

**COMMUNITY AGENDA FOR
WILKINSON COUNTY AND THE
CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND
TOOMSBORO**

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APPENDIX A: CHARACTER AREA AND FUTURE DEVELOPMENT MAPS 120

The purpose of the Community Agenda is to lay out a road map for the community’s future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Agenda is the most important part of the plan, for it includes the community’s vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

The Community Agenda includes the three required components addressed below: Community Vision, Community Issues and Opportunities and Implementation Program.

COMPONENT 1: COMMUNITY VISION

The Community Vision is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged in Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro.

A. Future Development Map

Appendix 1 contains the Future Development Map that was produced as a result of the public participation process. While the goal of Wilkinson County is to preserve the overall character of Wilkinson County, the community does plan for some shifts in land use over the next five years. The incorporated areas intend for their overall character areas to remain in the future but with enhancement in the quality of services provided and a stronger mix of land use to promote managed growth.

B. Defining Narrative

Below is a narrative description of each future character area as a result of the Comprehensive Planning Process. It is organized with the unincorporated areas of Wilkinson County followed by the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Character Area #1 Conservation and Greenspace Areas of Unincorporated Wilkinson County

Characterized by wetlands, floodplains and environmentally sensitive features, this area provides excellent passive recreation opportunities for Wilkinson County residents while preserving and protecting sensitive natural resources and water quality in the area streams.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
 - Preservation of environmentally sensitive areas by setting them aside as public parks, trails or greenbelts.
 - Using infrastructure availability to steer development away from areas of natural, cultural and environmentally sensitive resources.

- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
 - Park/ Recreation/ Conservation

- c. Quality Community Objectives- The following Quality Community Objectives, detailed in the Community Assessment, will be pursued in this character area:
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection

- d. Implementation Measures- Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro will pursue the following implementation measures to achieve the desired development patterns for the area.
 - Resource Inventory
 - Environmental Regulations
 - Environmental Impact Review Process
 - Address TMDL's for impaired waters
 - Riparian buffers

Character Area # 2 Agricultural Areas of Unincorporated Wilkinson County

The largest character area for Wilkinson County is agricultural, where land is open and is defined by large tracts, forestland, farm land and scattered residential.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
 - Very large minimum lot size requirements to limit development density and protect farmland and rural character area.

- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
 - Agriculture/ Forestry

- c. Quality Community Objectives- The following Quality Community Objectives, detailed in the Community Assessment, will be pursued in this character area:
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection

- d. Implementation Measures- Wilkinson County will pursue the following implementation measures to achieve the desired development patterns for the area.
 - Land Use Regulations

Character Area #3 Rural Residential of Unincorporated Wilkinson County

New and longtime residents of unincorporated Wilkinson County have come to enjoy the county's predominately rural character and are interested in seeing it maintained.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
 - Very large minimum lot size requirements to limit development density and protect farmland and rural character area.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
 - Residential
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment, will be pursued in this character area:
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #12: Housing Choices
- d. Implementation Measures- Wilkinson County will pursue the following implementation measures to achieve the desired development patterns for the area.
 - Subdivision Regulations to address the subdivision of land.
 - Notice of Construction Regulations to track development patterns.

Character Area #4 Scenic Corridor in Unincorporated Wilkinson County

Hwy 112 presents an excellent opportunity to attract visitors in the area and showcase one of most beautiful areas of the county while at the same time, provide an attractive entranceway to the Balls Ferry State Park, the Oconee River Greenway, Georgia War Veterans Cemetery.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
 - Restrictions on the number and size of signs and billboards
 - Protection of important view sheds.
 - Preservation of environmentally sensitive areas
 - Promotion of transportation alternatives such as bicycle lanes.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
 - Residential
 - Commercial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation

- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- Wilkinson County will pursue the following implementation measures to achieve the desired development patterns for the area.
 - Georgia Register of Historic Places Nomination
 - Sign Regulations
 - Right of Way Improvements
 - Scenic Overlay district

Character Area #5 Major Highway Corridors Other Than Hwy 112 in Unincorporated Wilkinson County

US 441, Hwy 96, Hwy 18, Hwy 243, Hwy 57, Hwy 80 and the future Fall Line Freeway are the “doors” of Wilkinson County. Hundreds of people travel these corridors each day passing through Wilkinson County to another destination. It is important these travelers receive a good first impression of the county. In addition to aesthetics and land use issues, several of the corridors may have serious highway safety concerns that must be addressed.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
 - Restrictions on the number and size of signs and billboards
 - Landscaped medians separating traffic lanes
 - Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
 - Infill Development
 - Using infrastructure availability to steer development away from areas of natural, cultural and environmentally sensitive resources.
 - Removal of dilapidated structures and rehabilitation of substandard structures, where feasible.
 - Creation of a Litter Free Corridor
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
 - Residential
 - Commercial
 - Industrial
 - Public/ Institutional

- Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro will pursue the following implementation measures to achieve the desired development patterns for the area.
- Georgia Register of Historic Places Nomination
 - Land Use Regulations
 - Sign Regulations
 - Bikeway Plans
 - Litter Ordinance
 - Gateway Overlay Districts

Character Area #6 Industrial Areas of Unincorporated Wilkinson County

Wilkinson County has identified locations for future industrial development, including (1) areas adjoining city limits to promote shared infrastructure, (2) areas along the Fall Line Freeway (3) areas along Hwy 441 and (4) north of Hwy 57.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- New industry or major employers located close to town centers and downtown.
 - Infill Development
 - Greyfield and Brownfield redevelopment
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Commercial
 - Industrial

- Public/ Institutional
 - Transportation/ Communication/ Utilities
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #13: Educational Opportunities
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- Wilkinson County will pursue the following implementation measures to achieve the desired development patterns for the area.
- Land Use Regulations
 - Strategies for Re-Use of Greyfields and Brownfields
 - Environmental Impact Review

Character Area #7 Gateway Corridor in Wilkinson County

The entrances or “gateways” to Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro along Hwy 57, Hwy 441, Hwy 80, Hwy 112, Hwy 96, Hwy 243, and Hwy 18 present excellent opportunities to attract visitors in the area and showcase community pride.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- Restrictions on the number and size of signs and billboards
 - Protection of important view sheds.
 - Preservation of environmentally sensitive areas
 - Promotion of transportation alternatives such as bicycle lanes.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #3: Sense of Place

- Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro will pursue the following implementation measures to achieve the desired development patterns for the area.
- Georgia Register of Historic Places Nomination
 - Sign Regulations
 - Right of Way Improvements
 - Scenic Overlay district

Character Area #8: Town Center of Allentown

Allentown’s location near Interstate I-16, and along Hwy 112, a proposed Scenic Byway provides opportunities for new development or redevelopment and expansion of the local tax base. Allentown characterized today and in the future as a town center, combines residential and commercial uses with the potential for industrial uses while preserving the small town sense of place that Allentown citizens enjoy.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- Homes, shops, small businesses, and institutions grouped together to serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
 - Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly.
 - Improvement of sidewalk and street appearance and amenities of commercial centers.
 - New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
 - Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
 - Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
 - New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
 - Residential developments that incorporate "corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
 - On-street parking.

- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Industrial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #1: Traditional Neighborhoods
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #13: Educational Opportunities
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- Allentown will pursue the following implementation measures to achieve the desired development patterns for the area.
- Town Center Specific Plans
 - Environmental Impact Review
 - Historic Preservation Ordinance
 - Subdivisions and Land Development Regulations

Character Area #9 Scenic Corridor of Allentown

Hwy 112 presents an excellent opportunity to attract visitors in the area and showcase one of most beautiful areas of the county while at the same time, provide an attractive entranceway to the Balls Ferry State Park, the Oconee River Greenway, Georgia War Veterans Cemetery.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- Restrictions on the number and size of signs and billboards
 - Protection of important view sheds.
 - Preservation of environmentally sensitive areas
 - Promotion of transportation alternatives such as bicycle lanes.

- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- The City of Allentown will pursue the following implementation measures to achieve the desired development patterns for the area.
- Georgia Register of Historic Places Nomination
 - Sign Regulations
 - Right of Way Improvements
 - Gateway Overlay district
 - Litter Ordinance

Character Area #10 Major Highway Corridor in Allentown

Hundreds of people travel Hwy 80 each day passing through Allentown to another destination. It is important these travelers receive a good first impression of the city. In addition to aesthetics and land use issues, several of the corridors may have serious highway safety concerns that must be addressed.

Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:

- Restrictions on the number and size of signs and billboards
- Landscaped medians separating traffic lanes
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Infill Development
- Using infrastructure availability to steer development away from areas of natural, cultural and environmentally sensitive resources.
- Removal of dilapidated structures and rehabilitation of substandard structures, where feasible.
- Creation of a Litter Free Corridor

Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:

- Residential
- Commercial
- Industrial
- Public/ Institutional
- Transportation/ Communication/ Utilities
- Park/ Recreation / Conservation

Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:

- Georgia Quality Community Objective #2: Infill Development
- Georgia Quality Community Objective #3: Sense of Place
- Georgia Quality Community Objective #4: Transportation Alternatives
- Georgia Quality Community Objective #5: Regional Identity
- Georgia Quality Community Objective #6: Heritage Preservation
- Georgia Quality Community Objective #7: Open Space Preservation
- Georgia Quality Community Objective #8: Environmental Protection
- Georgia Quality Community Objective #9: Growth Preparedness
- Georgia Quality Community Objective #10: Appropriate Businesses
- Georgia Quality Community Objective #11: Employment Options
- Georgia Quality Community Objective #12: Housing Choices
- Georgia Quality Community Objective #14: Local Self-determination
- Georgia Quality Community Objective #15: Regional Cooperation

Implementation Measures- Allentown will pursue the following implementation measures to achieve the desired development patterns for the area.

- Land Use Regulations
- Sign Regulations
- Bikeway Plans
- Litter Ordinance
- Gateway Overlay District

Character Area # 11 Industrial Area in Gordon

Gordon is a small downtown with a mix of residential, commercial, industrial and recreational uses. It has important historical significance and potential for new infill development. Its location near the future Fall Line Freeway makes it an attractive destination for travelers and an important economic engine for the County.

a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:

- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.

- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Industrial
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and Appendix __, will be pursued in this character area:
- Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
- d. Implementation Measures- Gordon will pursue the following implementation measures to achieve the desired development patterns for the area.
- Environmental Impact Review
 - Infill Development Program
 - Strategies for Re-Use of Greyfields
 - Transportation Enhancement Program

Character Area #12 Rural Residential in Gordon

Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:

- Homes, shops, small businesses, and institutions grouped together to serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Residential developments that incorporate "corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
- On-street parking.

Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:

- Residential
- Commercial
- Park/ Recreation / Conservation

Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and Appendix __, will be pursued in this character area:

- Georgia Quality Community Objective #1: Traditional Neighborhoods
- Georgia Quality Community Objective #2: Infill Development
- Georgia Quality Community Objective #3: Sense of Place
- Georgia Quality Community Objective #4: Transportation Alternatives
- Georgia Quality Community Objective #12: Housing Choices

Implementation Measures- Gordon will pursue the following implementation measures to achieve the desired development patterns for the area.

- Infill Development Program

Character Area #13 Better Hometown District in Gordon

a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:

- Homes, shops, small businesses, and institutions grouped together to serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices by neighborhood.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Residential developments that incorporate "corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
- On-street parking.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.

b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:

- Residential
- Commercial

- Public/ Institutional
- Transportation/ Communication/ Utilities
- Park/ Recreation / Conservation

- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix __, will be pursued in this character area:
- Georgia Quality Community Objective #1: Traditional Neighborhoods
 - Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #13: Educational Opportunities
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- Gordon will pursue the following implementation measures to achieve the desired development patterns for the area.
- Environmental Impact Review
 - Historic Preservation Ordinance
 - Infill Development Program

Character Area # 14 Major Highway Corridor in Gordon

Hwy 18, Hwy 243, and Hwy 57 are the “doors” of Gordon. Hundreds of people travel these corridors each day passing through Gordon to another destination. It is important these travelers receive a good first impression of the city. In addition to aesthetics and land use issues, several of the corridors may have serious highway safety concerns that must be addressed.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- Restrictions on the number and size of signs and billboards
 - Landscaped medians separating traffic lanes
 - Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
 - Infill Development
 - Using infrastructure availability to steer development away from areas of natural, cultural and environmentally sensitive resources.

- Removal of dilapidated structures and rehabilitation of substandard structures, where feasible.
 - Creation of a Litter Free Corridor
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Industrial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- Gordon will pursue the following implementation measures to achieve the desired development patterns for the area.
- Georgia Register of Historic Places Nomination
 - Land Use Regulations
 - Sign Regulations
 - Bikeway Plans
 - Litter Ordinance

Character Area #15 Town Center of Irwinton

As the County seat, Irwinton is ideally situated for growth in the commercial and residential sectors. In addition, its location along the 441 Heritage Corridor presents excellent opportunities for tourism development and promotion and redevelopment and expansion of the local tax base.

Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:

- Homes, shops, small businesses, and institutions grouped together to serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices by neighborhood.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Residential developments that incorporate "corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
- On-street parking.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.

Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:

- Residential
- Commercial
- Light Industrial
- Public/ Institutional
- Transportation/ Communication/ Utilities
- Park/ Recreation / Conservation

Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix __, will be pursued in this character area:

- Georgia Quality Community Objective #1: Traditional Neighborhoods
- Georgia Quality Community Objective #2: Infill Development
- Georgia Quality Community Objective #3: Sense of Place
- Georgia Quality Community Objective #4: Transportation Alternatives
- Georgia Quality Community Objective #5: Regional Identity
- Georgia Quality Community Objective #6: Heritage Preservation
- Georgia Quality Community Objective #7: Open Space Preservation
- Georgia Quality Community Objective #8: Environmental Protection
- Georgia Quality Community Objective #9: Growth Preparedness
- Georgia Quality Community Objective #10: Appropriate Businesses

- Georgia Quality Community Objective #11: Employment Options
- Georgia Quality Community Objective #12: Housing Choices
- Georgia Quality Community Objective #13: Educational Opportunities
- Georgia Quality Community Objective #14: Local Self-determination
- Georgia Quality Community Objective #15: Regional Cooperation

Implementation Measures- Irwinton will pursue the following implementation measures to achieve the desired development patterns for the area.

- Town Center Specific Plans
- Environmental Impact Review
- Historic Preservation Ordinance
- Infill Development Program
- Strategies for Re-Use of Greyfields
- Subdivisions and Land Development Regulations
- Overlay district to protect and enhance gateways to town center

Character Area #16 Major Highway Corridors in Irwinton

Hwy 441 and Hwy 57 are the “doors” of Irwinton. Hundreds of people travel these corridors each day passing through Irwinton to another destination. It is important these travelers receive a good first impression of the city. In addition to aesthetics and land use issues, several of the corridors may have serious highway safety concerns that must be addressed.

Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:

- Restrictions on the number and size of signs and billboards
- Landscaped medians separating traffic lanes
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Infill Development
- Using infrastructure availability to steer development away from areas of natural, cultural and environmentally sensitive resources.
- Removal of dilapidated structures and rehabilitation of substandard structures, where feasible.
- Creation of a Litter Free Corridor

Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:

- Residential
- Commercial
- Industrial
- Public/ Institutional
- Transportation/ Communication/ Utilities
- Park/ Recreation / Conservation

Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:

- Georgia Quality Community Objective #2: Infill Development
- Georgia Quality Community Objective #3: Sense of Place
- Georgia Quality Community Objective #4: Transportation Alternatives
- Georgia Quality Community Objective #5: Regional Identity
- Georgia Quality Community Objective #6: Heritage Preservation
- Georgia Quality Community Objective #7: Open Space Preservation
- Georgia Quality Community Objective #8: Environmental Protection
- Georgia Quality Community Objective #9: Growth Preparedness
- Georgia Quality Community Objective #10: Appropriate Businesses
- Georgia Quality Community Objective #11: Employment Options
- Georgia Quality Community Objective #12: Housing Choices
- Georgia Quality Community Objective #14: Local Self-determination
- Georgia Quality Community Objective #15: Regional Cooperation

Implementation Measures- Irwinton will pursue the following implementation measures to achieve the desired development patterns for the area.

- Georgia Register of Historic Places Nomination
- Land Use Regulations
- Sign Regulations
- Bikeway Plans
- Litter Ordinance
- Gateway Overlay Districts

Character Area #17 Town Center of Ivey

Located along State Route 243 and the proposed Fall Line Freeway, Ivey is poised to enhance its town center character with a mix of residential, commercial, recreational and conservation opportunities. In the future, Ivey seeks to enhance each of the current land uses and expand them to include industrial uses.

a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:

- Homes, shops, small businesses, and institutions grouped together to serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.

- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
 - New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
 - Residential developments that incorporate "corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
 - On-street parking.
 - Infill development on vacant or underutilized sites.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Industrial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives will be pursued in this character area:
- Georgia Quality Community Objective #1: Traditional Neighborhoods
 - Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- Ivey will pursue the following implementation measures to achieve the desired development patterns for the area.
- Town Center Specific Plans
 - Environmental Impact Review
 - Historic Preservation Ordinance
 - Infill Development Program
 - Tree Protection
 - Overlay districts to protect and enhance gateway to the town center.

Character Area #18 Major Highway Corridor in Ivey

Hwy 243 and the Future Fall Line Freeway are the “doors” of Ivey. Hundreds of people travel these corridors each day passing through Ivey to another destination. It is important these travelers receive a good first impression of the city. In addition to aesthetics and land use issues, several of the corridors may have serious highway safety concerns that must be addressed.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
 - Restrictions on the number and size of signs and billboards
 - Landscaped medians separating traffic lanes
 - Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
 - Infill Development
 - Using infrastructure availability to steer development away from areas of natural, cultural and environmentally sensitive resources.
 - Removal of dilapidated structures and rehabilitation of substandard structures, where feasible.
 - Creation of a Litter Free Corridor

- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
 - Residential
 - Commercial
 - Industrial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation

- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
 - Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation

- d. Implementation Measures- Ivey will pursue the following implementation measures to achieve the desired development patterns for the area.
- Georgia Register of Historic Places Nomination
 - Land Use Regulations
 - Sign Regulations
 - Bikeway Plans
 - Litter Ordinance
 - Gateway Overlay Districts

Character Area #19 Town Center of McIntyre

McIntyre's location along the 441 Heritage Corridor provides opportunities for new development or redevelopment and expansion of the local tax base. McIntyre seeks to enhance its housing options available to residents, including strategies to eliminate substandard and dilapidated housing, expand its commercial and industrial base, promote tourism opportunities and retain the small town character that residents enjoy.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- Homes, shops, small businesses, and institutions grouped together to serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
 - Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly.
 - Improvement of sidewalk and street appearance and amenities of commercial centers.
 - Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
 - New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
 - Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
 - Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
 - Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
 - New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
 - Residential developments that incorporate "corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
 - On-street parking.
 - Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.

- Infill development on vacant or underutilized sites.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Industrial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #1: Traditional Neighborhoods
 - Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8 Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #13: Educational Opportunities
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- McIntyre will pursue the following implementation measures to achieve the desired development patterns for the area.
- Town Center Specific Plans
 - Environmental Impact Review
 - Historic Preservation Ordinance
 - Infill Development Program
 - Strategies for Re-Use of Greyfields
 - Subdivisions and Land Development Regulations
 - Overlay District to protect and enhance gateway to the town center.

Character Area #20 Industrial Area of McIntyre

Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:

- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.

- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.

Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:

- Industrial

Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and Appendix __, will be pursued in this character area:

- Georgia Quality Community Objective #2: Infill Development
- Georgia Quality Community Objective #10: Appropriate Businesses
- Georgia Quality Community Objective #11: Employment Options

Implementation Measures- McIntyre will pursue the following implementation measures to achieve the desired development patterns for the area.

- Environmental Impact Review
- Infill Development Program
- Strategies for Re-Use of Greyfields
- Transportation Enhancement Program

Character Area #21 Major Highway Corridor in McIntyre

Hwy 441 is the “door” of McIntyre. Hundreds of people travel these corridors each day passing through McIntyre to another destination. It is important these travelers receive a good first impression of the city. In addition to aesthetics and land use issues, several of the corridors may have serious highway safety concerns that must be addressed.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
 - Restrictions on the number and size of signs and billboards
 - Landscaped medians separating traffic lanes
 - Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
 - Infill Development
 - Using infrastructure availability to steer development away from areas of natural, cultural and environmentally sensitive resources.
 - Removal of dilapidated structures and rehabilitation of substandard structures, where feasible.
 - Creation of a Litter Free Corridor
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
 - Residential
 - Commercial

- Industrial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses
 - Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- McIntyre will pursue the following implementation measures to achieve the desired development patterns for the area.
- Georgia Register of Historic Places Nomination
 - Land Use Regulations
 - Sign Regulations
 - Bikeway Plans
 - Litter Ordinance
 - Gateway Overlay District

Character Area #22 Town Center of Toombsboro

Toombsboro’s location along Hwy 112, a proposed Scenic Byway provides opportunities for new development or redevelopment and expansion of the local tax base. Toombsboro desires to expand their economic base with new industry, enhance existing infrastructure and promote tourism opportunities while preserving the town center characteristics.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- Homes, shops, small businesses, and institutions grouped together to serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.

- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly.
 - Improvement of sidewalk and street appearance and amenities of commercial centers.
 - Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
 - New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
 - Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
 - Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
 - Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
 - New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
 - Residential developments that incorporate "corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
 - On-street parking.
 - Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
 - Infill development on vacant or underutilized sites.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Industrial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #1: Traditional Neighborhoods
 - Georgia Quality Community Objective #2: Infill Development
 - Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8: Environmental Protection
 - Georgia Quality Community Objective #9: Growth Preparedness
 - Georgia Quality Community Objective #10: Appropriate Businesses

- Georgia Quality Community Objective #11: Employment Options
 - Georgia Quality Community Objective #12: Housing Choices
 - Georgia Quality Community Objective #13: Educational Opportunities
 - Georgia Quality Community Objective #14: Local Self-determination
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- The City of Toombsboro will pursue the following implementation measures to achieve the desired development patterns for the area.
- Alternatives to Zoning
 - Town Center Specific Plans
 - Environmental Impact Review
 - Historic Preservation Ordinance
 - Infill Development Program
 - Strategies for Re-Use or Greyfields
 - Subdivisions and Land Development Regulations
 - Transportation Enhancement Program

Character Area #23 Scenic Corridor of Toombsboro

Hwy 112 presents an excellent opportunity to attract visitors in the area and showcase one of most beautiful areas of the county while at the same time, provide an attractive entranceway to the Balls Ferry State Park, the Oconee River Greenway, Georgia War Veterans Cemetery.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- Restrictions on the number and size of signs and billboards
 - Protection of important view sheds.
 - Preservation of environmentally sensitive areas
 - Promotion of transportation alternatives such as bicycle lanes.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation

- Georgia Quality Community Objective #8 Environmental Protection
- Georgia Quality Community Objective #15: Regional Cooperation

- d. Implementation Measures- The City of Toombsboro will pursue the following implementation measures to achieve the desired development patterns for the area.
- Georgia Register of Historic Places Nomination
 - Sign Regulations
 - Right of Way Improvements
 - Scenic Overlay district

Character Area #24 Major Highway Corridor of Toombsboro

Hundreds of people travel Hwy 57 each day passing through Toombsboro to another destination. It is important these travelers receive a good first impression of the city. In addition to aesthetics and land use issues, several of the corridors may have serious highway safety concerns that must be addressed.

- a. Development Patterns- Based on the State Planning Recommendations, the Joint Comprehensive Plan Committee selected the following development patterns for this character area:
- Restrictions on the number and size of signs and billboards
 - Protection of important view sheds.
 - Preservation of environmentally sensitive areas
 - Promotion of transportation alternatives such as bicycle lanes.
- b. Specific Land Uses- Using the standard land use categories contained in the model plan, the following specific land uses will be allowed in this character area:
- Residential
 - Commercial
 - Public/ Institutional
 - Transportation/ Communication/ Utilities
 - Park/ Recreation / Conservation
- c. Quality Community Objectives- The following Quality Community Objectives, outlined in the Community Assessment and in Appendix ____, will be pursued in this character area:
- Georgia Quality Community Objective #3: Sense of Place
 - Georgia Quality Community Objective #4: Transportation Alternatives
 - Georgia Quality Community Objective #5: Regional Identity
 - Georgia Quality Community Objective #6: Heritage Preservation
 - Georgia Quality Community Objective #7: Open Space Preservation
 - Georgia Quality Community Objective #8 Environmental Protection
 - Georgia Quality Community Objective #15: Regional Cooperation
- d. Implementation Measures- The City of Toombsboro will pursue the following implementation measures to achieve the desired development patterns for the area.
- Georgia Register of Historic Places Nomination
 - Sign Regulations

- Right of Way Improvements
- Scenic Overlay district
- Litter Ordinance

COMPONENT 2: COMMUNITY ISSUES AND OPPORTUNITIES

During Stakeholder Meeting 2, the group reviewed the initial list of issues and opportunities that were identified by the Joint Comprehensive Plan Committee. Based on the information contained in the Community Assessment and the priorities of the Stakeholders, this section identifies the issues and opportunities that Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro will pursue during the planning period.

The Joint Comprehensive Plan Committee received comments from the Georgia Department of Community Affairs on the issues and opportunities identified in the Community Assessment. The Joint Comprehensive Plan Committee considered all of the comments, some of which had been identified during the public participation process and are incorporated in the text below. However, the Joint Comprehensive Plan did not incorporate all of the comments made since they did not reflect the goals of the County or the Cities.

Wilkinson County Issues and Opportunities

General Population

- Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- In 2000, average household income levels for Wilkinson County slightly exceeded the Middle Georgia Region, but lagged behind the rest of the state.

Economic Development

- Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- Wilkinson County does not have a County vision for economic development activities in the form of an economic development strategic plan.
- Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- We do not have a long-term infrastructure plan that guides, directs and supports economic development.
- Wilkinson County economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
- Wilkinson County does not offer enough jobs or economic opportunity to retain local residents.
- There is an imbalance of available jobs and available education and training of citizens / work force.
- Wilkinson County does not have an active Chamber of Commerce to work with existing business or to promote Wilkinson County.
- Wilkinson County has partnered with Baldwin County to form the Fall Line Regional Development Authority to promote economic development at the intersection of Hwy 441 and the Fall Line Freeway

- j. Wilkinson County is coordinating with Gordon to develop Hartford South, Hartford North, Tremon Street and other industrial parks.
- k. Wilkinson County has hired its first Economic Development Director to direct and coordinate economic development activities in Wilkinson County and the cities.
- l. The proposed Balls Ferry State Park presents opportunities for economic development including nature based tourism and retail development to support visitors to the park.

Natural & Cultural Resources

- a. Wilkinson County does not have a formal program that encourages infill development or Brownfield/ greyfield redevelopment.
- b. New development is not being guided away from natural and cultural resources—directly or indirectly.
- c. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- d. Public Works employees could receive training on best management practices for road and street maintenance.
- e. Wilkinson County is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- f. The Recreation Master Plan includes bike trails, walking trails and community parks to improve the quality of life in Wilkinson County.
- g. Wilkinson County does not participate in the National Floodplain Insurance Program.
- h. Wilkinson County is part of the Oconee River Basin.
- i. Wilkinson County has a large number of abandoned wells and septic systems.
- j. Wilkinson County and the cities are full of historic artifacts related to the kaolin industry which could be featured in a kaolin artifacts museum.

Facilities and Services

- a. The availability of public water and sewer services varies.
- b. Some areas of the County have experienced problems with soils suitable for on-site sewage management systems.
- c. There is no long-term strategy for the location or maintenance of public service facilities.
- d. Wilkinson County does not have an animal shelter or other facility to address stray animals.
- e. Wilkinson County does not offer enhanced 911 services to the residents.
- f. The facilities that house the public works department and ambulance service of Wilkinson County are inadequate.
- g. The facility that serves as the Midway voting precinct is inadequate.
- h. The Irwinton Fire Station is inadequate.
- i. Wilkinson County does not have a one-stop workforce development center to address adult literacy and to prepare the workforce.
- j. Wilkinson County needs additional Convenience or Recycling Centers in the unincorporated areas of the County.

Housing

- a. The Housing Needs Assessment identified 13% of housing in Wilkinson County is substandard or dilapidated.
- b. Wilkinson County does not have varied housing options available to meet residents' needs at all stages of life.

- c. There is a lack of special needs housing (elderly, handicapped, etc.) in Wilkinson County.
- d. The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city/county have not been inventoried.
- e. There is an imbalance between location of available housing and major employment centers in the county.
- f. Code enforcement is not adequate to prevent substandard housing.
- g. Wilkinson County does not have a housing program, including homebuyer education and credit counseling.
- h. Wilkinson County does not have an incentive program for affordable infill housing.

Land Use

- a. Wilkinson County does not have land development regulations; checklists for development review, building codes or rehabilitation codes.
- b. Wilkinson County does not have code enforcement or site plan review required as a back up for building regulations.

Transportation

- a. Wilkinson County operates a demand response rural transportation program Monday through Friday during normal business hours.
- b. The widening of US 441 is near completion through Wilkinson County.
- c. The proposed Fall Line Freeway will traverse through Wilkinson County and connect with US 441 in Wilkinson County.
- d. A compilation of assets along Hwy 112 has been completed towards the designation of a Scenic Byway along Hwy 112 from Allentown to Baldwin County.
- e. Both the Fall Line Freeway and Hwy 441 have the potential to be designated as Scenic Byways.

Intergovernmental Coordination

- a. There is inconsistent coordination between Wilkinson County and cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro and the Board of Education.
- b. There are inadequate efforts to increase cooperation and build trust between the city and county governments.

Allentown Issues and Opportunities

General Population

- a. Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- b. In 2000, average household income levels for Wilkinson County slightly exceeded the Middle Georgia Region, but lagged behind the rest of the state.

Economic Development

- a. Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- b. Allentown does not have a vision for economic development activities in the form of an economic development strategic plan.
- c. Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- d. Allentown does not have a long-term infrastructure plan that guides, directs and supports

economic development.

- e. Allentown's economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
- f. Allentown does not offer enough jobs or economic opportunity to retain local residents.
- g. There is an imbalance of available jobs and available education and training of citizens / work force.
- h. Neither Allentown nor Wilkinson County does have an active Chamber of Commerce to work with existing business or to promote the community.
- i. Wilkinson County has hired its first Economic Development Director to direct and coordinate economic development activities in Wilkinson County and the cities.
- j. The proposed Balls Ferry State Park presents opportunities for economic development including nature based tourism and retail development to support visitors to the park.

Natural & Cultural Resources

- a. Allentown does not have a formal program that encourages infill development or Brownfield/greyfield redevelopment.
- b. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- c. There are erosion, sedimentation, and storm water runoff problems.
- d. Public Works employees could receive training on best management practices for road and street maintenance.
- e. Allentown is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- f. The Recreation Master Plan includes bike trails, walking trails and community parks to improve the quality of life in Wilkinson County.
- g. Allentown does not participate in the National Floodplain Insurance Program.
- h. Allentown is part of the Oconee River Basin.
- i. Allentown has a large number of abandoned wells and septic systems.
- j. Wilkinson County and the cities are full of historic artifacts related to the kaolin industry which could be featured in a kaolin artifacts museum.

Facilities and Services

- a. Allentown provides water inside and beyond its municipal boundary but enhancements are needed.
- b. Some areas of the County have experienced problems with soils suitable for on-site sewage management systems.
- c. There is no long-term strategy for the location or maintenance of public service facilities.
- d. Allentown does not have an animal shelter or other facility to address stray animals.
- e. Allentown does not offer enhanced 911 services to the residents.
- f. Allentown does not have a one-stop workforce development center to address adult literacy and to prepare the workforce.

Housing

- a. The Housing Needs Assessment identified 7% of housing in Allentown is substandard or dilapidated.

- b. Allentown does not have varied housing options available to meet residents' needs at all stages of life.
- c. There is a lack of special needs housing (elderly, handicapped, etc.) in Allentown.
- d. There is no inventory of public and private land available for the development of future housing.
- e. Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
- f. There is a lack of affordable or subsidized housing in Allentown.
- g. The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city/county have not been inventoried.
- h. There is an imbalance between location of available housing and major employment centers in the county.
- i. Code enforcement is not adequate to prevent substandard housing.
- j. Allentown does not have housing programs, including home buyer education and credit counseling.
- k. Allentown does not have an incentive program for affordable infill housing.

Land Use

- b. Allentown does not have design guidelines to ensure appropriate new and infill development that complements the character of the city.
- c. Allentown does not have land development regulations; checklists for development review, building codes or rehabilitation codes.
- d. Allentown does not have code enforcement or site plan review required as a back up for building regulations.

Transportation

- a. Allentown has sidewalks and crosswalks, some of which need repair.
- b. Housing, jobs, daily needs and other activities are not within easy walking distance of one another.
- c. A compilation of assets along Hwy 112 has been completed towards the designation of a Scenic Byway along Hwy 112 from Allentown to Baldwin County.
- d. Improvements to the streetscapes of Allentown would enhance transportation, economic development and overall quality of life.

Intergovernmental Coordination

- a. There is inconsistent coordination between Wilkinson County and cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro and the Board of Education.
- b. There are inadequate efforts to increase cooperation and build trust between the city and county governments.

Gordon Issues and Opportunities

General Population

- a. Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- b. In 2000, average household income levels for Wilkinson County slightly exceeded the Middle Georgia Region, but lagged behind the rest of the state.

Economic Development

- a. Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- b. Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- c. We do not have a long-term infrastructure plan that guides, directs and supports economic development.
- d. Gordon's economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
- e. Gordon and Wilkinson County do not offer enough jobs or economic opportunity to retain local residents.
- f. There is an imbalance of available jobs and available education and training of citizens / work force.
- g. Neither Gordon nor Wilkinson County does not have an active Chamber of Commerce to work with existing business or to promote the community.
- h. Wilkinson County has partnered with Baldwin County to form the Fall Line Regional Development Authority to promote economic development at the intersection of Hwy 441 and the Fall Line Freeway.
- i. Gordon is working to develop the Hartford North, Hartford South, Tremon Street and other industrial sites.

Natural & Cultural Resources

- a. Gordon does not have a formal program that encourages infill development or Brownfield/greyfield redevelopment.
- b. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- c. There are erosion, sedimentation, and storm water runoff problems.
- d. Best management practices are encouraged but not locally enforced as part of the development process.
- e. Resource protection regulations are not enforced or enforcement is inadequate.
- f. There are no regulations against unwanted/environmentally hazardous uses (hog farms, landfills, etc.).
- g. There are no linkages (existing or planned) between local trail systems, state designated bike routes, and existing trails in neighboring communities.
- h. Wilkinson County is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- i. The Recreation Master Plan includes bike trails, walking trails and community parks to improve the quality of life in Wilkinson County.
- j. Wilkinson County and the cities are full of historic artifacts related to the kaolin industry which could be featured in a kaolin artifacts museum.

Facilities and Services

- a. Gordon provides water and sewer inside and beyond its municipal boundary but enhancements are needed.
- b. There is no long-term strategy for the location or maintenance of public service facilities.

- c. Gordon has an animal control ordinance but does not have a shelter or adoption program.
- d. Gordon has a storm water management program.
- e. Gordon does not have a one-stop workforce development center to address adult literacy and to prepare the workforce
- f. Gordon would like to renovate an existing building to establish the Discovery Center where individuals could learn about their community.

Housing

- a. The Housing Needs Assessment identified 10% of housing in Gordon is substandard or dilapidated.
- b. Gordon does not have varied housing options available to meet residents' needs at all stages of life.
- c. There is a lack of special needs housing (elderly, handicapped, etc.) in Gordon.
- d. There is no inventory of public and private land available for the development of future housing.
- e. Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
- f. There is a lack of affordable or subsidized housing in Gordon.
- g. The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city have not been inventoried.
- h. There is an imbalance between location of available housing and major employment centers in the county.
- i. Gordon does not have housing programs, including home buyer education and credit counseling.
- j. Gordon does not have an incentive program for affordable infill housing.

Land Use

- a. Gordon has the opportunity to expand its city limits and provide additional services.
- b. Gordon does not have a mapping program.

Transportation

- a. Gordon has sidewalks and crosswalks, some of which need repair.
- b. Housing, jobs, daily needs and other activities are not within easy walking distance of one another.
- c. The proposed Fall Line Freeway will traverse through Wilkinson County and connect with US 441 in Wilkinson County.
- d. Improvements to the streetscapes of Gordon would enhance transportation, economic development and overall quality of life.
- e. Gordon could pursue a new rural highway to connect north Gordon to the downtown.
- f. Both the Fall Line Freeway and Hwy 441 have the potential to be designated as Scenic Byways.

Intergovernmental Coordination

- a. There is inconsistent coordination between Wilkinson County and cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro and the Board of Education.
- b. There are inadequate efforts to increase cooperation and build trust between the city and county governments.

Irwinton Issues and Opportunities

General Population

- a. Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- b. In 2000, average household income levels for Wilkinson County slightly exceeded the Middle Georgia Region, but lagged behind the rest of the state.

Economic Development

- a. Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- b. Irwinton does not have a vision for economic development activities in the form of an economic development strategic plan.
- c. Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- d. We do not have a long-term infrastructure plan that guides, directs and supports economic development.
- e. Irwinton's economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
- f. Irwinton does not offer enough jobs or economic opportunity to retain local residents.
- g. There is an imbalance of available jobs and available education and training of citizens / work force.
- h. Irwinton does not have an active Chamber of Commerce to work with existing business or to promote the community.
- i. Wilkinson County has hired its first Economic Development Director to direct and coordinate economic development activities in Wilkinson County and the cities.
- j. The proposed Balls Ferry State Park presents opportunities for economic development including nature based tourism and retail development to support visitors to the park.

Natural & Cultural Resources

- a. Irwinton does not have a formal program that encourages infill development or Brownfield/greyfield redevelopment.
- b. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- c. There are erosion, sedimentation, and storm water runoff problems.
- d. Public Works employees could receive training on best management practices for road and street maintenance.
- e. Irwinton is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- f. The Recreation Master Plan includes bike trails, walking trails and community parks to improve the quality of life in Wilkinson County.
- g. Irwinton does not participate in the National Floodplain Insurance Program.
- h. Irwinton is part of the Oconee River Basin.
- i. Irwinton has a large number of abandoned wells and septic systems.
- j. Wilkinson County and the cities are full of historic artifacts related to the kaolin industry which could be featured in a kaolin artifacts museum.

Facilities and Services

- a. Irwinton provides water inside and beyond its municipal boundary but enhancements are needed.
- b. Some areas of the County have experienced problems with soils suitable for on-site sewage management systems.
- c. There is no long-term strategy for the location or maintenance of public service facilities.
- d. Irwinton does not have an animal shelter or other facility to address stray animals.
- e. Irwinton does not offer enhanced 911 services to the residents.
- f. Irwinton does not have a one-stop workforce development center to address adult literacy and to prepare the workforce.
- g. The facility that serves as the Midway voting precinct is inadequate.
- h. The Irwinton Fire Station is inadequate.

Housing

- a. The Housing Needs Assessment identified 13% of housing in Irwinton is substandard or dilapidated.
- b. Wilkinson County does not have varied housing options available to meet residents' needs at all stages of life.
- c. There is a lack of special needs housing (elderly, handicapped, etc.) in Wilkinson County.
- d. There is no inventory of public and private land available for the development of future housing.
- e. Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
- f. There is a lack of affordable or subsidized housing in Wilkinson County.
- g. The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city/county have not been inventoried.
- h. Code enforcement is not adequate to prevent substandard housing.
- i. Irwinton does not have housing programs, including homebuyer education and credit counseling.
- j. Irwinton does not have an incentive program for affordable infill housing.

Land Use

- a. Irwinton does not have design guidelines to ensure appropriate new and infill development that complements the character of the county.
- b. Irwinton does not have land development regulations; checklists for development review, building codes or rehabilitation codes.
- c. Irwinton does not have code enforcement or site plan review required as a back up for building regulations.

Transportation

- a. Irwinton has sidewalks and crosswalks, some of which need repair.
- b. Housing, jobs, daily needs and other activities are not within easy walking distance of one another.
- c. Improvements to the streetscapes of Irwinton would enhance transportation, economic development and overall quality of life.
- d. Both the Fall Line Freeway and Hwy 441 have the potential to be designated as Scenic Byways.

Intergovernmental Coordination

- a. There is inconsistent coordination between Wilkinson County and cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro and the Board of Education.

- b. There are inadequate efforts to increase cooperation and build trust between the city and county governments.

Ivey Issues and Opportunities

General Population

- a. Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- b. In 2000, average household income levels for Wilkinson County slightly exceeded the Middle Georgia Region, but lagged behind the rest of the state.

Economic Development

- a. Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- b. Ivey does not have a vision for economic development activities in the form of an economic development strategic plan.
- c. Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- d. We do not have a long-term infrastructure plan that guides, directs and supports economic development.
- e. Ivey economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
- f. Ivey does not offer enough jobs or economic opportunity to retain local residents.
- g. There is an imbalance of available jobs and available education and training of citizens / work force.
- h. Ivey does not have an active Chamber of Commerce to work with existing business or to promote Wilkinson County.
- i. Wilkinson County has hired its first Economic Development Director to direct and coordinate economic development activities in Wilkinson County and the cities.
- j. The proposed Balls Ferry State Park presents opportunities for economic development including nature based tourism and retail development to support visitors to the park.

Natural & Cultural Resources

- a. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- b. There are erosion, sedimentation, and storm water runoff problems.
- c. Public Works employees could receive training on best management practices for road and street maintenance.
- d. Wilkinson County is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- e. The Recreation Master Plan includes bike trails, walking trails and community parks to improve the quality of life in Wilkinson County.
- f. Ivey does not participate in the National Floodplain Insurance Program.
- g. Ivey has a large number of abandoned wells and septic systems.
- h. Wilkinson County and the cities are full of historic artifacts related to the kaolin industry which could be featured in a kaolin artifacts museum.

