system	Underway	Ongoing project.

Report of Accomplishments - Town of Toombsboro

#	ACTIVITY	STATUS	EXPLANATION
4	Establish a workforce development center, in coordination with Oconee Fall Line Technical College to address adult literacy and to prepare existing and new workforce for future jobs and new technology.	Complete	Complete. Duplicate project from Economic Development Section.
5	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	Underway	Ongoing project.
6	Explore all avenues for financing infrastructure and community facility projects.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
7	Develop a Septic System Educational program.	Cancelled	Program no longer exists.
8	Participate in Leadership Wilkinson program.	Cancelled	Program no longer exists.
9	Implement action items in Recreation Master Plan.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
10	Acquire Train Depot and develop as community resource.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
11	Explore the prospect of developing sewer services for the community.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
12	Expand programs offered by libraries and renovate buildings.	Policy	Outside city's scope of services. Support of county continues to be a priority. Will be considered a policy in the 2017 work program.
Housing			
1	Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	Cancelled	Program by that name does not exist.
2	Develop housing rehabilitation program to improve existing housing conditions	Underway	Ongoing project.
3	Develop enforcement program for housing code compliance, including mobile homes	Underway	Ongoing project.
4	In partnership with the county and other cities, establish a housing task force.	Cancelled	No longer a priority of the city.
5	Sponsor Annual Housing Fair to educate citizens about housing programs.	Cancelled	No longer a priority of the city.
6	Encourage homebuyer education programs and credit counseling programs.	Cancelled	No longer a priority of the city.
Transportation			
1	Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and county for development opportunities	Policy	Duplicate from Natural and Cultural Resources section. Continues to be a policy, which will be moved to that section.
2	Explore opportunities for Rails to Trails Program.	Cancelled	No longer a priority of the city.
Land Use			
1	Evaluate the appropriateness of land use regulations.	Cancelled	No longer a priority of the city.
2	Evaluate the implementation of a code inspection and enforcement program	Cancelled	No longer a priority of the city.
Intergovernmental Coordination			
1	Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
2	Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
3	Participate in Bi-annual Economic Development Strategy Meeting.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.
4	Explore opportunities for resource sharing.	Policy	Continues to be a priority of the city. Few specific projects. Will be considered a policy in the 2017 work program.

Community Work Program - Town of Toombsboro

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Continue various infrastructure improvements to support economic development.	2018-2022	Town of Toombsboro, MGRC, Wilkinson County, Development Authority	\$500,000	General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia
2	Incentivize redevelopment of existing vacant buildings within the city, particularly the downtown area.	2018-2022	Town of Toombsboro	\$500,000	General Fund, CDBG-RDF, USDA, OneGeorgia
Housing					
1	Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants where possible to assist with efforts.	2020-2022	Town of Toombsboro	\$100,000	General Fund, DCA, USDA
2	Inventory blighted and dilapidated properties.	2018-2019	Town of Toombsboro, MGRC	\$1,000	General Fund
3	Participate in Georgia Initiative for Community Housing.	2019-2021	Town of Toombsboro, Wilkinson County, MGRC, DCA	Staff Time	General Fund
Natural and Cultural Resources					
1	Compile inventory of all historic resources in Toombsboro and submit applications for designation with Georgia Register of Historic Places as appropriate.	2019	Town of Toombsboro, MGRC	Staff Time	General Fund
Community Facilities and Services					
1	Enhance water system.	2018-2022	Town of Toombsboro, MGRC, Wilkinson County, Development Authority	\$750,000	General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, EDA, OneGeorgia
2	Establish enhanced 911 services.	2018-2020	Town of Toombsboro, Wilkinson County, GEMA, MGRC	N/A	General Fund
3	Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	2018-2019	Town of Toombsboro	Staff Time	General Fund
4	Expand programs offered by libraries and renovate buildings.	2018-2022	Town of Toombsboro, Regional Library System, private sponsors	n/a	General Fund, SPLOST

WILKINSON COUNTY AND CITIES OF ALLENTOWN, GORDON, IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO

Public Participation Program

Overview

Development of the various elements of the Wilkinson County Joint Comprehensive Plan will rely heavily on the involvement of stakeholders. It is a guiding principle of both city and county leadership that this plan should encompass the needs and opportunities of all sectors of the community.

The planning process will be formally launched at the first public hearing kickoff. This initial meeting is designed to inform the community about the planning process, including future opportunities for participation. It is also an opportunity for members of the general public to express any significant issues that should be focus areas for the updated comprehensive plan.

Steering Committee

A list of community leaders was created with input from local elected officials and staff to represent the needs of the community in a steering committee for the plan's update. This committee is intended to represent a variety of sectors, interests, and needs within the community. During the comprehensive planning process, the steering committee will meet each month, and all meetings are open to the general public. Steering Committee members include:

Jan Adair	Bruce Daniel	Jonathan Jackson
Rex Beacham	Joyce Denson	Joseph Mosley
Joe Boone	Marty Dominy	Ahmad Thorpe
Charles Brack	Debbie DuPree	Barbara Towles
Bobby Brooks	Terry Eady	Catherine Wells
Dwan Carswell	James Green	George Wynn
Brian Cole	Bobby Greene	

Mark DuPree, Wilkinson County Chairman
Robert Davidson, Mayor of Allentown
Mary Ann Whipple Lue, Mayor of Gordon
Roger Bacon, Mayor of Irwinton
Bruce Blalock, Mayor of Ivey
Vicki Horne, Mayor of McIntyre
Christopher Thomas, Mayor of Toombsboro

Participation Techniques

A variety of methods to obtain public participation techniques will be used:

- Two required public hearings, in accordance with Georgia Dept. of Community Affairs guidance.

