

# From Wiggle and Twist to Hospitality and Opportunity:



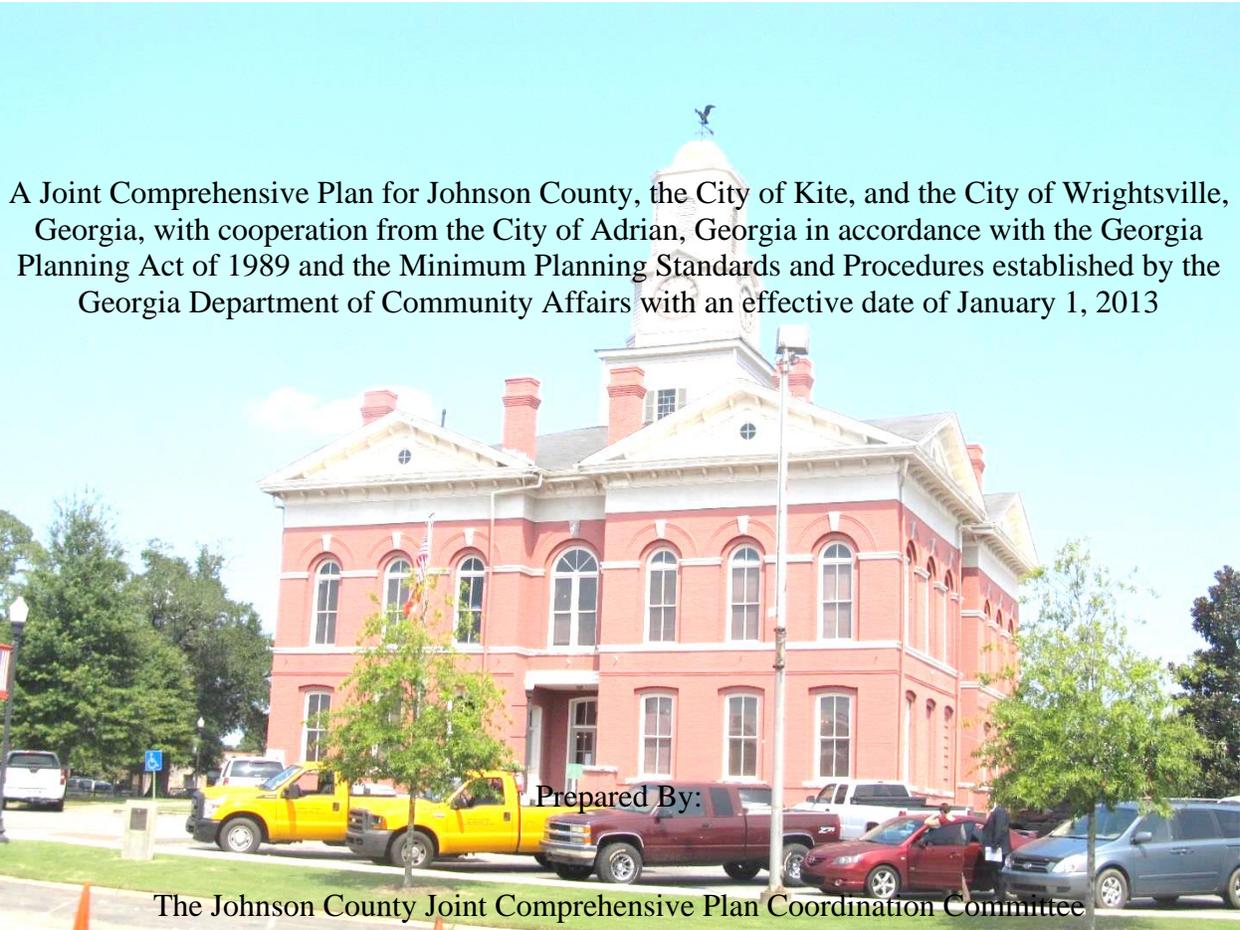
## A Joint Comprehensive Plan for Johnson County, Kite, and Wrightsville, Georgia



August, 2013

# **From Wiggle and Twist to Hospitality and Opportunity:**

A Joint Comprehensive Plan for Johnson County, Kite, and Wrightsville, Georgia



A Joint Comprehensive Plan for Johnson County, the City of Kite, and the City of Wrightsville, Georgia, with cooperation from the City of Adrian, Georgia in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of January 1, 2013

Prepared By:

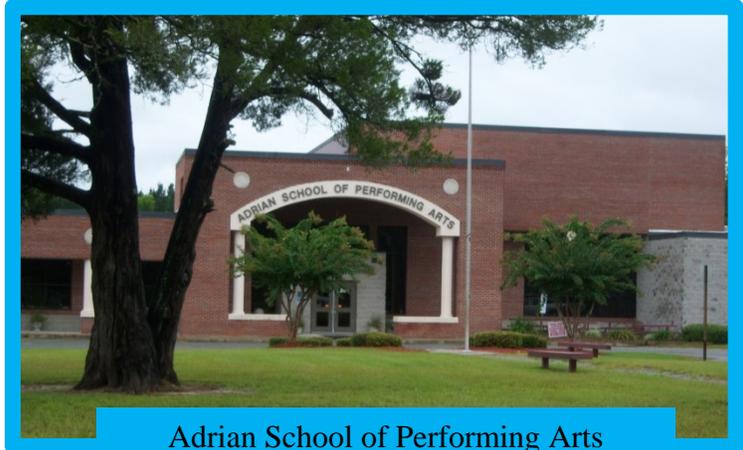
The Johnson County Joint Comprehensive Plan Coordination Committee  
The Johnson County Local Governments

Heart of Georgia Altamaha Regional Commission

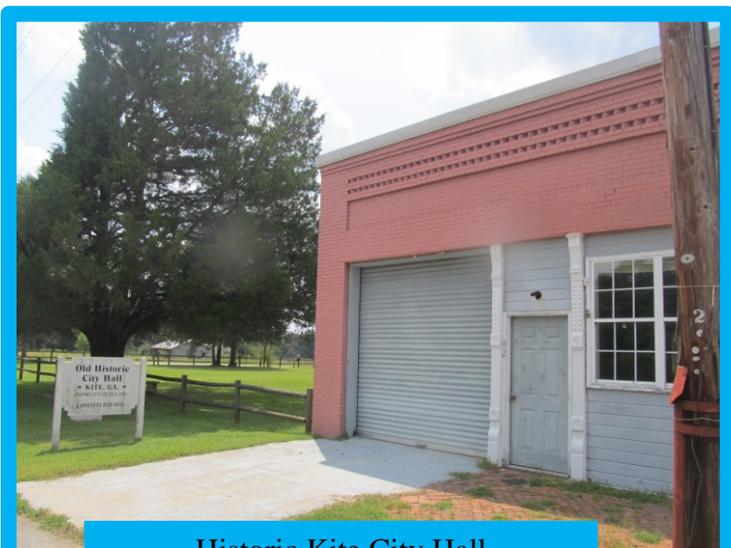
August, 2013



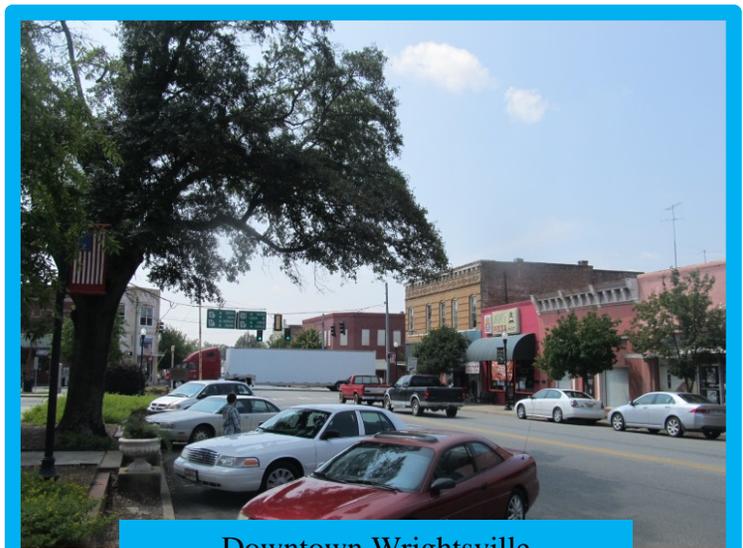
Johnson County Courthouse



Adrian School of Performing Arts



Historic Kite City Hall



Downtown Wrightsville

# Acknowledgements

Although *From Wiggle and Twist to Hospitality and Opportunity* is the end product resulting from the countless contributions of time, effort, and ideas from a number of persons, special thanks are due to the following members of the Johnson County Joint Comprehensive Plan Coordination Committee and staff who faithfully participated.

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# INTRODUCTION AND EXECUTIVE SUMMARY

**From Wiggle and Twist to Hospitality and Opportunity: The Johnson County Joint Comprehensive Plan** is a comprehensive plan prepared under the new Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) with an effective date of January 1, 2013. It is a joint plan for Johnson County and its municipalities – the City of Kite and the City of Wrightsville. Although the City of Adrian lies both in Johnson and Emanuel counties and formally plans (for DCA requirements) with Emanuel County, the City of Adrian has participated and contributed to the development of this plan, as well.