Facilities and Services

- a. Ivey provides water inside and beyond its municipal boundary, however enhancements are needed.
- b. Some areas of the County have experienced problems with soils suitable for on-site sewage management systems.
- c. There is no long-term strategy for the location or maintenance of public service facilities.
- d. Ivey does not have an animal shelter or other facility to address stray animals.
- i. Ivey does not offer enhanced 911 services to the residents.
- j. Ivey does not have a one-stop workforce development center to address adult literacy and to prepare the workforce.
- k. The current administrative building in Ivey is inadequate to house all of the city services.
- l. Ivey does not have a recreational facility inside the city limits.
- m.

Housing

- a. The Housing Needs Assessment identified 7% of housing in Ivey is substandard or dilapidated.
- b. Wilkinson County does not have varied housing options available to meet residents' needs at all stages of life.
- c. There is a lack of special needs housing (elderly, handicapped, etc.) in Ivey.
- d. There is no inventory of public and private land available for the development of future housing.
- e. Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
- f. There is a lack of affordable or subsidized housing in Ivey.
- g. The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city/county have not been inventoried.
- h. There is an imbalance between location of available housing and major employment centers in the county.
- i. Code enforcement is not adequate to prevent substandard housing.
- j. Ivey does not have housing programs, including homebuyer education and credit counseling.
- k. Ivey does not have an incentive program for affordable infill housing.

Land Use

- a. Ivey has Planning and Zoning Ordinances to guide development.

Transportation

- a. Ivey has sidewalks and crosswalks, some of which need repair.
- b. Housing, jobs, daily needs and other activities are not within easy walking distance of one another.
- c. Improvements to the streetscapes of Ivey would enhance transportation, economic development and overall quality of life.
- d. Both the Fall Line Freeway and Hwy 441 have the potential to be designated as Scenic Byways.

Intergovernmental Coordination Issues

- a. There is inconsistent coordination between Wilkinson County and cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro and the Board of Education.
- b. There are inadequate efforts to increase cooperation and build trust between the city and county

governments.

McIntyre Issues and Opportunities

General Population

- a. Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- b. In 2000, average household income levels for Wilkinson County slightly exceeded the Middle Georgia Region, but lagged behind the rest of the state.

Economic Development

- a. Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- b. McIntyre does not have a vision for economic development activities in the form of an economic development strategic plan.
- c. Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- d. We do not have a long-term infrastructure plan that guides, directs and supports economic development.
- e. McIntyre's economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
- f. McIntyre does not offer enough jobs or economic opportunity to retain local residents.
- g. There is an imbalance of available jobs and available education and training of citizens / work force.
- h. McIntyre does not have an active Chamber of Commerce to work with existing business or to promote Wilkinson County.
- i. Wilkinson County has hired its first Economic Development Director to direct and coordinate economic development activities in Wilkinson County and the cities.
- j. The proposed Balls Ferry State Park presents opportunities for economic development including nature based tourism and retail development to support visitors to the park.

Natural & Cultural Resources

- a. McIntyre does not have a formal program that encourages infill development or Brownfield/greyfield redevelopment.
- b. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- c. There are erosion, sedimentation, and storm water runoff problems.
- d. Public Works employees could receive training on best management practices for road and street maintenance.
- e. Wilkinson County is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- f. The Recreation Master Plan includes bike trails, walking trails and community parks to improve the quality of life in Wilkinson County.
- g. McIntyre does not participate in the National Floodplain Insurance Program.
- h. McIntyre is part of the Oconee River Basin.
- i. McIntyre has a large number of abandoned wells and septic systems.
- j. Wilkinson County and the cities are full of historic artifacts related to the kaolin industry which

could be featured in a kaolin artifacts museum.

Facilities and Services Issues

- a. McIntyre provides water inside and beyond its municipal boundary, however enhancements are needed.
- b. Some areas of the County have experienced problems with soils suitable for on-site sewage management systems.
- c. There is no long-term strategy for the location or maintenance of public service facilities.
- d. McIntyre does not have an animal shelter or other facility to address stray animals.
- e. McIntyre does not offer enhanced 911 services to the residents.
- f. McIntyre does not have a one-stop workforce development center to address adult literacy and to prepare the workforce.

Housing

- a. The Housing Needs Assessment identified 22% of housing in McIntyre is substandard or dilapidated.
- b. Wilkinson County does not have varied housing options available to meet residents' needs at all stages of life.
- c. There is a lack of special needs housing (elderly, handicapped, etc.) in Wilkinson County.
- d. There is no inventory of public and private land available for the development of future housing.
- e. Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
- f. There is a lack of affordable or subsidized housing in Wilkinson County.
- g. The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city/county have not been inventoried.
- h. There is an imbalance between location of available housing and major employment centers in the county.
- i. Code enforcement is not adequate to prevent substandard housing.
- j. McIntyre does not have housing programs, including homebuyer education and credit counseling.
- k. McIntyre does not have an incentive program for affordable infill housing.

Land Use

- a. McIntyre does not have design guidelines to ensure appropriate new and infill development that complements the character of the county.
- b. McIntyre does not have land development regulations; checklists for development review, building codes or rehabilitation codes.
- c. McIntyre does not have code enforcement or site plan review required as a back up for building regulations.

Transportation

- a. McIntyre has sidewalks and crosswalks, some of which need repair.
- b. Housing, jobs, daily needs and other activities are not within easy walking distance of one another.
- c. Improvements to the streetscapes of McIntyre would enhance transportation, economic development and overall quality of life.
- d. Both the Fall Line Freeway and Hwy 441 have the potential to be designated as Scenic Byways.

Intergovernmental Coordination

- a. There is inconsistent coordination between Wilkinson County and cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro and the Board of Education.
- b. There are inadequate efforts to increase cooperation and build trust between the city and county governments.

Toombsboro Issues and Opportunities

General Population

- a. Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- b. In 2000, average household income levels for Wilkinson County slightly exceeded the Middle Georgia Region, but lagged behind the rest of the state.

Economic Development

- a. Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- b. Toombsboro does not have a vision for economic development activities in the form of an economic development strategic plan.
- c. Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- d. We do not have a long-term infrastructure plan that guides, directs and supports economic development.
- e. Toombsboro economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
- f. Toombsboro does not offer enough jobs or economic opportunity to retain local residents.
- g. There is an imbalance of available jobs and available education and training of citizens / work force.
- h. Toombsboro does not have an active Chamber of Commerce to work with existing business or to promote the community.
- i. Wilkinson County has hired its first Economic Development Director to direct and coordinate economic development activities in Wilkinson County and the cities.
- j. The proposed Balls Ferry State Park presents opportunities for economic development including nature based tourism and retail development to support visitors to the park.

Natural & Cultural Resources

- a. Toombsboro does not have a formal program that encourages infill development or Brownfield/greyfield redevelopment.
- b. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- c. There are erosion, sedimentation, and storm water runoff problems.
- d. Public Works employees could receive training on best management practices for road and street maintenance.
- e. Wilkinson County is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- f. The Recreation Master Plan includes bike trails, walking trails and community parks to improve the quality of life in Wilkinson County.

- g. Toomsboro does not participate in the National Floodplain Insurance Program.
- h. Toomsboro is part of the Oconee River Basin.
- i. Toomsboro has a large number of abandoned wells and septic systems.
- j. Wilkinson County and the cities are full of historic artifacts related to the kaolin industry which could be featured in a kaolin artifacts museum.

Facilities and Services

- a. Toomsboro provides water inside and beyond its municipal boundary.
- b. Some areas of the County have experienced problems with soils suitable for on-site sewage management systems.
- c. There is no long-term strategy for the location or maintenance of public service facilities.
- d. Toomsboro does not have an animal shelter or other facility to address stray animals.
- k. Toomsboro does not offer enhanced 911 services to the residents.
- l. Toomsboro does not have a one-stop workforce development center to address adult literacy and to prepare the workforce.

Housing

- a. The Housing Needs Assessment identified 18% of housing in Toomsboro is substandard or dilapidated.
- b. Wilkinson County does not have varied housing options available to meet residents' needs at all stages of life.
- c. There is a lack of special needs housing (elderly, handicapped, etc.) in Wilkinson County.
- d. There is no inventory of public and private land available for the development of future housing.
- e. Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
- f. There is a lack of affordable or subsidized housing in Wilkinson County.
- g. The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city/county have not been inventoried.
- h. There is an imbalance between location of available housing and major employment centers in the county.
- i. Code enforcement is not adequate to prevent substandard housing.
- j. Toomsboro does not have housing programs, including homebuyer education and credit counseling.
- k. Toomsboro does not have an incentive program for affordable infill housing.

Land Use

- a. Toomsboro does not have design guidelines to ensure appropriate new and infill development that complements the character of the county.
- b. Toomsboro does not have land development regulations; checklists for development review, building codes or rehabilitation codes.
- c. Toomsboro does not have code enforcement or site plan review required as a back up for building regulations.

Transportation

- a. Toomsboro has sidewalks and crosswalks, some of which need repair.
- b. Housing, jobs, daily needs and other activities are not within easy walking distance of one

another.

- c. A compilation of assets along Hwy 112 has been completed towards the designation of a Scenic Byway along Hwy 112 from Allentown to Baldwin County.
- d. Improvements to the streetscapes of Toombsboro would enhance transportation, economic development and overall quality of life.

Intergovernmental Coordination Issues

- a. There is inconsistent coordination between Wilkinson County and cities of Irwinton, Gordon, Irwinton, Ivey, McIntyre and Toombsboro and the Board of Education.
- b. There are inadequate efforts to increase cooperation and build trust between the city and county governments.

COMPONENT 3: IMPLEMENTATION PROGRAM

In 2000, Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro adopted a Short Term Work Plan for the period of 2000 to 2005. In accordance with the minimum planning standards, the following is a Report for Accomplishments for each local government entity.

Based on the Comprehensive Planning Process, the Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro developed the following Short Term Work Programs for the plan period of 2007 through 2011.

Short Term Work Program for Wilkinson County

Economic Development

Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Estimated Completion Time
Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	County, Cities, Development Authority, DCA, GEcD, DOL, GEDRC	\$10,000	LAG, OGA, Quality Growth, County, Cities	2007
Establish and promote the Fall Line Regional Industrial Park.	Wilkinson County, Baldwin County, Fall Line Regional Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEcD, GEDRC	\$7,400,000	EDA, USDA, GEFA, EIP, OGA, SPLOST, Counties, Cities	2007
In partnership with Gordon, establish and promote the Hartford North and Hartford South Industrial Park and other industrial parks	Gordon, Ivey, Wilkinson County, Baldwin County, Fall Line Regional Development Authority, Gordon Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEcD, GEDRC	\$1,000,000	EDA, USDA, GEFA, EIP, OGA, SPLOST, Counties, Cities	2008
In partnership with Gordon, expand and promote the Tremon Street Industrial Park	Gordon, Wilkinson County, Baldwin County, Gordon Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEcD, GEDRC	\$100,000	EDA, USDA, GEFA, EIP, OGA, SPLOST, Counties, Cities	2007

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.	Cities, County, Co. Dev. Auth., RDC, Neighboring Cities and Counties	\$1,000,000	EDA, USDA, GEFA, EIP, OGA, SPLOST, Counties, Cities	ongoing 2007-2011
Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority	N/A	N/A	2007
Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	2007
Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Compile inventory of available property for development and update as needed	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Establish and implement public-private partnership for education through the County Chamber of Commerce.	County, Chamber of Commerce, Board of Education	N/A	N/A	2008
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	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	\$1,500,000	OGA, USDA, EIP, County, Cities, SPLOST	2008
Establish and implement a tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Chamber of Commerce, GECD	\$10,000	LAG, County, Cities	ongoing 2007-2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$200,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	ongoing 2007-2011

Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development	County, Cities, Chamber of Commerce, Recreation Board	N/A	N/A	ongoing 2007-2011
Implement infrastructure improvements to support economic development	City, County, RDC, USDA, DCA, GEcD	to be determined	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	ongoing 2007-2011
Develop and implement a marketing strategy and materials	City, County, RDC, DCA, GEcD, WDA, COC	\$20,000	County, Cities, LAG	2008

Natural & Cultural Resources

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop infill development or Brownfield/ greyfield redevelopment program	County, Cities, Development Authority	to be determined	EPA, EPD, County, Cities	2008
Develop a comprehensive inventory of natural and cultural resources.	County, Cities, RDC	\$5,000	LAG, County, Cities	2008
Establish Environmental Impact Review Program	County, Cities, RDC, EPD	N/A	County, Cities	2008
Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	County, Cities, RDC, EPD	to be determined	EPD, County, Cities	2008 and as needed
Compile inventory all historic resources in Wilkinson County.	County, Cities, RDC, Historical Society, Middle GA Historic Preservation Committee	\$5,000	HPF, County, Cities	2009
Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and Toombsboro for development opportunities	County, Allentown, Toombsboro, Historical Society, DOT	\$10,000	County, Cities	2008
Train public works employees on best management practices for maintenance of right of way	County, Cities, Soil and Water Conservation Service, RDC, DOT	\$2,000	DNR, County, Cities	ongoing 2007-2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$2,000,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	ongoing 2007-2011
Participate in National Floodplain Insurance Program	County, RDC, EPD	to be determined	FEMA, County, Cities	2008
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	City, County, Surrounding Cities and Counties, Other Public and Private Stakeholders	to be determined	DNR, Quality Growth, Counties, Cities	2009

Support efforts to establish kaolin artifacts museum	Cities, County, Wilkinson County Development Authority; neighboring counties	to be determined	OGA, LAG, SPLOST, County, Cities	2009
Develop program to address abandoned wells and septic systems	Cities, County, RDC, DCA, EPD	N/A	EPD, County, Cities	2008

Facilities and Services

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Conduct a study to develop a water system to serve unincorporated areas of Wilkinson County.	County, Development Authority, USDA, EPD	\$20,000	CDBG, USDA, GEFA, SPLOST, County, Cities	2009
Implement recommendations of Sewerage Feasibility Study	County, Irwinton, McIntyre, Toombsboro	\$13,000,000	CDBG, USDA, GEFA, SPLOST, County, Cities	2011
Develop and implement strategy to address animal control	County, cities, Dept of Agriculture, Health Department	\$150,000	County, Cities	2008
Establish Enhanced 911 services	County, Cities, OneGeorgia, GEMA,	\$250,000	GEMA, OGA, County, Cities	2008
Implement actions items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan	County, Cities, GEMA, FEMA	\$4,471,950	FEMA, GEMA, CDBG, Quality Growth, LAG, SPLOST, County, Cities	on-going 2007-2011
Construct new public works and ambulance service buildings	County	\$450,000	USDA, SPLOST, County, City	2009
Construct new Fire Department / Voting Precinct	County, Irwinton	\$100,000	USDA, SPLOST, County, City	2008
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	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	\$1,500,000	OGA, USDA, EIP, SPLOST, County, Cities	2008
Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.	County, Cities	N/A	N/A	2007
Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	County	N/A	LWCF, SPLOST, County, Cities	on-going 2007-2011
Explore all avenues for financing infrastructure and community facility projects.	County	N/A	County, Cities	on-going 2007-2011
Develop a Septic System Educational program.	County, Cities, Health Department, UGA Extension Service	N/A	Quality Growth, County, Cities	on-going 2007-2011

Participate in Leadership Wilkinson program.	County, Extension Service, UGA	\$2,000	County, Cities	on-going 2007-2011
Participate in Georgia Civic Awareness Program for Students.	County, Bibb County, ACCG, Board of Education	\$2,000	endowment	2007
Establish additional Convenience Centers throughout unincorporated Wilkinson County	County, GEFA, DCA	\$200,000	GEFA, DCA, County	2008
Continue monitoring of Hwy 57 Landfill	County, Twiggs County, EPD	\$200,000	Twiggs County, Wilkinson County	on-going 2007-2011
Develop a team of trained grant writers to support community programs	City, County, RDC, Family Connections, DCA, non-profit organizations	N/A	County, Cities	on-going 2007-2011
Implement action items in Recreation Master Plan and update plan	City, County, Recreation Board	\$5,000,000	LWCF, SPLOST, County, Cities	on-going 2007-2011
Support Beautification Programs	Cities, County, DCA, KGB	to be determined	LAG, County, Cities	on-going 2007-2011
Support Toombsboro's efforts to acquire the train depot and develop as a community resource	Toombsboro, County, Norfolk Southern, DOT, DCA	to be determined	DOT, OGA, County, Cities	on-going 2007-2011
Expand programs offered by libraries and renovate buildings	Cities, County, DCA, Regional Library System, private sponsors	\$20,000	LAG, County, Cities	on-going 2007-2011
Explore opportunities for Rails to Trails Program	Cities, County, DOT	N/A	DOT, County, Cities	2010

Housing Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	County, Cities, DCA	N/A	N/A	2007
Establish housing rehabilitation program to improve existing housing conditions	City, DCA, USDA, non-profits	\$500,000	CDBG, CHIP, USDA, County, Cities	on-going 2007-2011
Develop enforcement program for housing code compliance, including mobile homes	City, DCA, RDC	N/A	N/A	2008
In partnership with County and other cities, establish a housing task force	Cities, County, RDC, DCA, HUD, non-profits	N/A	N/A	2007
Sponsor Annual Housing Fair to educate citizens about housing programs	City, County, DCA, USDA, RDC, HUD, non-profit organizations	N/A	N/A	annually 2007-2011
Encourage homebuyer education programs and credit counseling programs.	County, Cities, DCA, non-profits, USDA	N/A	N/A	2007

Land Use

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Adopt ordinances to preserve the rural character of Wilkinson County and regulate the subdivision of land.	County, DCA, RDC	N/A	Quality Growth, County	2007
Evaluate the appropriateness of land use regulations.	County, DCA, RDC	N/A	Quality Growth, County	2008
Evaluate the implementation of a code inspection and enforcement program.	County, DCA, RDC	N/A	Quality Growth, County	2008

Transportation Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Operate Rural Transit Program	County, DOT, DHR	\$100,000	DOT, DHR, County	on-going 2007-2011
Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and Toombsboro for development opportunities	County, Allentown, Toombsboro, Historical Society, DOT	\$10,000	DOT, OGA, LAG, County, Cities	2008
Develop plan for development opportunities along the Fall Line Freeway.	County, Gordon, Ivey	\$10,000	LAG, County, Cities	2007

Intergovernmental Coordination Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Coordinate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	County, Cities, RDC, DCA, GEcD, Development Authority, Board of Education, HGTC	N/A	N/A	quarterly 2007-2011
Seek partnership opportunities with the Board of Education	County, Board of Education	N/A	N/A	quarterly 2007-2011
Participate in Bi-annual Economic Development Strategy Meeting	County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC	N/A	N/A	biannually 2007-2011
Explore opportunities for resource sharing	Cities, County, RDC	N/A	N/A	on-going 2007-2011

Short Term Work Program for Allentown

Economic Development

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	County, Cities, Development Authority, DCA, GEcD, DOL, GEDRC	\$10,000	LAG, OGA, Quality Growth, County, Cities	2007

Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority	N/A	N/A	2007
Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	2007
Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Compile inventory of available property for development and update as needed	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Establish and implement public-private partnership for education through the County Chamber of Commerce.	County, Chamber of Commerce, Board of Education	N/A	N/A	2008
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	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	\$1,500,000	OGA, USDA, EIP, County, Cities, SPLOST	2008
Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Chamber of Commerce, GEcD	\$10,000	LAG, County, Cities	ongoing 2007-2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$200,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	ongoing 2007-2011

Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	City, County, GEcD, Chamber, RDC	N/A	Chamber, County, Cities	ongoing 2007-2011
Implement infrastructure improvements to support economic development	City, County, RDC, USDA, DCA, GEcD	To be determined	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	ongoing 2007-2011
Work with the Chamber of Commerce and others to promote recreational opportunities and assets as a tool for economic development	County, Cities, Chamber of Commerce, Recreation Board	N/A	LWCF, SPLOST, County, Cities	ongoing 2007-2011
Develop and implement a marketing strategy and materials	City, County, RDC, DCA, GEcD, WDA, COC	\$20,000	County, Cities, LAG	2008

Natural & Cultural Resources

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop infill development or Brownfield/ greyfield redevelopment program	County, Cities, Development Authority	To be determined	EPA, EPD, County, Cities	2008
Develop a comprehensive inventory of natural and cultural resources.	County, Cities, RDC	\$5,000	LAG, County, Cities	2008
Establish Environmental Impact Review Program	County, Cities, RDC, EPD	N/A	County, Cities	2008
Develop an implementation plan for the not-fully supporting streams and rivers as identified by the Georgia Environmental Protection Division.	County, Cities, RDC, EPD	To be determined	EPD, County, Cities	2008 and as needed
Compile inventory all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate	County, Cities, RDC, Historical Society, Middle GA Historic Preservation Committee	\$5,000	HPF, County, Cities	2009
Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and County for development opportunities	County, Allentown, Toomsboro, Historical Society, DOT	\$10,000	County, Cities	2008
Train public works employees on best management practices for maintenance of right of way	County, Cities, Soil and Water Conservation Service, RDC, DOT	\$2,000	DNR, County, Cities	Ongoing 2007 – 2011

Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$2,000,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	Ongoing 2007 - 2011
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	City, County, Surrounding Cities and Counties, Other Public and Private Stakeholders	To be determined	DNR, Quality Growth, Counties, Cities	2009
Support efforts to establish kaolin artifacts museum	Cities, County, Wilkinson County Development Authority; neighboring counties	To be determined	OGA, LAG, SPLOST, County, Cities	2009
Develop program to address abandoned wells and septic systems	Cities, County, RDC, DCA, EPD	N/A	EPD, County, Cities	2008

Facilities and Services

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Enhance Water System	City, USDA, EPD, GEFA,		EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities	
Develop and implement strategy to address animal control	County, cities, Dept of Agriculture, Health Department	150,000	County, Cities	2008
Establish Enhanced 911 services	County, Cities, OneGeorgia, GEMA,	250,000	GEMA, OGA, County, Cities	2008
Implement actions items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan	County, Cities, GEMA, FEMA	\$4,471,950	FEMA, GEMA, CDBG, Quality Growth, LAG, SPLOST, County, Cities	Ongoing 2007 – 2011
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	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	1,500,000	OGA, USDA, EIP, SPLOST, County, Cities	2008
Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.	County, Cities	N/A	N/A	2007

Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	City	N/A	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011
Explore all avenues for financing infrastructure and community facility projects.	City	N/A	City	Ongoing 2007 – 2011
Develop a Septic System Educational program.	County, Cities, Health Department	N/A	Quality Growth, County, Cities	Ongoing 2007 – 2011
Participate in Leadership Wilkinson program.	County, Extension Service, UGA	N/A	N/A	ongoing 2007-2011
Develop a team of trained grant writers to support community programs	City, County, RDC, Family Connections, DCA, non-profit organizations	N/A	N/A	ongoing 2007-2011
Implement action items in Recreation Master Plan	City, County, Recreation Board	5,000,000	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011
Expand programs offered by libraries and renovate buildings	Cities, County, DCA, Regional Library System, private sponsors	20,000	LAG, County, Cities	Ongoing 2007 – 2011

Housing Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	County, Cities, DCA	N/A	N/A	2007
Establish a housing rehabilitation program to improve existing housing conditions	City, DCA, USDA, non-profits	500,000	CDBG, CHIP, USDA, County, Cities	Ongoing 2007 – 2011
Develop enforcement program for housing code compliance, including mobile homes	City, DCA, RDC	N/A	N/A	2008
In partnership with County and other cities, establish a housing task force	Cities, County, RDC, DCA, HUD, non-profits	N/A	N/A	2007
Sponsor Annual Housing Fair to educate citizens about housing programs	City, County, DCA, USDA, RDC, HUD, non-profit organizations	N/A	N/A	annually 2007-2011
Encourage homebuyer education programs and credit counseling programs.	County, Cities, DCA, non-profits, USDA	N/A	N/A	2007

Land Use

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
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Adopt ordinances to preserve the rural character of Wilkinson County and regulate the subdivision of land.	City, DCA, RDC	N/A	Quality Growth, County, Cities	2007
Evaluate the appropriateness of land use regulations.	City, DCA, RDC	N/A	Quality Growth, County, Cities	2008
Evaluate the implementation of a code inspection and enforcement program.	City, DCA, RDC	N/A	Quality Growth, County, Cities	2008

Transportation Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and County for development opportunities	County, Allentown, Toomsboro, Historical Society, DOT	10,000	LAG, DOT, OGA, County, Cities	2008
Explore opportunities for Rails to Trails Program			DOT, County, Cities	

Intergovernmental Coordination Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	County, Cities, RDC, DCA, GEcD, Development Authority, Board of Education, HGTC	N/A	N/A	quarterly 2007-2011
Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation	Cities, RDC, DCA, GEcD	N/A	N/A	quarterly 2007-2011
Participate in Bi-annual Economic Development Strategy Meeting	County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC	N/A	N/A	biannually 2007-2011
Explore opportunities for resource sharing	Cities, County, RDC	N/A	N/A	on-going 2007-2011

Short Term Work Program for Gordon

Economic Development

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Participate with cities and County in writing economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	County, Cities, Development Authority, DCA, GEcD, DOL	10,000	LAG, OGA, Quality Growth, County, Cities	2007

Establish and promote the Hartford North and Hartford South Industrial Park and other industrial parks.	City, Wilkinson County, Baldwin County, Fall Line Regional Development Authority, Gordon Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEcD, USDA	1,000,000	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	2008
In partnership with County, expand and promote the Tremon Street Industrial Park	Gordon, Wilkinson County, Gordon Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEcD, USDA	100,000	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	2007
Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority	N/A	N/A	2007
Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	2007
Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Compile inventory of available property for development and update as needed	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Establish and implement public-private partnership for education through the County Chamber of Commerce.	County, Chamber of Commerce, Board of Education	N/A	N/A	2008
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	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	1,500,000	OGA, USDA, EIP, County, Cities, SPLOST	2008
Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Chamber of Commerce, GEcD	10,000	LAG, County, Cities	ongoing 2007-2011

Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	200,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	ongoing 2007-2011
Work with the Chamber of Commerce and others to promote recreational opportunities and assets as a tool for economic development	County, Cities, Chamber of Commerce, Recreation Board	N/A	LWCF, SPLOST, County, Cities	ongoing 2007-2011
Implement infrastructure improvements to support economic development and downtown revitalization.	City, County, RDC, USDA, DCA, GEcD	To be determined	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	ongoing 2007-2011
Evaluate annexation opportunities including the expansion of infrastructure	City, RDC	To be determined	City, DCA	2008
Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	City, County, GEcD, Chamber, RDC		LWCF, SPLOST, County, Cities	ongoing 2007-2011
Develop and implement a marketing strategy and materials	City, County, RDC, DCA, GEcD, WDA, COC	20,000	County, Cities, LAG	2008
Enhance Better Hometown to include business support activities	City, DDA, RDC	N/A	N/A	2008

Natural & Cultural Resources

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop infill development or Brownfield/ greyfield redevelopment program	County, Cities, Development Authority	To be determined	EPA, EPD, County, Cities	2008
Develop a comprehensive inventory of natural and cultural resources.	County, Cities, RDC	5,000	LAG, County, Cities	2008
Establish Environmental Impact Review Program	County, Cities, RDC, EPD	N/A	County, Cities	2008
Develop an implementation plan for the not-fully supporting streams and rivers as identified by the Georgia Environmental Protection Division.	County, Cities, RDC, EPD	To be determined	EPD, County, Cities	2008 and as needed

Compile inventory all historic resources in Gordon and submit applications for designation with Georgia Register of Historic Places as appropriate	City, RDC, Historical Society, Middle GA Historic Preservation Committee	5,000	HPF, County, Cities	2009
Support efforts to obtain "Scenic Byway" designation along Hwy 112.	County, Allentown, Toombsboro, Historical Society, DOT	10,000	County, Cities	2008
Train public works employees on best management practices for maintenance of rights of way, including Storm water management and utilities	County, Cities, Soil and Water Conservation Service, RDC, DOT	2,000	DNR, County, Cities	Ongoing 2007 – 2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	2,000,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	Ongoing 2007 – 2011
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	City, County, Surrounding Cities and Counties, Other Public and Private Stakeholders	To be determined	DNR, Quality Growth, Counties, Cities	2009
Develop a storm water management program	City, RDC, EPD		EPD, CDBG, SPLOST, County, Cities	
Consider annexation of additional lands	City		City	
Support efforts to establish kaolin artifacts museum	Cities, County, Wilkinson County Development Authority; neighboring counties	To be determined	OGA, LAG, SPLOST, County, Cities	2009

Facilities and Services

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Enhance Water and Sewerage System	City, USDA, EPD, GEFA,	\$1,500,000	EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities	2011
Support efforts to develop and implement county-wide strategy to address animal control	County, cities, Dept of Agriculture, Health Department	\$150,000	County, Cities	2008
Establish Enhanced 911 services	County, Cities, OneGeorgia, GEMA,	\$250,000	OGA, GEMA, County, Cities	2008
Implement actions items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan	County, Cities, GEMA, FEMA	\$4,471,950	FEMA, GEMA, CDBG, Quality Growth, LAG, SPLOST, County, Cities	ongoing 2007-2011

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	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	1,500,000	OGA, USDA, EIP, SPLOST, County, Cities	2008
Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.	County, Cities	N/A	N/A	2007
Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	City	N/A	LWCF, SPLOST, County, Cities	Ongoing 2007-2011
Plan and Implement Phase II of Storm Water Control and Management Program	City	\$650,000	CDBG, City, GA DOT	2009
Plan and implement Phase II of the Street Scope improvements	City	\$600,000	CDBG, City, GA DOT	2010
Develop Discovery Center, including renovation of Better Hometown building, to focus on tourism promotion	City and County	\$100,000	City, County, OneGeorgia	2006
Establish a Community Arts Center at the Jewel Theatre and renovate building as needed	City	\$275,000	City, DCA, GECD, foundations	2010
Explore all avenues for financing infrastructure and community facility projects.	City	N/A	N/A	ongoing 2007-2011
Participate in Leadership Wilkinson program.	County, Extension Service, UGA	\$2,000	N/A	ongoing 2007-2011
Develop a team of trained grant writers to support community programs	City, County, RDC, Family Connections, DCA, non-profit organizations	N/A	N/A	ongoing 2007-2011
Consider annexation of additional lands	City	N/A	N/A	ongoing 2007-2011
Implement action items in Recreation Master Plan	City, County, Recreation Board	\$5,000,000	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011
Expand programs offered by libraries and renovate buildings	Cities, County, DCA, Regional Library System, private sponsors	\$20,000	LAG, SPLOST, County, Cities	Ongoing 2007 – 2011
Develop comprehensive fire protection plan for Gordon-Ivey and surrounding area.	Cities, County, RDC	To be determined	Cities, County	2010
Evaluate proposal to partner with McIntyre for sewage treatment and implement as appropriate	Gordon, McIntyre and County	To be determined	Cities, County	2008

Housing Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	County, Cities, DCA	N/A	N/A	2007
Establish a housing rehabilitation program to improve existing housing conditions	City, DCA, USDA, non-profits	500,000	CDBG, CHIP, USDA, County, Cities	Ongoing 2007 – 2011
Develop enforcement program for housing code compliance, including mobile homes	City, DCA, RDC	N/A	N/A	2008
In partnership with County and other cities, establish a housing task force	Cities, County, RDC, DCA, HUD, non-profits	N/A	N/A	2007
Partner with Ivey to conduct a detailed housing assessment	Gordon, Ivey, RDC, DCA, HUD		LAG, Cities	
Sponsor Annual Housing Fair to educate citizens about housing programs	City, County, DCA, USDA, RDC, HUD, non-profit organizations	N/A	N/A	Annually 2007-2011
Encourage homebuyer education programs and credit counseling programs.	County, Cities, DCA, non-profits, USDA	N/A	N/A	2007
Develop a housing assessment program in cooperation with Ivey	City, Ivey	\$1,000	Cities	2007
Complete renovations of Old Jail has the Historical Society Headquarters and Genealogy Library	City	\$1,000,000	City, County, Historical Society, foundations	2008

Land Use

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop plan for development opportunities along the Fall Line Freeway.	City, Ivey, County	N/A	N/A	2007
Annex land for residential and industrial development	City and Gordon Development Authority	\$1,000	City	2008
Develop and implement comprehensive land use mapping program for city	City	\$15,000	City	2007
Establish and maintain a register of available properties	City	N/A	N/A	2007

Review and update street numbering program	City	\$15,000	City	2007
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Transportation Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Support efforts to obtain “Scenic Byway” designation along Hwy 112.	County, Allentown, Toomsboro, Historical Society, DOT	\$10,000	DOT, OGA, LAG, County, Cities	2008
Explore opportunities for Rails to Trails Program	City, County, RDC	To be determined	DOT, County, Cities	2011
Connect 441 in McIntyre to North Gordon Bypass of Fall Line Freeway	City, County, DOT	To be determined	DOT, County, Cities	2011
Open new interchange at North Gordon Bypass to connect to downtown	City, County, DOT	To be determined	DOT, County, Cities	2011
Add highway from North Gordon at Fall Line Freeway to Hwy 18 North of Gordon	City, County, DOT	To be determined	DOT, County, Cities	2011

Intergovernmental Coordination Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	County, Cities, RDC, DCA, GEcD, Development Authority, Board of Education, HGTC	N/A	N/A	quarterly 2007-2011
Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation	Cities, RDC, DCA, GEcD	N/A	N/A	quarterly 2007-2011
Participate in Bi-annual Economic Development Strategy Meeting	County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC	N/A	N/A	biannually 2007-2011
Explore opportunities for resource sharing	Cities, County, RDC	N/A	N/A	on-going 2007-2011

Short Term Work Program for Irwinton

Economic Development

Action Item	Responsible Party and Partners	Estimated Cost	Potential Funding Source	Estimated Completion Time
Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	County, Cities, Development Authority, DCA, GEcD, DOL	\$10,000	LAG, OGA, Quality Growth, County, Cities	2007

Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority	N/A	N/A	2007
Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	2007
Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Compile inventory of available property for development and update as needed	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Establish and implement public-private partnership for education through the County Chamber of Commerce.	County, Chamber of Commerce, Board of Education	N/A	N/A	2008
Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Chamber of Commerce, GEcD	\$10,000	LAG, County, Cities	ongoing 2007-2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$200,000	Fed. Appropriations, State Appropriation, DNR, OGA, LAG, County, Cities	ongoing 2007-2011
Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development	County, Cities, Chamber of Commerce, Recreation Board	N/A	LWCF, SPLOST, County, Cities	ongoing 2007-2011
Implement infrastructure improvements to support economic development	City, County, RDC, USDA, DCA, GEcD	to be determined	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	ongoing 2007-2011
Develop and implement a marketing strategy and materials	City, County, RDC, DCA, GEcD, WDA, COC	\$20,000	County, Cities, LAG	2008

Natural & Cultural Resources

Action Item	Responsible Party and Partners	Estimated Cost	Potential Funding Source	Estimated Completion Time
Develop infill development or Brownfield/ greyfield redevelopment program	County, Cities, Development Authority	to be determined	EPA, EPD, County, Cities	2008
Develop a comprehensive inventory of natural and cultural resources.	County, Cities, RDC	\$5,000	LAG, County, Cities	2008
Establish Environmental Impact Review Program	County, Cities, RDC, EPD	N/A	County, Cities	2008
Compile inventory all historic resources in Irwinton and submit applications for designation with Georgia Register of Historic Places as appropriate	County, Cities, RDC, Historical Society, Middle GA Historic Preservation Committee	\$5,000	HPF, County, Cities	2009
Train public works employees on best management practices for maintenance of public facilities and streets	County, Cities, Soil and Water Conservation Service, RDC, DOT	\$2,000	DNR, County, Cities	ongoing 2007-2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$200,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	ongoing 2007-2011
Support efforts to obtain "Scenic Byway" designation along Hwy 112.	County, Allentown, Toombsboro, Historical Society, DOT	\$10,000	DNR, Quality Growth, Counties, Cities	2008
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	City, County, Surrounding Cities and Counties, Other Public and Private Stakeholders	to be determined	DNR, Quality Growth, Counties, Cities	2009
Identify all properties with underground storage tanks	City, County, RDC, EPD, GEFA	N/A	EPD, GEFA, County, Cities	2008
Support efforts to establish kaolin artifacts museum	Cities, County, Wilkinson County Development Authority; neighboring counties	to be determined	OGA, LAG, SPLOST, County, Cities	2009
Develop program to address abandoned wells and septic systems	Cities, County, RDC, DCA, EPD	N/A	EPD, County, Cities	2008

Facilities and Services

Action Item	Responsible Party and Partners	Estimated Cost	Potential Funding Source	Estimated Completion Time
Enhance Water System	City, USDA, EPD, GEFA,	\$1,000,000	EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities	on-going 2007-2011
Develop and implement strategy to address animal control	County, cities, Dept of Agriculture, Health Department	\$150,000	County, Cities	2008

Establish Enhanced 911 services	County, Cities, OneGeorgia, GEMA	\$250,000	GEMA, OGA, County, Cities	2008
Construct new multipurpose municipal building	City, County, USDA	\$100,000	USDA, SPLOST, County, Cities	2008
Implement actions items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan	County, Cities, GEMA, FEMA	\$4,471,950	FEMA, GEMA, CDBG, Quality Growth, LAG, SPLOST, County, Cities	on-going 2007-2011
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	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	\$1,500,000	OGA, USDA, EIP, SPLOST, County, Cities	2008
Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.	County, Cities	N/A	N/A	2007
Develop a capital improvement program for infrastructure and community facilities repair and replacement.	City	N/A	LWCF, SPLOST, County, Cities	On-going 2007-2011
Explore all avenues for financing infrastructure and community facility projects.	City	N/A	County, Cities	On-going 2007-2011
Develop a Septic System Educational program.	County, Cities, Health Department, UGA Ext Ser	N/A	Quality Growth	On-going 2007-2011
Participate in Leadership Wilkinson program.	County, Extension Service, UGA	2,000	County, Cities	On-going 2007-2011
Develop a team of trained grant writers to support community programs	City, County, RDC, Family Connections, DCA, non-profit organizations	N/A	N/A	on-going 2007-2011
Support Beautification Program	City, County, DCA, KGB	to be determined	LAG, County, Cities	on-going 2007-2011
Implement action items in Recreation Master Plan	City, County, Recreation Board	5,000,000	LWCF, SPLOST, County, Cities	on-going 2007-2011
Expand programs offered by libraries and renovate buildings	Cities, County, DCA, Regional Library System, private sponsors	\$20,000	LAG, SPLOST, County, Cities	on-going 2007-2011

Housing Issues

Action Item	Responsible Party and Partners	Estimated Cost	Potential Funding Source	Estimated Completion Time
Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	County, Cities, DCA	N/A	N/A	2007

Establish a housing rehabilitation program to improve existing housing conditions	City, DCA, USDA, non-profits	\$500,000	CDBG, CHIP, USDA, County, Cities	on-going 2007-2011
Develop enforcement program for housing code compliance, including mobile homes	City, DCA, RDC	N/A	N/A	2008
In partnership with County and other cities, establish a housing task force	Cities, County, RDC, DCA, HUD, non-profits	N/A	N/A	2007
Sponsor Annual Housing Fair to educate citizens about housing programs	City, County, DCA, USDA, RDC, HUD, non-profit organizations	N/A	N/A	annually 2007-2011
Encourage homebuyer education programs and credit counseling programs.	County, Cities, DCA, non-profits, USDA	N/A	N/A	2007

Land Use

Action Item	Responsible Party and Partners	Estimated Cost	Potential Funding Source	Estimated Completion Time
Adopt ordinances to preserve the rural character of Irwinton and regulate the subdivision of land.	City, DCA, RDC	N/A	LAG, Quality Growth, County, Cities	2008
Evaluate the appropriateness of land use regulations.	City, DCA, RDC	N/A	LAG, Quality Growth, County, Cities	2008
Evaluate the implementation of a code inspection and enforcement program.	City, DCA, RDC	N/A	LAG, Quality Growth, County, Cities	2008

Transportation Issues

Action Item	Responsible Party and Partners	Estimated Cost	Potential Funding Source	Estimated Completion Time
Support efforts to obtain "Scenic Byway" designation along Hwy 112.	County, Allentown, Toombsboro, Historical Society, DOT	10,000	LAG, DOT, OGA, Counties, Cities	2008
Support efforts to explore opportunities for Rails to Trails Program	Cities, County, DOT	N/A	DOT, County, Cities	ongoing 2007-2011
Explore programs to allow alternative modes of transportation	City, RDC	N/A	N/A	2008

Intergovernmental Coordination Issues

Action Item	Responsible Party and Partners	Estimated Cost	Potential Funding Source	Estimated Completion Time
Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	County, Cities, RDC, DCA, GECD, Development Authority, Board of Education, HGTC	N/A	N/A	quarterly 2007-2011

Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation	Cities, RDC, DCA, GEcD	N/A	N/A	quarterly 2007-2011
Participate in Bi-annual Economic Development Strategy Meeting	County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC	N/A	N/A	biannually 2007-2011
Explore opportunities for resource sharing	Cities, County, RDC	N/A	N/A	on-going 2007-2011

Short Term Work Program for Ivey

Economic Development

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	City, County, Development Authority, DCA, GEcD, DOL	10,000	LAG, OGA, Quality Growth, County, Cities	2007
Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority	N/A	N/A	2007
Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	2007
Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Compile inventory of available property for development and update as needed	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Establish and implement public-private partnership for education through the County Chamber of Commerce.	County, Chamber of Commerce, Board of Education	N/A	N/A	2008

