

# BACON COUNTY CITY OF ALMA

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## JOINT COMPREHENSIVE PLAN Community Agenda



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# 1 Introduction

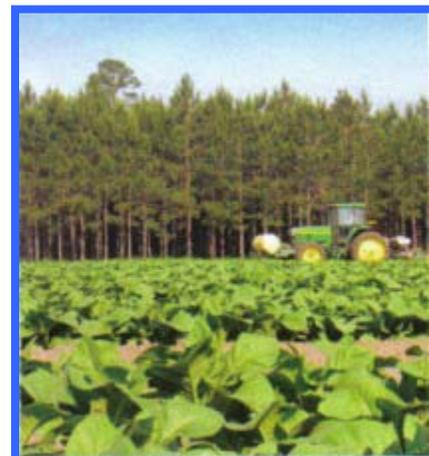
## 1.1 Purpose

The purpose of the Community Agenda is to lay out a road map for Bacon County and the City of Alma's future. The Agenda will help ensure that future development will occur where, when, and how the community and local governments want. An effective Agenda will provide several important benefits to the entire community; quality of life is maintained and improved, private property rights are improved, and economic development is encouraged and supported.

## 1.2 Scope

The Community Agenda is the third part of the comprehensive plan and the most important. It includes the community's vision for the future, key issues and opportunities chosen to address during the planning period, and 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.



## **2 Vision Statement for Bacon County and City of Alma**

### **2.1 Introduction**

An effective plan is built on a vision. The vision for a community is a road map of how or what that community wants to become providing a complete description of the development patterns to be encouraged within the jurisdiction.

To be effective the Community Agenda should maintain or improve the quality of life as expressed in its vision and implement strategies and/or policies for achieving this vision.

### **2.2 Community Overview**

Technology, education, health care, transportation and recreation are some of the assets bringing increased state, regional, national, and international attention to the city of Alma and Bacon County, Georgia's Blueberry Capital. And why not? In Alma, approximately four hours south of Atlanta and one hour west of Brunswick, you'll find a pleasant, small-town lifestyle wedded to a progressive business environment.

Offering plentiful business services and amenities means nothing without a desirable quality of life to support it all. Alma-Bacon County is a friendly, inclusive community; offering quality housing, fine educational opportunities, recreation amid beautiful natural surroundings, and the services you would expect from a community that cares.

### **2.3 Community Vision**

*Alma/Bacon County will continue to be a good place to raise a family and maintain and preserve its laid back rural life style, pursue consolidation of City and County government, increase their tax base, keep property taxes low, become nationally known for blueberry production and marketing, provide quality education and educational opportunities, promote a Pro Active Growth Plan, and work with local enforcement and neighborhood associations to create safe, family-friendly neighborhoods*



### 3. CHARACTER AREAS NARRATIVES

The following section presents the county character areas including the vision for the area, the type of land uses that will support the vision and character of the area. In addition, the relevant Quality Community Objectives as defined by the Department of Community Affairs are presented and finally there is Implementation measures identified for each area. These implementation measures provide specific actions to help the county establish and reinforce the character defined for each area.

# Rural Residential

## Wilderness Subdivision

*Wilderness offers a choice housing selection, while maintaining the rural nature of Bacon County.*

Wilderness offers fine quality housing to those wishing to escape the hustle and bustle of “City” life and experience living in a more sedate rural setting while remaining close to amenities such as local shopping and dining

Most of Wilderness fall within the city limits of City of Alma with a small acreage located in the county. The city has designated Wilderness R1A residential and the county does not have land use or zoning currently.



## Quality Community Objectives

### *Transportation Alternatives*

Bicycle routes and path connectivity should be made available to encourage alternatives to transportation by car.

### *Heritage Preservation*

New development should be encourage to protect the scenic and natural features that are important to defining the community's character.

### *Environmental Protection*

Preserve the natural terrain, drainage, and vegetation of the development area to maintain the character of the community.

## Development Patterns

Development should have easy access to nearby shopping, schools and other areas where residents travel daily. Clustering of development should be encouraged to preserve open space. Development will need to be steered away from areas of natural, cultural, and environmentally sensitive resources.

## Implementation

<b>GOALS</b>	<b>IMPLEMENTATION MEASURES</b>
<b>Natural and Cultural Resources</b>	<ul style="list-style-type: none"><li>• Encourage Conservation Easements to keep productive farmland in agricultural use.</li><li>• Establish zoning with large minimum lot size requirements to limit development to protect rural character.</li><li>• Incorporate and enforce a conservation subdivision ordinance.</li></ul>
<b>Land Use</b>	<ul style="list-style-type: none"><li>• Incorporate and enforce land use development and/or zoning.</li><li>• Incorporate and enforce a public nuisance ordinance that will protect the value of property of citizens.</li></ul>
<b>Facilities and Services</b>	<ul style="list-style-type: none"><li>• Analyze financial impact of new subdivision growth in county.</li></ul>

## Suburban Neighborhood

### Blueberry Plantation

*Blueberry Plantation is a multifaceted character area, which includes an adjoining airport, 18 Hole Golf Course, fast growing residential area, and the home of the new Blueberry Plantation Inn.*



Blueberry Plantation includes a 18 hole golf course which was designed by Larry Hinson and opened in 1993. The course was built on wetlands and has natural water hazards that come into play on forty percent of the holes. The greens are moderately elevated and very firm. Local and area tournaments are played here. The proposed Inn at Blueberry Plantation will feature twelve rooms, one hundred and fifty capacity conference center and seventy-five seating capacity restaurant. Adjoining the golf course is the Bacon County Airport with consists of a 5000 foot radio controlled lighted runway, open 24 hours daily, provides air craft maintenance, has 100 LL gas and Jet A fuel.