- Regular steering committee meetings for guidance of the planning process.
- Regular correspondence with community stakeholders.
- Solicitation of feedback at other regular community meetings (city council, county commission, and other civic organizations) through both local government and Regional Commission staff.
- Notification of the planning process on city, county, and regional commission websites, with invitations for comment.
- Fliers posted in government and community buildings with contact information for planning staff.

Schedule of Meetings

Stakeholder meetings will be held on a series of topics throughout the process. Each meeting is open to the public. In addition, a second public hearing will be held at the conclusion of the planning process. A list of meeting times and locations can be found on the MGRC website at:

<http://middlegeorgiarc.org/comprehensive-planning>

Stakeholder Meetings

1	Steering Committee Kickoff – Draft Vision and Review Existing Land Use	January 2017
2	Discuss Community Goals	February 2017
3	Discuss Needs and Opportunities	March 2017
4	Discuss Community Work Program	April 2017
5	Continue Community Work Program	May 2017
6	Review Current and Discuss Future Land Use	June 2017
7	Review Draft Plan and Second Public Hearing	August 2017

If you have comments or suggestions for the comprehensive planning process, please contact MGRC staff:

Marsellas Williams

mwilliams@mg-rc.org

(478) 751-6160

Greg Boike

gboike@mg-rc.org

(478) 751-6160

Justin Futo

jfuto@mg-rc.org

(478) 751-6160

**Joint Comprehensive Plan Update
for**

**Wilkinson County and the cities of Allentown,
Gordon, Irwinton, Ivey, McIntyre, and Toombsboro**

A public hearing will be held Thursday, February 23, 2017 at 10:00 a.m. in the Wilkinson County Courthouse, located at 100 Bacon Street, Irwinton, GA 31042. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the proposed planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Britt Aliperti or Marsellas Williams, Government Services Specialists with Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact the Wilkinson Board of Commissioners at (478) 946 - 2236 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

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**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON,
IVEY, MCINTYRE, AND TOOMSBORO
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING SIGN-IN SHEET
February 23, 2016, 10:00 a.m. | Wilkinson County Courthouse**

Name	Phone	Email
Joseph M. Mosley	478-944-4303	Jmosley@wilkinsoncounty.net

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WCYFL Football
WHEN: Every Monday And Thursday
WHERE: Piggly Wiggly (Gordon)
TIME: 6:30 to 8:00

WHEN: Every Tuesday
WHERE: Dollar General (Irwinton)
TIME: 6:30PM to 8:00PM

WHEN: Tuesday - Saturday
WHERE: Travis Millers Shop
TIME: 10:00AM to 6:00PM

Any Questions Please call Travis Miller 478-234-3610

\$35.00 Registration Fee

Sign ups will be from August 3 to August 18

Any Questions Please Call Chris 478-456-6144

PUBLIC HEARING NOTICE

Wilkinson County and the cities of Allentown,
Gordon, Irwinton, Ivey, McIntyre, and
Toombsboro Joint Comprehensive Plan Update

A public hearing will be held Thursday, August 17, 2017
at 4:00 p.m. in the Wilkinson County Courthouse,
located at 100 Bacon Street, Irwinton, GA 31042. The
purpose of this hearing is to brief the community on the
contents of the plan, provide an opportunity for
residents to make final suggestions, additions or
revisions, and notify the community of when the plan
will be submitted to the Regional Commission for
review. Comments will be received at the above public
hearing, or may be submitted in writing prior to Friday,
August 25, 2017 at 5:00 pm to the Middle Georgia
Regional Commission at 175 Emery Highway, Suite C,
Macon, GA 31217.

All community members are invited to attend the Public
Hearing. For additional information, please contact
Marsellas Williams, Government Services Specialist
with Middle Georgia Regional Commission, at (478)
751-6160.

Persons with special needs relating to disability access
or foreign language should contact the Wilkinson Board
of Commissioners at (478) 946-2236 prior to the
meeting for necessary accommodations. Persons with
hearing disabilities may contact the Georgia Relay
Service at (TDD) 1-800-255-0056 or (Voice) 1-800-
255-0135.