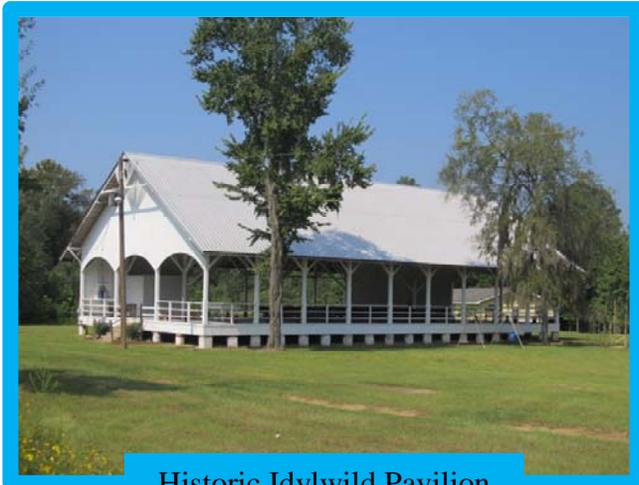
Johnson County is a small, rural county in south central Georgia with a 2010 Census population of 9,980 (ranking 128<sup>th</sup> in the state of Georgia). The county's size of 306.6 square miles ranks 98<sup>th</sup> in Georgia (out of 159 counties) giving it a population density of only 33 people per square mile, much less than the Georgia total of 168.4/sq. mile. The rural county is classified as part of the Dublin, Georgia Micropolitan Statistical Area (adjacent Laurens County) because roughly one-third of its labor force works in Laurens County. The county's population growth from 2000 to 2010 was 16.6%, according to the Census Bureau. While this population growth rate was only slightly less than that of the State of Georgia (18.3%), and exceeded the U.S. average (9.7%), much of that growth was actually prison population growth of Johnson State Prison located in the County. Johnson County is one of Georgia's counties described as having persistent poverty, currently measured around 31% of its population, compared to 18% in Georgia overall. The unemployment rate in Johnson County was 13% in 2012. Both the poverty and unemployment rates rank in the top 20 worst in the state. The recent economic downturn has not been kind to Johnson County as per capita incomes have declined by almost 10% (adjusted for inflation) from 2001 to 2011.

Johnson County considers itself as a warm, welcoming, and friendly community which looks after its neighbors, enjoys a low crime rate, warm climate, and is located in a pleasing, soothing rural landscape not far from, and with excellent access to, larger communities and

additional economic opportunities. The community considers itself as an excellent place to live, work, recreate, and raise a family. It enjoys an excellent atmosphere of rural, small town quality of life. More than 91 percent of its land area remains in working fields and forests. Abundant wildlife and recreational opportunities are afforded through slow-moving blackwater streams framed by crystal white sandbars along the Ohoopie, Little Ohoopie, and Oconee rivers and their tributaries. The community has many historic buildings and residences related to a bustling heyday around the turn of the 20<sup>th</sup> Century. An amazing heritage of entrepreneurship, education leadership, civic pride, and tourism stem from this period and heyday of growth. Transportation development, particularly the Wrightsville and Tennille and other railroads, and the county's yellow-pine forests were responsible for much of the County's early growth and development. Transportation access, location, and fields, forests, and natural/historic resources remain keys to future growth and development.

The new DCA planning standards reduced and simplified requirements seeking to engender local plans more attentive to individual needs and generating more local pride, ownership, and use. This Johnson County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. Even the title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. "From Wiggle and Twist to Hospitality and Opportunity" captures both reference to Johnson County's heritage and past development and to its future aspirations. This certainly should generate more curiosity and interest, and hopefully, more ownership and utilization, than the more bland "The Joint Johnson County Comprehensive Plan." The Johnson County community wants to protect its rural character, conserve its working fields and forests, improve its infrastructure, attract new residents and jobs, utilize its heritage, and grow tourism, among its guiding aims and principles outlined herein.

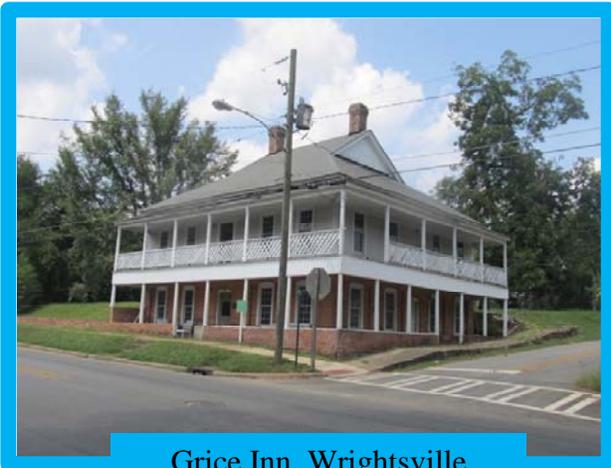
Previous Plans. This comprehensive plan is the third within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1994, while the second comprehensive plan was adopted in 2004. A partial update of the second plan was also



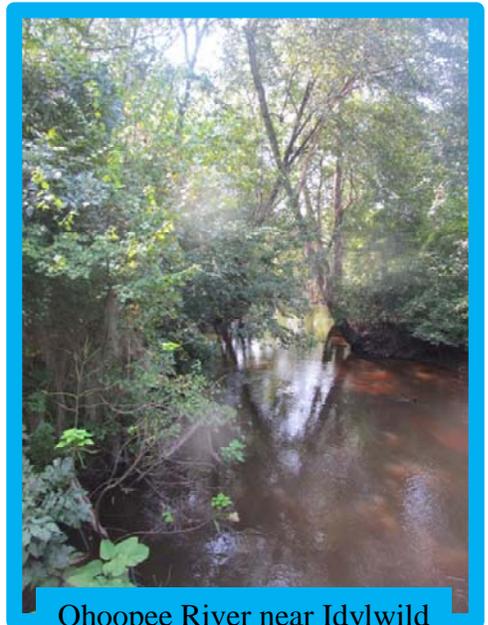
Historic Idylwild Pavilion



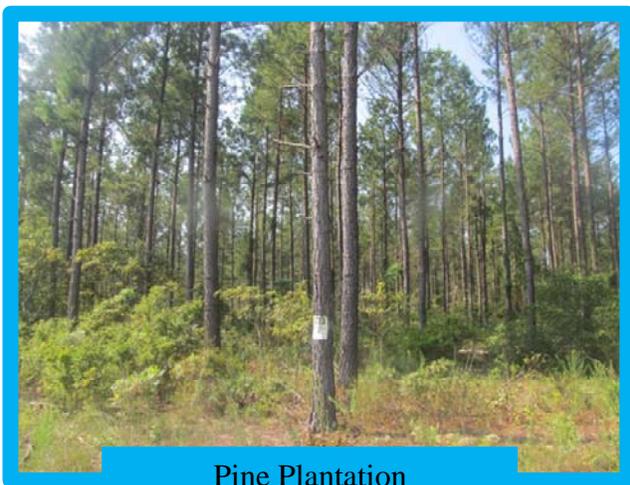
Wrightsville and Tennille  
Railroad Depot



Grice Inn, Wrightsville



Ohoopie River near Idylwild



Pine Plantation



Hayfield

adopted in 2009 in accordance with state requirements. Both of these plans were intensively data and state requirement driven, although local objectives can be discerned. The second plan, in particular, contains much local information which may not easily be found elsewhere and may remain of use. All of these plans should remain, at least in hard copy, available from the Johnson County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the second comprehensive plan and partial update are available in digital format on the state ([www.georgiaplanning.com](http://www.georgiaplanning.com)) and region ([www.hogarc.org](http://www.hogarc.org)) websites.

Data. The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Johnson County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The new DCA planning standards actually encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Johnson County, its municipalities, or any other jurisdiction is quickly accessed at [quickfacts.census.gov](http://quickfacts.census.gov) which will provide a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, [www.statsamerica.org](http://www.statsamerica.org), which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu), where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested

under “Other Resources.” The State of Georgia has official labor and economic data and other links to state data at [georgiafacts.org](http://georgiafacts.org). Additional state sponsored economic data is available at [www.georgialogistics.com](http://www.georgialogistics.com). An excellent private data source is [www.city-data.com](http://www.city-data.com).

Population Projections. As noted earlier, the official 2010 Census population of Johnson County was 9,980, up 16.6% from 2000’s 8,560. While this growth was close to Georgia’s 18.3% and well above the national U.S. rate of 9.7%, unfortunately much of this growth is believed to have been prison population growth. The U.S. Census Bureau estimate for 2012 Johnson County population is 9,897, a decline of 83 persons from 2010. This suggests little or stagnant current growth. The high mark of population in Johnson County was 1920’s 13,546, and the low mark since then was 7,727 in 1980. The opening of Johnson State Prison in 1992, and bedroom community growth because of access to jobs in Laurens County, among other factors, have stabilized population growth.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor’s Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB’s official projections for Johnson County were contained in the Altamaha Regional Water Plan and showed growth to 10,849 in 2030, extrapolated to 11,431 in 2040. Current OPG projections for Johnson County, as shown on the [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu) website, are 10,650 in 2030. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC’s population projections for Johnson County, as noted in the 2013 Regional Assessment of its Regional Plan, show higher expected population levels. These include 11,710 in 2030 and 12,818 in 2040.

### Population Projections, Johnson County

	2010	2015	2020	2025	2030	2035	2040
<b>OPB, Water Plan</b>	9,698		10,272		10,849		11,431
<b>OPB, georgiastats</b>	9,980	10,218	10,418	10,568	10,650		
<b>Regional Commission</b>	9,980	10,224	10,697	11,192	11,710	12,251	12,818

Sources: Altamaha Regional Water Plan, 2011, [www.altamahacouncil.org](http://www.altamahacouncil.org); [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu) (county by county analysis, population, estimates and projections, State Office of Planning and Budget); Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013.

Coordination with Other Plans. Johnson County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. The latest hazard mitigation plan is the 2012 Johnson County Hazard Mitigation Plan. While both plans have been cross-consulted and coordinated, it is clear that the two most prominent hazards facing Johnson County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county's river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are clearly consistent, and offer implementation of, the hazard mitigation plan recommended actions.

The Johnson County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission's Comprehensive Economic Development Strategy. The Strategy's goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown development, are repeated as principal goals in the Johnson County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan and Environmental Planning Criteria Consideration. Johnson County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, Altamaha Regional Water Plan (2011), was considered by the Johnson County Local Plan

Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan's objectives to maintain viable agriculture/forestry uses, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Johnson County, including Johnson County, the City of Kite, and the City of Wrightsville, have long been in compliance with the Environmental Planning Criteria, having adopted an implementing, consistent "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinance in October, 2000.

Consistency with Quality Community Objectives. In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include: Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

The Johnson County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Johnson County, which is consistent with a quality community and the DCA Quality Community Objectives.

