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

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 Toomsboro.

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 Toomsboro 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 Toomsboro 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
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 Toomsboro 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 Toomsboro 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.
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
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 Toomsboro
Toomsboro’s location along Hwy 112, a proposed Scenic Byway provides opportunities for new development or redevelopment and expansion of the local tax base. Toomsboro 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 Toomsboro 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 Toomsboro
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 Toomsboro 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 Toomsboro
Hundreds of people travel Hwy 57 each day passing through Toomsboro 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 Toomsboro 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 Toomsboro 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
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. Wilkinson County does not have a County 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. Wilkinson County economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
f. Wilkinson County 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 / workforce.
h. Wilkinson County does not have an active Chamber of Commerce to work with existing business or to promote Wilkinson County.
i. 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 Toomsboro 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 / workforce.
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 Toomsboro 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 / workforce.
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 Toomsboro 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 / workforce.
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 Toomsboro 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 / workforce.

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 Toomsboro and the Board of Education.
b. There are inadequate efforts to increase cooperation and build trust between the city and county
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 / workforce.
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 Toomsboro and the Board of Education.
   b. There are inadequate efforts to increase cooperation and build trust between the city and county governments.

Toomsboro 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. Toomsboro 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. Toomsboro economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.
   f. Toomsboro 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 / workforce.
   h. Toomsboro 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. Toomsboro 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 Toomsboro 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 Toomsboro 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 Toomsboro 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 Toomsboro developed the following Short Term Work Programs for the plan period of 2007 through 2011.

**Short Term Work Program for Wilkinson County**

**Economic Development**

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Potential Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.</td>
<td>County, Cities, Development Authority, DCA, GEC, DOL, GEDRC</td>
<td>$10,000</td>
<td>LAG, OGA, Quality Growth, County, Cities</td>
<td>2007</td>
</tr>
<tr>
<td>Establish and promote the Fall Line Regional Industrial Park.</td>
<td>Wilkinson County, Baldwin County, Fall Line Regional Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEC, GEDRC</td>
<td>$7,400,000</td>
<td>EDA, USDA, GEFA, EIP, OGA, SPLOST, Counties, Cities</td>
<td>2007</td>
</tr>
<tr>
<td>In partnership with Gordon, establish and promote the Hartford North and Hartford South Industrial Park and other industrial parks</td>
<td>Gordon, Ivey, Wilkinson County, Baldwin County, Fall Line Regional Development Authority, Gordon Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEC, GEDRC</td>
<td>$1,000,000</td>
<td>EDA, USDA, GEFA, EIP, OGA, SPLOST, Counties, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>In partnership with Gordon, expand and promote the Tremon Street Industrial Park</td>
<td>Gordon, Wilkinson County, Baldwin County, Gordon Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEC, GEDRC</td>
<td>$100,000</td>
<td>EDA, USDA, GEFA, EIP, OGA, SPLOST, Counties, Cities</td>
<td>2007</td>
</tr>
<tr>
<td>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.</td>
<td>Cities, County, Co. Dev. Auth., RDC, Neighboring Cities and Counties</td>
<td>$1,000,000</td>
<td>EDA, USDA, GEFA, EIP, OGA, SPLOST, Counties, Cities</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Compile inventory of available property for development and update as needed</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Establish and implement public-private partnership for education through the County Chamber of Commerce.</td>
<td>County, Chamber of Commerce, Board of Education</td>
<td>N/A</td>
<td>N/A</td>
<td>2008</td>
</tr>
<tr>
<td>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</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA</td>
<td>$1,500,000</td>
<td>OGA, USDA, EIP, County, Cities, SPLOST</td>
<td>2008</td>
</tr>
<tr>
<td>Establish and implement a tourism program through the Chamber in conjunction with local and regional historic preservation efforts.</td>
<td>Chamber of Commerce, GEdC</td>
<td>$10,000</td>
<td>LAG, County, Cities</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park</td>
<td>City, County, Balls Ferry Historic Park Association, DNR</td>
<td>$200,000</td>
<td>Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities</td>
<td>ongoing 2007-2011</td>
</tr>
</tbody>
</table>
### Natural & Cultural Resources

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

### Facilities and Services

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

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participate in Leadership Wilkinson program.</td>
<td>County, Extension Service, UGA</td>
<td>$2,000</td>
<td>County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

### Participate in Georgia Civic Awareness Program for Students.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establish additional Convenience Centers throughout unincorporated Wilkinson County</td>
<td>County, GEFA, DCA</td>
<td>$200,000</td>
<td>GEFA, DCA, County</td>
<td>2008</td>
</tr>
</tbody>
</table>

### Continue monitoring of Hwy 57 Landfill.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continue monitoring of Hwy 57 Landfill</td>
<td>County, Twiggs County, EPD</td>
<td>$200,000</td>
<td>Twiggs County, Wilkinson County</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

### Develop a team of trained grant writers to support community programs.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop a team of trained grant writers to support community programs</td>
<td>City, County, RDC, Family Connections, DCA, non-profit organizations</td>
<td>N/A</td>
<td>County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

### Implement action items in Recreation Master Plan and update plan.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Implement action items in Recreation Master Plan and update plan</td>
<td>City, County, Recreation Board</td>
<td>$5,000,000</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

### Support Beautification Programs.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support Beautification Programs</td>
<td>Cities, County, DCA, KGB</td>
<td>to be determined</td>
<td>LAG, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

### Support Toomsboro's efforts to acquire the train depot and develop as a community resource.

<table>
<thead>
<tr>
<th>Action Item</th>
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<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support Toomsboro's efforts to acquire the train depot and develop as a community resource</td>
<td>Toomsboro, County, Norfolk Southern, DOT, DCA</td>
<td>to be determined</td>
<td>DOT, OGA, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

### Expand programs offered by libraries and renovate buildings.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expand programs offered by libraries and renovate buildings</td>
<td>Cities, County, DCA, Regional Library System, private sponsors</td>
<td>$20,000</td>
<td>LAG, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

### Explore opportunities for Rails to Trails Program.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Explore opportunities for Rails to Trails Program</td>
<td>Cities, County, DOT</td>
<td>N/A</td>
<td>DOT, County, Cities</td>
<td>2010</td>
</tr>
</tbody>
</table>

### Housing Issues

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apply for Community Housing Initiative Program of the Georgia Department of Community Affairs.</td>
<td>County, Cities, DCA</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
</tbody>
</table>

### Establish housing rehabilitation program to improve existing housing conditions.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establish housing rehabilitation program to improve existing housing conditions</td>
<td>City, DCA, USDA, non-profits</td>
<td>$500,000</td>
<td>CDBG, CHIP, USDA, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

### Develop enforcement program for housing code compliance, including mobile homes.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop enforcement program for housing code compliance, including mobile homes</td>
<td>City, DCA, RDC</td>
<td>N/A</td>
<td>N/A</td>
<td>2008</td>
</tr>
</tbody>
</table>

### In partnership with County and other cities, establish a housing task force.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>In partnership with County and other cities, establish a housing task force</td>
<td>Cities, County, RDC, DCA, HUD, non-profits</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
</tbody>
</table>

### Sponsor Annual Housing Fair to educate citizens about housing programs.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sponsor Annual Housing Fair to educate citizens about housing programs</td>
<td>City, County, DCA, USDA, RDC, HUD, non-profit organizations</td>
<td>N/A</td>
<td>N/A</td>
<td>annually 2007-2011</td>
</tr>
</tbody>
</table>

### Encourage homebuyer education programs and credit counseling programs.

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage homebuyer education programs and credit counseling programs.</td>
<td>County, Cities, DCA, non-profits, USDA</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
</tbody>
</table>