Approximately 16 aircraft are based at the airport and 10-12 flights of both transit and business occur on a daily basis.

Because of its close proximity to Blueberry Plantation, the airport should begin to see increased usage. New homes are being constructed and not all are full time residents some will be just summer/second homes and flying by private plane will be an accessible way to reach their destination. In addition, with construction of the new Inn and a championship golf course the airport will offer an alternative mode of transportation for those wishing to enjoy these facilities

**Quality Community Objectives**

*Traditional Neighborhoods*

Encourage development patterns to include more human scale development mixing uses within easy walking distance of one another and facilitating pedestrian activity.

*Sense of Place*

The BlueBerry Plantation area can be the focal point of Alma and Bacon County, making it a friendly place where people choose to gather for socializing and entertainment.

*Transportation Alternatives*

Greater use of alternate transportation should be encouraged, including bike paths and walking trails.

*Open Space Preservation*

Encourage open space preservation set aside land for use as public parks.

**Development Patterns**

Well-organized pedestrian/bicycle and walking trails linking residential areas to Inn, golf course and airport. Plant trees throughout community to enhance appearances and provide shade for pedestrians and bicyclists. Provide high degree of open space. Site plans; building design and landscaping that are sensitive to natural features of the site, including topography and views.

**Implementation**

<b>GOALS</b>	<b>IMPLEMENTATION MEASURES</b>
<b>Natural and Cultural Resources</b>	<ul style="list-style-type: none"> <li>• Incorporate and enforce a conservation subdivision ordinance.</li> </ul>
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• Incorporate and enforce land use development and/or zoning in the county.</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>• Provide connectivity to residential neighborhoods ensuring that bicycling is a convenient, safe, and practical means of transportation.</li> </ul>
<b>Facilities and Services</b>	<ul style="list-style-type: none"> <li>• Analyze financial impact of new subdivision growth in county.</li> </ul>

## **Future Conservation Area**

### **State Recreational Lake**

*The approximately 100 acre lake will provide outdoor recreation, such as fishing, boating, and primitive camping, for the citizens of Bacon County and surrounding communities.*



## Quality Community Objectives

### *Regional Identity*

Our community promotes tourism opportunities based on the unique characteristics of our region.

### *Open Space Preservation*

We are actively preserving greenspace.

## Development Patterns

Preserve environmentally sensitive areas by creating public recreational areas. Include site plans, building design and landscaping that are sensitive to natural features of the site.

## Implementation

<b>GOALS</b>	<b>IMPLEMENTATION MEASURES</b>
<b>Natural Resources</b>	Comprehensive mapping of the community's environmentally sensitive areas.  Preserve open/greenspace.  "Fee simple" purchase of land in order to permanently protect natural resources, open space, or farmland.
<b>Land Use</b>	Develop conservation ordinances and consistently enforce them.

## **INDUSTRIAL PARK AREA**

### **Valene Bennett Bacon County Industrial Park**

*The location and availability of land in the Valene Bennett Bacon County Industrial Park offers the county a chance to recruit diverse industry. These industries will provide jobs to local citizens and will stimulate the local economy.*



### **Quality Community Objectives**

#### *Infill Development*

The Bacon County Chamber and Development Authority have a list of vacant buildings.

#### *Appropriate Businesses*

Alma-Bacon County has worked to develop a Community Economic Development Readiness Assessment.

#### *Employment Options*

Alma-Bacon County has jobs for skilled labor.

Alma-Bacon County has jobs for unskilled labor.

### **Development Patterns**

Smaller parking lots that incorporate on-site stormwater mitigation or retention features.  
Infill development on vacant or under-utilized sites. New development on the edge of the urbanized area that minimizes undesirable impacts on surrounding rural/agricultural uses.

## Implementation

<b>GOALS</b>	<b>IMPLEMENTATION MEASURES</b>
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• Implement mixed use zoning.</li> <li>• Implement sign regulations.</li> <li>• Develop and enact zoning/land use development.</li> </ul>
<b>Facilities and Services</b>	<ul style="list-style-type: none"> <li>• Effectively use the Service Delivery Strategy.</li> <li>• Evaluate various financing methods for new infrastructure.</li> </ul>
<b>Natural and Cultural Resources</b>	<ul style="list-style-type: none"> <li>• Put in place an environmental impact review process.</li> </ul>
<b>Intergovernmental Coordination</b>	<ul style="list-style-type: none"> <li>• Insure consistency with the Service Delivery Strategy and the Comprehensive Plan.</li> <li>• Establish a mediation process to resolve conflicts with other local governments.</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• Activate Bacon Leadership Classes.</li> <li>• Conduct public meetings and workshops to identify needed workforce training resources.</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>• Gain community acceptance of quality growth by keeping citizens informed and involved in public processes.</li> </ul>

## **Gateway Corridor**

### **U.S. Highway 1**

*US Highway 1 intersects Bacon County. Development such as local specialty shops and restaurants along this highway will allow travelers to contribute to the local economy.*



### **Quality Community Objectives**

#### *Sense of Place*

Bacon County does not have ordinances to regulate the aesthetics of development in highly visible areas. Bacon County does not have ordinances to regulate the size and type of signage in the community.

#### *Transportation*

Bacon County has public transportation in their community.

#### *Environmental Protection*

Bacon County does not have a comprehensive natural resources inventory.

Bacon County has not passed the necessary Part V Environmental Ordinances.

Bacon County is using stormwater best management practices for all new developments.