Community Involvement. As noted earlier, the Johnson County local governments clearly wanted to take advantage of the new DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Johnson County and its municipalities. To accomplish this, they created a steering committee, the Johnson County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the community a better place to live, work, recreate, and learn. This Coordination Committee was actively involved in the development of all facets of this comprehensive plan, and had numerous opportunities to both help develop, review, and revise all

components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal.

From Wiggle and Twist to Hospitality and Opportunity is truly a locally developed guide to, and framework for, future growth and development of Johnson County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Johnson County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to overcome challenges and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation of the Community Goals element and an outstanding Community Vision which essentially and succinctly summarizes the community's aspirations and plan's objectives.

# COMMUNITY GOALS

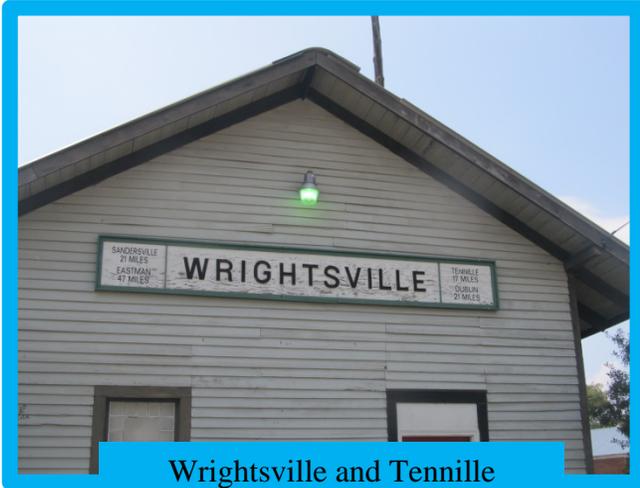
The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Johnson County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, a listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, “Where does the community wish to go?” To some degree, the Long Term Community Policies also lays out guidance strategy of, “How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”

## COMMUNITY VISION

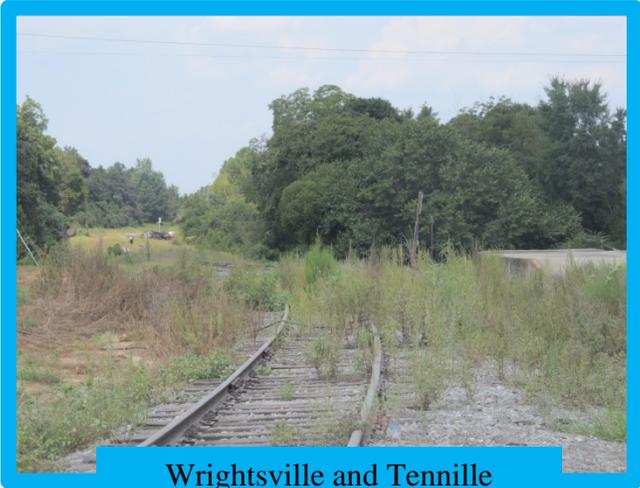
Johnson County sees itself as a small rural county with abundant natural resources, an excellent quality of life, and much potential. While currently experiencing limited growth and an aging population, the community views itself as an attractive place to live and work for those interested in small town, rural Americana and slow-paced living amongst natural beauty. It truly is blessed with backroads charm and a caring, friendly community spirit. The community is a bedroom community as recognized by the US Census Bureau inclusion of Johnson County in the Dublin, Georgia Micropolitan Statistical Area. However, Johnson County wants to further develop the infrastructure and amenities to support and attract both resident population and local business growth. The community is especially proud of its strong and continuing commitment and cooperation in the realm of public safety which allows its citizens to enjoy a low crime rate and outstanding fire protection.

Johnson County has an incredible history of civic pride, entrepreneurship, and educational and developmental leadership. The community was organized just prior to the Civil War by successful businessmen and agricultural interests. The devastation of war was quickly overcome by persistent civic minded businessmen and citizens who directed the early establishment of the Wrightsville and Tennille Railroad, and two other railroads. The community became a well-known center of civic improvement and agricultural commerce. Its leadership extended to establishment of the Nannie Lou Warthen Institute, a district Methodist High School, which was upgraded to Warthen College. Adult education was also deemed important with committed and noted participation in the national Chautauqua movement. The community also became the well-known and used center of extensive tourism and large local gatherings with the W&T Railroad development of the “Idylwild” recreation area along the Big Ohoopie near the Oconee River.

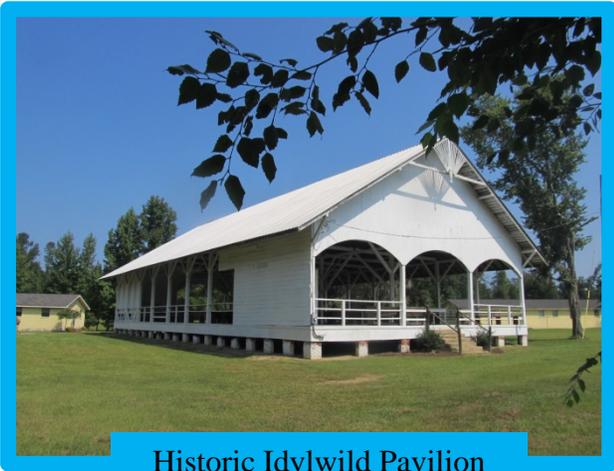
While the early 20<sup>th</sup> century was the pinnacle of previous development within the county, Johnson County has experienced slow, but steady growth since the 1970s, although much of this growth was stabilized by the establishment of Johnson State Prison in 1992. Johnson County



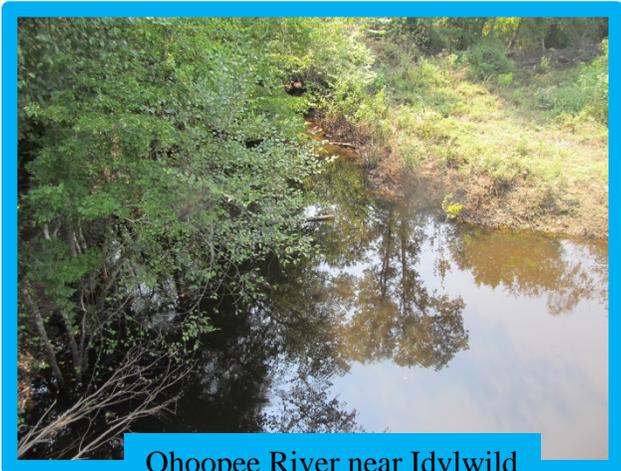
Wrightsville and Tennille  
Railroad Depot



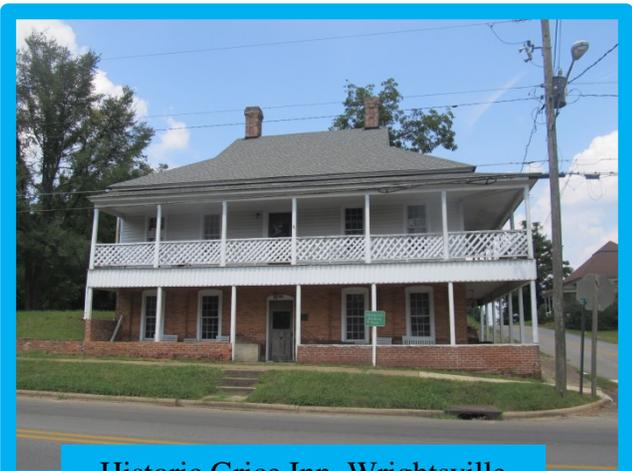
Wrightsville and Tennille  
Railroad in Wrightsville



Historic Idylwild Pavilion



Ohoopie River near Idylwild



Historic Grice Inn, Wrightsville



Downtown Historic Buildings,  
Wrightsville

wants to again capitalize on its historic charm, natural beauty, community connectivity, and small town quality of life. It has many extant reminders of its past glory remaining, including the soon to be restored W&T Railroad Depot; the Grice Inn, a boarding house for the Warthen Institute; many beautiful historic homes; and the Johnson County Courthouse, among others. Its history of educational leadership has continued with construction of an adult literacy center in 2002, while its entrepreneurial spirit taking advantage of its fields and forests is evident in the recent development of nationally known Plotmaster Systems, Inc. Johnson County's quality-of-life is at least partially responsible for the location of 18 manufacturers within the county, including Plotmaster and the Electro-Mech Scoreboard Company, one of the top sports scoreboard manufacturers in the U.S.

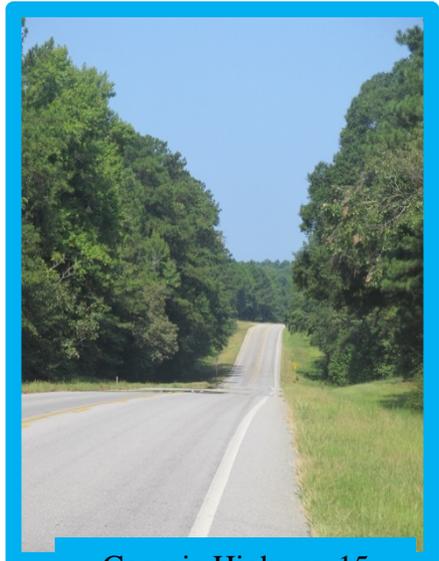
Johnson County will employ an economic development strategy that upgrades infrastructure, improves educational and skill levels; revitalizes the commercial centers of its municipalities; attracts population; seeks tourism; and maintains, protects, and utilizes the county's agricultural and natural resources base. The historic houses and commercial buildings of the county would be rehabilitated into continued, productive use. The environmental quality of the county would be maintained and enhanced through conservation of verdant fields and forest uses, and protection of air and water quality and other natural resources.

The community will utilize and capitalize on existing assets to nurture its strategy, including reuse of downtown buildings for multi-uses, and development of festivals and other venues which take advantage of the community's pride, character, and heritage. Possible examples could be expansion of the community's Fourth of July festival to recapture the expanse of historic Fourth of July picnics at Idylwild, railroad events, a woods and waters festival serving wildlife food like the popular turn-of-the-century "Georgia Grub Day," and a UGA museum highlighting the outstanding contributions of native sons Herschel Walker and Loran Smith. Many South Georgia UGA football fans continue to travel Georgia Highway 15 through Wrightsville to attend football games in Athens.