### Land Use
<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transportation Issues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adopt ordinances to preserve the rural character of Wilkinson County and</td>
<td>County, DCA, RDC</td>
<td>N/A</td>
<td>Quality Growth, County</td>
<td>2007</td>
</tr>
<tr>
<td>regulate the subdivision of land.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Evaluate the appropriateness of land use regulations.</td>
<td>County, DCA, RDC</td>
<td>N/A</td>
<td>Quality Growth, County</td>
<td>2008</td>
</tr>
<tr>
<td>Evaluate the implementation of a code inspection and enforcement program.</td>
<td>County, DCA, RDC</td>
<td>N/A</td>
<td>Quality Growth, County</td>
<td>2008</td>
</tr>
<tr>
<td><strong>Intergovernmental Coordination Issues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coordinate in the Quarterly Community Roundtable to facilitate coordination</td>
<td>County, Cities, RDC, DCA, GEcD, Development Authority, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>and cooperation.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seek partnership opportunities with the Board of Education</td>
<td>County, Board of Education</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Participate in Bi-annual Economic Development Strategy Meeting</td>
<td>County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>biannually 2007-2011</td>
</tr>
<tr>
<td>Explore opportunities for resource sharing</td>
<td>Cities, County, RDC</td>
<td>N/A</td>
<td>N/A</td>
<td>on-going 2007-2011</td>
</tr>
<tr>
<td><strong>Short Term Work Program for Allentown Economic Development</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Develop economic development strategic plan to include diversification,</td>
<td>County, Cities, Development Authority, DCA, GEcD, DOL, GEDRC</td>
<td>$10,000</td>
<td>LAG, OGA, Quality Growth, County</td>
<td>2007</td>
</tr>
<tr>
<td>labor market analysis, existing industry surveys, etc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Joint Comprehensive Plan of Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toomsboro
<table>
<thead>
<tr>
<th>Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development</th>
<th>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority</th>
<th>N/A</th>
<th>N/A</th>
<th>2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Compile inventory of available property for development and update as needed</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Establish and implement public-private partnership for education through the County Chamber of Commerce.</td>
<td>County, Chamber of Commerce, Board of Education</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>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</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA</td>
<td>OGA, USDA, EIP, County, Cities, SPLOST</td>
<td>$1,500,000</td>
<td>2008</td>
</tr>
<tr>
<td>Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.</td>
<td>Chamber of Commerce, GECd</td>
<td>LAG, County, Cities</td>
<td>$10,000</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park</td>
<td>City, County, Balls Ferry Historic Park Association, DNR</td>
<td>Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities</td>
<td>$200,000</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Action Item</td>
<td>Responsible Party</td>
<td>Estimated Cost</td>
<td>Funding Source</td>
<td>Estimated Completion Time</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>--------------------------------------------------------</td>
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<td>--------------------------</td>
</tr>
<tr>
<td>Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.</td>
<td>City, County, GEcD, Chamber, RDC</td>
<td>N/A</td>
<td>Chamber, County, Cities</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Implement infrastructure improvements to support economic development</td>
<td>City, County, RDC, USDA, DCA, GEcD</td>
<td>To be determined</td>
<td>EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Work with the Chamber of Commerce and others to promote recreational opportunities and assets as a tool for economic development</td>
<td>County, Cities, Chamber of Commerce, Recreation Board</td>
<td>N/A</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Develop and implement a marketing strategy and materials</td>
<td>City, County, RDC, DCA, GEcD, WDA, COC</td>
<td>$20,000</td>
<td>County, Cities, LAG</td>
<td>2008</td>
</tr>
</tbody>
</table>

**Natural & Cultural Resources**

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

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<tr>
<th>Action Item</th>
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<th>Funding Source</th>
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</thead>
<tbody>
<tr>
<td>Enhance Water System</td>
<td>City, USDA, EPD, GEFA,</td>
<td></td>
<td>EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities</td>
<td></td>
</tr>
<tr>
<td>Develop and implement strategy to address animal control</td>
<td>County, cities, Dept of Agriculture, Health Department</td>
<td>150,000</td>
<td>County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Establish Enhanced 911 services</td>
<td>County, Cities, OneGeorgia, GEMA,</td>
<td>250,000</td>
<td>GEMA, OGA, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Implement actions items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan</td>
<td>County, Cities, GEMA, FEMA</td>
<td>$4,471,950</td>
<td>FEMA, GEMA, CDBG, Quality Growth, LAG, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>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</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA</td>
<td>1,500,000</td>
<td>OGA, USDA, EIP, SPLOST, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.</td>
<td>County, Cities</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Action Item</td>
<td>Responsible Party</td>
<td>Estimated Cost</td>
<td>Funding Source</td>
<td>Estimated Completion Time</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>-------------------------------------------------------</td>
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</tr>
<tr>
<td>Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.</td>
<td>City</td>
<td>N/A</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Explore all avenues for financing infrastructure and community facility projects.</td>
<td>City</td>
<td>N/A</td>
<td>City</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Develop a Septic System Educational program.</td>
<td>County, Cities, Health Department</td>
<td>N/A</td>
<td>Quality Growth, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Participate in Leadership Wilkinson program.</td>
<td>County, Extension Service, UGA</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Develop a team of trained grant writers to support community programs</td>
<td>City, County, RDC, Family Connections, DCA, non-profit organizations</td>
<td>N/A</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Implement action items in Recreation Master Plan</td>
<td>City, County, Recreation Board</td>
<td>5,000,000</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Expand programs offered by libraries and renovate buildings</td>
<td>Cities, County, DCA, Regional Library System, private sponsors</td>
<td>20,000</td>
<td>LAG, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

### Housing Issues

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

### Land Use

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
</table>
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

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Obtain “Scenic Byway” designation along Hwy 112 and partner with Allentown and County for development opportunities</td>
<td>County, Allentown, Toomsboro, Historical Society, DOT</td>
<td>10,000</td>
<td>LAG, DOT, OGA, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Explore opportunities for Rails to Trails Program</td>
<td>DOT, County, Cities</td>
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</tr>
</tbody>
</table>

### Intergovernmental Coordination Issues

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

### Short Term Work Program for Gordon Economic Development

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participate with cities and County in writing economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.</td>
<td>County, Cities, Development Authority, DCA, GEcD, DOL</td>
<td>10,000</td>
<td>LAG, OGA, Quality Growth, County, Cities</td>
<td>2007</td>
</tr>
<tr>
<td>Establish and promote the Hartford North and Hartford South Industrial Park and other industrial parks.</td>
<td>City, Wilkinson County, Baldwin County, Fall Line Regional Development Authority, Gordon Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEcD, USDA</td>
<td>EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities</td>
<td>2008</td>
<td></td>
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</tr>
<tr>
<td>In partnership with County, expand and promote the Tremon Street Industrial Park</td>
<td>Gordon, Wilkinson County, Gordon Development Authority, Wilkinson County Development Authority, OneGeorgia, DCA, GEcD, USDA</td>
<td>EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority</td>
<td>N/A</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Compile inventory of available property for development and update as needed</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Establish and implement public-private partnership for education through the County Chamber of Commerce.</td>
<td>County, Chamber of Commerce, Board of Education</td>
<td>N/A</td>
<td>2008</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA</td>
<td>OGA, USDA, EIP, County, Cities, SPLOST</td>
<td>2008</td>
<td></td>
</tr>
<tr>
<td>Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.</td>
<td>Chamber of Commerce, GEcD</td>
<td>LAG, County, Cities</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
</tbody>
</table>
Joint Comprehensive Plan of Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toomsboro

<table>
<thead>
<tr>
<th>Natural &amp; Cultural Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action Item</td>
</tr>
<tr>
<td>Develop infill development or Brownfield/ greyfield redevelopment program</td>
</tr>
<tr>
<td>Develop a comprehensive inventory of natural and cultural resources.</td>
</tr>
<tr>
<td>Establish Environmental Impact Review Program</td>
</tr>
<tr>
<td>Develop an implementation plan for the not-fully supporting streams and rivers as identified by the Georgia Environmental Protection Division.</td>
</tr>
</tbody>
</table>
Compile inventory all historic resources in Gordon and submit applications for designation with Georgia Register of Historic Places as appropriate

Support efforts to obtain “Scenic Byway” designation along Hwy 112.

Train public works employees on best management practices for maintenance of rights of way, including Storm water management and utilities

Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park

Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.

Develop a storm water management program

Consider annexation of additional lands

Support efforts to establish kaolin artifacts museum

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 Scape 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