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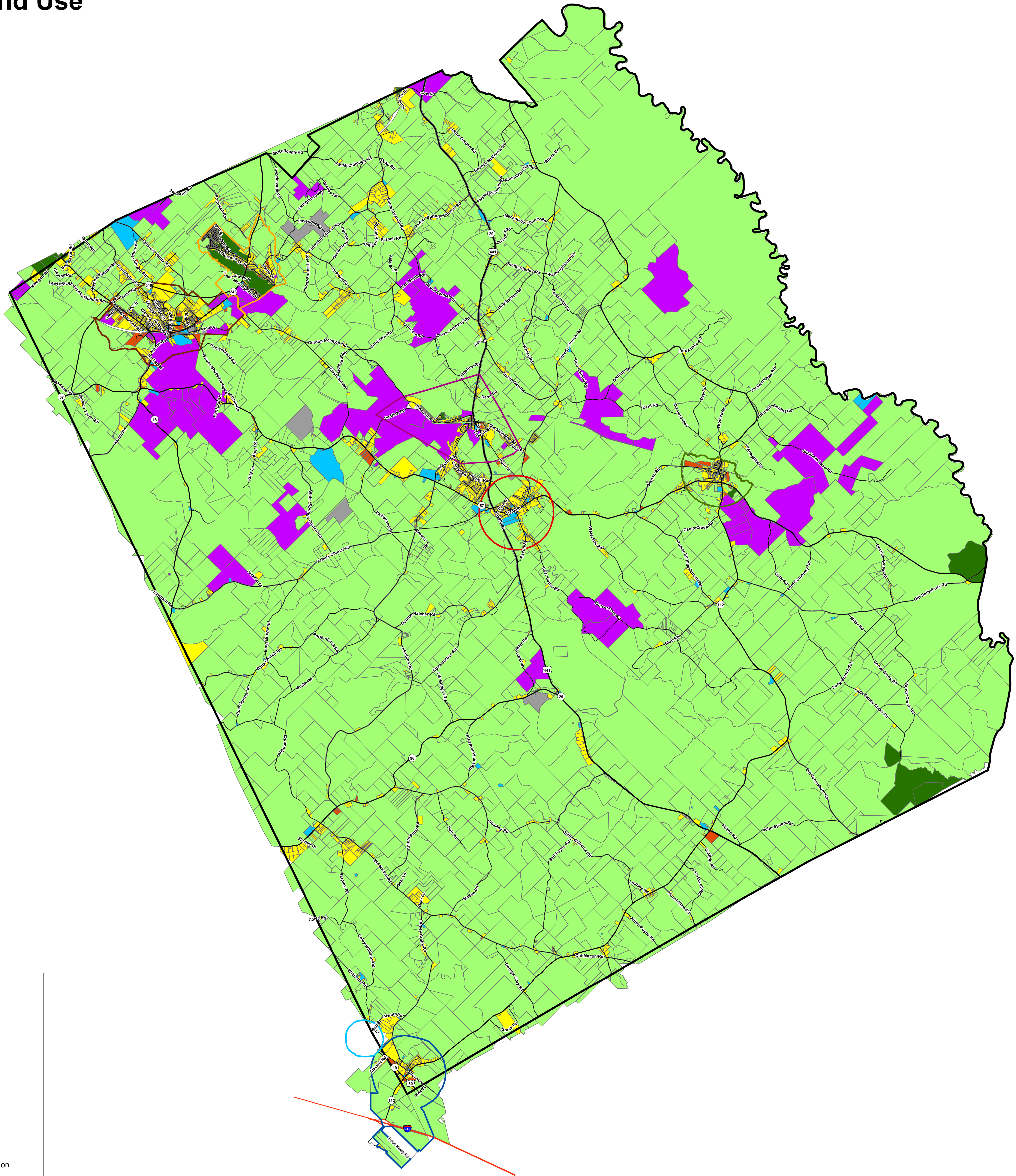
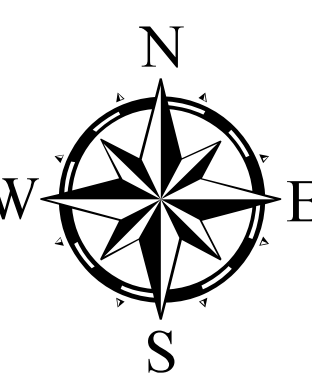
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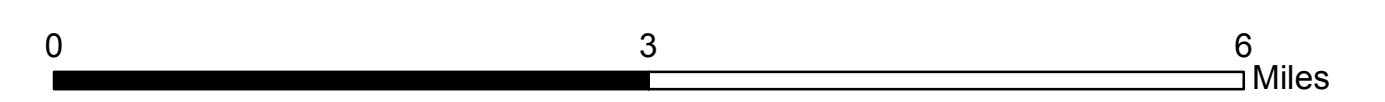
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Wilkinson County, GA: Future Land Use