Land uses would continue in a similar manner as exists now and the rural character of the county would be maintained. The municipalities would further develop infrastructure to



University of Georgia Support  
Along Georgia 15



Georgia Highway 15



Johnson County Forest



Johnson County Fields and Forests



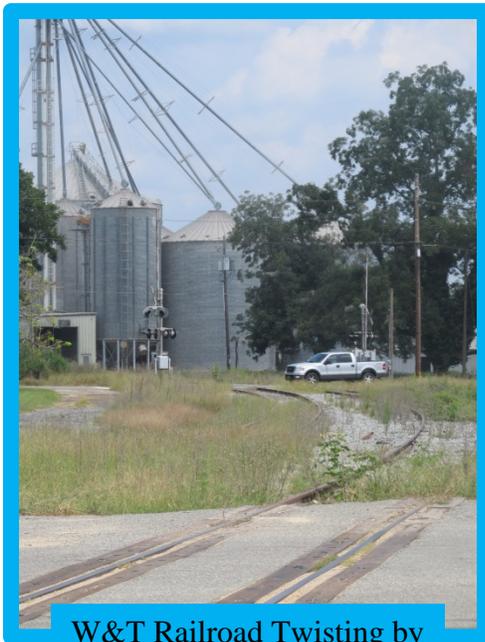
Plotmaster Systems, Inc.



Electro-Mech Scoreboard Company

accommodate intense developments of all types and business and industrial growth. The community would jointly resolve current wastewater management issues limiting growth in Wrightsville, and continue to invest in public safety improvements. The community would not be the dumping ground for nuisance uses or other uses not compatible with its vision of protected natural and cultural resources, a quality rural character, and sound development. Land use regulation of a specific nature would continue to be developed as needed to address particular development issues, with investigation of, and evolvement to, a more comprehensive approach as feasible.

Johnson County has, like the affectionate nickname of the Wrightsville and Tennille Railroad, “the Wiggle and Twist,” suggests, endured many curves in its history. Sound development utilizing existing resources and past heritage can put the community once again on a straighter, more prosperous path to a brighter and unique, family-friendly future. The community can capture and put to use some of the glory and leadership previously experienced, and become once again a well-known, captivating community of pride, character, and leadership.



W&T Railroad Twisting by Industry in Wrightsville



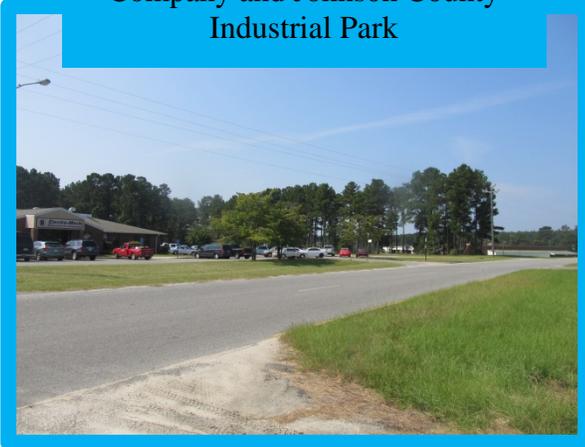
New Cedar Creek Industrial Park, Wrightsville

# COMMUNITY GOALS

## Economic Development

- Address low education levels
- Address continuing education/job skills improvements
- Nurture existing businesses/entrepreneurs
- Address/improve infrastructure needs
- Develop/improve local industrial/commercial sites/parks
- Attract new businesses
- Revitalize downtowns
- Address growth management/community aesthetics
- Develop/enhance tourism
- Assure viability/support/enhance agricultural/forestry uses
- Improve transportation access/quality
- Promote quality of life/livability/location
- Enhance intergovernmental cooperation

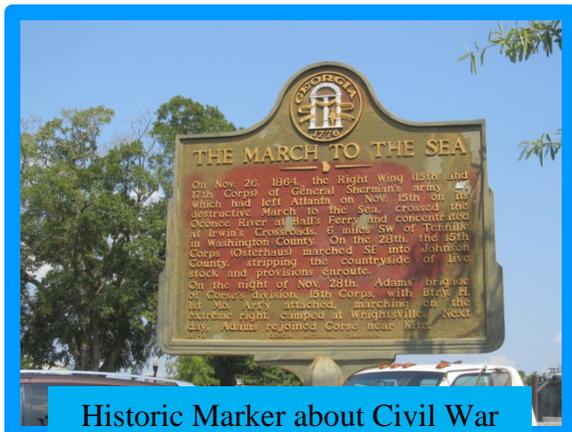
Electro-Mech Scoreboard Company and Johnson County Industrial Park



Cedar Creek Industrial Park and Johnson County Adult Education Center



Historic Marker about Civil War Trail in Johnson County

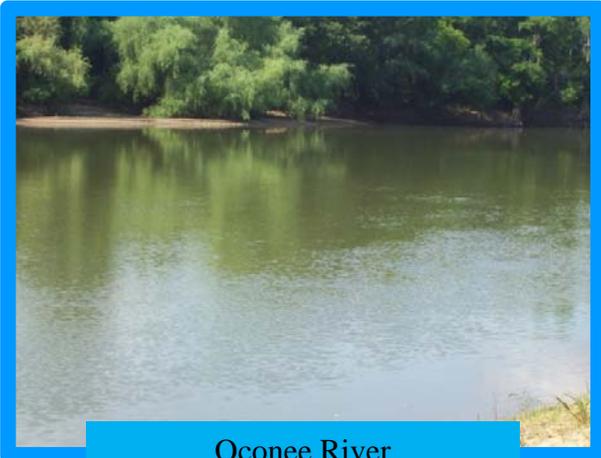


Downtown Wrightsville

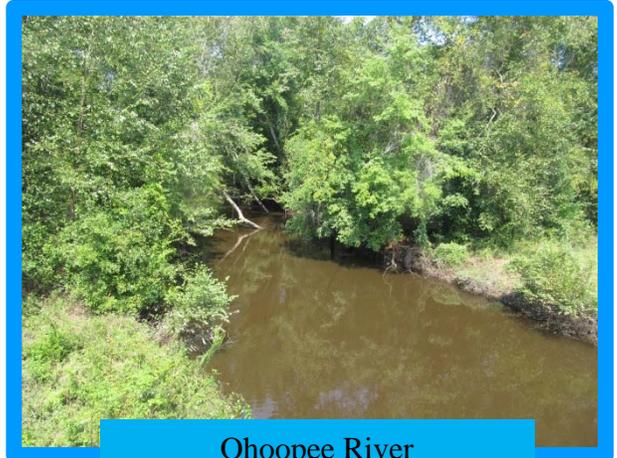


## Natural and Cultural Resources

- Address conservation/utilization of rivers
- Protect significant natural resources of County
- Maintain open spaces/agricultural/forestry uses
- Seek compatible development/utilization
- Utilize/preserve/adaptively use historic resources/heritage of County
- Support Balls Ferry Historic State Park development/promotion
- Promote/utilize Idylwild/Camp Reed



Oconee River



Ohoopie River

Historic Downtown Adrian



Historic Downtown Kite



Historic Idylwild Pavilion

## Housing

- Rehabilitate/existing housing stock/improve quality
- Address manufactured home quality/appearances
- Guide/plan residential development
- Improve subdivision/manufactured housing/land use regulation/code enforcement
- Address growth management/community aesthetics
- Market availability of housing to new residents

## Land Use

- Address growth management/community aesthetics
- Improve subdivision/manufactured housing/land use regulation/code enforcement
- Guide/plan development
- Maintain open spaces/agricultural/forestry uses
- Protect significant natural resources of County
- Encourage infill development
- Develop/improve recreational/leisure facilities
- Seek compatible development/utilization



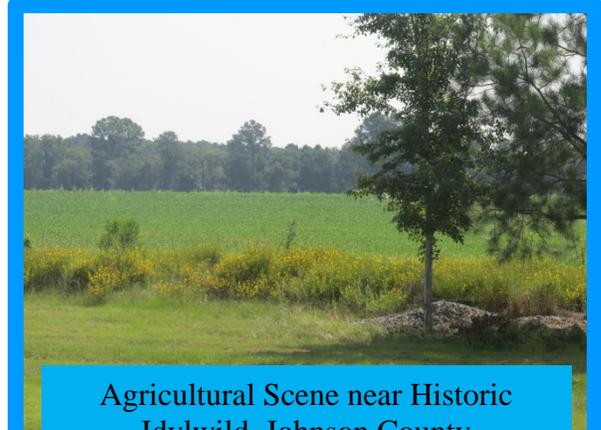
House under Construction along Georgia 15



Historic Home, Wrightsville



Pastoral Scene in Johnson County



Agricultural Scene near Historic Idylwild, Johnson County

### Community Facilities and Services

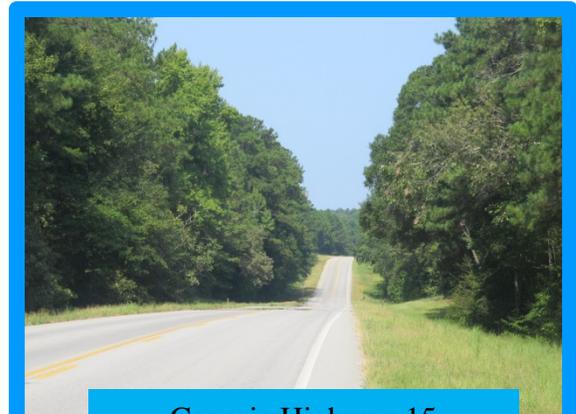
- Address/improve infrastructure needs
- Improve transportation access/quality
- Utilize infrastructure expansion/upgrades to guide growth
- Maintain quality educational facilities/services
- Maintain appropriate governmental facilities/services
- Continue to upgrade public safety/fire service facilities/services
- Continue to maintain/upgrade appropriate health care access/facilities/services within the community
- Maintain appropriate solid waste management/recycling facilities/programs/initiatives
- Develop/improve recreational/leisure facilities
- Encourage utilization/enhancement/promotion of cultural facilities/activities