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

### Land Use

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop plan for development opportunities along the Fall Line Freeway.</td>
<td>City, Ivey, County</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Annex land for residential and industrial development</td>
<td>City and Gordon Development Authority</td>
<td>$1,000</td>
<td>City</td>
<td>2008</td>
</tr>
<tr>
<td>Develop and implement comprehensive land use mapping program for city</td>
<td>City</td>
<td>$15,000</td>
<td>City</td>
<td>2007</td>
</tr>
<tr>
<td>Establish and maintain a register of available properties</td>
<td>City</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Action Item</td>
<td>Responsible Party</td>
<td>Estimated Cost</td>
<td>Funding Source</td>
<td>Estimated Completion Time</td>
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<tr>
<td>---------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Review and update street numbering program</td>
<td>City</td>
<td>$15,000</td>
<td>City</td>
<td>2007</td>
</tr>
<tr>
<td><strong>Transportation Issues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Support efforts to obtain “Scenic Byway” designation along Hwy 112.</td>
<td>County, Allentown, Toomsboro, Historical Society, DOT</td>
<td>$10,000</td>
<td>DOT, OGA, LAG, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Explore opportunities for Rails to Trails Program</td>
<td>City, County, RDC</td>
<td>To be determined</td>
<td>DOT, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td>Connect 441 in McIntyre to North Gordon Bypass of Fall Line Freeway</td>
<td>City, County, DOT</td>
<td>To be determined</td>
<td>DOT, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td>Open new interchange at North Gordon Bypass to connect to downtown</td>
<td>City, County, DOT</td>
<td>To be determined</td>
<td>DOT, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td>Add highway from North Gordon at Fall Line Freeway to Hwy 18 North of Gordon</td>
<td>City, County, DOT</td>
<td>To be determined</td>
<td>DOT, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td><strong>Intergovernmental Coordination Issues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation</td>
<td>County, Cities, RDC, DCA, GECd, Development Authority, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation</td>
<td>Cities, RDC, DCA, GECd</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Participate in Bi-annual Economic Development Strategy Meeting</td>
<td>County, Cities, RDC, DCA, GECd, development authorities, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>biannually 2007-2011</td>
</tr>
<tr>
<td>Explore opportunities for resource sharing</td>
<td>Cities, County, RDC</td>
<td>N/A</td>
<td>N/A</td>
<td>on-going 2007-2011</td>
</tr>
<tr>
<td><strong>Short Term Work Program for Irwinton Economic Development</strong></td>
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<td></td>
</tr>
<tr>
<td>Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.</td>
<td>County, Cities, Development Authority, DCA, GECd, DOL</td>
<td>$10,000</td>
<td>LAG, OGA, Quality Growth, County, Cities</td>
<td>2007</td>
</tr>
<tr>
<td>Description</td>
<td>Responsible Parties</td>
<td>Funding Sources</td>
<td>Start Date</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------</td>
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<td></td>
</tr>
<tr>
<td>Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Compile inventory of available property for development and update as needed</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Establish and implement public-private partnership for education through the County Chamber of Commerce.</td>
<td>County, Chamber of Commerce, Board of Education</td>
<td>N/A</td>
<td>2008</td>
<td></td>
</tr>
<tr>
<td>Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.</td>
<td>Chamber of Commerce, GEcD</td>
<td>$10,000</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park</td>
<td>City, County, Balls Ferry Historic Park Association, DNR</td>
<td>$200,000</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Work with the Chamber of Commerce to promote recreational opportunities and assets as a tool for economic development</td>
<td>County, Cities, Chamber of Commerce, Recreation Board</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Implement infrastructure improvements to support economic development</td>
<td>City, County, RDC, USDA, DCA, GEcD</td>
<td>EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities</td>
<td>ongoing 2007-2011</td>
<td></td>
</tr>
<tr>
<td>Develop and implement a marketing strategy and materials</td>
<td>City, County, RDC, DCA, GEcD, WDA, COC</td>
<td>County, Cities, LAG</td>
<td>2008</td>
<td></td>
</tr>
</tbody>
</table>
### Natural & Cultural Resources

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

<table>
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<tr>
<th>Action Item</th>
<th>Responsible Party and Partners</th>
<th>Estimated Cost</th>
<th>Potential Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhance Water System</td>
<td>City, USDA, EPD, GEFA,</td>
<td>$1,000,000</td>
<td>EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
<tr>
<td>Develop and implement strategy to address animal control</td>
<td>County, cities, Dept of Agriculture, Health Department</td>
<td>$150,000</td>
<td>County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Action Item</td>
<td>Responsible Party and Partners</td>
<td>Estimated Cost</td>
<td>Potential Funding Source</td>
<td>Estimated Completion Time</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
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<td>--------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Establish Enhanced 911 services</td>
<td>County, Cities, OneGeorgia, GEMA</td>
<td>$250,000</td>
<td>GEMA, OGA, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Construct new multipurpose municipal building</td>
<td>City, County, USDA</td>
<td>$100,000</td>
<td>USDA, SPLOST, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Implement actions items identified in Pre-Disaster Mitigation Plan and Emergency Operations Plan</td>
<td>County, Cities, GEMA, FEMA</td>
<td>$4,471,950</td>
<td>FEMA, GEMA, CDBG, Quality Growth, LAG, SPLOST, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
<tr>
<td>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</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA</td>
<td>$1,500,000</td>
<td>OGA, USDA, EIP, SPLOST, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.</td>
<td>County, Cities</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Develop a capital improvement program for infrastructure and community facilities repair and replacement.</td>
<td>City</td>
<td>N/A</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>On-going 2007-2011</td>
</tr>
<tr>
<td>Explore all avenues for financing infrastructure and community facility projects.</td>
<td>City</td>
<td>N/A</td>
<td>County, Cities</td>
<td>On-going 2007-2011</td>
</tr>
<tr>
<td>Develop a Septic System Educational program.</td>
<td>County, Cities, Health Department, UGA Ext Ser</td>
<td>N/A</td>
<td>Quality Growth</td>
<td>On-going 2007-2011</td>
</tr>
<tr>
<td>Participate in Leadership Wilkinson program.</td>
<td>County, Extension Service, UGA</td>
<td>2,000</td>
<td>County, Cities</td>
<td>On-going 2007-2011</td>
</tr>
<tr>
<td>Develop a team of trained grant writers to support community programs</td>
<td>City, County, RDC, Family Connections, DCA, non-profit organizations</td>
<td>N/A</td>
<td>N/A</td>
<td>on-going 2007-2011</td>
</tr>
<tr>
<td>Support Beautification Program</td>
<td>City, County, DCA, KGB</td>
<td>to be determined</td>
<td>LAG, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
<tr>
<td>Implement action items in Recreation Master Plan</td>
<td>City, County, Recreation Board</td>
<td>5,000,000</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
<tr>
<td>Expand programs offered by libraries and renovate buildings</td>
<td>Cities, County, DCA, Regional Library System, private sponsors</td>
<td>$20,000</td>
<td>LAG, SPLOST, County, Cities</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

**Housing Issues**

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

### Land Use

<table>
<thead>
<tr>
<th>Action Item</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Adopt ordinances to preserve the rural character of Irwinton and regulate the subdivision of land.</td>
<td>City, DCA, RDC</td>
<td>N/A</td>
<td>LAG, Quality Growth, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Evaluate the appropriateness of land use regulations.</td>
<td>City, DCA, RDC</td>
<td>N/A</td>
<td>LAG, Quality Growth, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Evaluate the implementation of a code inspection and enforcement program.</td>
<td>City, DCA, RDC</td>
<td>N/A</td>
<td>LAG, Quality Growth, County, Cities</td>
<td>2008</td>
</tr>
</tbody>
</table>

### Transportation Issues

<table>
<thead>
<tr>
<th>Action Item</th>
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<th>Estimated Cost</th>
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<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support efforts to obtain “Scenic Byway” designation along Hwy 112.</td>
<td>County, Allentown, Toomsboro, Historical Society, DOT</td>
<td>10,000</td>
<td>LAG, DOT, OGA, Counties, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Support efforts to explore opportunities for Rails to Trails Program</td>
<td>Cities, County, DOT</td>
<td>N/A</td>
<td>DOT, County, Cities</td>
<td>ongoing 2007-2011</td>
</tr>
<tr>
<td>Explore programs to allow alternative modes of transportation</td>
<td>City, RDC</td>
<td>N/A</td>
<td>N/A</td>
<td>2008</td>
</tr>
</tbody>
</table>

### Intergovernmental Coordination Issues

<table>
<thead>
<tr>
<th>Action Item</th>
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<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.</td>
<td>County, Cities, RDC, DCA, GECiD, Development Authority, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation</td>
<td>Cities, RDC, DCA, GEcD</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Participate in Bi-annual Economic Development Strategy Meeting</td>
<td>County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>biannually 2007-2011</td>
</tr>
<tr>
<td>Explore opportunities for resource sharing</td>
<td>Cities, County, RDC</td>
<td>N/A</td>
<td>N/A</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

**Short Term Work Program for Ivey**

**Economic Development**

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

Implement infrastructure improvements to support economic development. City, County, RDC, USDA, DCA, GEdC EDA, OGA, EIP, USDA, GEFA, SPLOST, County, Cities Ongoing 2007 – 2011

Develop a Betterhome Town Program City, DCA, RDC DCA, City Ongoing 2007 – 2011

Develop and implement a marketing strategy and materials. City, County, RDC, DCA, GEdC, WDA, COC County, Cities LAG 2008

<table>
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<th>Natural &amp; Cultural Resources</th>
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<td><strong>Action Item</strong></td>
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<tr>
<td>Develop infill development or Brownfield/ greyfield redevelopment program</td>
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<tr>
<td>Develop a comprehensive inventory of natural and cultural resources</td>
</tr>
<tr>
<td>Establish Environmental Impact Review Program</td>
</tr>
<tr>
<td>Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.</td>
</tr>
<tr>
<td>Action Item</td>
</tr>
<tr>
<td>-------------</td>
</tr>
<tr>
<td>Compile inventory all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate</td>
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<tr>
<td>Train public works employees on best management practices for maintenance of right of way</td>
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<tr>
<td>Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park</td>
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<tr>
<td>Support efforts to obtain “Scenic Byway” designation along Hwy 112.</td>
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<td>Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.</td>
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<td>Support efforts to establish kaolin artifacts museum</td>
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<td>Develop program to address abandoned wells and septic systems</td>
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**Facilities and Services**