#### *Social and Economic Growth*

Bacon County has population projections for the next 20 years and refers to the projections when making infrastructure decisions.

#### *Appropriate Businesses*

The Bacon County Chamber and Development Authority has considered the community's strengths, assets, and weaknesses and has created a business development plan based on them.

#### *Employment Options*

Alma-Bacon County has jobs for skilled labor. Alma-Bacon County has jobs for unskilled labor.

## Development Patterns

Commercial structures located near street front with parking in rear of buildings. Retrofitting existing residential communities to improve pedestrian access and connectivity with nearby commercial areas. All major arterial streets proposed in new development connect with existing major street pattern and provide continuous flow of traffic through the development. Landscaping of parking areas to minimize visual impact on adjacent streets and uses. Site design that reduces amount of impervious cover, increases amount of open space.

## Implementation

<b>GOALS</b>	<b>IMPLEMENTATION MEASURES</b>
<b>Economic Development</b>	<ul style="list-style-type: none"><li>• Identify industries likely to thrive in the local economy.</li><li>• Promote niche marketing using local products grown or produced in Bacon County.</li></ul>
<b>Facilities and Services</b>	<ul style="list-style-type: none"><li>• Analyze financial impact of new growth in the county.</li><li>• Evaluate various financing methods for creating new infrastructure.</li></ul>
<b>Land Use</b>	<ul style="list-style-type: none"><li>• Consider infill development.</li><li>• Adopt codes and enforce them.</li></ul>
<b>Transportation</b>	<ul style="list-style-type: none"><li>• Analyze impact of additional traffic flow.</li><li>• Identify and plan for improvement needs along the corridor.</li></ul>
<b>Natural and Cultural Resources</b>	<ul style="list-style-type: none"><li>• Incorporate landscaping guidelines to create a unified and pleasing visual environment.</li></ul>

## Special Purpose Areas

### **Future Infill Development**

*Several sites around Alma offer potential infill development. The Brasswell-Deen site offers acreage for a potential community center, neighborhood store, etc. The abandoned structure across from the Bacon County courthouse offers a location for a city park or other greenspace use.*



## Quality Community Objectives

### *Infill Development*

Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.

### *Open Space Preservation*

Alma-Bacon County will develop a greenspace plan.

### *Social and Economic Development*

Alma-Bacon County has population projections for the next 20 years that are used when making infrastructure decisions.

### *Appropriate Businesses*

The Alma-Bacon County Chamber and Development Authority has considered the community's strengths, assets, and weaknesses and has created a business development strategy based on them.

## Development Patterns

Activity centers connected with community greenspace/trails system.

Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhoods. Infill development on vacant or under-utilized sites.

## Implementation

<b>GOALS</b>	<b>IMPLEMENTATION MEASURES</b>
<b>Economic Development</b>	<ul style="list-style-type: none"><li>• Identify industries likely to thrive in the local economy.</li><li>• Promote niche marketing using local products grown or produced in Bacon County.</li></ul>
<b>Land Use</b>	<ul style="list-style-type: none"><li>• Consider infill development.</li><li>• Adopt codes and enforce them.</li></ul>
<b>Transportation</b>	<ul style="list-style-type: none"><li>• Analyze impact of additional traffic flow.</li><li>• Identify and plan for improvement needs along the corridor.</li></ul>
<b>Natural and Cultural Resources</b>	<ul style="list-style-type: none"><li>• Incorporate landscaping guidelines to create a unified and pleasing visual environment.</li></ul>

## **Bacon County Hospital and Health Services**

### **Mission Statement**

The mission of the Bacon County Hospital and Health System is to provide compassionate and comprehensive community healthcare that meet our customers' expectations. Our mission, as well as our vision and values, serves as a guideline for daily decision making and represents the principles and practices that we constantly apply. The comfort and care of our patients is a major focus of ours. We want to provide quality and cost effective care that is close to home.

Another objective of ours is to provide education and to increase your health awareness. Part of our mission is to continually put the "care" in healthcare. More healthcare information is now available from our website, which also provides patient education resources for you, your family, and friends to explore.

### **Core Values**

We are deeply committed to practice a certain set of Core Values in everything we do. These values guide our daily life and define, in a simple way, the basic way we look at our ministry to the public.

- ◆ C - the Value of Caring
- ◆ P - the Value of Person
- ◆ Q - the Value of Quality
- ◆ I - the Value of Integrity

### **CEO's Message**

The Bacon County Hospital and Health System is entering a new period of growth. Because of the faith of the Bacon County community, we were successful in November 2005 in acquiring funding for the addition of a second story to the hospital. The Special Purpose Local Option Sales Tax (SPLOST) referendum item was voted in verwhelmingly by the people of Bacon County, making \$1 million available for this needed building project. The 2005 SPLOST vote will mark the second time in the hospital's history county tax dollars will be received (the first time was the 2001 SPLOST vote).

This project will enable us to comply with new mandates for air quality as well as federal requirements for patient privacy and accessibility to the disabled that have come into existence or changed since the original building was built in 1952. To comply we will move our existing 25 patient beds to a second story. All of the rooms will be private, including the (4) Intensive Care Unit beds, will have handicap accessible bathrooms, and will have central heating, air, and ventilation. We will also renovate the first floor to expand services to our community in the Laboratory, Diagnostic Imaging, and Respiratory Therapy departments. These services will potentially help us to generate more revenue to pay for the project and to continue sustaining ourselves into the distant future.

## Quality Community Objectives

### *Transportation*

We have public transportation in our community.

### *Appropriate Businesses*

Encourage recruitment of medical facilities and jobs.