### Intergovernmental Coordination

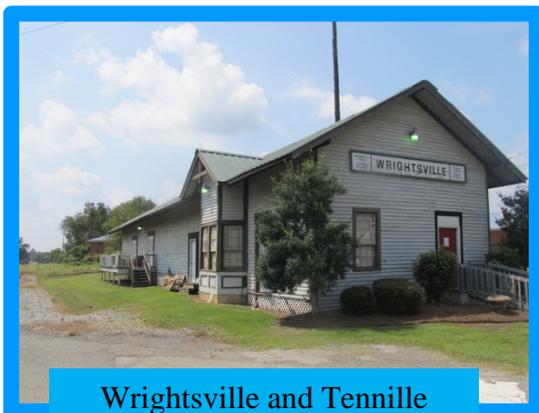
- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery



Wrightsville Water Tank



Georgia Highway 15



Wrightsville and Tennille  
Railroad Depot



Johnson County Courthouse

## **LONG TERM COMMUNITY POLICIES**

### Economic Development

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Johnson County

The community will work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation

The community will work together to improve education and skill levels to ensure a better-qualified workforce for existing and future employers

The community will collaboratively support the local school system and otherwise develop cooperative efforts to engage students to remain in school, thus reducing the local dropout rate and improving the literacy rate

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents

The community will actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community

The community will work to develop the necessary infrastructure and industrial parks improvements to facilitate and accommodate desired commercial and industrial growth

The community will continue to seek transportation improvements (highway, rail, transit, bicycle and pedestrian) to enhance and support economic development efforts

The community will seek to enhance and grow tourism as an important component of the local economy through existing and new festivals, recreation and leisure facilities/activities, agri-tourism, nature based tourism, museum development, and promotion of its Civil War and other historic/cultural sites

The community will work to enhance economic development marketing efforts, including promotion of its proximity to retail markets, through an active Chamber of Commerce, Development Authority and other regional/state agencies

The community will continue to seek retail trade/service sector and hospitality business development to further enhance the local economy and support increased tourism

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will support and target downtown revitalization and investment efforts in Adrian, Kite, and Wrightsville to maintain them as important, functioning economic, social, and governmental centers, through the Wrightsville Better Hometown Program, Downtown Development Authority, and other means as appropriate

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature based tourism, including promotion and usage of the Johnson County Agri-Center

The community will proactively manage and guide its future growth and development through community investment and appropriate regulation

The community will work cooperatively to promote use of GA 15 and its four-laning

The community will work to attract a diverse mix of jobs appropriate to the educational/skills levels of the local workforce

The community will work collaboratively to develop measures and programs to improve the literacy rate

The community will maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion as needed

### Natural and Cultural Resources

The community will seek and promote development that is respectful of, compatible with, and maintains and supports the existing rural character, open spaces, and landscapes of Johnson County

The community will seek to conserve and protect the Oconee, Ohoopie, and Little Ohoopie rivers, the county's significant groundwater recharge areas, wetlands, floodplains, other important natural resources, and the open spaces and landscapes of the county

The community will continue to support Balls Ferry Historic State Park in Wilkinson County

The community will seek to conserve and protect the Oconee River Landing passive park and will work to develop and promote additional outdoor recreation or nature venues, such as Camp Reed at the Idylwild Drive Recreation Area

The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will seek to develop/enhance museums to capitalize on its heritage and attract tourism, such as a UGA Museum, a train exhibit/museum at the Wrightsville and Tennille Depot, and an improved Kite Museum

The community will utilize the Wrightsville and Tennille Depot for general community activities and as the center of train/railroad tourism/events

The community will work to promote its Civil War and other historic/cultural/natural sites through development of bike and driving tours with brochure/map and interpretive markers and other means

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will seek development compatible with its existing rural/agricultural character and quality of life

### Housing

The community will work toward both improving the quality of existing housing and promoting quality new development, including manufactured homes

The community will work to market available housing throughout the region to attract new residents seeking small town/rural character and quality of life

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will encourage the use of state and federal programs to improve availability of affordable/quality housing, and to encourage homeownership

The community will provide guidance to, and for location of, compatible housing development through planning, infrastructure location, and regulation

The community will upgrade its appearance and the quality of its housing developments through the adoption and use of updated coordinated land use/manufactured housing regulations, and code enforcement

The community will cooperate to implement and enforce the need for updated coordinated and comprehensive land use planning, manufactured housing/land use regulations, and code enforcement in Adrian, Kite, and unincorporated areas

The community will explore the feasibility of expanding public housing in Adrian and developing it in Kite, possibly with Kite working in conjunction with the Wrightsville Housing Authority

### Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character

The community will cooperate to implement and enforce the need for updated coordinated and comprehensive land use planning, manufactured housing/land use regulations, and code enforcement, particularly in Adrian, Kite, and the unincorporated areas

The community will encourage growth which preserves and protects its rural character and quality of life

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will enhance existing recreation facilities and develop new facilities/uses, which will complement/promote tourism and the community's character

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will continue to maintain and improve its appearance and aesthetics through ongoing landscaping/beautification efforts, code enforcement, and other means

The community will seek and promote development that is compatible with existing infrastructure location to guide future growth

### Community Facilities and Services

The community will provide and maintain adequate government facilities

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract desired, compatible growth and development

The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about desired patterns of growth

The community will maintain adequate water/sewer service provision and pursue development of additional facilities and areas of service as needed

The community will pursue, develop, and promote transportation improvements of all types (highway, rail, transit, bicycle, and pedestrian) that are compatible with, and supportive of, the community's desired economic development, future growth, and quality of life

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will enhance the county's solid waste/recycling facilities, programs, and initiatives, in conjunction with other efforts to improve community appearance

The community will work together to maintain and upgrade its health care facilities and services conducive to economic development and a high quality of life

The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, and will further develop cultural facilities, museums, and assets to pursue and promote additional venues/activities

The community will continue to improve public safety and emergency medical services and facilities to improve quality of service and better coordinate in times of emergency and disasters, including E-911

The community will work to improve fire service county-wide, including adequate training of personnel

The community will enhance and promote existing parks and establish new parks/recreational facilities and activities to serve existing and future populations and to further cultivate/support tourism

The community will seek and support availability of appropriate local broadband telecommunications service

The community will explore the feasibility of EMS substations in Adrian and Kite

### Intergovernmental Coordination

The community will continue to cooperate locally, regionally and on the state level to improve, develop, and plan for the desired future of Johnson County

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development

# **NEEDS AND OPPORTUNITIES**

The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path. The Needs and Opportunities Element generally answers the planning question, “Where are we currently?” The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Johnson County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.

## NEEDS AND OPPORTUNITIES

### Economic Development

#### Issue 1: Low education levels

##### Needs:

- Improve drop-out rates
- Improve illiteracy rates

##### Opportunities:

- Support/participate in programs, such as Great Promise Partnership, which target at-risk youth to complete high school/prepare for post-secondary life
- Southeastern Technical College's Adult Learning Center (Wrightsville)

#### Issue 2: Continuing education/jobs skills improvements

##### Needs:

- Improve continuing education/job skill levels to provide better qualified workforce
- Diverse mix of jobs appropriate to the educational/skill levels of local workforce

##### Opportunities:

- Southeastern Technical College's Adult Learning Center (Wrightsville)

#### Issue 3: Existing business/entrepreneur retention

##### Needs:

- Nurture existing businesses and entrepreneurs to help retain them and encourage expansion, as appropriate

- Increased job opportunities to retain local graduates

Opportunities:

- 18 manufacturers, including Plotmaster Systems, Inc. and Electro-Mech Scoreboard Company, are currently located in Johnson County

Issue 4: Infrastructure provision/maintenance/upgrades

Needs:

- Maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion, as needed
- City of Wrightsville to satisfy terms of EPD consent order re. their sewer system/wastewater treatment plant
- Seek/support availability of appropriate local broadband telecommunications service

Opportunities:

- Feasibility study for organizing regional utility to provide fiber optic service

Issue 5: Local industrial/commercial sites/parks

Needs:

- Further develop/improve county's two industrial parks, Wrightsville-Johnson County and the new Cedar Creek, via provision of water/sewer and/or other infrastructure as needed
- Enhance economic development funding/activities/marketing through an active Chamber of Commerce, Development Authority, and other regional/state agencies

Opportunities:

- Available industrial sites, vacant rail sites, and spec building (inventoried)

Issue 6: New business attraction

Needs:

- Attract new economic development, including small business/entrepreneurs
- Establish Revolving Loan Fund program
- Retail trade/service sector and hospitality business development
- Enhance economic development funding/activities/marketing through an active Chamber of Commerce, Development Authority, and other regional/state agencies
- Retain local graduates through provision of increased job opportunities
- Diverse mix of jobs appropriate to education/skill levels of local workplace

Opportunities:

- Proximity to retail markets/jobs opportunities

Issue 7: Downtown revitalization

Needs:

- Support/target downtown revitalization and investment efforts in Adrian, Kite, and Wrightsville

Opportunities:

- Wrightsville Better Hometown Program, Downtown Development Authority to spearhead efforts
- Johnson County's rehabilitation of downtown Wrightsville commercial building as County Annex

Issue 8: Growth management/community aesthetics

Needs:

- Redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve community's appearance

- Proactively manage and guide future growth and development through community investment and appropriate regulation
- Joint codes enforcement

#### Issue 9: Tourism development

##### Needs:

- Develop/enhance/promote tourism, including festivals, recreation, nature-based, agri-tourism, and heritage tourism
- Seek retail trade/service sector and hospitality business development to support increased tourism
- Develop bike path along GA 57 linking Civil War sites in Johnson County with Balls Ferry Historic State Park

##### Opportunities:

- University of Georgia Museum development honoring native sons, Herschel Walker and Loran Smith
- Kite Museum enhancement
- Wrightsville and Tennille Railroad Depot rehabilitation/train museum development
- Civil War sites along GA 57
- Balls Ferry Historic State Park's proximity in adjacent Wilkerson County
- Wrightsville Historic House tour brochure
- Existing 4<sup>th</sup> of July festival in Wrightsville
- Idlywild Drive recreation area/Camp Reed area