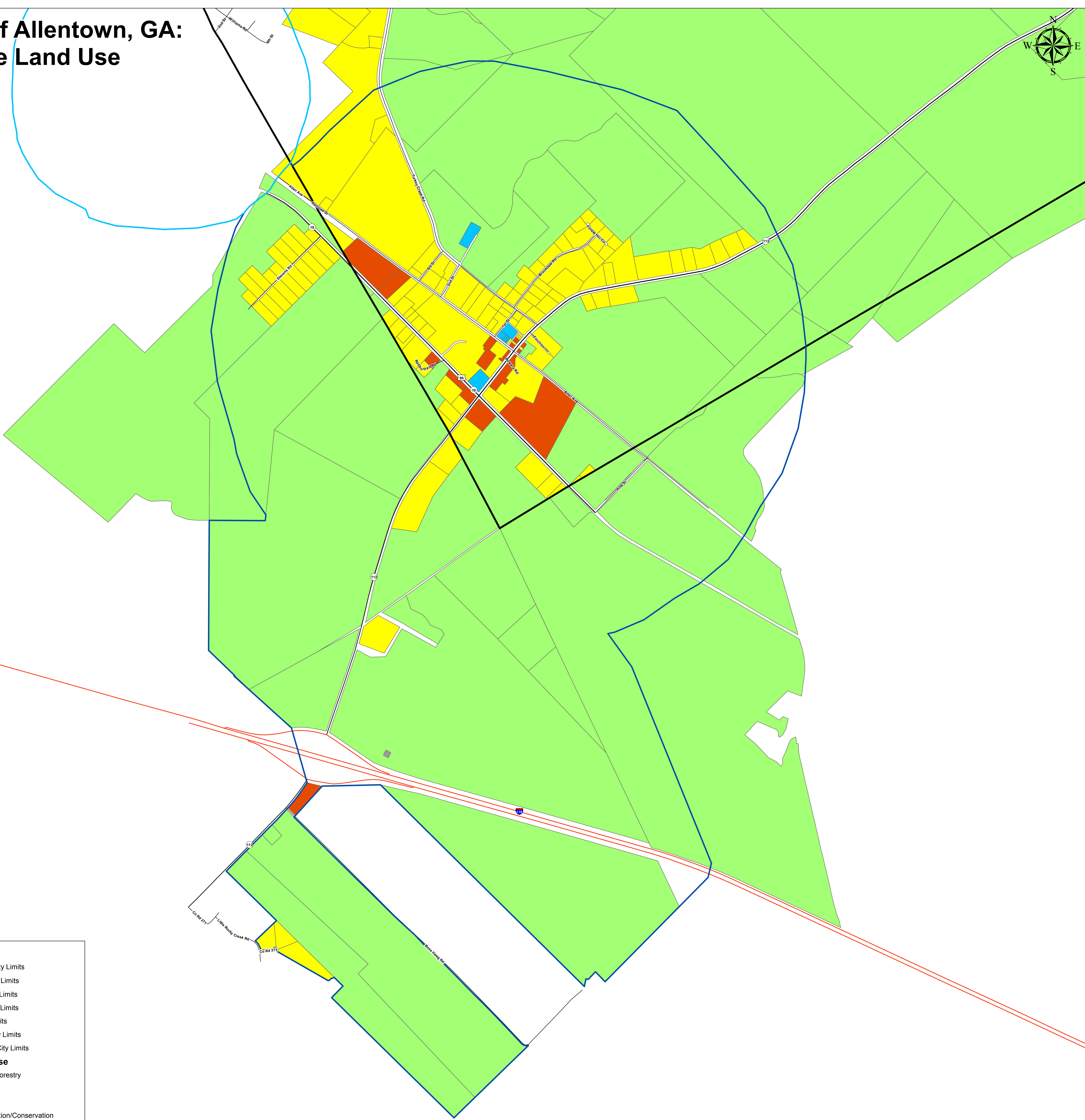


Legend

- Allentown City Limits
- Danville City Limits
- Gordon City Limits
- Irwinton City Limits
- Ivey City Limits
- McIntyre City Limits
- Toombsboro City Limits
- Future Land Use**
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities



City of Allentown, GA: Future Land Use

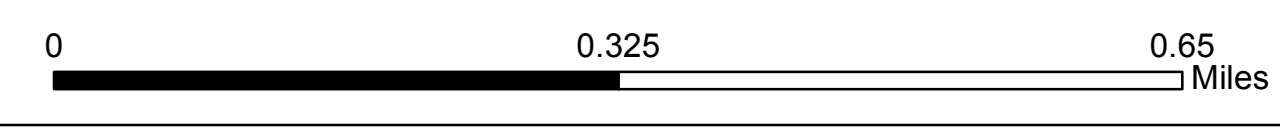


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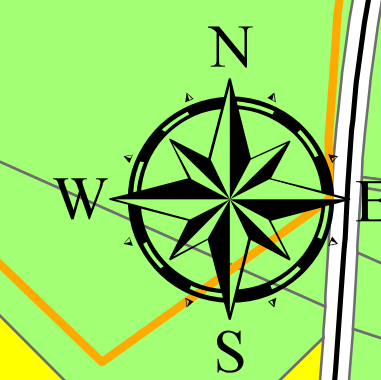
- Allentown City Limits
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Future Land Use