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<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
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</thead>
<tbody>
<tr>
<td>Enhance Water System</td>
<td>City</td>
<td>To be determined</td>
<td>EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td>Enhance Sewerage System</td>
<td>City</td>
<td>To be determined</td>
<td>EDA, USDA, GEFA, OGA, CDBG, EIP, SPLOST, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td>Develop Recreational Facility</td>
<td>City</td>
<td>To be determined</td>
<td>LWCF, Quality Growth, LAG, SPLOST, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td>Develop and implement strategy to address animal control</td>
<td>City, County, Dept of Agriculture, Health Department</td>
<td>$150,000</td>
<td>County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Establish Enhanced 911 services</td>
<td>City, County, OneGeorgia, GEMA,</td>
<td>$250,000</td>
<td>GEMA, OGA, County, Cities</td>
<td>2008</td>
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</tr>
<tr>
<td>Apply for grants as appropriate to implement Pre-Disaster Mitigation Plan and Emergency Operations Plan</td>
<td>City, County, GEMA, FEMA</td>
<td>$4,471,950</td>
<td>FEMA, GEMA, CDBG, LAG, Quality Growth, SPLOST, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td>Construct new multipurpose municipal building</td>
<td>City</td>
<td>$300,000</td>
<td>USDA, SPLOST, City</td>
<td>2011</td>
</tr>
<tr>
<td>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</td>
<td>City, County, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA</td>
<td>$1,500,000</td>
<td>OGA, USDA, EIP, SPLOST, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.</td>
<td>County, Cities</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.</td>
<td>City</td>
<td>N/A</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>On-going 2007-2011</td>
</tr>
<tr>
<td>Explore all avenues for financing infrastructure and community facility projects.</td>
<td>City</td>
<td>N/A</td>
<td>County, Cities</td>
<td>On-going 2007-2011</td>
</tr>
<tr>
<td>Participate in Leadership Wilkinson program.</td>
<td>City, County, Extension Service, UGA</td>
<td>2,000</td>
<td>County, Cities</td>
<td>On-going 2007-2011</td>
</tr>
<tr>
<td>Develop a team of trained grant writers to support community programs</td>
<td>City, County, RDC, Family Connections, DCA, non-profit organizations</td>
<td>N/A</td>
<td>N/A</td>
<td>on-going 2007-2011</td>
</tr>
<tr>
<td>Implement action items in Recreation Master Plan</td>
<td>City, County, Recreation Board</td>
<td>5,000,000</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Expand programs offered by libraries and renovate buildings</td>
<td>Cities, County, DCA, Regional Library System, private sponsors</td>
<td>20,000</td>
<td>LAG, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
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**Housing Issues**

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

Joint Comprehensive Plan of Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toomsboro
<table>
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<tr>
<th>Action Item</th>
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<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>In partnership with County and other cities, establish a housing task force</td>
<td>Cities, County, RDC, DCA, HUD, non-profits</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Partner with Gordon to conduct a detailed housing assessment</td>
<td>Gordon, Ivey, RDC, DCA, HUD</td>
<td>N/A</td>
<td>LAG, Cities</td>
<td></td>
</tr>
<tr>
<td>Sponsor Annual Housing Fair to educate citizens about housing programs</td>
<td>City, County, DCA, USDA, RDC, HUD, non-profit organizations</td>
<td>N/A</td>
<td>N/A</td>
<td>annually 2007-2011</td>
</tr>
<tr>
<td>Encourage homebuyer education programs and credit counseling programs.</td>
<td>County, Cities, DCA, non-profits, USDA</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
</tbody>
</table>

**Land Use**

<table>
<thead>
<tr>
<th>Action Item</th>
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<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Zoning Ordinance and amend as necessary</td>
<td>City</td>
<td></td>
<td>Quality Growth, City</td>
<td></td>
</tr>
<tr>
<td>Evaluate the appropriateness of land use regulations.</td>
<td>County, DCA, RDC</td>
<td>N/A</td>
<td>Quality Growth, City</td>
<td>2008</td>
</tr>
</tbody>
</table>

**Transportation Issues**

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

**Intergovernmental Coordination Issues**

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<tr>
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</thead>
<tbody>
<tr>
<td>Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.</td>
<td>County, Cities, RDC, DCA, GECd, Development Authority, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation</td>
<td>Cities, RDC, DCA, GECd</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Participate in Bi-annual Economic Development Strategy Meeting</td>
<td>County, Cities, RDC, DCA, GECd, development authorities, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>biannually 2007-2011</td>
</tr>
<tr>
<td>Explore opportunities for resource sharing</td>
<td>Cities, County, RDC</td>
<td>N/A</td>
<td>N/A</td>
<td>on-going 2007-2011</td>
</tr>
</tbody>
</table>

**Short Term Work Program for McIntyre Economic Development**

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

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, County, Balls Ferry Historic Park Association, DNR</td>
<td>200,000</td>
<td>Fed Appropriate, State Appropriate, DNR, LAG, OGA, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

### Develop and implement a marketing strategy and materials

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, County, RDC, DCA, GEcD, WDA, COC</td>
<td>20,000</td>
<td>County, Cities, LAG</td>
<td>2008</td>
</tr>
</tbody>
</table>

### Natural & Cultural Resources

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

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop sewerage system for City Water Customers</td>
<td>City</td>
<td></td>
<td>CDBG, USDA, GEFA, SPLOST, County, Cities</td>
<td></td>
</tr>
<tr>
<td>Implement recommendations of Sewerage Feasibility Study</td>
<td>County, Irwinton, McIntyre, Toomsboro</td>
<td>13,000</td>
<td>CDBG, USDA, GEFA, SPLOST, County, Cities</td>
<td>2011</td>
</tr>
<tr>
<td>Develop and implement strategy to address animal control</td>
<td>City, County, Dept of Agriculture, Health Department</td>
<td>$150,000</td>
<td>County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Revise 911 Addressing System</td>
<td>City</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Establish Enhanced 911 services</td>
<td>City, County, OneGeorgia, GEMA,</td>
<td>$250,000</td>
<td>GEMA, OGA, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Implement actions items identified in Pre-Disaster Mitigation Plan and</td>
<td>City, County, GEMA, FEMA</td>
<td>$4,471,950</td>
<td>FEMA, GEMA, CDBG, Quality Growth, LAG, SPLOST, County, Cities</td>
<td>Ongoing 2007 - 2011</td>
</tr>
<tr>
<td>Emergency Operations Plan</td>
<td>City, County, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA</td>
<td>$1,500,000</td>
<td>OGA, USDA, EIP, SPLOST, County, Cities</td>
<td>2008</td>
</tr>
<tr>
<td>Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.</td>
<td>County, Cities</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement.</td>
<td>City</td>
<td>N/A</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Explore all avenues for financing infrastructure and community facility projects.</td>
<td>City</td>
<td>N/A</td>
<td>County, City</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Develop a Septic System Educational program.</td>
<td>UGA Extension Service, City, County, Health Department</td>
<td>N/A</td>
<td>Quality Growth, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Develop a team of trained grant writers to support community programs</td>
<td>City, County, RDC, Family Connections, DCA, non-profit organizations</td>
<td>N/A</td>
<td>County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Implement action items in Recreation Master Plan</td>
<td>City, County, Recreation Board</td>
<td>$5,000,000</td>
<td>LWCF, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
<tr>
<td>Action Item</td>
<td>Responsible Party</td>
<td>Estimated Cost</td>
<td>Funding Source</td>
<td>Estimated Completion Time</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
<td>------------------------------------------</td>
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<td>-------------------------------------------------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Expand programs offered by libraries and renovate buildings</td>
<td>Cities, County, DCA, Regional Library System, private sponsors</td>
<td>$20,000</td>
<td>LAG, SPLOST, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

### Housing Issues

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

### Land Use

<table>
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<tr>
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<th>Funding Source</th>
<th>Estimated Completion Time</th>
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</thead>
<tbody>
<tr>
<td>Evaluate the appropriateness of land use regulations.</td>
<td>City, DCA, RDC</td>
<td>N/A</td>
<td>Quality Growth, City</td>
<td>2008</td>
</tr>
</tbody>
</table>

### Transportation Issues

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<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop plan for development opportunities along the 441 Corridor</td>
<td>City</td>
<td>N/A</td>
<td>City</td>
<td></td>
</tr>
<tr>
<td>Explore opportunities for Rails to Trails Program</td>
<td>DOT, County, Cities</td>
<td>N/A</td>
<td>DOT, County, Cities</td>
<td>2010</td>
</tr>
</tbody>
</table>