#### Issue 10: Agricultural/forestry uses viability

##### Needs:

- Maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism

- Promote usage of Johnson County Agri-Center

Opportunities:

- Johnson County Agri-Center as venue for agricultural and agri-tourism uses

Issue 11: Transportation access/quality

Needs:

- Seek transportation improvements (highway, rail, transit, bicycle, and pedestrian) to enhance/support economic development efforts
- Improve transportation access/quality, such as GA 15 and GA 57 4-laning
- Maintain and upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Promote usage of GA 15 and its 4-laning
- Pursue funding for bike path along GA 57 linking Civil War historic sites and Balls Ferry Historic State Park

Opportunities:

- T-SPLOST funding, which will help pay for road and street upgrades county-wide, as well as construction of new Oconee River Bridge in adjacent Laurens County

Issue 12: Quality of life/livability/location

Needs:

- Promote the excellent quality of life, lower cost of living, and convenient location of Johnson County to potential residents and businesses
- Preserve community's natural beauty and unique landscapes, and encourage development compatible with the existing rural character
- Proactively manage and guide future growth and development through community investment and appropriate regulation

### Issue 13: Intergovernmental cooperation enhancement

#### Needs:

- Enhance intergovernmental cooperation on the local, regional, and state levels
- Pursue development of joint codes enforcement program

#### Opportunities:

- Possible formation of regional telephone service to provide fiber optic service
- Continued active participation with Heart of Georgia Altamaha Regional Commission

### Natural and Cultural Resources

#### Issue 1: Conservation/utilization of rivers

#### Needs:

- Seek to conserve/protect the Oconee, Ohoopsee, and Little Ohoopsee rivers
- Conserve/protect Oconee River Landing passive park and seek funds to upgrade facility and public access road
- Promote environmentally sensitive development of outdoor recreation or nature venues, such as Camp Reed at the Idylwild Drive Recreation Area
- Support Balls Ferry Historic State Park in Wilkinson County

#### Opportunities:

- Existing Oconee River Landing
- Camp Reed at Idylwild Drive Recreation Area
- Proximity to Balls Ferry Historic State Park

## Issue 2: Protection of significant natural resources

### Needs:

- Conserve/protect Johnson County community's significant natural resources, including groundwater recharge areas, wetlands, floodplains, rivers, and other important natural resources, as well as open spaces and landscapes
- Continue enforcing Environmental Conservation Ordinance addressing significant wetlands, groundwater recharge areas, and river corridors
- Support sensitive development compatible with and supportive of natural resources, open spaces, and landscapes, as appropriate
- Manage desired growth through appropriate land use and environmental regulations
- Preserve rural agricultural character

### Opportunities:

- Environmental Conservation Ordinance

## Issue 3: Open spaces/agricultural/forestry uses viability

### Needs:

- Maintain viability of open spaces and agricultural/forestry uses
- Encourage development of agri-businesses, agri-tourism, nature-based tourism, and other economic efforts supportive of agriculture and forestry
- Preserve rural agricultural character
- Manage desired growth through appropriate land use and environmental regulations

### Opportunities:

- Unspoiled open spaces
- Low population density

- Agricultural/forestry traditional land uses
- Existing businesses, such as Plotmaster Systems, Inc., which support outdoor activity/hunting tradition

#### Issue 4: Compatible development/utilization of natural and cultural resources

##### Needs:

- Encourage and cultivate compatible uses/economic development of Johnson County's natural and cultural resources, as appropriate
- Proactively manage and guide growth and development through community investment and appropriate regulation
- Promote increased nature-based and heritage tourism
- Encourage rehabilitation of historic structures for compatible new uses
- Support downtown revitalization efforts in Adrian, Kite, and Wrightsville

##### Opportunities:

- Increased usage of Oconee, Ohoopie, and Little Ohoopie rivers
- Idylwild Drive Recreation Area development/Camp Reed area promotion
- Historic resources, including Johnson County Courthouse; Grice Inn; Wrightsville and Tennille Railroad Depot; residential neighborhoods and downtown commercial districts; Civil War sites; and others

#### Issue 5: Historic resources preservation

##### Needs:

- Encourage public and private rehabilitation of historic structures for compatible new uses, as appropriate
- Promote increased heritage tourism
- Support historic downtown revitalization efforts in Adrian, Kite, and Wrightsville
- Maintain architectural integrity of National Register-listed Johnson County Courthouse

- Work to improve community aesthetics/appearance

Opportunities:

- Available historic preservation rehabilitation tax incentives, which provide economic assistance to private property owners
- Wrightsville Historic House Tour
- Wrightsville and Tennille Railroad Depot rehabilitation

Issue 6: Balls Ferry Historic State Park development

Needs:

- Support and promote Balls Ferry Historic State Park development in adjacent Wilkinson County
- Seek funding to develop bike path along GA 57 linking Johnson County Civil War sites with Balls Ferry

Opportunities:

- To increase heritage and nature-based tourism in Johnson County in conjunction with increased utilization of Balls Ferry Historic State Park

Issue 7: Idylwild/Camp Reed utilization/promotion

Needs:

- Promote increased utilization of Idylwild Recreation Area/Camp Reed
- Maintain existing facilities and upgrade/expand as needed
- Consider formation of public/private partnership to market location for large scale events and promote its local historical significance and original development in conjunction with the railroad

Opportunities:

- To utilize Idylwild Recreation Area once again for well-publicized, large-scale

public events as in the early 20<sup>th</sup> century

## Housing

### Issue 1: Existing housing stock quality

#### Needs:

- Improve quality of existing housing stock through rehabilitation, codes enforcement, and other means
- Improve substandard housing/eliminate blight
- Utilize available state/federal programs
- Improve community aesthetics/appearance
- Establish/update and/or enforce land use regulations and code enforcement

#### Opportunities:

- Pursue CDBG and other public/private programs to rehabilitate low and moderate income housing

### Issue 2: Manufactured home quality

#### Needs:

- Address manufactured home quality/appearances
- Update/establish land use/subdivision/manufactured housing/code enforcement regulations

### Issue 3: Residential development planning

#### Needs:

- Guide/plan residential development using appropriate land use, subdivision, manufactured housing, environmental, and other regulations, as appropriate

Issue 4: Subdivision/manufactured housing/land use regulation and code enforcement

Needs:

- Improve subdivision/manufactured housing/land use regulation and code enforcement
- Develop joint codes enforcement for unincorporated Johnson County and its cities

Opportunities:

- Joint codes enforcement program

Issue 5: Growth management/community aesthetics

Needs:

- Address growth management through appropriate regulation
- Improve community appearance through codes enforcement

Issue 6: Housing availability

Needs:

- Market housing availability to potential new residents in the region

Land Use

Issue 1: Growth management/community aesthetics

Needs:

- Planning/growth management/codes enforcement
- Improve community appearance/aesthetics
- Utilize infrastructure to guide growth

Issue 2: Subdivision/manufactured housing/land use regulation/code enforcement

Needs:

- Improve/update subdivision/manufactured housing/land use regulation/code enforcement

Issue 3: Planned development

Needs:

- Guide/plan development

Issue 4: Maintenance of open spaces/agricultural/forestry uses

Needs:

- Maintain rural character/quality of life preservation
- Preserve agricultural and forestry areas

Issue 5: Significant natural resources protection

Needs:

- Protect significant natural resources through enforcement of Environmental Conservation Ordinance
- Preserve rural character and quality of life

Opportunities:

- Environmental Conservation Ordinance

Issue 6: Infill development

Needs:

- Encourage infill development and location of use management
- Utilize infrastructure to guide growth

Issue 7: Recreational/leisure facilities development/improvement

Needs:

- Develop/improve recreational/leisure facilities

Opportunities:

- Existing Oconee River Landing
- Idylwild Recreation Area/Camp Reed

Issue 8: Compatible development/utilization

Needs:

- Update land use/subdivision/mobile home regulations
- Preserve agricultural and forestry areas
- Preserve rural character/quality of life
- Encourage compatible infill development and location of use management
- Utilize infrastructure to guide growth

Community Facilities and Services

Issue 1: Infrastructure needs

Needs:

- Maintain, upgrade, and expand infrastructure as needed
- Develop adequate water/sewer service as needed
- Provision of broadband

Opportunities:

- Feasibility study on developing regional telephone service to provide fiber optic service

Issue 2: Transportation access/quality

Needs:

- Improve/upgrade highways as needed
- Pave more county roads and city streets

Opportunities:

- Passage of T-SPLOST in HOGARC Region
- Planned new Oconee River Bridge in Laurens County

Issue 3: Infrastructure to guide growth

Needs:

- Utilize infrastructure expansion/upgrades to guide growth

Issue 4: Educational facilities/services

Needs:

- Maintain quality educational facilities and services

Issue 5: Governmental facilities/services

Needs:

- Provide/maintain adequate government facilities, including city administrative facilities
- Renovate existing downtown commercial building for County Courthouse Annex
- Renovate historic Johnson County Courthouse

Opportunities:

- New Johnson County Public Works facility/Fleet Maintenance Department

Issue 6: Public safety/fire service

Needs:

- Continue to enhance public safety/fire facilities and services as needed
- Establish E-911 service
- Adequate emergency medical services
- Fire service improvements/fire stations county-wide
- Adequate training of public safety/fire personnel and provision of adequate equipment

Opportunities:

- New County Jail
- New EMS facility

Issue 7: Health care access

Needs:

- Continue to improve health care system access, facilities, services, and physician recruitment

Opportunities:

- New community health center
- Mercer Regional Health System Doctor Coalition/house

Issue 8: Solid waste management/recycling

Needs:

- Maintain and improve solid waste/recycling facilities and services as needed

Issue 9: Recreational/leisure facilities

Needs:

- Develop and maintain park/recreation facilities
- Reconstruct entranceway to Johnson County Recreation Department to increase access to park's walking trail and improve traffic flow

Opportunities:

- Idylwild Recreation Area/Camp Reed
- Oconee River Landing

Issue 10: Cultural facilities/activities

Needs:

- Enhance and promote utilization of cultural facilities/services
- Pursue possible development of railroad museum in historic Wrightsville and Tennille Depot
- Seek to develop University of Georgia Museum to honor Wrightsville's native sons, Herschel Walker and Loran Smith

Opportunities:

- Kite Museum
- Wrightsville and Tennille Railroad Depot
- Potential University of Georgia Museum

Intergovernmental Coordination

Issue 1: Local, regional, state cooperation

Needs:

- Maintain/enhance local, regional, and state cooperation
- Coordinate planning/growth management

Opportunities:

- Existing local and regional public safety/fire service cooperation
- Participation with Heart of Georgia Altamaha Regional Commission

Issue 2: Service delivery

Needs:

- Seek services sharing/cooperation/consolidation whenever feasible

## ECONOMIC DEVELOPMENT

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Johnson County. Johnson County's heyday came from entrepreneurship and railroad establishment, resulting also in a population boom. The advent of the automobile, the accompanying decline of the railroads, the growth of larger retail markets, the Great Depression and mechanization of agriculture all took their toll on Johnson County and caused a long period of decline. Now Johnson County's location near larger communities with easy highway access, its calming and attractive landscape, open spaces, natural and historic resources, and warm, welcoming small-town charm attracts new residents. Jobs in the Johnson State Prison, local manufacturing and other business concerns, and needed services have assisted in economic stabilization.