- Agriculture/Forestry
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- Park/Recreation/Conservation
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- Residential
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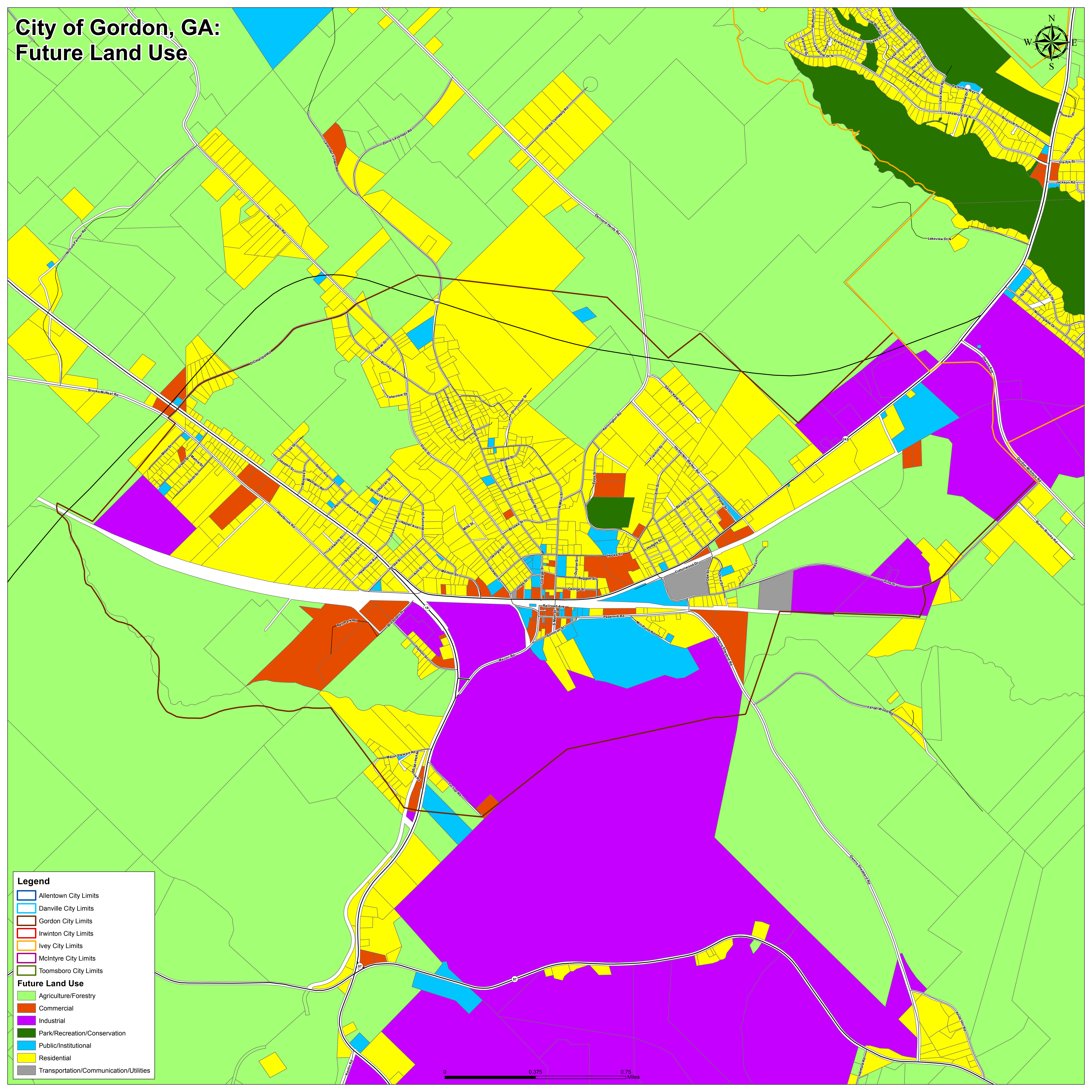
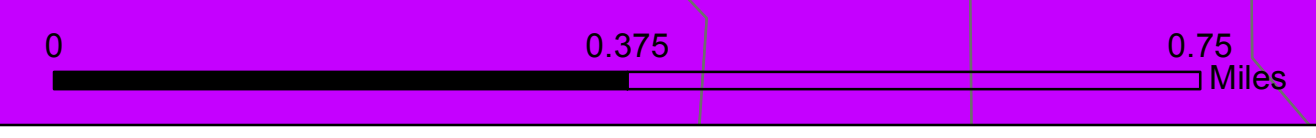


City of Gordon, GA: Future Land Use

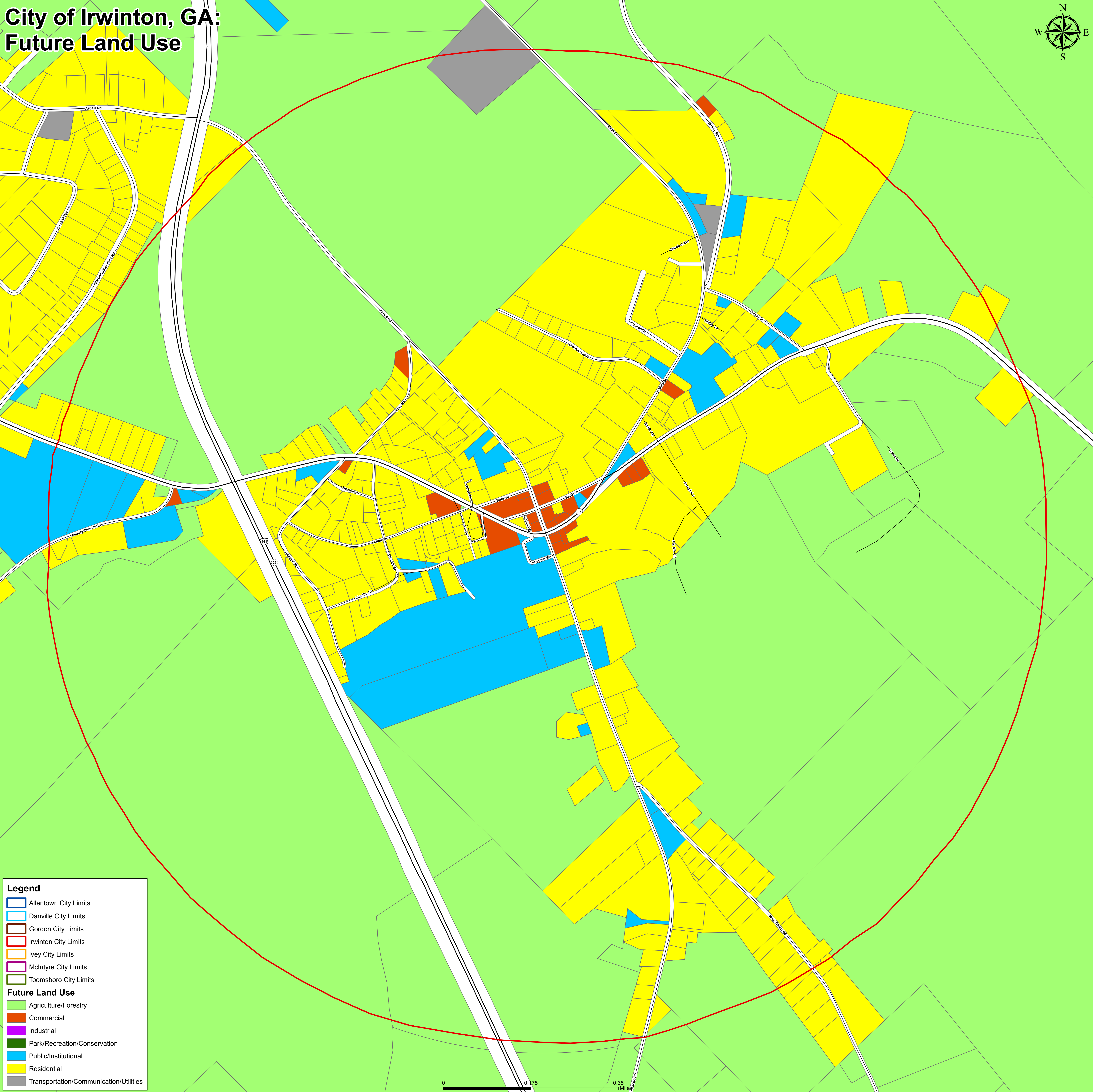
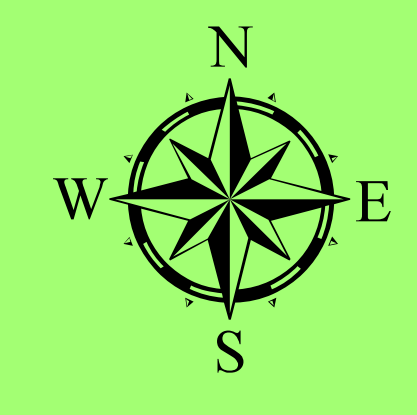