### Intergovernmental Coordination Issues

<table>
<thead>
<tr>
<th>Action Item</th>
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<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participate in the Quarterly Community Roundtable to facilitate coordination and cooperation.</td>
<td>County, Cities, RDC, DCA, GEcD, Development Authority, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Action Item</td>
<td>Responsible Party</td>
<td>Estimated Cost</td>
<td>Funding Source</td>
<td>Estimated Completion Time</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
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<td>----------------------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Participate in Quarterly Mayors Exchange to facilitate coordination and cooperation</td>
<td>Cities, RDC, DCA, GEcD</td>
<td>N/A</td>
<td>N/A</td>
<td>quarterly 2007-2011</td>
</tr>
<tr>
<td>Participate in Bi-annual Economic Development Strategy Meeting</td>
<td>County, Cities, RDC, DCA, GEcD, development authorities, Board of Education, HGTC</td>
<td>N/A</td>
<td>N/A</td>
<td>biannually 2007-2011</td>
</tr>
<tr>
<td>Explore opportunities for resource sharing</td>
<td>Cities, County, RDC</td>
<td>N/A</td>
<td>N/A</td>
<td>Ongoing 2007-2011</td>
</tr>
<tr>
<td><strong>Short Term Work Program for Toomsboro</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Economic Development</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Develop economic development strategic plan to include diversification, labor market analysis, existing industry surveys, etc.</td>
<td>County, Cities, Development Authority, DCA, GEcD, DOL</td>
<td>$10,000</td>
<td>LAG, OGA, Quality Growth, County, Cities</td>
<td>2007</td>
</tr>
<tr>
<td>Participate in application for Entrepreneur Friendly designation from the Georgia Department of Economic Development</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Gordon Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Assist in the revitalization of the Wilkinson County Chamber of Commerce to support our business community.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
<tr>
<td>Establish Economic Development Sales Team and participate in the Georgia Academy for Economic Development.</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>Ongoing 2007-2011</td>
</tr>
<tr>
<td>Promote tourism opportunities through the 441 Heritage Corridor in Wilkinson County.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>N/A</td>
<td>Ongoing 2007-2011</td>
</tr>
<tr>
<td>Enhance partnership with Macon-Bibb CVB and Milledgeville CVB to promote tourism opportunities in Wilkinson County and will seek other partnerships.</td>
<td>Chamber of Commerce</td>
<td>N/A</td>
<td>N/A</td>
<td>Ongoing 2007-2011</td>
</tr>
<tr>
<td>Compile inventory of available property for development and update as needed</td>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority</td>
<td>N/A</td>
<td>N/A</td>
<td>Ongoing 2007-2011</td>
</tr>
<tr>
<td>Establish and implement public-private partnership for education through the County Chamber of Commerce.</td>
<td>County, Chamber of Commerce, Board of Education</td>
<td>N/A</td>
<td>N/A</td>
<td>2008</td>
</tr>
<tr>
<td>Establish and implement a county tourism program through the Chamber in conjunction with local and regional historic preservation efforts.</td>
<td>Chamber of Commerce, GEcD</td>
<td>$10,000</td>
<td>LAG, County, Cities</td>
<td>Ongoing 2007-2011</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Action Item</td>
<td>Responsible Party</td>
<td>Estimated Cost</td>
<td>Funding Source</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-------------</td>
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<td>----------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Develop infill development or Brownfield/ greyfield redevelopment program</td>
<td>County, Cities, Development Authority</td>
<td>To be determined</td>
<td>EPA, EPD, County, Cities</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Develop a comprehensive inventory of natural and cultural resources.</td>
<td>County, Cities, RDC</td>
<td>5,000</td>
<td>LAG, County, Cities</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Establish Environmental Impact Review Program</td>
<td>County, Cities, RDC, EPD</td>
<td>N/A</td>
<td>County, Cities</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division.</td>
<td>County, Cities, RDC, EPD</td>
<td>To be determined</td>
<td>EPD, County, Cities</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Compile inventory all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate</td>
<td>County, Cities, RDC, Historical Society, Middle GA Historic Preservation Committee</td>
<td>5,000</td>
<td>HPF, County, Cities</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Obtain “Scenic Byway” designation along Hwy 112 and partner with Allentown and County for development opportunities</td>
<td>County, Allentown, Toomsboro, Historical Society, DOT</td>
<td>$10,000</td>
<td>County, Cities</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Train public works employees on best management practices for maintenance of right of way</td>
<td>County, Cities, Soil and Water Conservation Service, RDC, DOT</td>
<td>$2,000</td>
<td>DNR, County, Cities</td>
</tr>
<tr>
<td>Action Item</td>
<td>Responsible Party</td>
<td>Estimated Cost</td>
<td>Funding Source</td>
<td>Estimated Completion Time</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
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<td>---------------------------</td>
</tr>
<tr>
<td>Implement community improvements to work with the Department of Natural Resources on the establishment of Balls Ferry State Park</td>
<td>City, County, Balls Ferry Historic Park Association, DNR</td>
<td>$2,000,000</td>
<td>Fed. Appropriations, State Appropriations, DNR, OGA, LAG, SPLOST, County, Cities</td>
<td>Ongoing 2007 - 2011</td>
</tr>
<tr>
<td>Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.</td>
<td>City, County, Surrounding Cities and Counties, Other Public and Private Stakeholders</td>
<td>To be determined</td>
<td>DNR, Quality Growth, Counties, Cities</td>
<td>2009</td>
</tr>
<tr>
<td>Support efforts to establish kaolin artifacts museum</td>
<td>Cities, County, Wilkinson County Development Authority; neighboring counties</td>
<td>To be determined</td>
<td>OGA, LAG, SPLOST, County, Cities</td>
<td>2009</td>
</tr>
<tr>
<td>Develop program to address abandoned wells and septic systems</td>
<td>Cities, County, RDC, DCA, EPD</td>
<td>N/A</td>
<td>EPD, County, Cities</td>
<td>2008</td>
</tr>
</tbody>
</table>

### Facilities and Services

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

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>County, Cities, Chamber of Commerce, Wilkinson County Development Authority, Board of Education, HGTC, DCA</td>
<td>$1,500,000</td>
<td>OGA, USDA, EIP, SPLOST, County, Cities</td>
<td>2008</td>
</tr>
</tbody>
</table>

Determine if Georgia Department of Community Affairs Signature Community Program is appropriate and if so, submit a proposal to participate.

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>County, Cities</td>
<td>N/A</td>
<td>N/A</td>
<td>2007</td>
</tr>
</tbody>
</table>

Develop a capital improvement program for infrastructure and community facilities repair and replacement.

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>N/A</td>
<td>LWCF, SPLOST, County, City</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

Explore all avenues for financing infrastructure and community facility projects.

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>N/A</td>
<td>County, City</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

Develop a Septic System Educational program.

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>County, Cities, Health Department, UGA Ext</td>
<td>N/A</td>
<td>Quality Growth, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

Participate in Leadership Wilkinson program.

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>County, Extension Service, UGA</td>
<td>$2,000</td>
<td>County, Cities</td>
<td>Ongoing 2007 - 2011</td>
</tr>
</tbody>
</table>

Develop a team of trained grant writers to support community programs.

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, County, RDC, Family Connections, DCA, non-profit organizations</td>
<td>N/A</td>
<td>County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

Implement action items in Recreation Master Plan

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, County, Recreation Board</td>
<td>$5,000,000</td>
<td>LWCF, County, Cities, SPLOST</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

Acquire Train Depot and develop as community resource

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, County, Norfolk Southern, DOT, DCA</td>
<td>To be determined</td>
<td>DOT, OGA, County, City</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

Expand programs offered by libraries and renovate buildings

<table>
<thead>
<tr>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cities, County, DCA, Regional Library System, private sponsors</td>
<td>$20,000</td>
<td>LAG, County, Cities</td>
<td>Ongoing 2007 – 2011</td>
</tr>
</tbody>
</table>

**Housing Issues**

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

<table>
<thead>
<tr>
<th>Transportation Issues</th>
<th>Action Item</th>
<th>Responsible Party</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Estimated Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Obtain “Scenic Byway” designation along Hwy 112.</td>
<td>County, Allentown, Toomsboro, Historical Society, DOT</td>
<td>$10,000</td>
<td>LAG, DOT, OGA, County, Cities</td>
<td>2008</td>
<td></td>
</tr>
<tr>
<td>Explore opportunities for Rails to Trails Program</td>
<td>DOT, City, County</td>
<td>N/A</td>
<td>DOT, County, Cities</td>
<td>2010</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Report of Accomplishments for Wilkinson County</th>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSING (HO)</td>
<td>Organize a task force on elderly and low-income housing.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established</td>
</tr>
<tr>
<td>Conduct study assessing need for low-income and elderly housing and other related services.</td>
<td>Not accomplished</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Establish several resource centers for the distribution of information on the subject of affordable housing for the elderly and low-income.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
<td></td>
</tr>
<tr>
<td>Consider and implement where feasible recommendations from the task force's housing need study.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
<td></td>
</tr>
<tr>
<td>Coordinate programs for the elderly and low-income on the subjects of house maintenance and weatherization.</td>
<td>Accomplished</td>
<td>Several programs exist to provide house maintenance and weatherization assistance to residents and referrals are made.</td>
<td></td>
</tr>
</tbody>
</table>