### *Employment Options*

Our community has jobs for skilled labor. Our community has jobs for unskilled labor.

Our community has professional and managerial jobs.

### *Educational Opportunities*

Our community has higher education opportunities, or is close to a community that does.

Our community has job opportunities for college graduates, so that our children may live and work here if they choose.

## Development Patterns

Locate medical facilities and doctor offices in a central location surrounding the hospital.

## Implementation

<b>GOALS</b>	<b>IMPLEMENTATION MEASURES</b>
<b>Economic Development</b>	<ul style="list-style-type: none"><li>• Find training opportunities to match the need of the local workforce.</li></ul>
<b>Land Use</b>	<ul style="list-style-type: none"><li>• Encourage infill development in abandoned housing surrounding the hospital. Vacant housing can accommodate additional medical facilities.</li></ul>
<b>Transportation</b>	<ul style="list-style-type: none"><li>• Analyze impact of additional traffic flow.</li><li>• Identify and plan for improvement needs along the corridor.</li><li>• Implement traffic calming measures if needed.</li></ul>
<b>Natural and Cultural Resources</b>	<ul style="list-style-type: none"><li>• Incorporate landscaping guidelines to create a unified and pleasing visual environment.</li></ul>

## **Historic Character Areas**

### **Historic Bacon County Primary School**

*The historic Bacon County Primary School will serve as a multi-purpose facility. Plans are to relocate the Bacon County Senior Center to the school and designate the building as a trail head and future community center.*



### **Quality Community Objectives**

#### *Infill Development*

Our Community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.

*Sense of Place*

We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.

*Transportation*

We have public transportation in our community.

*Resource Conservation*

We have an active historical society.

**Development Patterns**

Activity centers connected with community greenspace/trails system. Infill development on vacant or under-utilized sites.

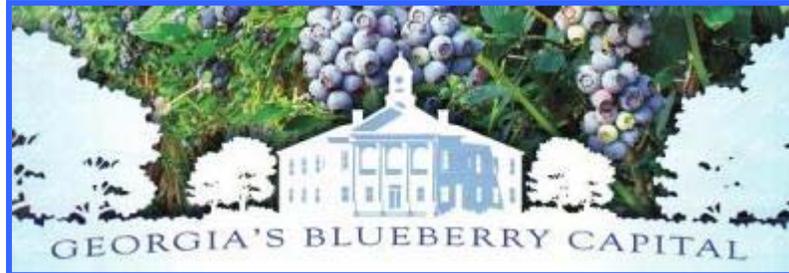
**Implementation**

<b>GOALS</b>	<b>IMPLEMENTATION MEASURES</b>
<b>Natural and Cultural Resources</b>	<ul style="list-style-type: none"><li>• Perform a historic resource survey within the community.</li><li>• Create historic preservation ordinances.</li></ul>
<b>Land Use</b>	<ul style="list-style-type: none"><li>• Consider infill development.</li><li>• Adopt codes and enforce them.</li></ul>
<b>Transportation</b>	<ul style="list-style-type: none"><li>• Analyze impact of additional traffic flow.</li><li>• Identify and plan for improvement needs along the corridor.</li></ul>
<b>Natural and Cultural Resources</b>	<ul style="list-style-type: none"><li>• Incorporate landscaping guidelines to create a unified and pleasing visual environment.</li></ul>

## Agricultural Areas

### **Blueberry Farms**

*Bacon County will capitalize on its local and state recognition as the Blueberry Capital of Georgia becoming known nationally as a leading blueberry producer and marketer.*



*A Southeast Georgia county is hard at work, so blueberry production will remain number one.*

Blueberries rank number one in economic value in Bacon County. Most growers look forward to the blue season, and hope the harvest puts a lot of green money in their wallets. Recently, County Commissioners in Bacon County contributed around twenty acres of newly cultivated land for the development of a blueberry research and demonstration farm. Danny Stanaland, a county extension agent in Bacon County says the demonstration farm was needed, because blueberry acreage continues to increase rapidly in Bacon County. "Acres are expanding quite rapidly, not only in Bacon County but Southeast Georgia. With the acres that's going in the projections are that in the next three years, production will double, and in the next six years it will double again which should put us somewhere around one-hundred million pounds of production in the state of Georgia." Danny Stanaland with the University of Georgia's College of Agricultural and Environmental Sciences. The demonstration farm was completed in 2006, and is being used for testing different blueberry varieties, disease and insect control measures and irrigation studies. Results from the research will help blueberry farmers increase yields, and improve profit potential. John Harrell, University of Georgia College of Agricultural and Environmental Sciences, reporting from Tifton.

The above article from the GeorgiaAudio.net not only shows the importance of blueberry farming in Bacon County but also the dedication to maintaining, expanding and improving production and marketing bringing it closer to the national stage. Most of the blueberry farming is done in the county, land use is predominately agricultural with some residential. Currently the county does not have land use or zoning.

33rd Annual  
 Georgia Blueberry Festival  
 June 1-2, 2007  
 Alma, GA  
 "Georgia's Blueberry Capital"



Quality Community Objectives

*Regional Identity*

The annual Blueberry Festival promotes tourism opportunities. Connect to the surrounding region for economic livelihood through businesses that process local agricultural products.

*Environmental Protection*

Identify defining natural resources and take steps to protect them with one way being passing the Part V Environmental Ordinances and enforcing them.

Development Patterns

Use large minimum lot size requirements to limit development density and protect farmland and rural character. Development should preserve scenic views and be encouraged near rural communities and other existing developed land. Steer development away from areas of natural, cultural, and environmentally sensitive resources. Enlist significant farmland as amenity that shapes identity and character of development.