Legend

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- Commercial
- Industrial
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- Public/Institutional
- Residential
- Transportation/Communication/Utilities



City of Irwinton, GA: Future Land Use

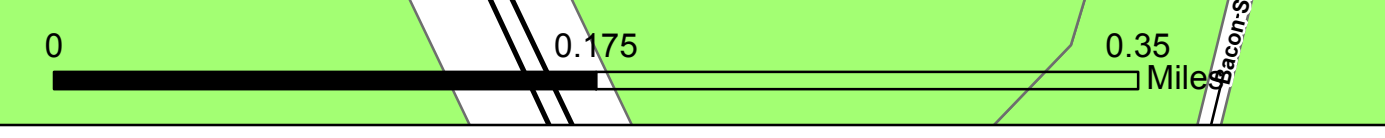


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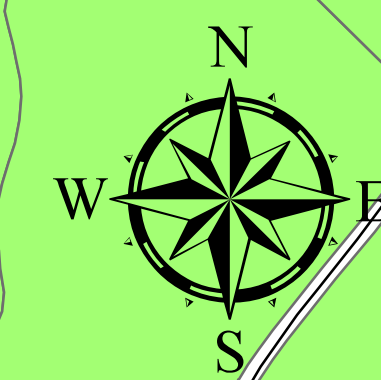
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Future Land Use

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- Industrial
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City of Ivey, GA: Future Land Use