**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)**

<p>| 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. |</p>
<table>
<thead>
<tr>
<th>Task</th>
<th>Accomplished Status</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Not accomplished</td>
<td>A formal public education program has not been accomplished.</td>
</tr>
<tr>
<td>Establish a partnership with neighboring cities and counties and other important stakeholders to develop and implement an effective watershed protection program.</td>
<td>Not accomplished</td>
<td>Study committee has not yet been established.</td>
</tr>
<tr>
<td>Establish and implement recommendations to ensure adequate water supply in the county, including water conservation measures.</td>
<td>Not accomplished</td>
<td>County specific water conservation measures have not been established.</td>
</tr>
<tr>
<td>Establish education forums for local citizens and developers on identifying and protecting endangered plant and animal species on their property.</td>
<td>Not accomplished</td>
<td>The County did not inventory the endangered plant and animal species.</td>
</tr>
<tr>
<td>Establish and implement a monitoring program for the reclamation and retimbering activities by kaolin and forestry companies.</td>
<td>Not accomplished</td>
<td>The County has collected data on mining permits issued by EPD; however, a monitoring program has not been established.</td>
</tr>
</tbody>
</table>

**HISTORIC RESOURCES (HR)**

<table>
<thead>
<tr>
<th>Task</th>
<th>Accomplished Status</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conduct comprehensive survey of county historic resources.</td>
<td>Not accomplished</td>
<td>A compilation of resources along SR112 was completed.</td>
</tr>
<tr>
<td>Nominate structures, sites, districts, and other historic resources to the National Register that are considered eligible by the historic survey.</td>
<td>Not accomplished</td>
<td>Because the survey was not completed, properties were not nominated.</td>
</tr>
<tr>
<td>Consider the adoption of a preservation ordinance; appointment of a preservation commission and other measures necessary to become a Certified Local Government.</td>
<td>Not completed</td>
<td>The County did not have an interest in adopting a preservation ordinance. The County is represented on the Middle Georgia Historical Preservation Commission.</td>
</tr>
<tr>
<td>Hold public forums to inform and educate local citizens on the historical preservation process, and the progress of the local preservation efforts.</td>
<td>Not accomplished</td>
<td>The County did not have an interest in conducting the forums.</td>
</tr>
<tr>
<td>Work with local school board in establishing heritage education program in each of the county's schools.</td>
<td>Not accomplished</td>
<td>The County did not pursue this partnership with the Board of Education.</td>
</tr>
</tbody>
</table>

**COMMUNITY FACILITIES (CF)**

<table>
<thead>
<tr>
<th>Task</th>
<th>Accomplished Status</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop and update on an annual basis the inventory of county equipment costing more than $10,000 originally as part of the CIP process</td>
<td>Completed</td>
<td>A fixed asset inventory was established in 2004 and is updated annually.</td>
</tr>
<tr>
<td>Prepare government facility improvement plan.</td>
<td>Not accomplished</td>
<td>A multi-year capital improvement program has not been established.</td>
</tr>
<tr>
<td>Prepare and implement county recreation study.</td>
<td>Completed</td>
<td>The Recreation Master Plan was completed in 2003 and implementation is going.</td>
</tr>
<tr>
<td>Implement recommendations from the Fire Commission assessment study when completed.</td>
<td>Completed</td>
<td>Wilkinson County purchased the fire protection Vehicles and equipment identified by the Fire Commission.</td>
</tr>
<tr>
<td>Conduct study to determine economic feasibility of developing Balls Ferry into a historical state park.</td>
<td>Completed</td>
<td>A feasibility study was completed in 2004 on the Establishment of Balls Ferry State Park.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Conduct a study to address the need for countywide water and sewer service.</td>
<td>Completed</td>
<td>The study was completed in 2004.</td>
</tr>
<tr>
<td>Develop two additional solid-waste convenience centers in the next five years.</td>
<td>Completed</td>
<td>A Convenience Center was opened on Asbell Road in 2004; property has been acquired for the second site and construction is planned for 2006.</td>
</tr>
<tr>
<td>Construct Wilkinson County service center to serve the needs of the mentally handicapped.</td>
<td>Completed</td>
<td>The Service Center was constructed in 2004.</td>
</tr>
<tr>
<td>Develop and implement a county road improvement plan.</td>
<td>Completed</td>
<td>The County conducts an annual process for evaluating road projects.</td>
</tr>
<tr>
<td>Implement the Section 5311 Public Transit System in Wilkinson County.</td>
<td>Completed</td>
<td>The program has operated every year.</td>
</tr>
</tbody>
</table>

**LAND USE (LU)**

<table>
<thead>
<tr>
<th>Prepare and implement Comprehensive Land Development Ordinance, and provide training to those individuals responsible for implementing the ordinance.</th>
<th>Not accomplished</th>
<th>The County evaluated alternatives to land use planning and is working on the applicable ordinances.</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Not accomplished</td>
<td>The County did not review the Short Term Work Plan annually.</td>
</tr>
</tbody>
</table>

**Report of Accomplishments for Allentown**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coordinate with County on the establishment of a housing task force.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>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.</td>
<td>Not accomplished</td>
<td>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.</td>
</tr>
<tr>
<td>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.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Consider and implement where feasible recommendations from the task force's housing needs study.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Work with County in coordinating programs for the elderly and low-income on the subjects of housing maintenance and weatherization.</td>
<td>Accomplished</td>
<td>Several programs exist to provide house maintenance and weatherization assistance to residents and referrals are made.</td>
</tr>
<tr>
<td>ECONOMIC DEVELOPMENT (ED)</td>
<td>Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring cities and counties on the establishment of a joint development authority.</td>
<td>Accomplished</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td>Not Accomplished</td>
</tr>
<tr>
<td></td>
<td>Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.</td>
<td>Not Accomplished</td>
</tr>
<tr>
<td></td>
<td>Support the County and the Chamber of Commerce in the establishment and implementation of a public-private partnership for education.</td>
<td>Not Accomplished</td>
</tr>
<tr>
<td></td>
<td>Support the establishment of a satellite training facility to prepare existing and new workforce for future jobs and new technology.</td>
<td>Underway</td>
</tr>
<tr>
<td></td>
<td>Support the County and Chamber of Commerce in the creation of a small business development program.</td>
<td>Not Accomplished</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td>Underway</td>
</tr>
<tr>
<td>NATURAL RESOURCES (NR)</td>
<td>Explore becoming a Tree City USA, and if it is the decision to become one, adopt and implement the necessary ordinances.</td>
<td>Not Accomplished</td>
</tr>
<tr>
<td>Task</td>
<td>Status</td>
<td>Accomplishment</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>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.</td>
<td>Accomplished</td>
<td>The city adopted the ground water recharge and wetland protection ordinances.</td>
</tr>
<tr>
<td>Provide education and training seminars for the general public on the application of the Groundwater Recharge Ordinance and Wetland Protection Ordinance.</td>
<td>Not Accomplished</td>
<td>The city has not conducted regular training on these ordinances but provides copies of the ordinance when appropriate.</td>
</tr>
<tr>
<td>Participate in a sub-watershed study to help improve water quality in the Oconee River Basin.</td>
<td>Not Accomplished</td>
<td>The study was not initiated.</td>
</tr>
<tr>
<td><strong>HISTORIC RESOURCES (HR)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Participate with the County and the Historical Society in a comprehensive historic survey of the City of Allentown and the remainder of the County.</td>
<td>Accomplished</td>
<td>A compilation of resources along SR112 has been completed.</td>
</tr>
<tr>
<td>Establish and implement National Register nomination process for those resources in the City that have been determined to be eligible by the survey.</td>
<td>Not Accomplished</td>
<td>A nomination process has not been established.</td>
</tr>
<tr>
<td>Coordinate with County in holding forums to inform and educate local citizens on the historical preservation process, and progress of the local preservation efforts.</td>
<td>Not Accomplished</td>
<td>The city did not have an interest in holding the forums.</td>
</tr>
<tr>
<td><strong>COMMUNITY FACILITIES (CF)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coordinate with County on their fire protection plan.</td>
<td>Completed</td>
<td>The County purchased the vehicles and equipment recommended by the Fire Commission.</td>
</tr>
<tr>
<td>Coordinate with County in the development of the water and sewer plan.</td>
<td>Completed</td>
<td>A study was completed in</td>
</tr>
<tr>
<td>Coordinate with the County and County Recreation Commission in the preparation and implementation of the county recreational needs study.</td>
<td>Completed</td>
<td>The Recreation Master Plan was completed in and implementation is ongoing.</td>
</tr>
<tr>
<td>Construct new joint city hall and fire station.</td>
<td>Completed</td>
<td>The new building was constructed in 2004.</td>
</tr>
<tr>
<td><strong>LAND USE (LU)</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.