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	City, County, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	1,500,000	OGA, USDA, EIP, County, Cities, SPLOST	2008
Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Chamber of Commerce, GEcD	10,000	LAG, County, Cities	Ongoing 2007 – 2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	200,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	Ongoing 2007 – 2011
Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development	County, Cities, Chamber of Commerce, Recreation Board	N/A	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011
Implement infrastructure improvements to support economic development	City, County, RDC, USDA, DCA, GEcD	To be determined	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	Ongoing 2007 – 2011
Develop a Betterhome Town Program	City, DCA, RDC		DCA, City	
Develop and implement a marketing strategy and materials	City, County, RDC, DCA, GEcD, WDA, COC	20,000	County, Cities, LAG	2008

Natural & Cultural Resources

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop infill development or Brownfield/ greyfield redevelopment program	City, County, Development Authority	To be determined	EPA, EPD, County, Cities	2008
Develop a comprehensive inventory of natural and cultural resources	City, County, RDC	5,000	LAG, County, Cities	2008
Establish Environmental Impact Review Program	City, County, RDC, EPD	N/A	County, Cities	2008
Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	City, County, RDC, EPD	To be determined	EPD, County, Cities	2008 and as needed

Compile inventory all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate	City, County, RDC, Historical Society, Middle GA Historic Preservation Committee	5,000	HPF, County, Cities	2009
Train public works employees on best management practices for maintenance of right of way	City, County, Soil and Water Conservation Service, RDC, DOT	2,000	DNR, County, Cities	Ongoing 2007 – 2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$2,000,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	Ongoing 2007 – 2011
Support efforts to obtain “Scenic Byway” designation along Hwy 112.	County, Allentown, Toomsboro, Historical Society, DOT	\$10,000	Counties, Cities	2008
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	City, County, Surrounding Cities and Counties, Other Public and Private Stakeholders	To be determined	DNR, Quality Growth, County, Cities	2009
Support efforts to establish kaolin artifacts museum	Cities, County, Wilkinson County Development Authority; neighboring counties	To be determined	OGA, LAG, SPLOST, County, Cities	2009
Develop program to address abandoned wells and septic systems	Cities, County, RDC, DCA, EPD	N/A	EPD, County, Cities	2008

Facilities and Services

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Enhance Water System	City	To be determined	EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities	2011
Enhance Sewerage System	City	To be determined	EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities	2011
Develop Recreational Facility	City	To be determined	LWCF, Quality Growth, LAG, SPLOST, County, Cities	2011
Develop and implement strategy to address animal control	City, County, Dept of Agriculture, Health Department	\$150,000	County, Cities	2008

Establish Enhanced 911 services	City, County, OneGeorgia, GEMA,	\$250,000	GEMA, OGA, County, Cities	2008
Apply for grants as appropriate to implement Pre-Disaster Mitigation Plan and Emergency Operations Plan	City, County, GEMA, FEMA	\$4,471,950	FEMA, GEMA, CDBG, LAG, Quality Growth, SPLOST, County, Cities	2011
Construct new multipurpose municipal building	City	\$300,000	USDA, SPLOST, City	2011
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	City, County, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	\$1,500,000	OGA, USDA, EIP, SPLOST, County, Cities	2008
Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.	County, Cities	N/A	N/A	2007
Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	City	N/A	LWCF, SPLOST, County, Cities	On-going 2007-2011
Explore all avenues for financing infrastructure and community facility projects.	City	N/A	County, Cities	On-going 2007-2011
Participate in Leadership Wilkinson program.	City, County, Extension Service, UGA	2,000	County, Cities	On-going 2007-2011
Develop a team of trained grant writers to support community programs	City, County, RDC, Family Connections, DCA, non-profit organizations	N/A	N/A	on-going 2007-2011
Implement action items in Recreation Master Plan	City, County, Recreation Board	5,000,000	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011
Expand programs offered by libraries and renovate buildings	Cities, County, DCA, Regional Library System, private sponsors	20,000	LAG, SPLOST, County, Cities	Ongoing 2007 – 2011

Housing Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	County, Cities, DCA	N/A	N/A	2007
Develop enforcement program for housing code compliance, including mobile homes	City, DCA, RDC	N/A	N/A	2008

In partnership with County and other cities, establish a housing task force	Cities, County, RDC, DCA, HUD, non-profits	N/A	N/A	2007
Partner with Gordon to conduct a detailed housing assessment	Gordon, Ivey, RDC, DCA, HUD		LAG, Cities	
Sponsor Annual Housing Fair to educate citizens about housing programs	City, County, DCA, USDA, RDC, HUD, non-profit organizations	N/A	N/A	annually 2007-2011
Encourage homebuyer education programs and credit counseling programs.	County, Cities, DCA, non-profits, USDA	N/A	N/A	2007

Land Use

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Review Zoning Ordinance and amend as necessary	City		Quality Growth, City	
Evaluate the appropriateness of land use regulations.	County, DCA, RDC	N/A	Quality Growth, City	2008

Transportation Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop plan for development opportunities along the Fall Line Freeway.	City, Gordon, County	10,000	LAF, County, Cities	2007
Explore opportunities for Rails to Trails Program			DOT, County, Cities	

Intergovernmental Coordination Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	County, Cities, RDC, DCA, GEcD, Development Authority, Board of Education, HGTC	N/A	N/A	quarterly 2007-2011
Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation	Cities, RDC, DCA, GEcD	N/A	N/A	quarterly 2007-2011
Participate in Bi-annual Economic Development Strategy Meeting	County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC	N/A	N/A	biannually 2007-2011
Explore opportunities for resource sharing	Cities, County, RDC	N/A	N/A	on-going 2007-2011

Short Term Work Program for McIntyre

Economic Development

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	County, Cities, Development Authority, DCA, GEcD, DOL	10,000	LAG, OGA, Quality Growth, County, Cities	2007
Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority	N/A	N/A	2007
Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	2007
Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Chamber of Commerce	N/A	N/A	ongoing 2007-2011
Compile inventory of available property for development and update as needed	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	ongoing 2007-2011
Establish and implement public-private partnership for education through the County Chamber of Commerce.	County, Chamber of Commerce, Board of Education	N/A	N/A	2008
Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Chamber of Commerce, GEcD	10,000	LAG, County, Cities	Ongoing 2007 – 2011
Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development	County, Cities, Chamber of Commerce, Recreation Board	N/A	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011
Implement infrastructure improvements to support economic development	City, County, RDC, USDA, DCA, GEcD	To be determined	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	Ongoing 2007 – 2011

Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	200,000	Fed Appropriate, State Appropriate, DNR, LAG, OGA, SPLOST, County, Cities	Ongoing 2007 – 2011
Develop and implement a marketing strategy and materials	City, County, RDC, DCA, GEcD, WDA, COC	20,000	County, Cities, LAG	2008

Natural & Cultural Resources

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop infill development or Brownfield/ greyfield redevelopment Program	City, County, Development Authority	To be determined	EPA, EPD, County, Cities	2008
Develop a comprehensive inventory of natural and cultural resources.	City, County, RDC	5,000	LAG, County, Cities	2008
Establish Environmental Impact Review Program	City, County, RDC, EPD	N/A	County, Cities	2008
Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	City, County, RDC, EPD	To be determined	EPD, County, Cities	2008 and as needed
Compile inventory all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate	City, County, RDC, Historical Society, Middle GA Historic Preservation Committee	5,000	HPF, County, Cities	2009
Train public works employees on best management practices for maintenance of rights of way	City, County, Soil and Water Conservation Service, RDC, DOT	2,000	DNR, County, Cities	Ongoing 2007 – 2011
Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	2,000,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	Ongoing 2007 – 2011
Support efforts to obtain “Scenic Byway” designation along Hwy 112.	County, Allentown, Toombsboro, Historical Society, DOT	10,000	County, Cities	2008
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	City, County, Surrounding Cities and Counties, Other Public and Private Stakeholders	To be determined	Quality Growth, DNR, County, Cities	2009
Support efforts to establish kaolin artifacts museum	Cities, County, Wilkinson County Development Authority; neighboring counties	To be determined	OGA, LAG, SPLOST, County, Cities	2009
Develop program to address abandoned wells and septic systems	Cities, County, RDC, DCA, EPD	N/A	EPD, County, Cities	2008

Facilities and Services

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop sewerage system for City Water Customers	City		CDBG, USDA, GEFA, SPLOST, County, Cities	
Implement recommendations of Sewerage Feasibility Study	County, Irwinton, McIntyre, Toombsboro	13,000	CDBG, USDA, GEFA, SPLOST, County, Cities	2011
Develop and implement strategy to address animal control	City, County, Dept of Agriculture, Health Department	\$150,000	County, Cities	2008
Revise 911 Addressing System	City		City	
Establish Enhanced 911 services	City, County, OneGeorgia, GEMA,	\$250,000	GEMA, OGA, County, Cities	2008
Implement actions items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan	City, County, GEMA, FEMA	\$4,471,950	FEMA, GEMA, CDBG, Quality Growth, LAG, SPLOST, County, Cities	Ongoing 2007 - 2011
Establish a satellite training facility, in coordination with Heart of Georgia Technical College to prepare existing and new workforce for future jobs and new technology	City, County, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	\$1,500,000	OGA, USDA, EIP, SPLOST, County, Cities	2008
Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.	County, Cities	N/A	N/A	2007
Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.	City	N/A	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011
Explore all avenues for financing infrastructure and community facility projects.	City	N/A	County, City	Ongoing 2007 – 2011
Develop a Septic System Educational program.	UGA Extension Service, City, County, Health Department	N/A	Quality Growth, County, Cities	Ongoing 2007 – 2011
Develop a team of trained grant writers to support community programs	City, County, RDC, Family Connections, DCA, non-profit organizations	N/A	County, Cities	Ongoing 2007 – 2011
Implement action items in Recreation Master Plan	City, County, Recreation Board	\$5,000,000	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011

Expand programs offered by libraries and renovate buildings	Cities, County, DCA, Regional Library System, private sponsors	\$20,000	LAG, SPLOST, County, Cities	Ongoing 2007 – 2011
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Housing Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	County, Cities, DCA	N/A	N/A	2007
Establish a housing rehabilitation program to improve existing housing conditions	City, DCA, USDA, non-profits	\$500,000	CDBG, CHIP, USDA, County, Cities	Ongoing 2007 – 2011
Develop enforcement program for housing code compliance, including mobile homes	City, DCA, RDC	N/A	N/A	2008
In partnership with County and other cities, establish a housing task force	Cities, County, RDC, DCA, HUD, non-profits	N/A	N/A	2007
Sponsor Annual Housing Fair to educate citizens about housing programs	City, County, DCA, USDA, RDC, HUD, non-profit organizations	N/A	N/A	annually 2007-2011
Encourage homebuyer education programs and credit counseling programs.	County, Cities, DCA, non-profits, USDA	N/A	N/A	2007

Land Use

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Evaluate the appropriateness of land use regulations.	City, DCA, RDC	N/A	Quality Growth, City	2008

Transportation Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop plan for development opportunities along the 441 Corridor	City		City	
Explore opportunities for Rails to Trails Program	DOT, County, Cities	N/A	DOT, County, Cities	2010

Intergovernmental Coordination Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	County, Cities, RDC, DCA, GECD, Development Authority, Board of Education, HGTC	N/A	N/A	quarterly 2007-2011

Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation	Cities, RDC, DCA, GEcD	N/A	N/A	quarterly 2007-2011
Participate in Bi-annual Economic Development Strategy Meeting	County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC	N/A	N/A	biannually 2007-2011
Explore opportunities for resource sharing	Cities, County, RDC	N/A	N/A	Ongoing 2007-2011

Short Term Work Program for Toombsboro

Economic Development

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.	County, Cities, Development Authority, DCA, GEcD, DOL	\$10,000	LAG, OGA, Quality Growth, County, Cities	2007
Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority	N/A	N/A	2007
Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	2007
Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	Ongoing 2007-2011
Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.	Chamber of Commerce	N/A	N/A	Ongoing 2007-2011
Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.	Chamber of Commerce	N/A	N/A	Ongoing 2007-2011
Compile inventory of available property for development and update as needed	County, Cities, Chamber of Commerce, Wilkinson County Development Authority	N/A	N/A	Ongoing 2007-2011
Establish and implement public-private partnership for education through the County Chamber of Commerce.	County, Chamber of Commerce, Board of Education	N/A	N/A	2008
Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Chamber of Commerce, GEcD	\$10,000	LAG, County, Cities	Ongoing 2007 – 2011

Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$200,000	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	Ongoing 2007 – 2011
Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development	County, Cities, Chamber of Commerce, Recreation Board	N/A	LWCF, SPLOST, County, Cities	Ongoing 2007 – 2011
Implement infrastructure improvements to support economic development	City, County, RDC, USDA, DCA, GEcD	To be determined	EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities	Ongoing 2007 – 2011
Develop and implement a marketing strategy and materials	City, County, RDC, DCA, GEcD, WDA, COC	\$20,000	County, Cities, LAG	2008
Develop a Better home Town Program	City, DCA, RDC	To be determined	DCA, City	2010

Natural & Cultural Resources

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Develop infill development or Brownfield/ greyfield redevelopment program	County, Cities, Development Authority	To be determined	EPA, EPD, County, Cities	2008
Develop a comprehensive inventory of natural and cultural resources.	County, Cities, RDC	5,000	LAG, County, Cities	2008
Establish Environmental Impact Review Program	County, Cities, RDC, EPD	N/A	County, Cities	2008
Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.	County, Cities, RDC, EPD	To be determined	EPD, County, Cities	2008 and as needed
Compile inventory all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate	County, Cities, RDC, Historical Society, Middle GA Historic Preservation Committee	5,000	HPF, County, Cities	2009
Obtain "Scenic Byway" designation along Hwy 112 and partner with Allentown and County for development opportunities	County, Allentown, Toombsboro, Historical Society, DOT	\$10,000	County, Cities	2008
Train public works employees on best management practices for maintenance of right of way	County, Cities, Soil and Water Conservation Service, RDC, DOT	\$2,000	DNR, County, Cities	Ongoing 2007 – 2011

Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park	City, County, Balls Ferry Historic Park Association, DNR	\$2,000,000	Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities	Ongoing 2007 - 2011
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	City, County, Surrounding Cities and Counties, Other Public and Private Stakeholders	To be determined	DNR, Quality Growth, Counties, Cities	2009
Support efforts to establish kaolin artifacts museum	Cities, County, Wilkinson County Development Authority; neighboring counties	To be determined	OGA, LAG, SPLOST, County, Cities	2009
Develop program to address abandoned wells and septic systems	Cities, County, RDC, DCA, EPD	N/A	EPD, County, Cities	2008

Facilities and Services

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Implement infrastructure improvements to support economic development	City	To be determined	EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities	On-going 2007-2011
Enhance water system	City	To be determined	EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities	2011
Implement recommendations of Sewerage Feasibility Study	County, Irwinton, McIntyre, Toombsboro	\$13,000,000	EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities	2011
Develop and implement strategy to address animal control	County, cities, Dept of Agriculture, Health Department	\$150,000	County, Cities	2008
Revise 911 Addressing System	City	\$10,000	GEMA, OGA, County, Cities	2001
Establish Enhanced 911 services	County, Cities, OneGeorgia, GEMA,	\$ 250,000	GEMA, OGA, County, City	2008
Apply for grants as appropriate to implement Pre-Disaster Mitigation Plan and Emergency Operations Plan	County, Cities, GEMA, FEMA	\$4,471,950	USDA, SPLOST, City	2011

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	County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA	\$1,500,000	OGA, USDA, EIP, SPLOST, County, Cities	2008
Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.	County, Cities	N/A	N/A	2007
Develop a capital improvement program for infrastructure and community facilities repair and replacement.	City	N/A	LWCF, SPLOST, County, City	Ongoing 2007 – 2011
Explore all avenues for financing infrastructure and community facility projects.	City	N/A	County, City	Ongoing 2007 – 2011
Develop a Septic System Educational program.	County, Cities, Health Department, UGA Ext	N/A	Quality Growth, County, Cities	Ongoing 2007 – 2011
Participate in Leadership Wilkinson program.	County, Extension Service, UGA	\$2,000	County, Cities	Ongoing 2007 - 2011
Develop a team of trained grant writers to support community programs	City, County, RDC, Family Connections, DCA, non-profit organizations	N/A	County, Cities	Ongoing 2007 – 2011
Implement action items in Recreation Master Plan	City, County, Recreation Board	\$5,000,000	LWCF, County, Cities, SPLOST	Ongoing 2007 – 2011
Acquire Train Depot and develop as community resource	City, County, Norfolk Southern, DOT, DCA	To be determined	DOT, OGA, County, City	Ongoing 2007 – 2011
Expand programs offered by libraries and renovate buildings	Cities, County, DCA, Regional Library System, private sponsors	\$20,000	LAG, County, Cities	Ongoing 2007 – 2011

Housing Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.	County, Cities, DCA	N/A	N/A	2007
Establish a housing rehabilitation program to improve existing housing conditions	City, DCA, USDA, non-profits	\$500,000	CDBG, CHIP, USDA, County, Cities	Ongoing 2007 – 2011
Develop enforcement program for housing code compliance, including mobile homes	City, DCA, RDC	N/A	N/A	2008
In partnership with County and other cities, establish a housing task force	Cities, County, RDC, DCA, HUD, non-profits	N/A	N/A	2007
Sponsor Annual Housing Fair to educate citizens about housing programs	City, County, DCA, USDA, RDC, HUD, non-profit organizations	N/A	N/A	annually 2007-2011

Encourage homebuyer education programs and credit counseling programs.	County, Cities, DCA, non-profits, USDA	N/A	N/A	2007

Land Use

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Evaluate the appropriateness of land use regulations.	County, DCA, RDC	N/A	Quality Growth, City	2008
Evaluate the implementation of a code inspection and enforcement program.	County, DCA, RDC	N/A	Quality Growth, City	2008

Transportation Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Obtain "Scenic Byway" designation along Hwy 112.	County, Allentown, Toomsboro, Historical Society, DOT	\$10,000	LAG, DOT, OGA, County, Cities	2008
Explore opportunities for Rails to Trails Program	DOT, City, County	N/A	DOT, County, Cities	2010

Intergovernmental Coordination Issues

Action Item	Responsible Party	Estimated Cost	Funding Source	Estimated Completion Time
Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.	County, Cities, RDC, DCA, GEcD, Development Authority, Board of Education, HGTC	N/A	N/A	quarterly 2007-2011
Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation	Cities, RDC, DCA, GEcD	N/A	N/A	quarterly 2007-2011
Participate in Bi-annual Economic Development Strategy Meeting	County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC	N/A	N/A	biannually 2007-2011
Explore opportunities for resource sharing	Cities, County, RDC	N/A	N/A	on-going 2007-2011

Report of Accomplishments for Wilkinson County

DESCRIPTION	CURRENT STATUS	EXPLANATION
HOUSING (HO)		
Organize a task force on elderly and low-income housing.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established

Conduct study assessing need for low-income and elderly housing and other related services.	Not accomplished	The Housing Needs Assessment was completed in 2004; the study determined the location and condition of housing but did not address the needs of the population.
Establish several resource centers for the distribution of information on the subject of affordable housing for the elderly and low-income.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established
Consider and implement where feasible recommendations from the task force's housing need study.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established
Coordinate programs for the elderly and low-income on the subjects of house maintenance and weatherization.	Accomplished	Several programs exist to provide house maintenance and weatherization assistance to residents and referrals are made.
ECONOMIC DEVELOPMENT (ED)		
Establish joint development authority with adjoining counties.	Accomplished	The Fall Line Regional Development Authority was established in 2001 with Baldwin County
Establish and implement existing business and industry support programs through the County Chamber of Commerce	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Establish and implement public-private partnership for education through the County Chamber of Commerce.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Evaluate the establishment of a publicly owned industrial park through the joint multi-county development authority, and for the Wilkinson County Development Authority	Accomplished	Working with the City of Gordon on Hartford South Industrial Park
Establish a satellite training facility, in coordination with Heart of Georgia Technical College to prepare existing and new workforce for future jobs and new technology (County has building in place.)	Underway	In 2004, Wilkinson County changed to the service region for Heart of Georgia Tech. Since then, Irwinton has supported efforts to provide training opportunities in Wilkinson County
Establish and implement a small business development program through the chamber.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
NATURAL RESOURCES (NR)		
Adopt and implement Groundwater Recharge, River Corridor, and Wetlands Protection Ordinances, and provide the necessary training for the individuals responsible for implementation of this ordinance.	Accomplished	Wilkinson County adopted the Ordinances in 2000.