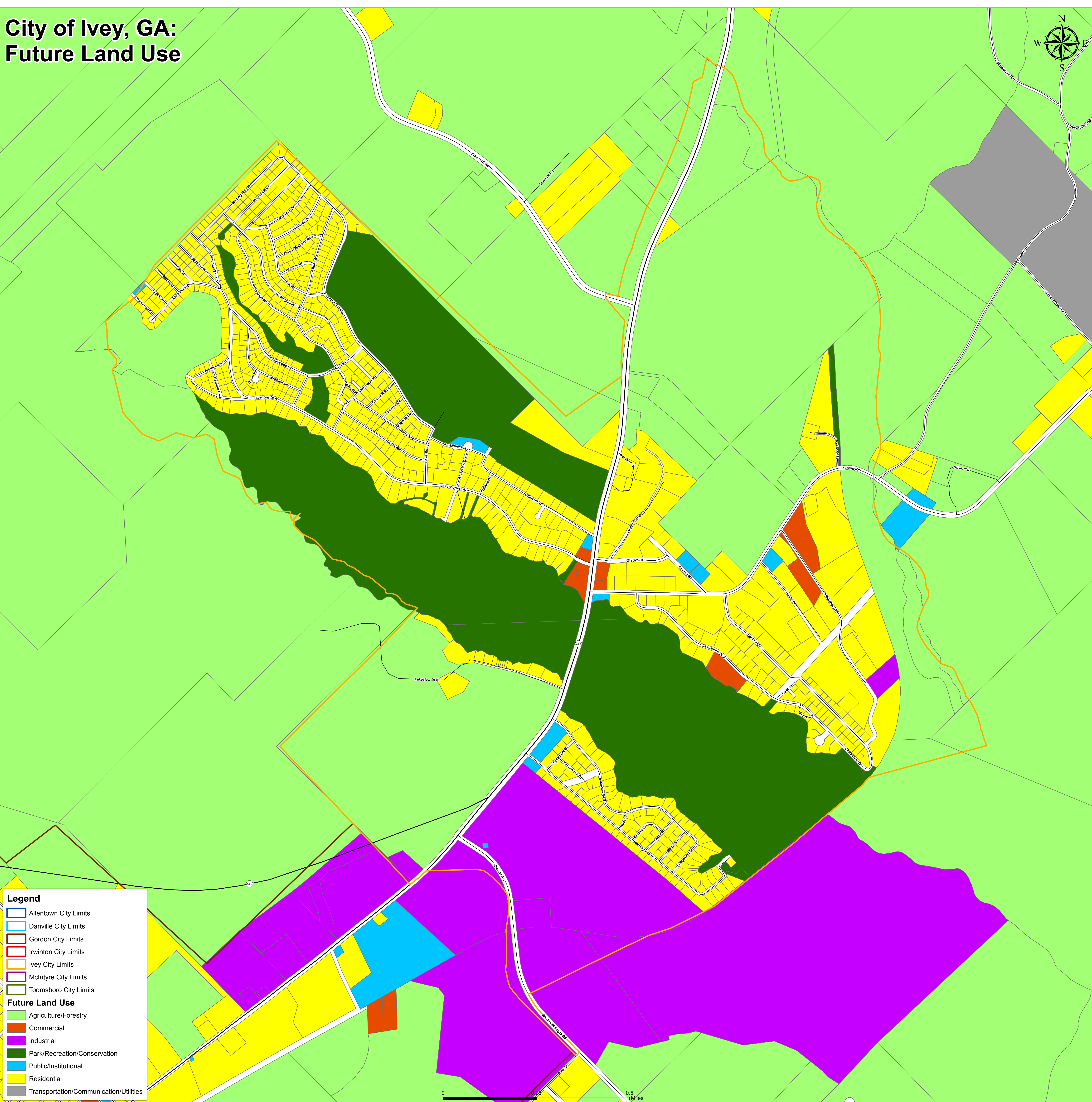


Legend

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Future Land Use

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City of McIntyre, GA: Future Land Use

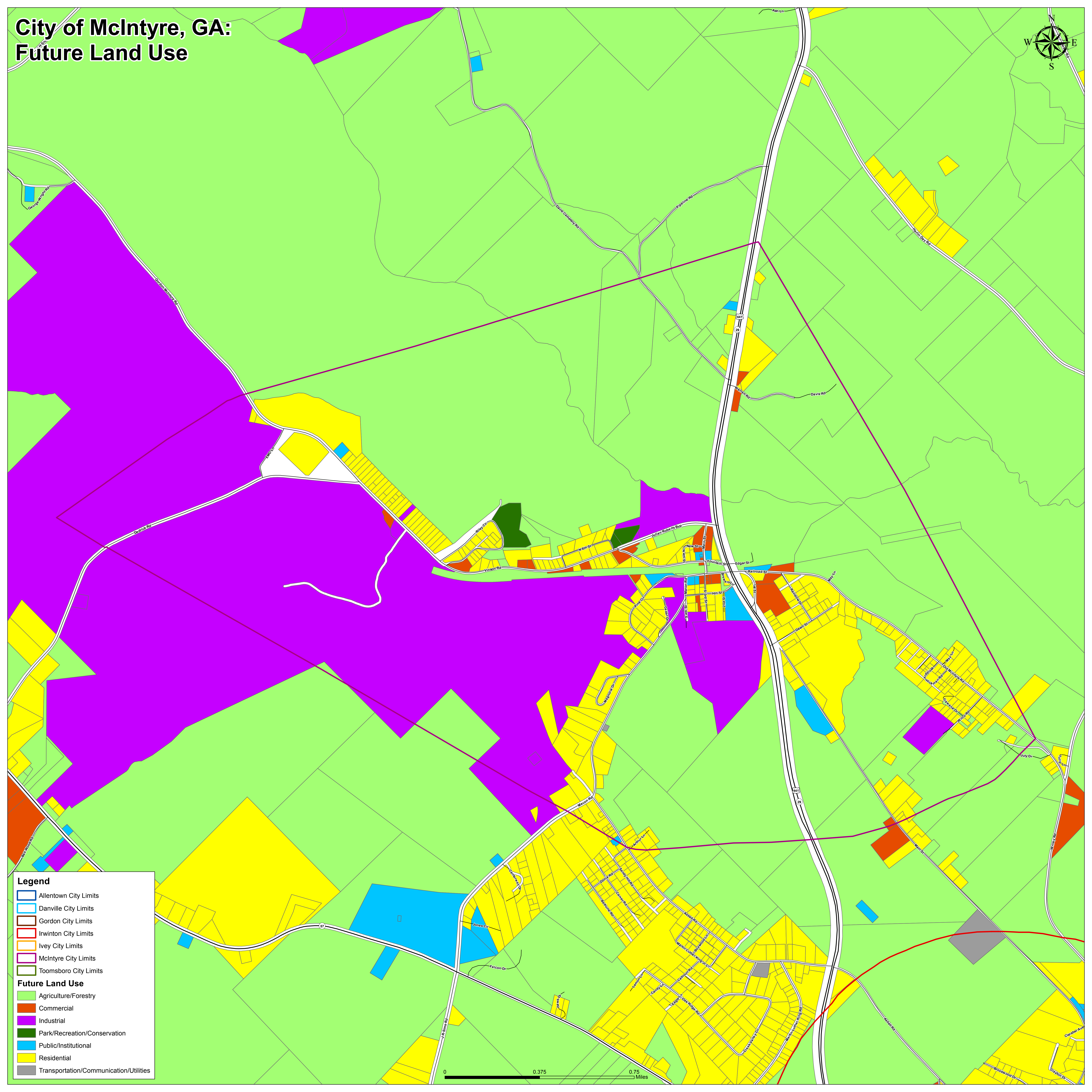
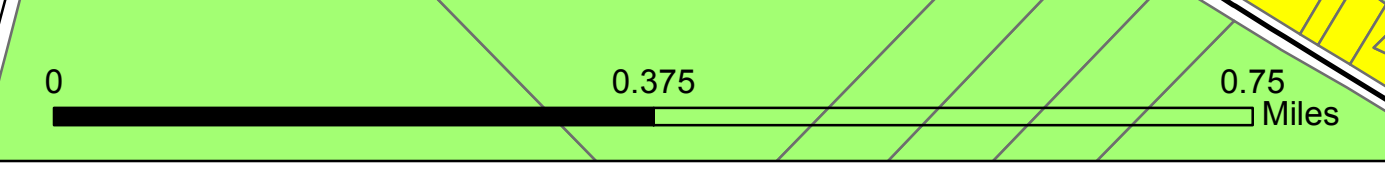