Implementation

GOALS	IMPLEMENTATION MEASURES
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>• Encourage Conservation Easements to keep productive farmland in agricultural use.</li> <li>• Promote methods of permanently protecting farmland.</li> <li>• Establish zoning with large minimum lot size requirements to limit development to protect farmland and rural character.</li> <li>• Reduce conflicts between agricultural and non-agricultural land uses.</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• <i>Incorporate and enforce land use development and/or zoning.</i></li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• <i>Creation of trails and greenway.</i></li> </ul>

## **4 ISSUES AND OPPORTUNITIES**

### ***Economic Development Issues***

- Bacon County and the City of Alma need to incorporate a Pro Active Growth Plan.
- Jobs and labor force was introduced as an issue for the County and City and brought out several underlining factors:
  1. Lack of jobs that pay living wages
  2. High drop out rates
  3. Uneducated work force
  4. Improvements needed for the Educational System
  5. Increase in per capita income
- Need to increase the tax base of the County and City
- The County and City do not have a vision for the economic development of the community

### ***Economic Development Opportunities***

- The County and City have an inventory of vacant sites and buildings that are available for redevelopment and/ or infill development
- Build on established reputation for being the Blueberry Capital of Georgia pushing to become nationally known for blueberry production and marketing
- Promotion of Alma as a retirement Community
- New Inn at Blueberry Plantation, which will feature twelve (12) rooms, one hundred and fifty (150) capacity conference center and seventy-five (75) seating capacity restaurant.
- Hire graduation coach for elementary and middle schools
- Provide after school tutoring
- Hire truant officer
- Create a Youth Entrepreneurship program to train and encourage area youth to start new businesses as a career option
- Bacon offers a good quality of life:
  1. Low crime rate
  2. Excellent climate
  3. Close proximity to all amenities

### ***Facilities and Services Issues***

- Not enough funding for adequate staffing of fire and rescue
- Hospital needs growth and funding to achieve desired and needed growth
- Public transportation
- City of Alma's waste load is almost at maximum capacity. The city will be looking to upgrade in the future.

- The County and City need to analyze the impact of proposed development projects on public facilities.

### ***Facilities and Services Opportunities***

- OTC satellite campus
- Airport
- Spec Building
- Capacity capability of water/sewer for future growth
- Review current extension policies to discourage sprawl

### ***Housing Issues***

- City of Alma has too much public housing
  1. Transfer of Receipts
- Little to no housing for rent or sale
- The County does not have subdivision regulations
- We do not have options available for loft living, downtown living, or “neo-traditional” development.

### ***Housing Opportunities***

- We have many multifamily housing available in our community.
- We have vacant and developable land available for multifamily and single family usage.
- We have housing programs that focus on households with special needs.
- The County has the opportunity to develop a mobile home ordinance.
- County and City will/should promote middle to upper income housing

### ***Natural and Cultural Resources Issues***

- Fate of old school; needs funding.
- Have not adopted Part V Environmental Ordinances
  1. River Corridor Protection
  2. Wetlands
  3. Flood Plains
  4. Groundwater/Recharge
- The community does not have enough greenspace or parkland.
- Need to conduct a historical resource survey to identify historical assets located in City of Alma and Bacon County

### ***Natural and Cultural Resources Opportunities***

- Future development of a passive-use tourism and recreation lake project.
- Explore development of a greenspace plan
- Create an active Historic Preservation Commission to promote and protect historic sites in Bacon County

### ***Land Use Issues***

- Land Use Codes and/or zoning and building inspections needed in County
- Protection of farmland and open spaces from sprawl and intense growth and development
- The community does not have a local land conservation program
- Need for a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity
- Limit growth in environmentally sensitive areas

### ***Land Use Opportunities***

- The county has the opportunity to activate land development codes to maintain new growth and development while controlling sprawl
- Opportunity to explore the possibilities of mix-use subdivision ordinances
- Using the 4-laning of corridor US 1 to guide growth of both commercial and residential mainly commercial, this opportunity will also allow the community to have a sense of place allowing visitors to know when they have arrived.
- Opportunity to develop growth in downtown City of Alma due to large percentages of vacancies.
- Availability of land for development at a reasonable price

### ***Intergovernmental Coordination Issues***

- Consolidation of County and City governments

### ***Intergovernmental Coordination Opportunities***

- Elected officials should be indoctrinated into the land-development process in the community promoting a better understanding of this process in order to make better decisions affecting their community.

## **5 IMPLEMENTATION**

### **5.1 Report of Accomplishments**

The Report of Accomplishments reviews the previous Short Term Work Program and its implementation since adoption by Bacon County.

### **5.2 Short Term Work Program**

These next steps are considered the Short Term Work Program. The Short Term Work Program covers a five-year timeframe and identifies specific actions, the actions, and the entities responsible for the action, the estimated cost, and potential funding source(s).