Report of Accomplishments for Gordon

<table>
<thead>
<tr>
<th>HOUSING</th>
<th>CURRENT STATUS</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annex additional land for residential development.</td>
<td>Not Accomplished</td>
<td>The City evaluated properties for annexation but did not initiate the annexation process.</td>
</tr>
<tr>
<td>Upgrade the condition of the City's housing stock through the enforcement of housing codes and periodic community clean-up campaigns.</td>
<td>Accomplished</td>
<td>The City enhanced housing code enforcement.</td>
</tr>
<tr>
<td>Establish and maintain a register of property that is available for sale or rent.</td>
<td>Accomplished</td>
<td>The City maintains a list of properties that are available, however, it is not a comprehensive listing of all properties.</td>
</tr>
<tr>
<td>Coordinate with county on the establishment of a housing task force.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Coordinate with county and housing task force in development of study assessing need for low-income and elderly housing and other related services.</td>
<td>Not accomplished</td>
<td>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.</td>
</tr>
<tr>
<td>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.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Consider and implement where feasible recommendations from the task force's housing needs study.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Work with County in coordinating programs for the elderly and low-income on the subjects of housing maintenance and weatherization.</td>
<td>Accomplished</td>
<td>Several programs exist to provide housing maintenance and weatherization assistance to residents and referrals are made.</td>
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ECONOMIC DEVELOPMENT

<table>
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</thead>
<tbody>
<tr>
<td>Evaluate sites for the relocation of the City's industrial park upon identification of the Fall Line Freeway's alignment.</td>
<td>Accomplished</td>
<td>The Hartford South Industrial Park was established in 2005 at the intersection of the Fall Line Freeway and Hwy 243.</td>
</tr>
<tr>
<td>Coordinate with Wilkinson County, Wilkinson County Development Authority and neighboring counties and cities in the establishment of a joint development authority.</td>
<td>Accomplished</td>
<td>The Fall Line Regional Development Authority was established in 2001 with Baldwin County.</td>
</tr>
<tr>
<td>Implement Better Hometown Program to increase downtown business and improve the appearance of the downtown area.</td>
<td>Accomplished</td>
<td>Gordon was designated as a Better Hometown Community in 2000.</td>
</tr>
<tr>
<td>Participate with the County and the Chamber of Commerce in identifying and promoting</td>
<td>Not accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
</tbody>
</table>
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.

Underway The City is pursuing heritage tourism opportunities with Bibb County, Baldwin County and the State of Georgia.

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.

**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**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
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<tbody>
<tr>
<td>Coordinate with county on the establishment of a housing task force.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Coordinate with county and housing task force in development of study assessing need for low-income and elderly housing and other related services.</td>
<td>Not accomplished</td>
<td>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.</td>
</tr>
<tr>
<td>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.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Consider and implement where feasible recommendations from the task force's housing needs study.</td>
<td>Not accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, no action has been taken to implement a housing program.</td>
</tr>
<tr>
<td>Work with County in coordinating programs for the elderly and low-income on the subjects of house maintenance and weatherization.</td>
<td>Accomplished</td>
<td>Irwinton works to refer needy individuals to programs for assistance.</td>
</tr>
</tbody>
</table>

**ECONOMIC DEVELOPMENT**
<table>
<thead>
<tr>
<th>Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties and cities on the establishment of a joint development authority.</th>
<th>Accomplished</th>
<th>The Fall Line Regional Development Authority was established in 2001 with Baldwin County</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Not Accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
<tr>
<td>Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.</td>
<td>Not Accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
<tr>
<td>Support the County and Chamber of Commerce in the establishment and implementation of a public-private partnership for education.</td>
<td>Not Accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
<tr>
<td>Support the establishment of satellite training facility to prepare existing and new workforce for future jobs and new technology.</td>
<td>Underway</td>
<td>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</td>
</tr>
<tr>
<td>Support the County and Chamber of Commerce in the creation of a small business development program.</td>
<td>Not Accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
<tr>
<td>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.</td>
<td>Underway</td>
<td>Irwinton supports efforts to establish other industrial parks such as the Hartford South Industrial Park</td>
</tr>
<tr>
<td><strong>NATURAL RESOURCES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Work with County, Water Conservation Commission, and Fire Commission to implement water conservation measures in the City of Irwinton.</td>
<td>Accomplished</td>
<td>Irwinton has adopted a water conservation program.</td>
</tr>
<tr>
<td>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.</td>
<td>Accomplished</td>
<td>Irwinton has adopted a tree ordinance.</td>
</tr>
<tr>
<td>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.</td>
<td>Accomplished</td>
<td>Irwinton has adopted a Groundwater Recharge Ordinance</td>
</tr>
<tr>
<td>Provide education and training seminars for the general public on the application of the Groundwater Recharge Ordinance and Wetland Protection Ordinance.</td>
<td>Not Accomplished</td>
<td>A formal public education program has not been established.</td>
</tr>
<tr>
<td>Participate in a sub-watershed study to help improve water quality in the Oconee River basin.</td>
<td>Not Accomplished</td>
<td>The study has not been initiated.</td>
</tr>
</tbody>
</table>
### HISTORIC RESOURCES

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Participate with the County and the Historical Society in a comprehensive historic survey of the City of Irwinton and the remainder of the County.</td>
<td>Not Accomplished</td>
<td>The Historical Society has not started this project.</td>
</tr>
<tr>
<td>Establish and implement National Register nomination process for those resources in the City that have been determined to be eligible by the survey.</td>
<td>Not Accomplished</td>
<td>The Historical Society has not started this project.</td>
</tr>
<tr>
<td>Consider the development of a preservation ordinance, appointment of a preservation commission, and becoming Certified Local Government.</td>
<td>Not Accomplished</td>
<td>The city did not pursue the preservation ordinance since the survey was not completed.</td>
</tr>
<tr>
<td>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.</td>
<td>Not Accomplished</td>
<td>The city did not have an interest in holding the forums.</td>
</tr>
</tbody>
</table>

### COMMUNITY FACILITIES

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Coordinate with the County on their fire protection plan.</td>
<td>Completed</td>
<td>The Fire Commission completed their Fire Protection Plan in 2002.</td>
</tr>
<tr>
<td>Coordinate with the county on the water and sewer study.</td>
<td>Completed</td>
<td>The Sewer Feasibility Study was completed in 2004.</td>
</tr>
<tr>
<td>Coordinate with the County and County Recreation Commission on the preparation and implementation of the county recreational needs study.</td>
<td>Completed</td>
<td>The Recreation Master Plan was completed in 2004 and Irwinton adopted the plan and has coordinated in the implementation of the plan</td>
</tr>
</tbody>
</table>

### 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.

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Not Accomplished</td>
<td></td>
<td>The city did not have an interest in land development ordinances.</td>
</tr>
</tbody>
</table>

### Report of Accomplishments for City of Ivey

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coordinate with county on the establishment of a housing task force.</td>
<td>Not Accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Coordinate with county and housing task force in development of study assessing need for low-income and elderly housing and other related services.</td>
<td>Not Accomplished</td>
<td>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.</td>
</tr>
<tr>
<td>Task Description</td>
<td>Status</td>
<td>Notes</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>--------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Assist the county and the housing task force in establishing resource centers</td>
<td>Not</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>for the distribution of information on the subject of affordable housing for</td>
<td>Accomplished</td>
<td></td>
</tr>
<tr>
<td>the elderly and low-income.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consider and implement where feasible recommendations from the task force's</td>
<td>Not</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>housing needs study.</td>
<td>Accomplished</td>
<td></td>
</tr>
<tr>
<td>Work with County in coordinating programs for the elderly and low-income on the</td>
<td>Accomplished</td>
<td>Several programs exist to provide house maintenance and weatherization assistance to residents and referrals are made.</td>
</tr>
<tr>
<td>subjects of house maintenance and weatherization.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade the condition of the city's housing stock through the enforcement of</td>
<td>Not</td>
<td>Ivey has a building permit program but does not have code enforcement.</td>
</tr>
<tr>
<td>housing codes and neighborhood clean-up programs.</td>
<td>Accomplished</td>
<td></td>
</tr>
</tbody>
</table>

**ECONOMIC DEVELOPMENT (ED)**

Coordinates with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties on the establishment of a joint development authority. Accomplished

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

Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs. Not Accomplished

Support the County and the Chamber of Commerce in the establishment and implementation of a public-private partnership for education. Not Accomplished

Support the establishment of satellite training facility to prepare existing and new workforce for future jobs and new technology Underway

Support the County and Chamber of Commerce in the creation of a small business development center. Not Accomplished

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

**NATURAL RESOURCES (NR)**

Adopt and implement the Wetlands Protection and Groundwater Recharge Ordinances. Completed