Hold public information and education meetings on water quality issues; groundwater recharge area protection, river corridor protection, wetlands protection, water conservation, and erosion and sedimentation and other non-point pollution control.	Not accomplished	A formal public education program has not been accomplished.
Establish a partnership with neighboring cities and counties and other important stakeholders to develop and implement an effective watershed protection program.	Not accomplished	Study committee has not yet been established.
Establish and implement recommendations to ensure adequate water supply in the county, including water conservation measures.	Not accomplished	County specific water conservation measures have not been established.
Establish education forums for local citizens and developers on identifying and protecting endangered plant and animal species on their property.	Not accomplished	The County did not inventory the endangered plant and animal species.
Establish and implement a monitoring program for the reclamation and reforestation activities by kaolin and forestry companies.	Not accomplished	The County has collected data on mining permits issued by EPD; however, a monitoring program has not been established.
HISTORIC RESOURCES (HR)		
Conduct comprehensive survey of county historic resources.	Not accomplished	A compilation of resources along SR112 was completed.
Nominate structures, sites, districts, and other historic resources to the National Register that are considered eligible by the historic survey.	Not accomplished	Because the survey was not completed, properties were not nominated.
Consider the adoption of a preservation ordinance; appointment of a preservation commission and other measures necessary to become a Certified Local Government.	Not completed	The County did not have an interest in adopting a preservation ordinance. The County is represented on the Middle Georgia Historical Preservation Commission.
Hold public forums to inform and educate local citizens on the historical preservation process, and the progress of the local preservation efforts.	Not accomplished	The County did not have an interest in conducting the forums.
Work with local school board in establishing heritage education program in each of the county's schools.	Not accomplished	The County did not pursue this partnership with the Board of Education.
COMMUNITY FACILITIES (CF)		
Develop and update on an annual basis the inventory of county equipment costing more than \$10,000 originally as part of the CIP process	Completed	A fixed asset inventory was established in 2004 and is updated annually.
Prepare government facility improvement plan.	Not accomplished	A multi-year capital improvement program has not been established.
Prepare and implement county recreation study.	Completed	The Recreation Master Plan was completed in 2003 and implementation is going.
Implement recommendations from the Fire Commission assessment study when completed.	Completed	Wilkinson County purchased the fire protection Vehicles and equipment identified by the Fire Commission.

Conduct study to determine economic feasibility of developing Balls Ferry into a historical state park.	Completed	A feasibility study was completed in on the Establishment of Balls Ferry State Park.
Conduct a study to address the need for countywide water and sewer service.	Completed	The study was completed in
Develop two additional solid-waste convenience centers in the next five years.	Completed	A Convenience Center was opened on Asbell Road in 2004; property has been acquired for the second site and construction is planned for 2006.
Construct Wilkinson County service center to serve the needs of the mentally handicapped.	Completed	The Service Center was constructed in
Develop and implement a county road improvement plan.	Completed	The County conducts an annual process for evaluating road projects.
Implement the Section 5311 Public Transit System in Wilkinson County.	Completed	The program has operated every year.
LAND USE (LU)		
Prepare and implement Comprehensive Land Development Ordinance, and provide training to those individuals responsible for implementing the ordinance.	Not accomplished	The County evaluated alternatives to land use planning and is working on the applicable ordinances.
Establish mechanism to implement the Comprehensive Plan STWP, and conduct an annual review and update of the Comprehensive Plan, which include a public information and participation process.	Not accomplished	The County did not review the Short Term Work Plan annually.

Report of Accomplishments for Allentown

DESCRIPTION	CURRENT STATUS	EXPLANATION
HOUSING (HO)		
Coordinate with County on the establishment of a housing task force.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Coordinate with County and housing task force in the development of a study assessing need for low-income and elderly housing and other related services.	Not accomplished	The Housing Needs Assessment was completed in 2004; the study determined the location and condition of housing but did not address the needs of the population.
Assist the County and the housing task force in establishing resource centers for the distribution of information on the subject of affordable housing for the elderly and low-income.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Consider and implement where feasible recommendations from the task force's housing needs study.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.

Work with County in coordinating programs for the elderly and low-income on the subjects of housing maintenance and weatherization.	Accomplished	Several programs exist to provide house maintenance and weatherization assistance to residents and referrals are made.
ECONOMIC DEVELOPMENT (ED)		
Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring cities and counties on the establishment of a joint development authority.	Accomplished	The Fall Line Regional Development Authority was established in 2001 with Baldwin County.
Participate with the County and the Chamber of Commerce in identifying and promoting opportunities for tourism in the City of Allentown and the remainder of the County.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in the establishment and implementation of a public-private partnership for education.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the establishment of a satellite training facility to prepare existing and new workforce for future jobs and new technology.	Underway	In 2004, Wilkinson County changed to the service region for Heart of Georgia Tech. Since then, Irwinton has supported efforts to provide training opportunities in Wilkinson County.
Support the County and Chamber of Commerce in the creation of a small business development program.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Coordinate with the County, the Wilkinson County Development Authority, and neighboring cities and counties on the development of additional industrial park sites and related infrastructure improvements.	Underway	Working with the City of Gordon on Hartford South Industrial Park.
NATURAL RESOURCES (NR)		
Explore becoming a Tree City USA, and if it is the decision to become one, adopt and implement the necessary ordinances.	Not Accomplished	The city has no interest in becoming a Tree City.

Adopt and implement the Groundwater Recharge Ordinance and Wetland Protection Ordinance, and provide the necessary training to those individuals in the City responsible for its enforcement.	Accomplished	The city adopted the ground water recharge and wetland protection ordinances.
Provide education and training seminars for the general public on the application of the Groundwater Recharge Ordinance and Wetland Protection Ordinance.	Not Accomplished	The city has not conducted regular training on these ordinances but provides copies of the ordinance when appropriate.
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Not Accomplished	The study was not initiated.
HISTORIC RESOURCES (HR)		
Participate with the County and the Historical Society in a comprehensive historic survey of the City of Allentown and the remainder of the County.	Accomplished	A compilation of resources along SR112 has been completed.
Establish and implement National Register nomination process for those resources in the City that have been determined to be eligible by the survey.	Not Accomplished	A nomination process has not been established.
Coordinate with County in holding forums to inform and educate local citizens on the historical preservation process, and progress of the local preservation efforts.	Not Accomplished	The city did not have an interest in holding the forums.
COMMUNITY FACILITIES (CF)		
Coordinate with County on their fire protection plan.	Completed	The County purchased the vehicles and equipment recommended by the Fire Commission.
Coordinate with County in the development of the water and sewer plan.	Completed	A study was completed in
Coordinate with the County and County Recreation Commission in the preparation and implementation of the county recreational needs study.	Completed	The Recreation Master Plan was completed in and implementation is ongoing.
Construct new joint city hall and fire station.	Completed	The new building was constructed in 2004.
LAND USE (LU)		

The City of Allentown will review and consider other land development techniques other than zoning to preserve the character of the City.	Not Accomplished	The city did not have interest to develop ordinances.
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Report of Accomplishments for Gordon

HOUSING	CURRENT STATUS	EXPLANATION
Annex additional land for residential development.	Not Accomplished	The City evaluated properties for annexation but did not initiate the annexation process.
Upgrade the condition of the City's housing stock through the enforcement of housing codes and periodic community clean-up campaigns.	Accomplished	The City enhanced housing code enforcement.
Establish and maintain a register of property that is available for sale or rent.	Accomplished	The City maintains a list of properties that are available, however, it is not a comprehensive listing of all properties.
Coordinate with county on the establishment of a housing task force.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Coordinate with county and housing task force in development of study assessing need for low-income and elderly housing and other related services.	Not accomplished	The Housing Needs Assessment was completed in 2004; the study determined the location and condition of housing but did not address the needs of the population.
Assist the county and the housing task force in establishing resource centers for the distribution of information on the subject of affordable housing for elderly and low income.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Consider and implement where feasible recommendations from the task force's housing needs study.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Work with County in coordinating programs for the elderly and low-income on the subjects of housing maintenance and weatherization.	Accomplished	Several programs exist to provide house maintenance and weatherization assistance to residents and referrals are made.
ECONOMIC DEVELOPMENT		
Evaluate sites for the relocation of the City's industrial park upon identification of the Fall Line Freeway's alignment.	Accomplished	The Hartford South Industrial Park was established in 2005 at the intersection of the Fall Line Freeway and Hwy 243.
Coordinate with Wilkinson County, Wilkinson County Development Authority and neighboring counties and cities in the establishment of a joint development authority.	Accomplished	The Fall Line Regional Development Authority was established in 2001 with Baldwin County.
Implement Better Hometown Program to increase downtown business and improve the appearance of the downtown area.	Accomplished	Gordon was designated as a Better Hometown Community in 2000.
Participate with the County and the Chamber of Commerce in identifying and promoting	Not accomplished	The Chamber of Commerce has been inactive since 2000.

opportunities for tourism in the City of Gordon and the remainder of the county.		
Support the County and the Chamber of Commerce in establishing and implementing existing business and industry support programs.	Not accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in establishing and implementing a public-private partnership for education.	Not accomplished	The Chamber of Commerce has been inactive since 2000.
Support the establishment of a satellite training facility to prepare existing and new workforce for future jobs and new technology.	Not accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and Chamber of Commerce in the establishment and implementation of a small business development program.	Not accomplished	The Chamber of Commerce has been inactive since 2000.
Coordinate with Wilkinson County, Wilkinson County Development Authority and neighboring counties on the development of additional industrial park sites and related infrastructure improvements.	Underway	Gordon and the County are evaluating opportunities for additional industrial sites.
NATURAL RESOURCES		
Adopt and implement the Wetlands Protection and Groundwater Recharge Area ordinances, including the establishment of an education program on these regulations.	Accomplished	The city adopted the ground water recharge and wetland protection ordinances.
Continue to implement the water conservation program.	Accomplished	The city has adopted a water conservation program.
Establish nature trail near sewerage treatment facility.	Not accomplished	The City evaluated the establishment of a trail, but did not implement the trail.
Participate in a sub-watershed study to help maintain water quality in the Oconee River Basin.	Not accomplished	The study was not initiated.
Establish an Adopt-A-Stream program within the City of Gordon.	Underway	This project is underway.
HISTORIC RESOURCES		
Participate in the county-wide historic resources survey.	Accomplished	Gordon has developed a listing of historic resources, however, the county-wide survey has not been completed.
Continue work on renovation of old depot and transforming it into museum and meeting area.	Accomplished	The renovation of the Depot was completed in 2004.
Establish and implement National Register nomination process for those resources in the City that have been determined to be eligible by the survey.	Not Accomplished	A nomination process has not been established.
Develop and implement preservation ordinance; appoint preservation commission; become a Certified Local Government.	Not Accomplished	Draft ordinance developed, but not adopted or implemented.
Renovate old historic jail.	Completed	The City has completed renovation of the Old Jail in 2004.
Coordinate with county in holding forums to inform and educate local citizens on the historical preservation process, and the progress of the local preservation efforts.	Not accomplished	Forums were not held because the county-wide survey was not completed.

Establish Heritage Tourism Tour as part of the Regional Advisory Committee's efforts to create a regional historical preservation tour.	Underway	The City is pursuing heritage tourism opportunities with Bibb County, Baldwin County and the State of Georgia.
COMMUNITY FACILITIES		
Coordinate with County and County Recreation Commission in the preparation and implementation of the county recreation needs study.	Completed	The Recreation Master Plan was completed in and implementation is ongoing.
Study stormwater collection and disposal in coordination with the County.	Completed	The study was completed in 2003.
Coordinate with county on their fire protection plan.	Completed	The Fire Commission completed their Fire Protection Plan in 2002.
Review mosquito control program.	Completed	The City conducts an annual review of the mosquito control program.
Coordinate with the County on its water and sewer study.	Completed	The Sewer Feasibility Study was completed in 2004.
LAND USE		
Conduct Annexation Study.	Completed	A limited annexation study was completed in 2004.
Review the zoning ordinance and other land development controls on an annual basis to insure they are consistent with the local comprehensive plan and state statutes.	Completed	The City conducts an annual review of the zoning ordinance.
Develop and implement a mapping program for the City.	Not accomplished	The City postponed this project until 2007.
Review and make adjustments to the street numbering program on an annual basis.	Completed	The City conducts an annual review and makes adjustments as needed.

Report of Accomplishments for City of Irwinton

DESCRIPTION	CURRENT STATUS	EXPLANATION
HOUSING		
Coordinate with county on the establishment of a housing task force.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established
Coordinate with county and housing task force in development of study assessing need for low-income and elderly housing and other related services.	Not accomplished	The Housing Needs Assessment was completed in 2004; the study determined the location and condition of housing but did not address the needs of the population.
Assist the county and the housing task force in establishing resource centers for the distribution of information on the subject of affordable housing for the elderly and low-income.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established
Consider and implement where feasible recommendations from the task force's housing needs study.	Not accomplished	The Housing Needs Assessment was completed in 2004; however, no action has been taken to implement a housing program
Work with County in coordinating programs for the elderly and low-income on the subjects of house maintenance and weatherization.	Accomplished	Irwinton works to refer needy individuals to programs for assistance
ECONOMIC DEVELOPMENT		

Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties and cities on the establishment of a joint development authority.	Accomplished	The Fall Line Regional Development Authority was established in 2001 with Baldwin County
Participate with the County and the Chamber of Commerce in identifying and promoting opportunities for tourism in the City of Irwinton and the remainder of the County.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and Chamber of Commerce in the establishment and implementation of a public-private partnership for education.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the establishment of satellite training facility to prepare existing and new workforce for future jobs and new technology.	Underway	In 2004, Wilkinson County changed to the service region for Heart of Georgia Tech. Since then, Irwinton has supported efforts to provide training opportunities in Wilkinson County
Support the County and Chamber of Commerce in the creation of a small business development program.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties and cities on the development of additional industrial park sites and related infrastructure improvements.	Underway	Irwinton supports efforts to establish other industrial parks such as the Hartford South Industrial Park
NATURAL RESOURCES		
Work with County, Water Conservation Commission, and Fire Commission to implement water conservation measures in the City of Irwinton.	Accomplished	Irwinton has adopted a water conservation program.
Implement tree ordinance; establish training and educational seminars for the general public on the importance of tree preservation and plantings, and on the proper implementation of the ordinance.	Accomplished	Irwinton has adopted a tree ordinance.
Adopt and implement the Groundwater Recharge Ordinance and Wetland Protection Ordinance, and provide the necessary training to those individuals in the city responsible for its enforcement.	Accomplished	Irwinton has adopted a Groundwater Recharge Ordinance
Provide education and training seminars for the general public on the application of the Groundwater Recharge Ordinance and Wetland Protection Ordinance.	Not Accomplished	A formal public education program has not been established.
Participate in a sub-watershed study to help improve water quality in the Oconee River basin.	Not Accomplished	The study has not been initiated.

HISTORIC RESOURCES		
Participate with the County and the Historical Society in a comprehensive historic survey of the City of Irwinton and the remainder of the County.	Not Accomplished	The Historical Society has not started this project
Establish and implement National Register nomination process for those resources in the City that have been determined to be eligible by the survey.	Not Accomplished	The Historical Society has not started this project
Consider the development of a preservation ordinance, appointment of a preservation commission, and becoming Certified Local Government.	Not Accomplished	The city did not pursue the preservation ordinance since the survey was not completed.
Coordinate with county in holding forums to inform and educate local citizens on the historical preservation process, and the progress of the local preservation efforts.	Not Accomplished	The city did not have an interest in holding the forums.
COMMUNITY FACILITIES		
Coordinate with the County on their fire protection plan.	Completed	The Fire Commission completed their Fire Protection Plan in 2002.
Coordinate with the county on the water and sewer study.	Completed	The Sewer Feasibility Study was completed in 2004.
Coordinate with the County and County Recreation Commission on the preparation and implementation of the county recreational needs study.	Completed	The Recreation Master Plan was completed in 2004 and Irwinton adopted the plan and has coordinated in the implementation of the plan
LAND USE		
The City of Irwinton will review and consider other land development techniques other than zoning to reserve the character and integrity of the City.	Not Accomplished	The city did not have an interest in land development ordinances.

Report of Accomplishments for City of Ivey

DESCRIPTION	CURRENT STATUS	EXPLANATION
HOUSING (HO)		
Coordinate with county on the establishment of a housing task force.	Not Accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Coordinate with county and housing task force in development of study assessing need for low-income and elderly housing and other related services.	Not Accomplished	The Housing Needs Assessment was completed in 2004; the study determined the location and condition of housing but did not address the needs of the population.

Assist the county and the housing task force in establishing resource centers for the distribution of information on the subject of affordable housing for the elderly and low-income.	Not Accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Consider and implement where feasible recommendations from the task force's housing needs study.	Not Accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Work with County in coordinating programs for the elderly and low-income on the subjects of house maintenance and weatherization.	Accomplished	Several programs exist to provide house maintenance and weatherization assistance to residents and referrals are made.
Upgrade the condition of the city's housing stock through the enforcement of housing codes and neighborhood clean-up programs.	Not Accomplished	Ivey has a building permit program but does not have code enforcement.
ECONOMIC DEVELOPMENT (ED)		
Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties on the establishment of a joint development authority.	Accomplished	The Fall Line Regional Development Authority was established in 2001 with Baldwin County.
Participate with the County and Chamber of Commerce in identifying and promoting opportunities for tourism in the City of Ivey and the remainder of the County.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in the establishment and implementation of a public-private partnership for education.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the establishment of satellite training facility to prepare existing and new workforce for future jobs and new technology	Underway	In 2004, Wilkinson County changed to the service region for Heart of Georgia Tech. Since then, Ivey has supported efforts to provide training opportunities in Wilkinson County.
Support the County and Chamber of Commerce in the creation of a small business development center.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties on the development of additional industrial park sites and related infrastructure improvements.	Underway	Ivey supports efforts to establish other industrial Parks such as Hartford South Industrial Park.
NATURAL RESOURCES (NR)		
Adopt and implement the Wetlands Protection and Groundwater Recharge Ordinances.	Completed	The ordinances were adopted in 2001.
Continue with local water conservation program.	Completed	The city encourages water conservation.

Establish a partnership with Wilkinson County and neighboring cities and counties and other important stakeholders to develop and implement an effective watershed protection program.	Not Accomplished	The study has not been initiated.
HISTORIC RESOURCES (HR)		
Participate in the countywide historic resource survey.	Not Accomplished	A survey of resources along SR112 was completed But a countywide survey has not been conducted.
Nominate structures, sites, districts, and other historic resources to the National Register that are considered eligible by the historic survey.	Not Accomplished	Because the survey was not completed, nominations were not made.
Hold public forums to inform and educate local citizens on the historical preservation process, and the progress of the local preservation efforts.	Not Accomplished	The city did not have an interest in holding the forums.
Consider the adoption of a preservation ordinance; appointment of a preservation commission and other measures necessary to become a Certified Local Government.	Not Accomplished	The city did not adopt the ordinance because the survey was not completed.
COMMUNITY FACILITIES (CF)		
Coordinate with County and Recreation Commission in the development and implementation of the county recreational needs study.	Completed	The Recreation Master Plan was completed in and implementation is on going.
Implement proposed improvements to the water distribution system.	Underway	Improvements to the water system are underway.
Renovate existing city hall or construct new city administration building.	Not Accomplished	The city is evaluating the options.
Coordinate with the County in their fire protection plan.	Completed	The County purchased the vehicles and equipment recommended by the Fire Commission.
Coordinate with the County on their water and sewer study.	Completed	The study was completed in 2003.
LAND USE (LU)		
Review the zoning ordinance and subdivision regulations on an annual basis to insure they are consistent with the local comprehensive plan and state statutes.	Completed	The city modifies the planning and zoning ordinances as required to stay current.

Report of Accomplishments for McIntyre

DESCRIPTION	CURRENT STATUS	EXPLANATION
HOUSING (HO)		
Coordinate with County on the establishment of a housing task force.	Not Accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.