# Report of Accomplishments

## Alma/Bacon County

Activity	Status	Explanation
Upgrade water meter reading with drive by automated meter reading system.	Completed	
Improve recreation programs and facilities associated with the countywide recreation department.	Underway	
Establish Turn-A-Round in lieu of parallel taxiways at Alma/Bacon County Airport.	Underway	
Support the four laning of SR 32 from I-75 to I-95	Underway	
Lobby GA DOT and legislators for L.A.R.P. funding.	Underway	
Update master fire plan and identify funding.	Underway	
Continue to pave roads within the County.	Underway	
Continue to integrate parents, teachers, principals and the business community into school curriculum planning and school activities.	Underway	
Continue to seek additional funds to upgrade systmes, extend hous of operation, expand programming and upgrade/expand jobs at Bacon Co. library.	Underway	
Continue to collect and dispose of inert materials.	Underway	
Continue to expand water/sewer system to home sites in Golf Club area.	Underway	
Upgrade waste water treatment plant with waste water belt system.	Completed	
Support cultural activities.	Underway	
Upgrade fire equipment with tanker truck for rural fire fighting.	Completed	
Continue to provide funding to the Bacon Theater Co.	Underway	
Refurbish 2 city water tanks.	Completed	
Study City/County consolidation of services and/or governments.	Underway	
Continue contract with private agency to collect and dispose of solid waste.	Underway	
Bacon County Hospital ER/OB/OR construction and rentivation.	Completed	
Build new Primary school	Completed	
Renovate old downtown voting precinct.	Completed	
Upgrade City Parks	Underway	
Upgrade fire department vehicles breathing gear, turnout gear and other fire fighting equipment as needed.	Underway	
Support scholarships as well as educational classes in family living and other live skills	Underway	

Activity	Status	Explanation
Continue to upgrade industrial park infrastructure	Underway	
Expanded Alma/Bacon County Industrial Park by 60 acres.	Completed	Project was downgraded from 200 acres to 60 acres

Continue with efforts to provide adequate infrastructure for industrial and residential development.	Underway	
Develop programs in conjunction with other agencies to market the area in order to expand the business base for economic development purposes.	Underway	
Develop programs in conjunction with other agencies to pursue academic excellence and eliminate illiteracy for economic development purposes.	Underway	
Study the implementation of methods for moving persons off welfare into the work force.	Underway	
Promote area as a retirement community.	Underway	
Study ways to finance a Bacon County Industrial Development Authority.	Underway	
Support Tri-County Industrial Development Authority (Appling, Bacon and Jeff Davis Counties).	Underway	
Support BCDA, DDA, and Chamber of Commerce in aggressive recruiting and business attraction activities.	Underway	
Support the construction of a 200-acre fishing lake for economic development purposes.	Underway	Focus changed to the construction of a 300-acre fishing lake
Assist Tri-County Development Authority (Appling, Bacon & Jeff Davis) in establishment of new milk processing plant.	Completed	
Build new state detention center	Completed	
D-cell lane at new primary school	Completed	
Widening of 6 & 1/2 miles of country roads	Completed	
Install 35 deep wells as replacement for shallow wells	Completed	
New road to new state detention center	Completed	
Assist D.L. Meats with major expansion, which will add about 100 jobs.	Completed	
Add sidewalks to new US 1 development area and to new SR 32 bypass	Completed	

Activity	Status	Explanation
Work with public and private institutions to increase quality rental housing stock for incoming residents.	Underway	
Work with public and private institutions to increase the number of owner occupied housing units through the availability of affordable financing.	Underway	
Eliminate blight areas throughout the county and city through condemnation and rehabilitation projects.	Underway	
Explore and support methods for renters of public housing and other properties to purchase their units through affordable housing programs	Underway	

Activity	Status	Explanation
Work with the RDC Planning Staff to update existing zoning ordinances and zoning maps in an environmentally sensitive format.	Not Accomplished	Changed from zoning to land use regulations.

Continue to eliminate blighted areas throughout the county.	Underway	
Study the implementation of a county-wide zoning system.	Not Accomplished	County has changed from zoning to considering land use regulations.
Continue to work with RDC planning staff to establish county-wide land use regulations, land development codes and a land use management organization.	Postponed	This project lacked the financial and organizational support to succeed.

Activity	Status	Explanation
Advertise, teach, and encourage best management practices.	Underway	
Continue to establish environmental protection regulations by developing and implementing land development codes.	Underway	
Begin work on the establishment of a downtown historic districts and the creation of historic resources commission.	Underway	
Continue to identify old Indian sites and other historic resources through surveys and other methods.	Underway	
Establish historic resources protection ordinances within county	Underway	

## Short Term Work Program Alma/Bacon County

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Improve recreation programs and facilities associated with the countywide recreation department.	2008, 2009, 2010, 2011, 2012	County Recreation Department	\$700,000	GA DCA, SPLOST, Local
Establish Turn-A-Around in lieu of parallel taxiways at Alma/Bacon County Airport.	2008, 2009, 2010, 2011, 2012	Bacon County Airport Commission	\$200,000	US OTH, GA DCA,, GA DOT Air, GA DOT, Local
Support the four-laning of SR 32 from I-75 to I-95	2008, 2009, 2010, 2011, 2012	Bacon County City of Alma, GA DOT	\$2000	Local
Lobby GA DOT and legislators for L.A.R.P. funding.	2008, 2009, 2010, 2011, 2012	Bacon County , City of Alma	\$10,000	Local
Update master fire plan and identify funding.	2008, 2009, 2010, 2011, 2012	Alma/Bacon County Fire Dept	\$20,000	GA DCA, GA OTH, Local
Continue to pave roads within the City.	2008, 2009, 2010, 2011, 2012	City Public Works Dept, GA DOT	\$800,000	US OTH, GA DOT, Local
Continue to integrate parents, teachers, principals and the business community into school curriculum planning and school activities.	2008, 2009, 2010, 2011, 2012	Board of Education	\$10,000	GA DOE, Local
Continue to seek funds to upgrade systems, extend hours of operation, expand programming and upgrade/expand jobs at Bacon County Library.	2008, 2009, 2010, 2011, 2012	County Library Systems	\$5,000	Local
Continue to collect and dispose of inert materials	2008, 2009, 2010, 2011, 2012	City Works Dept	\$100,000	Local
Continue to expand water/sewer system to home sites in golf club area	2008, 2009, 2010, 2011, 2012	City Public works	\$100,000	Local, Private
Continue to support cultural activities	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, Chamber of Commerce	\$100,000	Local
Continue to provide funding to the Bacon Theater Co.	2008, 2009, 2010, 2011, 2012	City of Alma	\$60,000	Hotel/Motel tax. Local
Continue to contract with private agency to collect and dispose of solid waste.	2008, 2009, 2010, 2011, 2012	Bacon County and City of Alma	\$500,000 yearly	Local
Upgrade fire department vehicles, breathing gear, turnout gear and other fire fighting equipment as needed.	2008, 2009, 2010, 2011, 2012	Alma/Bacon Fire Dept	\$90,000	GA DCA, GA OTH, FEMA, Local
Support scholarships as well as educational classes in family living and other life skills	2008, 2009, 2010, 2011, 2012	Board of Education	\$20,000	GA DOE, Local, Private
Hire graduation coach for elementary and middle schools.	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, Board of Education	\$35,000	Local, SPLOST
Hire truant officer for all school systems.	2008, 2009, 2010, 2011,	Board of Education,	\$40,000	SPLOST, available