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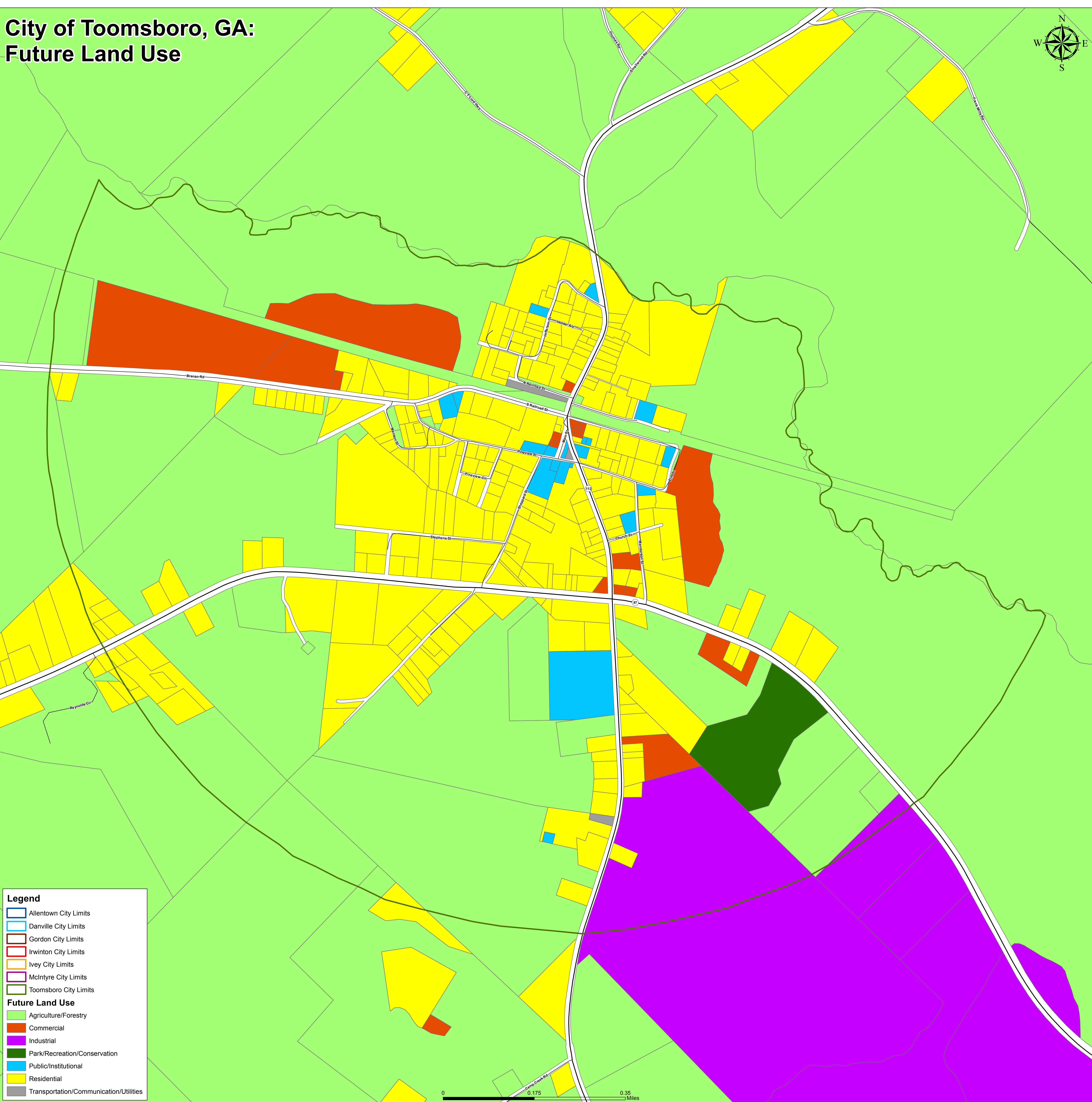
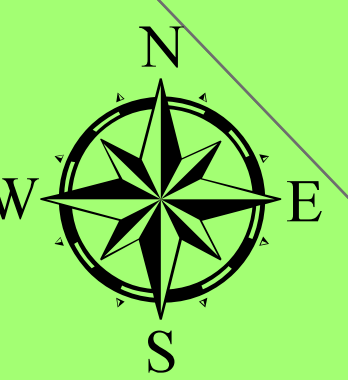
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- Ivey City Limits
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- Toomsboro City Limits

Future Land Use

- Agriculture/Forestry
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City of Toombsboro, GA: Future Land Use



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