Coordinate with County and housing task force in the development of a study assessing need for low-income and elderly housing and related services.	Not Accomplished	The Housing Needs Assessment was completed in 2004; the study determined the location and condition of housing but did not address the needs of the population.
Assist the County and housing task force in establishing resources centers for the distribution of information on the subject of affordable housing for the elderly and low-income.	Not Accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Consider and implement where feasible recommendations from the task force's housing needs study.	Completed	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Work with County in coordinating programs for the elderly and low-income on the subjects of house maintenance and weatherization.	Accomplished	Several programs exist to provide house maintenance and weatherizing assistance to residents and referrals are made.
ECONOMIC DEVELOPMENT (ED)		
Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties and cities on the establishment of a joint development authority.	Completed	The Fall Line Regional Development Authority was established in 2001 with Baldwin County.
Participate with the County and the Chamber of Commerce in identifying and promoting opportunities for tourism in the City of McIntyre and the remainder of the County.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and Chamber of Commerce in the establishment of implementation of a public-private partnership for education.	Not accomplished	The Chamber of Commerce has been inactive since 2000.
Support the establishment of a satellite training facility to prepare existing and new workforce for future jobs and new technology.	Underway	In 2004, Wilkinson County changed to the service region for Heart of Georgia Tech. Since then, Irwinton has supported efforts to provide training opportunities in Wilkinson County.
Support the County and Chamber of Commerce in the creation of a small business development program.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties and cities on the establishment of additional industrial park sites and related infrastructure improvements.	Completed	The city supports the establishment of Industrial Parks like Hartford South.
Identify opportunities of commercial development expansion resulting from the widening of US 441.	Not Accomplished	The city has not completed a study of the opportunities.
NATURAL RESOURCES (NR)		

Implement tree ordinance; establish training and educational seminars for the general public on the importance of tree preservation and plantings, and on the proper implementation of the ordinance.	Completed	The city adopted the ordinance in 1994.
Adopt and implement the Wetlands and Groundwater Recharge Ordinance, and provide the necessary training to those individuals in the City responsible for its enforcement.	Completed	The city adopted the ordinance in 2001.
Provide education and training seminars for the general public on the application of the Wetlands and Groundwater Recharge Ordinance.	Not Accomplished	The city has no interest in holding seminars but does provide the information to the public as appropriate.
Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.	Not Accomplished	The study has not been initiated.
HISTORIC RESOURCES (HR)		
Participate with the County and Historical Society in a comprehensive historic survey of the City of McIntyre and remainder of the County.	Not Accomplished	A survey of resources along SR112 was completed but a county wide compilation was not conducted.
Establish and implement National Register nomination process for those resources in the City that have been determined to be eligible by the survey.	Not Accomplished	Since the survey was not completed, a nomination process was not established.
Coordinate with County in holding forums to inform and educate local citizens on the historical preservation process, and the progress of the local preservation efforts.	Not Accomplished	The city did not have an interest in conducting the forums.
COMMUNITY FACILITIES (CF)		
Expand water storage capacity and possibly construct a new well.	Not Accomplished	This project was post-poned.
Conduct a study on a new sewerage system that all assesses all alternatives available to the City, and coordinate with the County's water and sewer study.	Completed	The study was completed in 2003.
Coordinate with County's fire protection plan.	Completed	The County purchased vehicles and equipment recommended by the Fire Commission.
Coordinate with the County in the development of the recreation needs study.	Completed	The Recreation Master Plan was completed in and implementation is on going.
LAND USE (LU)		
The City of McIntyre will review and consider other land development techniques other than zoning to preserve the character and integrity of the City	Not Accomplished	The city did not have an interest in new land development regulations.

Report of Accomplishments for Toombsboro

DESCRIPTION	CURRENT STATUS	EXPLANATION
HOUSING (HO)		

Coordinate with County on the establishment of a housing task force.	Not Accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Coordinate with County and housing task force in development of study assessing need for low-income and elderly housing and other related services.	Not Accomplished	The Housing Needs Assessment was completed in 2004; the study determined the location and condition of housing, but did not address the needs of population.
Assist the County and the housing task force in establishing resource centers for the distribution of information on the subject of affordable housing for the elderly and low-income.	Not Accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Consider and implement where feasible recommendations from the task force's housing needs study.	Not Accomplished	The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.
Work with County in coordinating programs for the elderly and low-income on the subjects of housing maintenance and weatherization.	Accomplished	Several programs exist to provide house Maintenance and weatherization assistance to Residents and referrals are made.
City will participate in the Christmas in April project several times a year in conjunction with established neighborhood clean-up days to help beautify the community and build community pride and a better living environment for city residents.	Not Accomplished	The city does not have an interest in establishing A Christmas in April program.
Establish "How to" workshops in the community to increase knowledge on how to maintain and take care of a house.	Not Accomplished	The city did not have an interest in offering the workshops.
ECONOMIC DEVELOPMENT (ED)		
Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties on the establishment of a joint development authority.	Accomplished	The Fall Line Regional Development Authority was established in
Participate with the County and the Chamber of Commerce in identifying and promoting opportunities for tourism in the City of Toombsboro and the remainder of the County.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the County and the Chamber of Commerce in the establishment and implementation of a public-private partnership for education.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Support the establishment of satellite training facility to prepare existing and new workforce for future jobs and new technology.	Underway	In 2004, Wilkinson County changed to the service region for Heart of Georgia Tech. Since then, McIntyre has supported the efforts to provide training opportunities in Wilkinson County.
Support the County and Chamber of Commerce in the creation of a small business development program.	Not Accomplished	The Chamber of Commerce has been inactive since 2000.
Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties on the development of additional industrial parks sites and related	Underway	The city supports the establishment of industrial parks such as Hartford South.

infrastructure improvements.		
NATURAL RESOURCES (NR)		
Adopt and implement Wetlands and Groundwater Recharge ordinance, and provide the necessary training to those individuals in the city responsible for their enforcement.	Completed	The city adopted the ordinances in 2001.
Provide education and training seminars for the general public on the application of the Groundwater Recharge and Wetlands ordinances	Not Accomplished	The city did not conduct formal training but does provide the ordinances to the public as appropriate.
Work with County, Water Conservation Commission, and Fire Commission to implement water conservation measures in the City of Toombsboro.	Completed	The city has developed a conservation program.
Participate in a sub-watershed study to help improve water quality in the Oconee River basin.	Not Accomplished	The study has not been initiated.
HISTORIC RESOURCES (HR)		
Participate with the County and the Historical Society in a comprehensive historic survey of the City of Toombsboro and the remainder of the County.	Not Accomplished	A survey of resources along SR112 has been completed but a county wide survey has not been.
Continue National Register nomination process for the downtown district and pursue other nominations identified by the historic survey.	Not Accomplished	No new nominations have been initiated.
Consider the development of a preservation ordinance, appointment of a preservation commission, and becoming Certified Local Government.	Not Accomplished	Toombsboro has not adopted a preservation ordinance but Wilkinson County does participate in the Middle Georgia Historic Preservation Commission.
Coordinate with county in holding forums to inform and educate local citizens on the historical preservation process, and the progress of the local preservation efforts.	Not Accomplished	The city did not conduct forums due to lack of Interest.
COMMUNITY FACILITIES (CF)		
Participate in a countywide water and sewer study.	Completed	The study was completed in
Implement recommendations of the water and sewer study.	Not Accomplished	Funding for implementation has not been secured.
Investigate extension of natural gas service in the City.	Underway	The city is pursuing discussions with natural gas providers.
Conduct study of police services in the city to determine need for additional personnel and equipment, and implement recommendations	Not Accomplished	The city did not initiate the study.
Coordinate with county in studying door-to-door solid waste collection service in the City.	Completed	The city began offering door-to-door service in 2005.
Conduct study on possible expansion of city hall/police department, coordinating with police services study, and implement recommendations	Not Accomplished	The city did not initiate the study.

Coordinate with the County and the County Recreation Commission on the preparation and implementation of the county recreational needs study.	Completed	The Recreation Master Plan was completed in and implementation is on going.
Develop a capital improvements program that best fits the needs and resources of the City.	Not Accomplished	The city did not develop a plan.
Coordinate with the County on their fire protection plan.	Completed	The County purchased the vehicles and equipment recommended by the Fire Commission.
Construct new well, new well house, addition to the water department building, and storage/equipment building; clean and repaint water tank; make minor improvements to the distribution system; and upgrade computer system for better financial management.	Completed	The new building was constructed in 2003.
LAND USE (LU)		
Maintain contact and communication with the County on matters of land use and zoning impacting on the City of Toombsboro.	Not Accomplished	The city did not have an interest in land development regulations.
Consider the development and the adoption of an historic preservation ordinance to preserve the historical integrity of the community.	Not Accomplished	The city did not have an interest in a historic Preservation ordinance.

POLICIES

This section includes policies that the local governments will adopt to provide ongoing guidance and direction to achieve the community vision.

Wilkinson County Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community’s economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The protection and conservation of our community’s resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community’s residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact development.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.

- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (homeownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with sprawl.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- Creation of recreational facilities and set-aside of greenspace are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density. We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- We support creation of a community-wide pedestrian/bike path network.
- We will encourage new development that supports and ties in well with existing and planned public transit options in the community.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

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

Allentown Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.

- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact development.

- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (homeownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with sprawl.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- Creation of recreational facilities and set-aside of greenspace are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density. We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- We support creation of a community-wide pedestrian/bike path network.
- We will encourage new development that supports and ties in well with existing and planned public transit options in the community.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

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

Gordon Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact development.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (homeownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with sprawl.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.

- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- Creation of recreational facilities and set-aside of greenspace are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density. We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- We support creation of a community-wide pedestrian/bike path network.
- We will encourage new development that supports and ties in well with existing and planned public transit options in the community.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Irwinton Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in new development.

- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
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Ivey Policies

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- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

McIntyre Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
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- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.

- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
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Natural and Cultural Resources

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Facilities and Services

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Land Use

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Toomsboro Policies

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- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

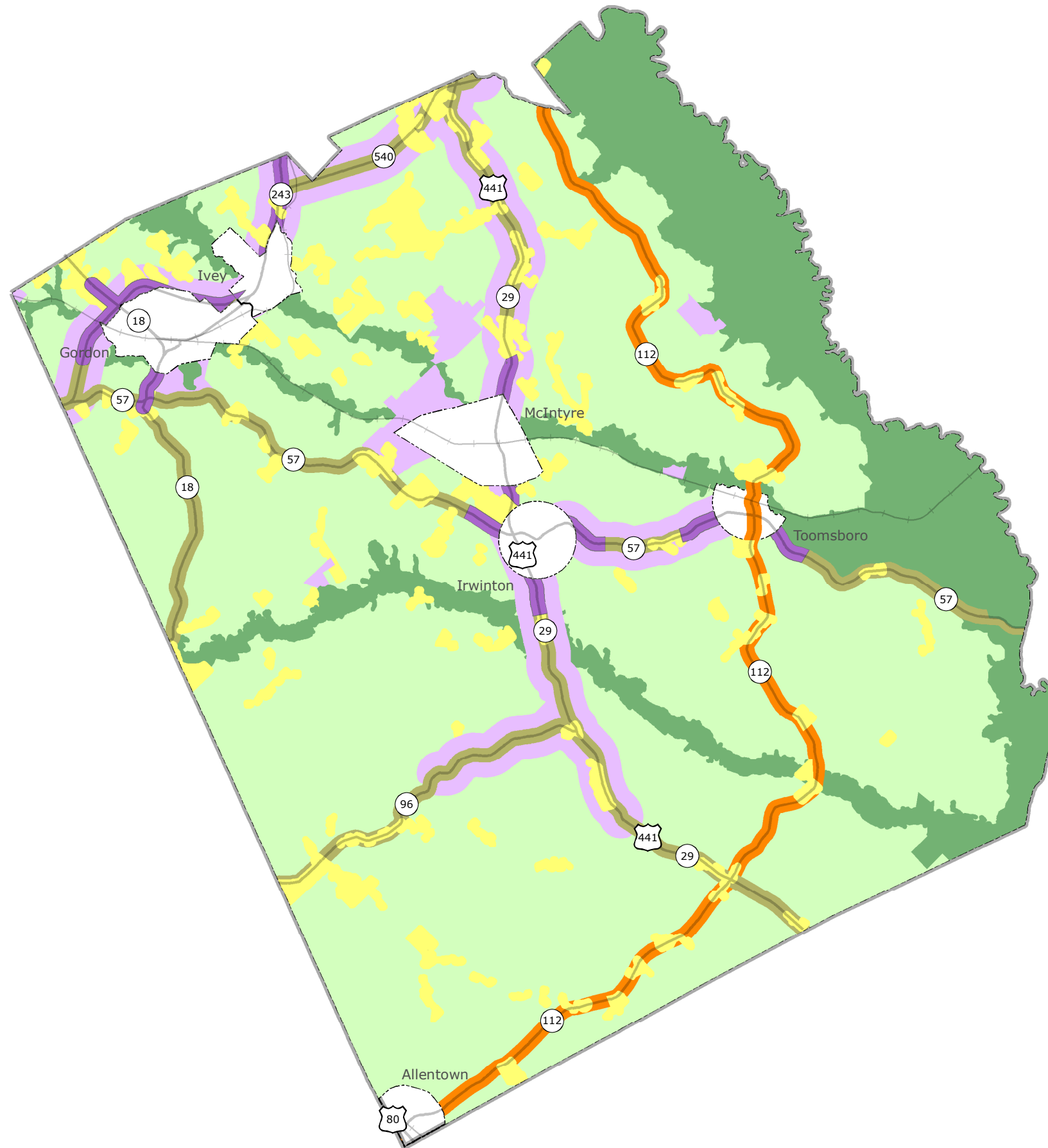
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

APPENDIX A: CHARACTER AREA AND FUTURE DEVELOPMENT MAPS













Wilkinson County, Georgia

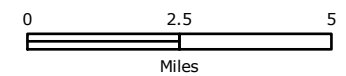
Joint Comprehensive Plan 2006 - 2026

Recommended Character Areas Map Wilkinson County



GEOGRAPHIC FEATURE LEGEND

-  LOCAL ROAD
-  HIGHWAY
-  RAILROAD
-  COUNTY BOUNDARY
-  CITY | TOWN LIMITS
-  AGRICULTURAL AREA
-  CONSERVATION | GREENSPACE AREA
-  INDUSTRIAL AREA
-  MAJOR CORRIDOR
-  RURAL RESIDENTIAL
-  SCENIC COORIDOR
-  GATEWAY CORRIDOR



Digital Data Source Information



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








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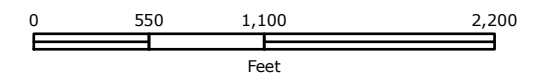
Middle Georgia Regional Development Center | <http://www.mgrdc.org>

Wilkinson County, Georgia
 Joint Comprehensive Plan
 2006 - 2026

Recommended Character Areas Map
 City of Allentown, Georgia

GEOGRAPHIC FEATURE LEGEND

-  LOCAL ROAD
-  HIGHWAY
-  RAILROAD
-  COUNTY BOUNDARY
-  CITY | TOWN LIMITS
-  AGRICULTURAL AREA
-  CONSERVATION | GREENSPACE AREA
-  INDUSTRIAL AREA
-  MAJOR CORRIDOR
-  RURAL RESIDENTIAL
-  SCENIC COORIDOR
-  GATEWAY CORRIDOR
-  BETTER HOMETOWN DISTRICT
-  TOWN CENTER



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








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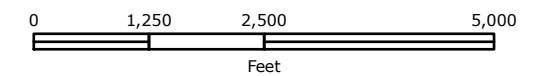


Wilkinson County, Georgia
 Joint Comprehensive Plan
 2006 - 2026

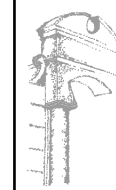
Recommended Character Areas Map
 City of Gordon, Georgia

GEOGRAPHIC FEATURE LEGEND

-  LOCAL ROAD
-  HIGHWAY
-  RAILROAD
-  COUNTY BOUNDARY
-  CITY | TOWN LIMITS
-  AGRICULTURAL AREA
-  CONSERVATION | GREENSPACE AREA
-  INDUSTRIAL AREA
-  MAJOR CORRIDOR
-  RURAL RESIDENTIAL
-  SCENIC CORRIDOR
-  GATEWAY CORRIDOR
-  BETTER HOMETOWN DISTRICT
-  TOWN CENTER



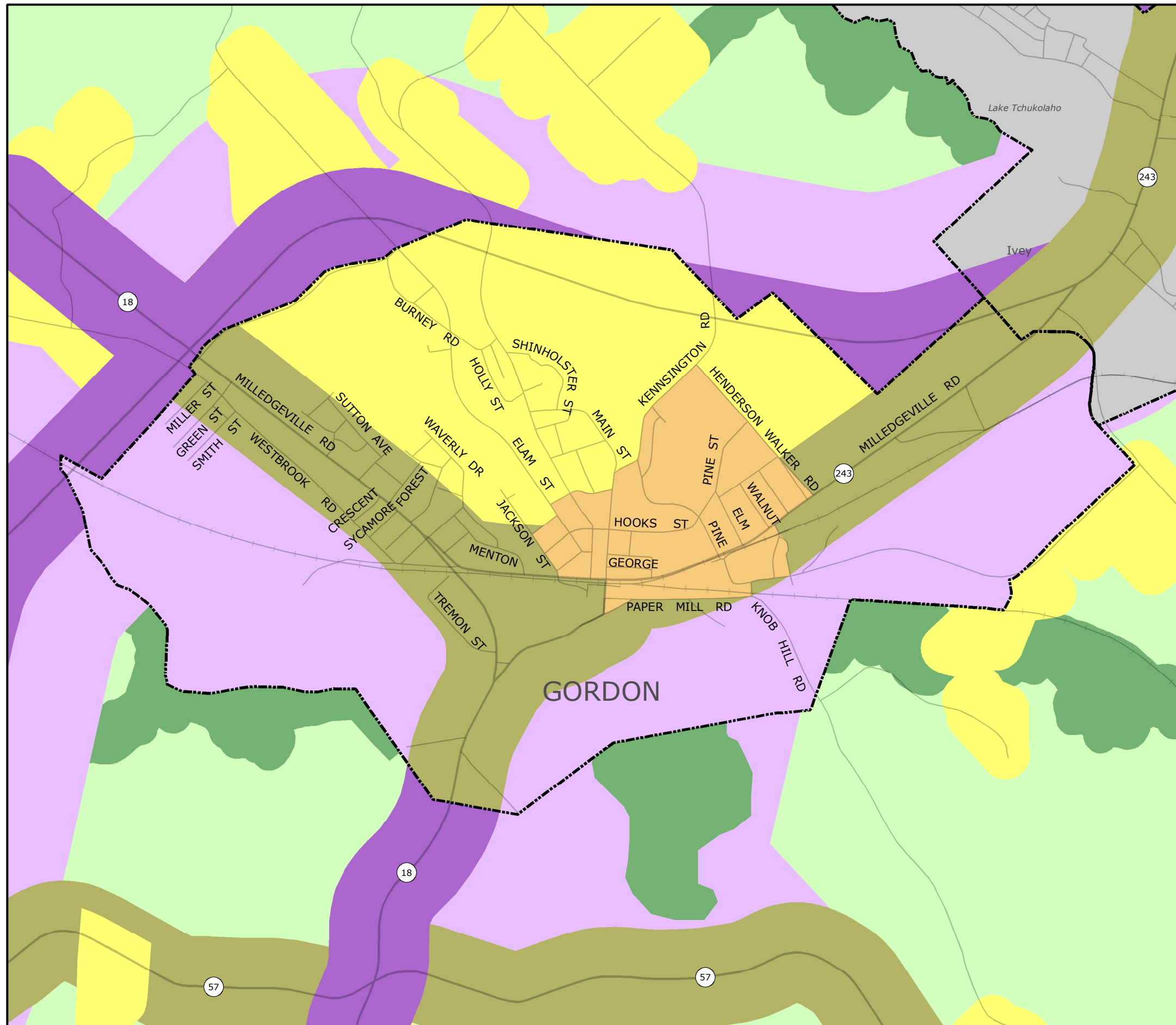
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








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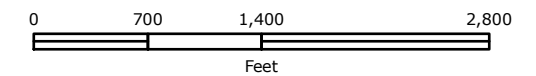


Wilkinson County, Georgia
 Joint Comprehensive Plan
 2006 - 2026

Recommended Character Areas Map
 City of Irwinton, Georgia

GEOGRAPHIC FEATURE LEGEND

-  LOCAL ROAD
-  HIGHWAY
-  RAILROAD
-  COUNTY BOUNDARY
-  CITY | TOWN LIMITS
-  AGRICULTURAL AREA
-  CONSERVATION | GREENSPACE AREA
-  INDUSTRIAL AREA
-  MAJOR CORRIDOR
-  RURAL RESIDENTIAL
-  SCENIC COORIDOR
-  GATEWAY CORRIDOR
-  BETTER HOMETOWN DISTRICT
-  TOWN CENTER