	2012	City of Alma, Bacon County		grants, local
Conduct a study to analyze the impact of proposed development on public facilities	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma	\$10,000	DCA, Local, private
Analyze financial impact of new growth in the county and evaluate various financing methods for creating new infrastructure.	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma	\$10,000	Local, DCA

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Study methods for moving persons off welfare into the work force.	2008, 2009, 2010, 2011, 2012	County Human services, DFACS	\$100,000	GA DOE, GA DOL, Local, Private
Develop programs in conjunction with other agencies to market the area in order to expand the business base for economic development purposes	2008, 2009, 2010, 2011, 2012	Chamber of Commerce	\$10,000	Local, Private
Develop programs in conjunction with other agencies to pursue academic excellence and eliminate illiteracy for economic development purposes.	2008, 2009, 2010, 2011, 2012	Board of Education, OTC, Family Connection	\$100,000	Federal, State, Local
Continue with efforts to provide adequate infrastructure for industrial and residential development	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, EDA	\$200,000	US AGR, FHA, GA DCA, GA OTH, Local, Private
Continue to support the construction of a 300-acre fishing lake for economic development purposes.	2008, 2009, 2010, 2011, 2012	Bacon County, EDA, Chamber, DNR	\$6,000,000	DNR, Local
Study ways to finance Alma/Bacon County Development Authority.	2008, 2009, 2010	EDA	\$1,500	Local
Support BCDA, DDA, and Chamber of Commerce	2008, 2009, 2010	Bacon County, City of Alma	\$100,000	Local
Continue to upgrade industrial park infrastructure.	2008, 2009, 2010, 2011, 2012	Bacon County/City of Alma/EDA	\$2,000,000	DCA, Local, AGR, FHA, USDA, OTH
Continue to promote area as retirement community.	2008, 2009, 2010, 2011, 2012	Chamber of Commerce	\$100,000	DCA, Local, Private
Continue to support Tri-County Industrial Development Authority( Appling, Bacon, Jeff Davis)	2008, 2009, 2010, 2011, 2012	EDA, Chamber, Bacon County, Cty of Alma	\$10,000	Local
Create a Youth Entrepreneurship program to train and encourage area youth to start new businesses as a career option.	2008, 2009, 2010, 2011, 2012	Chamber of Commerce	\$2,500	DOE, DCA, Local, Private
Incorporate a Pro Active Growth Plan by the city and county.	2008, 2009, 2010	Bacon County, City of Alma	\$10,000	DCA,, USDA, Local, Private
Continue to foster economic development by applying for grants such as EIP, CDBG, One Georgia, etc. when available.	2008, 2009, 2010, 2011, 2012	Bacon County and City of Alma	\$200,000	EIP, One Georgia, CDBG
Find/identify training opportunities to	2008, 2009,	Bacon	\$25,000	DCA, Local,

match the need of the local workforce.	2010, 2011, 2012	County, City of Alma		Private
Promote niche marketing using local products grown or produced in Bacon County	2008, 2009, 2010, 2011, 2012	Chamber of Commerce, Bacon County, City of Alma	\$1,500	Local
Identify industries likely to thrive in the local economy.	2008, 2009, 2010	Chamber of Commerce, Development Authority	\$5,000	Local, Private

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to eliminate blight areas throughout county and city through condemnation and rehabilitation projects.	2008, 2009, 2010, 2011, 2012	Bacon County Code Enforcement	\$50,000	FHA, DCA, CDBG, Local
Continue to work with public and private institutions to increase quality rental housing stock for incoming projects.	2008, 2009, 2010, 2011, 2012	Bacon County/City of Alma Building and Planning Dept	\$10,000	Local, Private
Continue to work with public and private institutions to increase the number of owner occupied housing units through the availability of affordable housing.	2008, 2009, 2010, 2011, 2012	Bacon County/City of Alma Building and Planning Dept	\$10,000	FHA, CHIP, DCA, CDBG, Local, Private
Continue to explore and support methods for renters of public housing and other properties to purchase their units through affordable housing programs.	2008, 2009, 2010, 2011, 2012	Bacon County Code Enforcement	\$10,000	FHA,, DCA,CDBG, USDA, Local, private