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 2003 and implementation is ongoing.
- 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**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
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</thead>
<tbody>
<tr>
<td>Coordinate with County on the establishment of a housing task force.</td>
<td>Not Accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Coordinate with County and housing task force in the development of a study assessing need for low-income and elderly housing and related services.</td>
<td>Not Accomplished</td>
<td>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.</td>
</tr>
<tr>
<td>Coordinate with 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.</td>
<td>Not Accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Consider and implement where feasible recommendations from the task force's housing needs study.</td>
<td>Completed</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Work with County in coordinating programs for the elderly and low-income on the subjects of house maintenance and weatherization.</td>
<td>Accomplished</td>
<td>Several programs exist to provide house maintenance and weatherizing assistance to residents and referrals are made.</td>
</tr>
</tbody>
</table>

**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. |

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**Report of Accomplishments for Toomsboro**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CURRENT STATUS</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSING (HO)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Task Description</td>
<td>Status</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------</td>
<td>----------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Coordinate with County on the establishment of a housing task force.</td>
<td>Not Accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Coordinate with County and housing task force in development of study assessing need for low-income and elderly housing and other related services.</td>
<td>Not Accomplished</td>
<td>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.</td>
</tr>
<tr>
<td>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.</td>
<td>Not Accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Consider and implement where feasible recommendations from the task force's housing needs study.</td>
<td>Not Accomplished</td>
<td>The Housing Needs Assessment was completed in 2004; however, a Task Force has not yet been established.</td>
</tr>
<tr>
<td>Work with County in coordinating programs for the elderly and low-income on the subjects of housing maintenance and weatherization.</td>
<td>Accomplished</td>
<td>Several programs exist to provide house Maintenance and weatherization assistance to Residents and referrals are made.</td>
</tr>
<tr>
<td>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.</td>
<td>Not Accomplished</td>
<td>The city does not have an interest in establishing A Christmas in April program.</td>
</tr>
<tr>
<td>Establish &quot;How to&quot; workshops in the community to increase knowledge on how to maintain and take care of a house.</td>
<td>Not Accomplished</td>
<td>The city did not have an interest in offering the workshops.</td>
</tr>
<tr>
<td><strong>ECONOMIC DEVELOPMENT (ED)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties on the establishment of a joint development authority.</td>
<td>Accomplished</td>
<td>The Fall Line Regional Development Authority was established in 2004.</td>
</tr>
<tr>
<td>Participate with the County and the Chamber of Commerce in identifying and promoting opportunities for tourism in the City of Toomsboro and the remainder of the County.</td>
<td>Not Accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
<tr>
<td>Support the County and the Chamber of Commerce in the establishment and implementation of existing business and industry support programs.</td>
<td>Not Accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
<tr>
<td>Support the County and the Chamber of Commerce in the establishment and implementation of a public-private partnership for education.</td>
<td>Not Accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
<tr>
<td>Support the establishment of satellite training facility to prepare existing and new workforce for future jobs and new technology.</td>
<td>Underway</td>
<td>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.</td>
</tr>
<tr>
<td>Support the County and Chamber of Commerce in the creation of a small business development program.</td>
<td>Not Accomplished</td>
<td>The Chamber of Commerce has been inactive since 2000.</td>
</tr>
<tr>
<td>Coordinate with Wilkinson County, the Wilkinson County Development Authority, and neighboring counties on the development of additional industrial parks sites and related</td>
<td>Underway</td>
<td>The city supports the establishment of industrial parks such as Hartford South.</td>
</tr>
</tbody>
</table>
NATURAL RESOURCES (NR)

<table>
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<tr>
<th>Task</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Adopt and implement Wetlands and Groundwater Recharge ordinance, and provide the necessary training to those individuals in the city responsible for their enforcement.</td>
<td>Completed</td>
<td>The city adopted the ordinances in 2001.</td>
</tr>
<tr>
<td>Provide education and training seminars for the general public on the application of the Groundwater Recharge and Wetlands ordinances</td>
<td>Not Accomplished</td>
<td>The city did not conduct formal training but does provide the ordinances to the public as appropriate.</td>
</tr>
<tr>
<td>Work with County, Water Conservation Commission, and Fire Commission to implement water conservation measures in the City of Toomsboro.</td>
<td>Completed</td>
<td>The city has developed a conservation program.</td>
</tr>
<tr>
<td>Participate in a sub-watershed study to help improve water quality in the Oconee River basin.</td>
<td>Not Accomplished</td>
<td>The study has not been initiated.</td>
</tr>
</tbody>
</table>

HISTORIC RESOURCES (HR)

<table>
<thead>
<tr>
<th>Task</th>
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</thead>
<tbody>
<tr>
<td>Participate with the County and the Historical Society in a comprehensive historic survey of the City of Toomsboro and the remainder of the County.</td>
<td>Not Accomplished</td>
<td>A survey of resources along SR112 has been completed but a county wide survey has not been.</td>
</tr>
<tr>
<td>Continue National Register nomination process for the downtown district and pursue other nominations identified by the historic survey.</td>
<td>Not Accomplished</td>
<td>No new nominations have been initiated.</td>
</tr>
<tr>
<td>Consider the development of a preservation ordinance, appointment of a preservation commission, and becoming Certified Local Government.</td>
<td>Not Accomplished</td>
<td>Toomsboro has not adopted a preservation ordinance but Wilkinson County does participate in the Middle Georgia Historic Preservation Commission.</td>
</tr>
<tr>
<td>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.</td>
<td>Not Accomplished</td>
<td>The city did not conduct forums due to lack of Interest.</td>
</tr>
</tbody>
</table>

COMMUNITY FACILITIES (CF)

<table>
<thead>
<tr>
<th>Task</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Participate in a countywide water and sewer study.</td>
<td>Completed</td>
<td>The study was completed in</td>
</tr>
<tr>
<td>Implement recommendations of the water and sewer study.</td>
<td>Not Accomplished</td>
<td>Funding for implementation has not been secured.</td>
</tr>
<tr>
<td>Investigate extension of natural gas service in the City.</td>
<td>Underway</td>
<td>The city is pursuing discussions with natural gas providers.</td>
</tr>
<tr>
<td>Conduct study of police services in the city to determine need for additional personnel and equipment, and implement recommendations</td>
<td>Not Accomplished</td>
<td>The city did not initiate the study.</td>
</tr>
<tr>
<td>Coordinate with county in studying door-to-door solid waste collection service in the City.</td>
<td>Completed</td>
<td>The city began offering door-to-door service in 2005.</td>
</tr>
<tr>
<td>Conduct study on possible expansion of city hall/police department, coordinating with police services study, and implement recommendations</td>
<td>Not Accomplished</td>
<td>The city did not initiate the study.</td>
</tr>
</tbody>
</table>
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 Toomsboro. | 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.
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• 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.
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• 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

• 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 decisions that are likely to have an impact on our community or our plans for future development.
• We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

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.
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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
• 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.
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**Ivey Policies**
**Economic Development**
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**Land Use**

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**Transportation**
• We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
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Intergovernmental Coordination
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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.
• 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.
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Natural and Cultural Resources
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Facilities and Services
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Housing
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Land Use
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Toomsboro Policies

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• 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 decisions that are likely to have an impact on our community or our plans for future development.
• We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.
APPENDIX A: CHARACTER AREA AND FUTURE DEVELOPMENT MAPS
Digital data represented on this map were compiled in March of 2006 from a variety of sources including, Middle Georgia RDC, Georgia Departments of Community Affairs and Transportation, U.S. Census Bureau and U.S. Geological Survey.

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Map 1A
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 CORRIDOR
- GATEWAY CORRIDOR
- BETTER HOMETOWN DISTRICT
- TOWN CENTER

Digital Data Source Information

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Map 2A

Wilkinson County, Georgia
Joint Comprehensive Plan
2006 - 2026
GEOGRAPHIC FEATURE LEGEND

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

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Map 3A
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 CORRIDOR
GATEWAY CORRIDOR
BETTER HOMETOWN DISTRICT
TOWN CENTER

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Map 4A
Lake Tchukolaho
MORNINGSIDE DR
LAKEVIEW DR N
LAKESHORE DR S
BRIARCLIFF TR
INDUSTRIAL BLVD
JACKSON RD
COUNTRY CLUB RD
GLADYS ST
CHOCTAW DR
IVEY
243
243

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 CORRIDOR
GATEWAY CORRIDOR
BETTER HOMETOWN DISTRICT
TOWN CENTER

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Wilkinson County, Georgia
Joint Comprehensive Plan 2006 - 2026

Map 5A
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 CORRIDOR
- GATEWAY CORRIDOR
- BETTER HOMETOWN DISTRICT
- TOWN CENTER

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Map 6A
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 CORRIDOR
GATEWAY CORRIDOR
BETTER HOMETOWN DISTRICT
TOWN CENTER

Digital Data Source Information

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Map 7A
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 CORRIDOR
GATEWAY CORRIDOR
BETTER HOMETOWN DISTRICT
TOWN CENTER

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Map 11