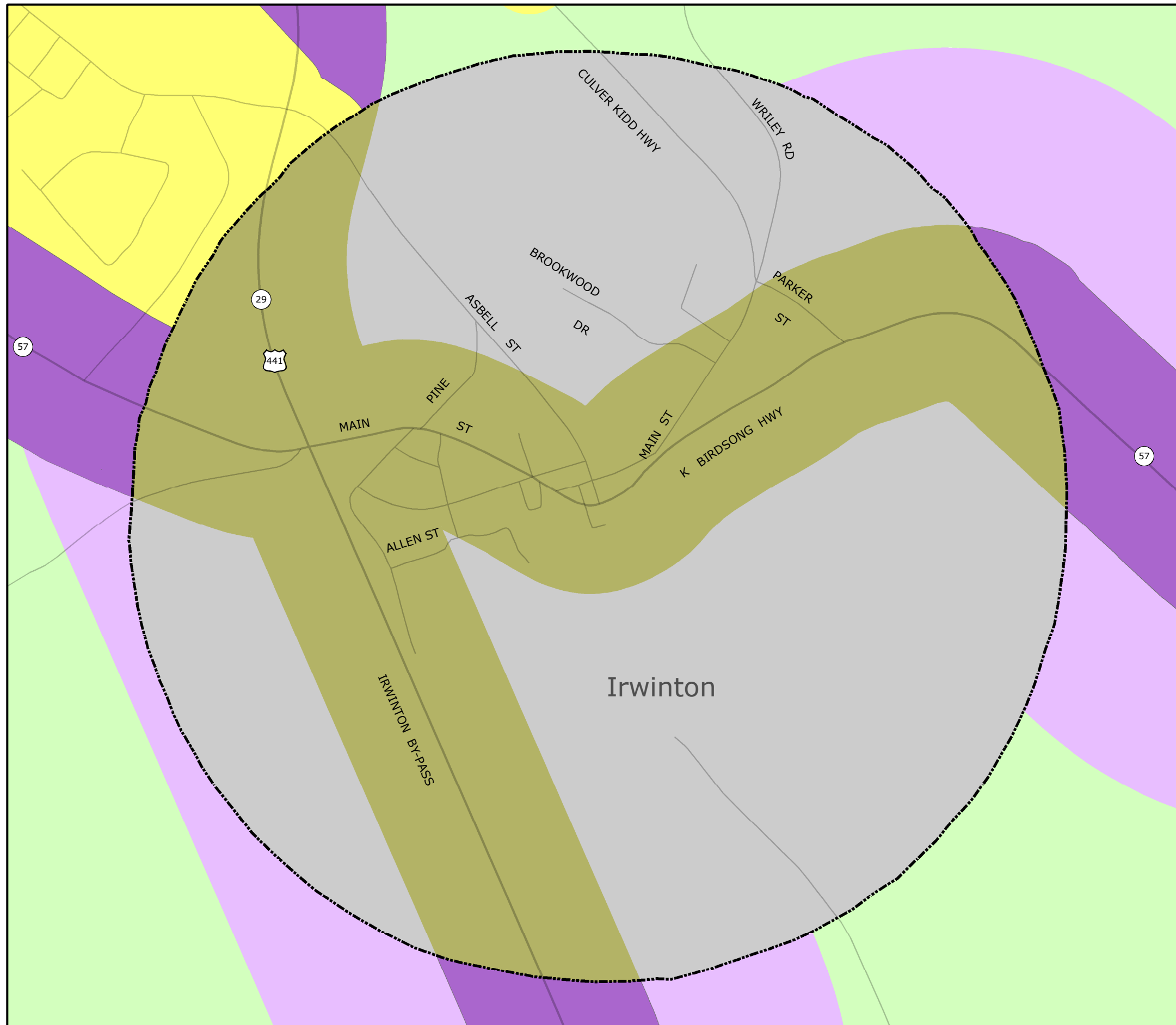


Digital Data Source Information



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








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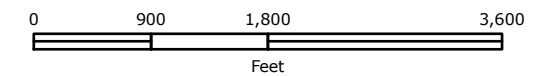


Wilkinson County, Georgia
 Joint Comprehensive Plan
 2006 - 2026

Recommended Character Areas Map
 City of Ivey, Georgia

GEOGRAPHIC FEATURE LEGEND

-  LOCAL ROAD
-  HIGHWAY
-  RAILROAD
-  COUNTY BOUNDARY
-  CITY | TOWN LIMITS
-  AGRICULTURAL AREA
-  CONSERVATION | GREENSPACE AREA
-  INDUSTRIAL AREA
-  MAJOR CORRIDOR
-  RURAL RESIDENTIAL
-  SCENIC COORIDOR
-  GATEWAY CORRIDOR
-  BETTER HOMETOWN DISTRICT
-  TOWN CENTER

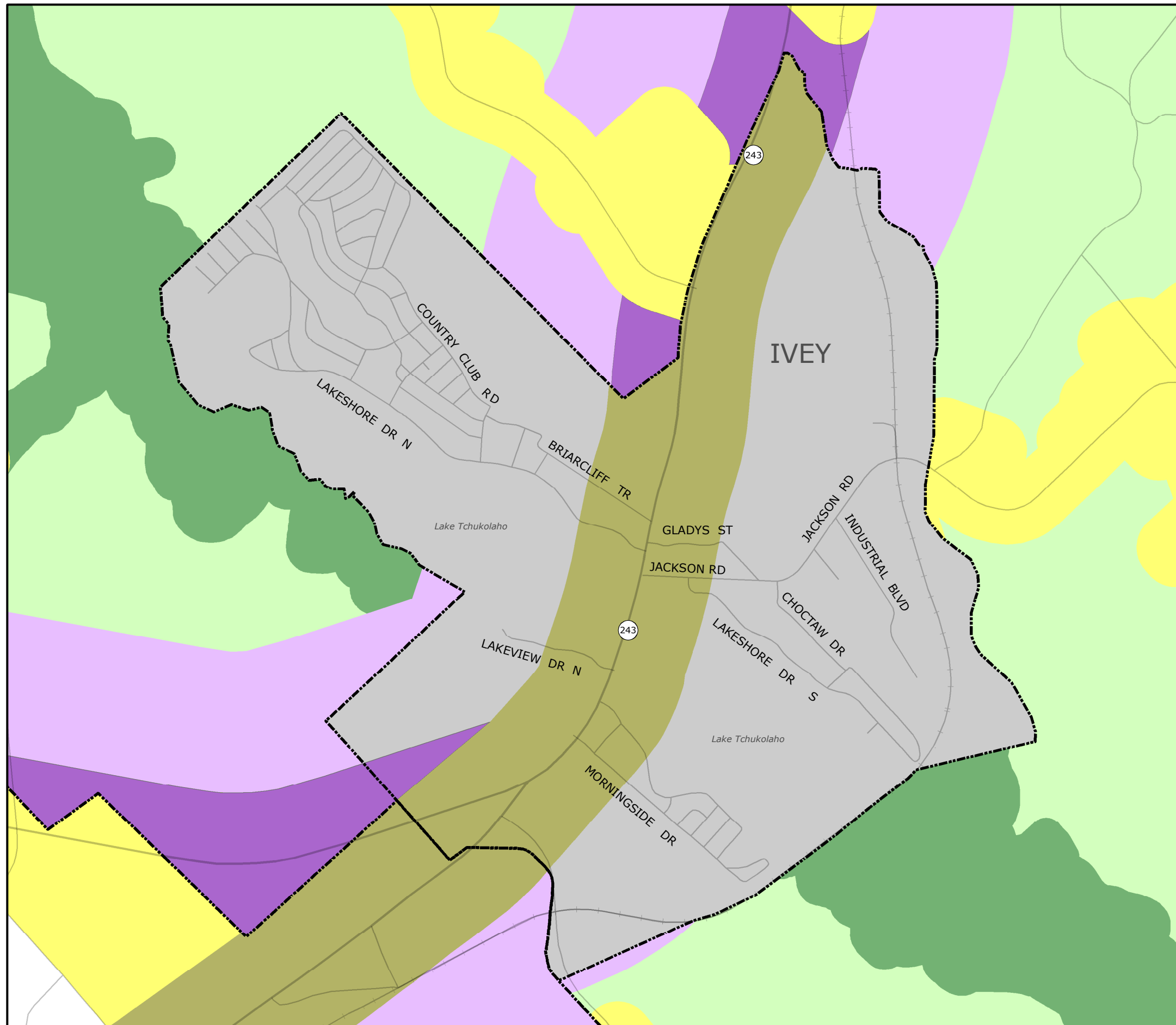


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








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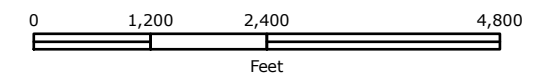


Wilkinson County, Georgia
 Joint Comprehensive Plan
 2006 - 2026

Recommended Character Areas Map
 City of McIntyre, Georgia

GEOGRAPHIC FEATURE LEGEND

-  LOCAL ROAD
-  HIGHWAY
-  RAILROAD
-  COUNTY BOUNDARY
-  CITY | TOWN LIMITS
-  AGRICULTURAL AREA
-  CONSERVATION | GREENSPACE AREA
-  INDUSTRIAL AREA
-  MAJOR CORRIDOR
-  RURAL RESIDENTIAL
-  SCENIC COORIDOR
-  GATEWAY CORRIDOR
-  BETTER HOMETOWN DISTRICT
-  TOWN CENTER



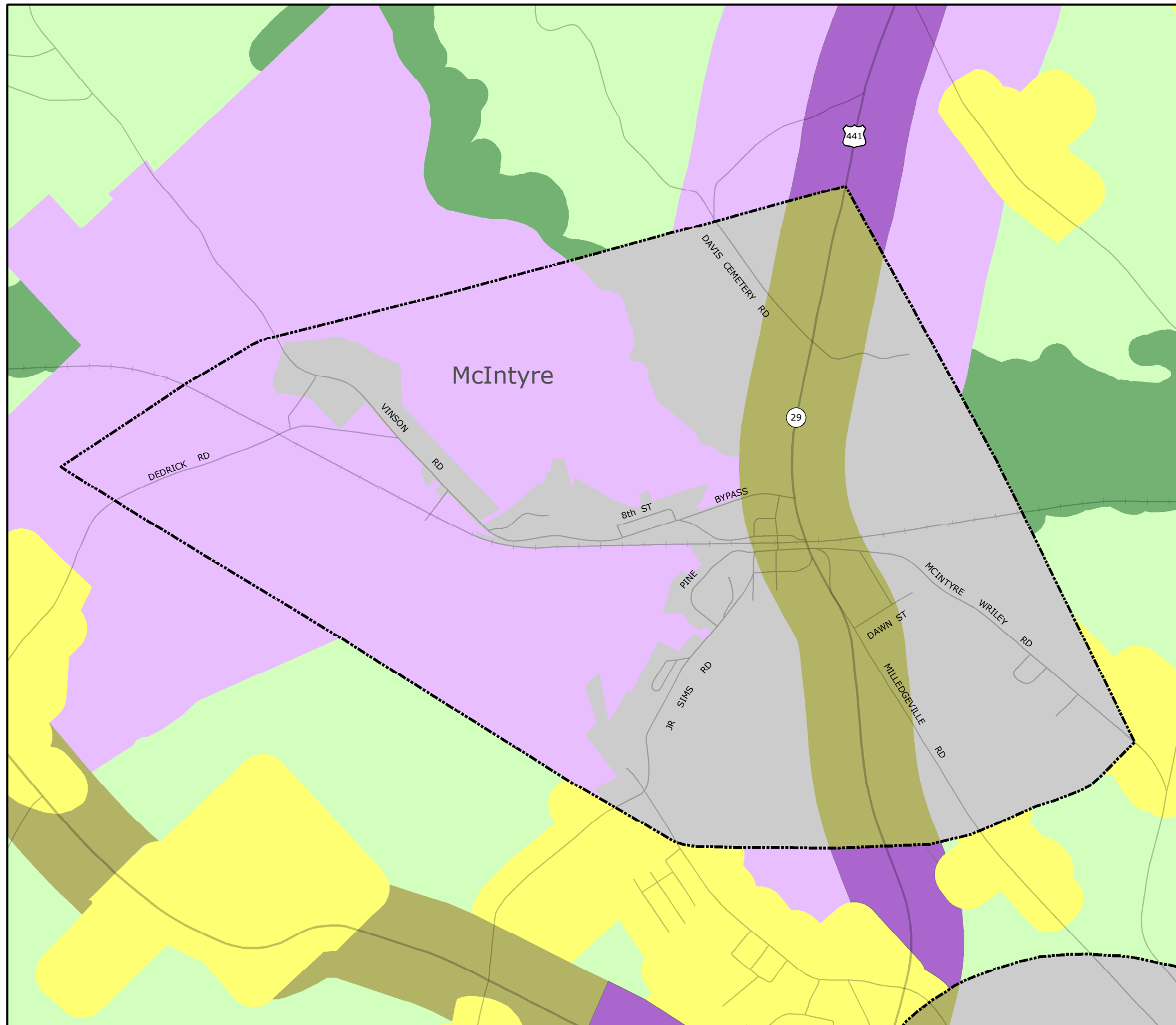
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








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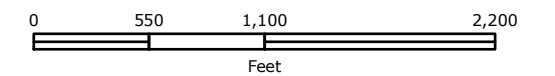


Wilkinson County, Georgia
 Joint Comprehensive Plan
 2006 - 2026

Recommended Character Areas Map
 City of Toomsboro, Georgia

GEOGRAPHIC FEATURE LEGEND

-  LOCAL ROAD
-  HIGHWAY
-  RAILROAD
-  COUNTY BOUNDARY
-  CITY | TOWN LIMITS
-  AGRICULTURAL AREA
-  CONSERVATION | GREENSPACE AREA
-  INDUSTRIAL AREA
-  MAJOR CORRIDOR
-  RURAL RESIDENTIAL
-  SCENIC COORIDOR
-  GATEWAY CORRIDOR
-  BETTER HOMETOWN DISTRICT
-  TOWN CENTER

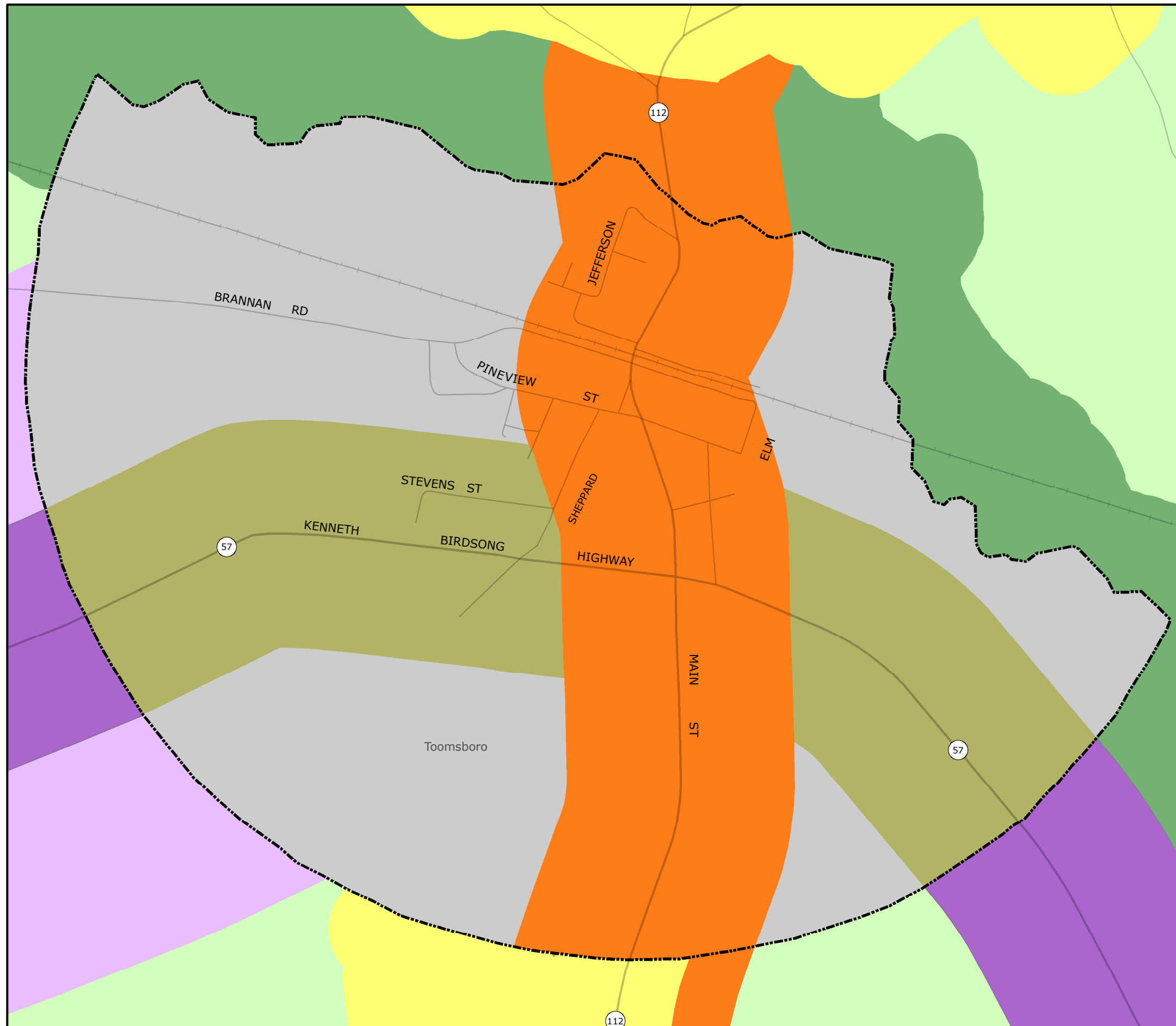


Digital Data Source Information



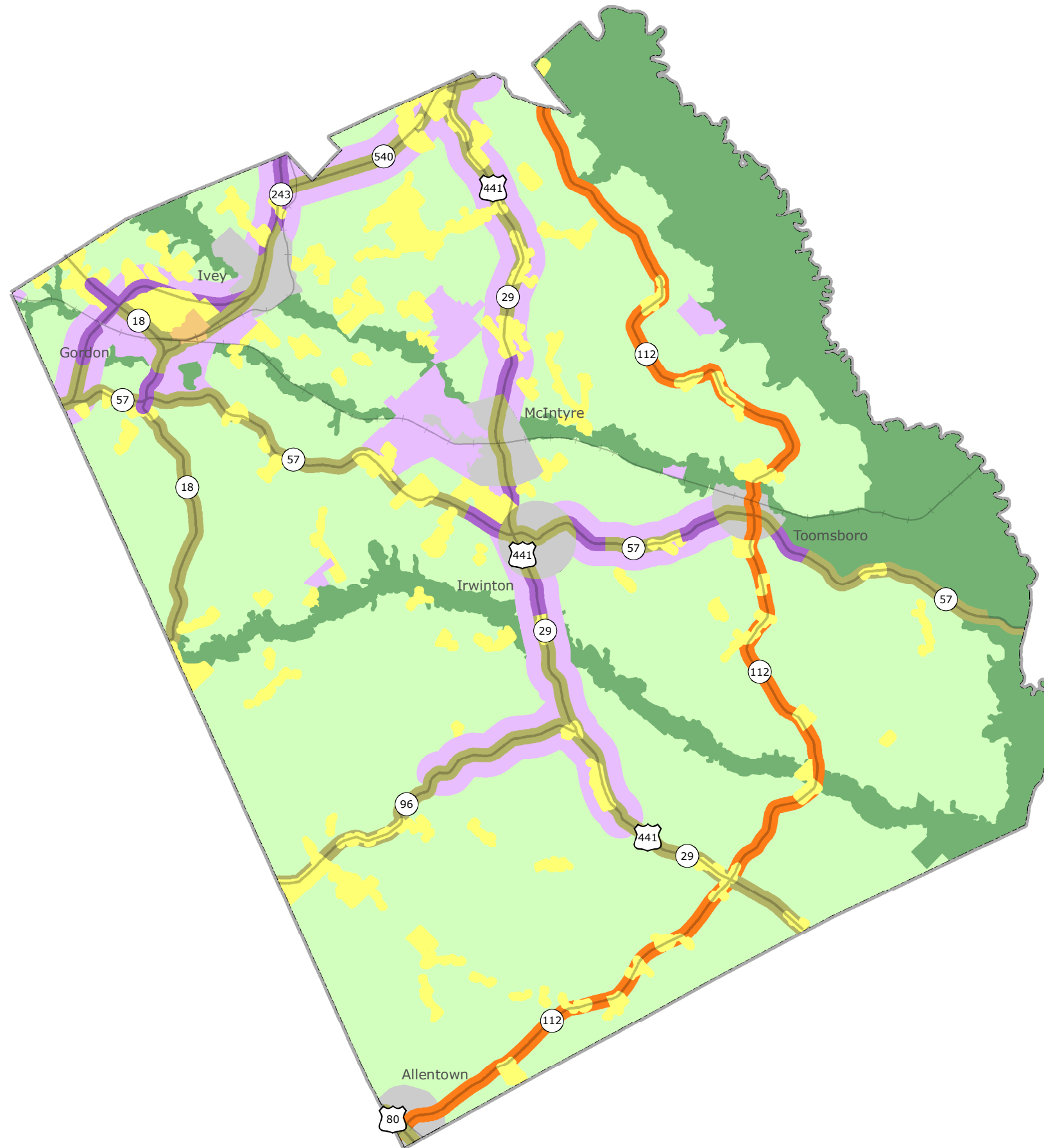
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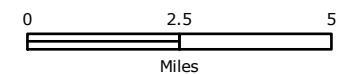
Wilkinson County, Georgia
 Joint Comprehensive Plan
 2006 - 2026

**Future Development Map
 Wilkinson County**



GEOGRAPHIC FEATURE LEGEND

- LOCAL ROAD
- HIGHWAY
- RAILROAD
- COUNTY BOUNDARY
- CITY | TOWN LIMITS
- AGRICULTURAL AREA
- CONSERVATION | GREENSPACE AREA
- INDUSTRIAL AREA
- MAJOR CORRIDOR
- RURAL RESIDENTIAL
- SCENIC COORIDOR
- GATEWAY CORRIDOR
- BETTER HOMETOWN DISTRICT
- TOWN CENTER



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