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Work with SEGARDC Planning Staff to establish countywide land use regulations, land development codes and a land use management organization	2008, 2009, 2010, 2011, 2012	Code and Zoning Enforcement	\$5,000	SEGARDC, DCA, Local
Continue to advertise, teach and encourage best management practices	2008, 2009, 2010, 2011, 2012	County Extension Agent	\$25,000	UGA, RDC, DCA, Local
Continue to identify old Indian sites and other historic resources through surveys and other methods.	2008, 2009, 2010, 2011, 2012	Historical Society, Bacon County	\$10,000	RDC, DCA , DNR, Local
Establish historic resource protection ordinances within the county	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, Historical Society	\$10,000	RDC,DCA, DNR, Local
Continue to work on the establishment of a downtown historic district and the creation of a historic resources commission	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, Historic Society	\$15,000	RDC, DCA, DNR. Local
Establish environmental protection regulations by developing and	2008, 2009, 2010, 2011,	Bacon County,	\$10,000	RDC, DCA, Local

implementing land development codes	2012	Planning Commission		
Encourage infill development in abandoned housing surrounding the hospital which can be used to accommodate additional medical facilities.	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma	\$75,000	USDA, CDBG, DCA
Adopt codes and enforce them.	2008, 2009, 2010, 2011, 2012	Bacon County	\$3,500	Local
Develop conservation ordinances and consistently enforce them.	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma	\$5,000	Local, EPD, DCA

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Incorporate landscaping guidelines to create a unified and pleasing visual environment for the Bacon County Hospital.	2008, 2009, 2010, 2011, 2012	Bacon County, city of Alma	\$10,000	Local
Create historic preservation ordinances.	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, Historic Society	\$2,500	Historic Society, Bacon County and City of Alma
Perform a historic resource survey within the community.	2008, 2009, 2010, 2011, 2012	Historic Society	\$1,500	Local
'Fee Simple' purchase of land in order to permanently protect natural resources, open space, or farmland	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, DCA	\$10,000	Local, available grants
Comprehensive mapping of the community's environmentally sensitive areas.	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, EPD, DNR, RDC	\$10,000	Local, grants
Preserve open/greenspace	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma	\$1,000	Local

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Analyze impact of additional traffic flow	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, DOT	\$60,000	Local, DOT
Identify and plan for improvement needs along the corridor.	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma	\$25,000	Local
Implement traffic calming measures at and around hospital if needed.	2008, 2009, 2010, 2011, 2012	Bacon County, City of Alma, DOT	\$50,000	DOT, Local

## 5 Policies

### Policies

#### ***Economic Development***

- We will support programs for retention, expansion and creation of businesses that enhance our economic well-being.
- We will encourage economic development and redevelopment.
- Our community will accommodate new development while enhancing existing local assets.

#### ***Natural and Cultural Resource***

- We will support enhanced solid waste reduction and recycling initiatives.
- We will incorporate the connection, maintenance and enhancement of greenspace in all new development.

#### ***Facilities and Services***

- We will reduce sprawl and development pressure on agricultural lands, conserve farmland, and increase the density of new residential development.
- We will maximize the use of existing facilities and services.
- Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.
- We will invest in parks and open space to encourage private reinvestment in urban centers.
- Our community will use planned infrastructure to support areas identified as suitable for development.
- We will protect existing infrastructure investments (i.e. already paid for) by encouraging infill, redevelopment, and compact development.

#### ***Housing***

- Development shall provide for a variety of residential types and densities.
- We will eliminate substandard or dilapidated housing in our community.
- We will accommodate our diverse population by encouraging a harmonious mixture of housing types and uses.
- We will create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.

#### ***Land Use***

- Our community will use land effectively to avoid the costs and problems associated with urban sprawl.
- Recreation and greenspace will become an integral facet of our community's land use.

- We will guide or direct patterns of land development throughout the planning process.
- We will establish meaningful and predictable standards for the use and development of land, and meaningful guidelines for the content of more detailed land development and use regulations.
- We will preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We will support opportunities for residential and non-residential in-fill development that positively influences the character of existing neighborhoods.
- We will encourage the use of landscaping, lighting, signage, underground utilities and building design to add value to our community.
- Our regulations will contribute to, not subtract from, our community's character and sense of security.
- Our gateways and corridors will create a "sense of place" for our community.
- We will review land planning and development concepts that may be new to our area, but have been successful in other places.

### ***Transportation***

- We will encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community.
- We will ensure that vehicular traffic will not harm the residential nature of our neighborhoods.
- We will protect or enhance transportation facilities, corridors, and sites to ensure that they can fulfill their identified functions.
- We will encourage walking, biking, or car-pooling or sustainable transportation choices.

### ***Intergovernmental Coordination***

- We will share services and information with other public entities within the jurisdiction.
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- We will pursue joint processes for collaborative planning and decision-making.
- We will support other existing educational institutions and encourage development of new opportunities to educate our citizens.

# Bacon County Joint Comprehensive Plan 2007-2027

## Future Development



### Future Development Legend

- Bacon County Hospital
- Blueberry Farms/Production
- Blueberry Plantation
- Future Infill Development
- Historic Bacon County Primary School
- State Recreation Lake
- Valene Bennett Industrial Park
- Wilderrest Subdivision
- U.S. Highway 1

- City of Alma
- Bacon County
- U.S./State Highway
- County/City Road



MAP CREATED OCTOBER, 2006-UPDATED FEB. AND AUG., 2007 FOR GENERAL PLANNING PURPOSES ONLY. REFER ALL QUESTIONS ON DATA ACCURACY AND AVAILABILITY TO THE SOUTHEAST GEORGIA REGIONAL DEVELOPMENT CENTER.