There are continuing needs for Johnson County's economic development. Incomes in Johnson County remain low, per capita incomes have declined nearly 10 percent (adjusted for inflation) from 2001 to 2011. The per capita income in Johnson County is less than \$20,000, only about 58 percent that of Georgia as a whole. Approximately 28-31 percent of Johnson County citizens are in poverty, compared to only 18 percent in Georgia as a whole. This high poverty rate has persisted for a number of decades. There are needs for more jobs. Unemployment in the county was 13.0 percent in 2012, compared to 9 percent in the state, ranking in the 20 worst rates in the state. Almost a third of county workers work in nearby Laurens County. Johnson County needs retail and service sector development. The county has less than one-third the state average of full-service restaurants, and retail sales are only about one-fifth of the state average. Job skills of local residents are also a concern; about 30 percent of local residents are without a high school diploma compared to 16 percent statewide. Transfer

payments represent about 40 percent of total personal income compared to about 28 percent in the average county and 18 percent statewide.

There are opportunities and cause for optimism for economic development in Johnson County as well. There are 18 manufacturers located in the county, many of them home-grown, continuing the tradition of entrepreneurship which propelled Johnson County's heyday. The percentage of educational, health care and social assistance workers in the county (16.4%) and the percentage employed in transportation/warehousing (9.1%), both rank in the top 20 percentages of the state. Plotmaster Systems, Inc. is a nationally known manufacturer in the wildlife management/hunting industry. Electro-Mech, Inc. is one of the top scoreboard manufacturers in the entire U.S. Johnson State Prison offers stability in employment, and there are untapped opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Johnson County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially in the context of attractive open spaces, and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities.

The Johnson County community has chosen a multi-faceted approach and strategy to improve its economic status and further economic development in the county. The following goals and objectives were chosen to address identified economic development issues in Johnson County.

#### Address Low Educational Levels/Improve Jobs Skills

Johnson County will continue to support its school system, the local adult literacy center and other Southeastern Technical College programs, and regional Workforce Investment Act programs. It will develop public/private partnerships through its Chamber of Commerce and continuing intergovernmental cooperation. The Great Promise Partnership will be investigated.

### Support/Enhance Agriculture/Forestry Uses

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. An agri-business employing about 15 persons has recently explored location in the Cedar Creek Industrial Park.

### Address/Improve Infrastructure Needs

The Johnson County community will jointly work to solve the wastewater treatment capacity shortfall in Wrightsville, and otherwise address water/sewer and other needs. The lack of appropriate broadband telecommunications access will also be addressed. Johnson County has recently participated in a regional access telecommunications feasibility study.

### Nurture Existing Businesses/Entrepreneurs

The Johnson County community will work through its Development Authority and in cooperation with Southeastern Technical College and state agencies to meet local needs and encourage expansions and new local business development.

### Attract New Businesses

The Johnson County community through its Development Authority, Chamber of Commerce, and intergovernmental cooperation will seek compatible business and industrial development. Agri-business, trucking, and retail/services are obvious opportunities.

### Grow Tourism

Johnson County was once a leader in Georgia tourism because of Idylwild, even hosting statewide conferences. Its outdoor amenities; many historic structures; existing and potential festivals; the W&T Railroad depot; its location along Georgia 15, a UGA football route; and its

UGA heritage through native sons, Herschel Walker and Loran Smith, offer much potential to increase visitors.

#### Improve Transportation Access/Quality

The recently passed regional T-SPLOST will result in a new bridge over the Oconee River to Laurens County, making it even easier to live in Johnson County and work in Laurens County as many do now. It may open up other opportunities for job creation, as well. The completion of widening of Georgia 15 under Georgia's GRIP program would bring more usage and travelers to the county. These and other improvements could enhance local festival development, making Johnson County easier to access. It also makes business markets more accessible.

#### Revitalize Downtowns

The historic fabric and available buildings in Wrightsville, Adrian, and Kite allow for much opportunity. This is especially so given the local deficit in restaurant service and retail. The Johnson County Board of Commissioners are currently renovating an old furniture store as a county annex. Although the community no longer directly participates in the Better Hometown program, there is a driving tour of historic homes brochure, a volunteer program, and other similar building blocks which were established under the program.

#### Develop/Improve Local Industrial Parks/Sites

The community has a number of available sites and buildings to market. The new Cedar Creek Industrial Park is lacking complete infrastructure.

#### Attract New Residents/Retirees

Johnson County has an opportunity to promote its small town and rural character and quality of life through its Chamber and other means. The welcoming, family atmosphere; low

crime rate; low cost of living; and the landscape and amenities are all easy selling cards. The disposable housing market created by an elderly population and distant families, if any, allows for a stout housing supply. The historic architecture is another drawing card.

#### Enhance Intergovernmental Cooperation

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. A revitalized Chamber of Commerce can make public/private partnerships easier to achieve and be successful.

#### Address Growth Management/Community Aesthetics

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist.

## LAND USE

The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our determination of quality of life. As science evolves, we realize with greater certainty that the way our land is used and managed has definite implications for air and water quality, and the diversity and health of our ecosystems.

The awareness of the impacts and consequences of the way land is used illustrate the need for wise use of our finite supply of land, and the necessity of sound decisions in its development or protection. The need for sustainable growth and development, which accommodates our development needs while maintaining balance and control, and limiting impacts on the natural and built environment, is recognized in the state quality community objectives.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future

plans or options can be precluded or prevented by such uncontrolled growth, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the desired pattern of growth and development.

Johnson County and its municipalities are united in their vision and desires for growth. It is a small, rural county with abundant natural resources and great natural beauty. The county's vision for its growth and development is one that protects and utilizes its natural resources and landscape to continue growth and development conducive and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. They would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection.

While technically only Wrightsville is required, because of its zoning ordinance, to have a Land Use element in its comprehensive plan under the new DCA planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also

lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.

The community's land use maps are, however, a general policy guide and framework, not necessarily a rigid or unchangeable picture of future growth and development. Not all growth or developments can be foreseen, and other events could necessitate a change in community vision or desires. The depicted pattern of desired future growth and development displayed on future land use maps is a current statement and reflection of community expectations and desires. It provides a context, framework and background for the public and private sector to utilize to plan, evaluate, shape, guide, and evaluate proposed developments and other decisions affecting the use of the land and community growth and development. The plan provides a context for forethought, examination of impacts and consequences, and mitigation of land use decisions on the community's growth and development and desired future patterns and community vision.

Existing Land Uses. Existing land use patterns for Johnson County and its municipalities are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

Land use categories utilized in the development of this plan and in the land use maps are the standard categories established by the Georgia Department of Community Affairs and defined in the planning standards as below.

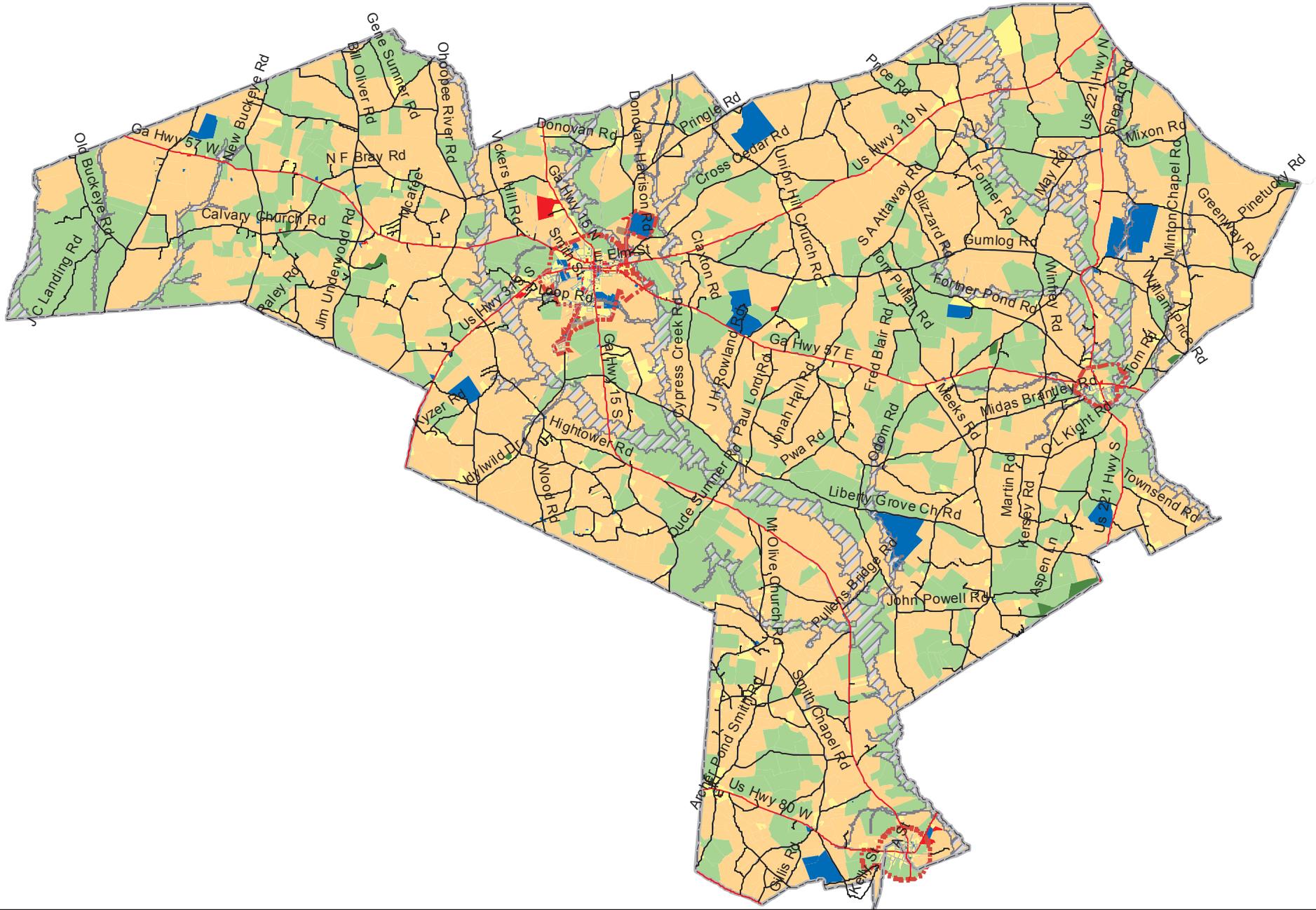
- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.
- **Industrial.** This category is for land dedicated to manufacturing facilities, processing

plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

- **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- **Transportation/Communications/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
- **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
- **Agriculture.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.
- **Forestry.** This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.

# Johnson County Existing Land Use Map

MAP LU-1



51

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Flood Zones



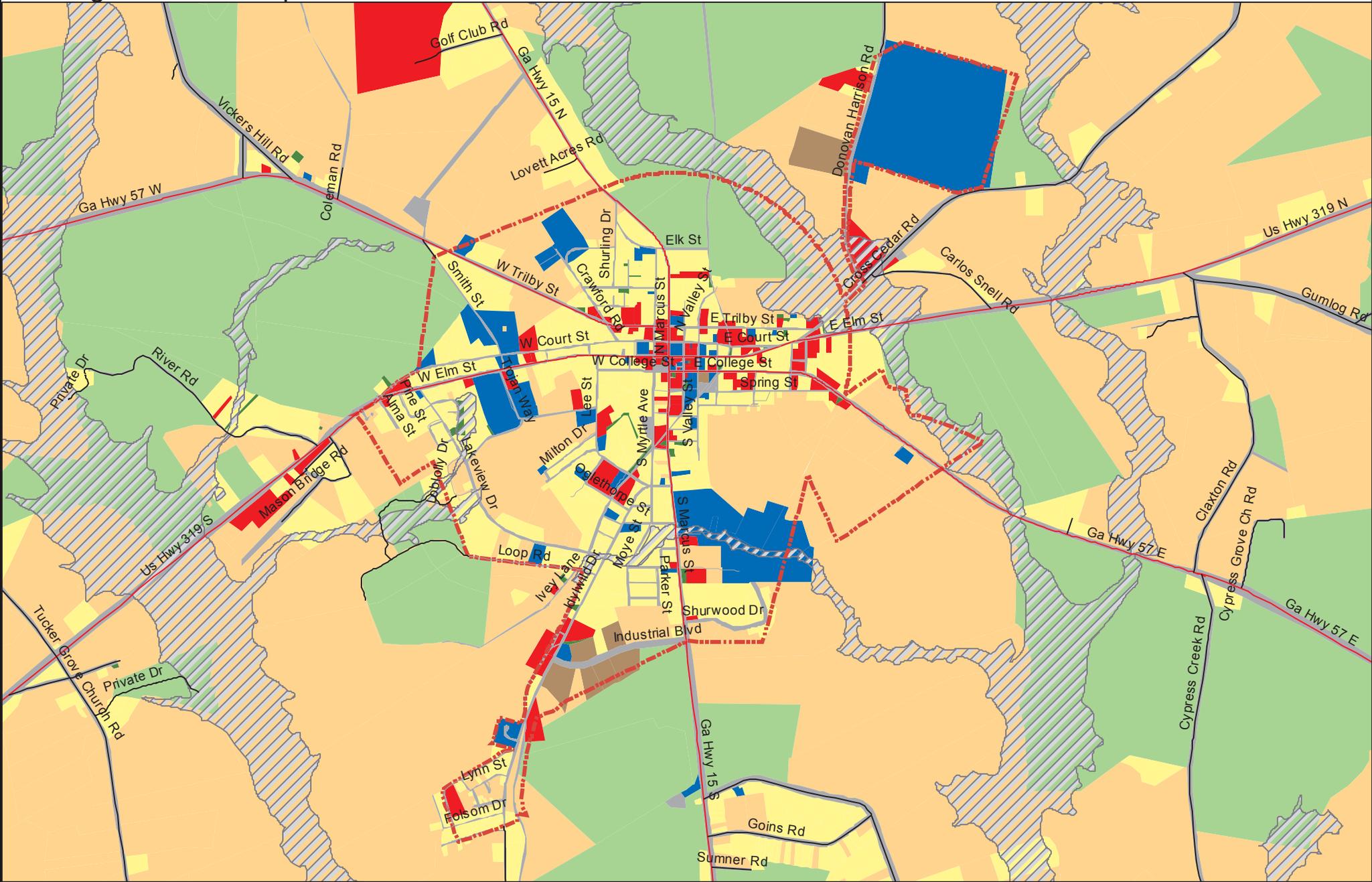
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SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Wrightsville Existing Land Use Map

MAP LU-2



- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities



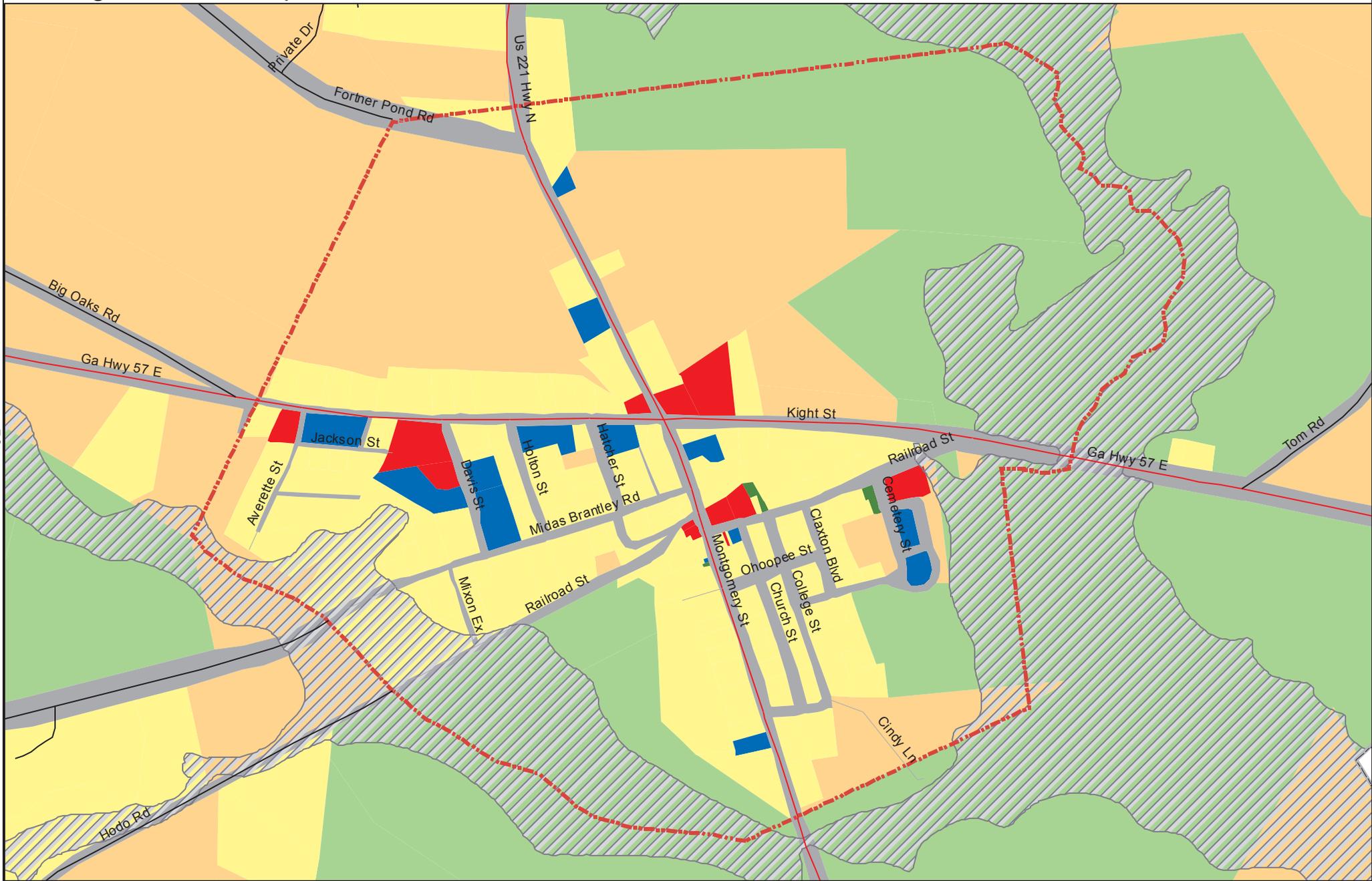
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SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Kite Existing Land Use Map

MAP LU-3



- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities
- Flood Zones



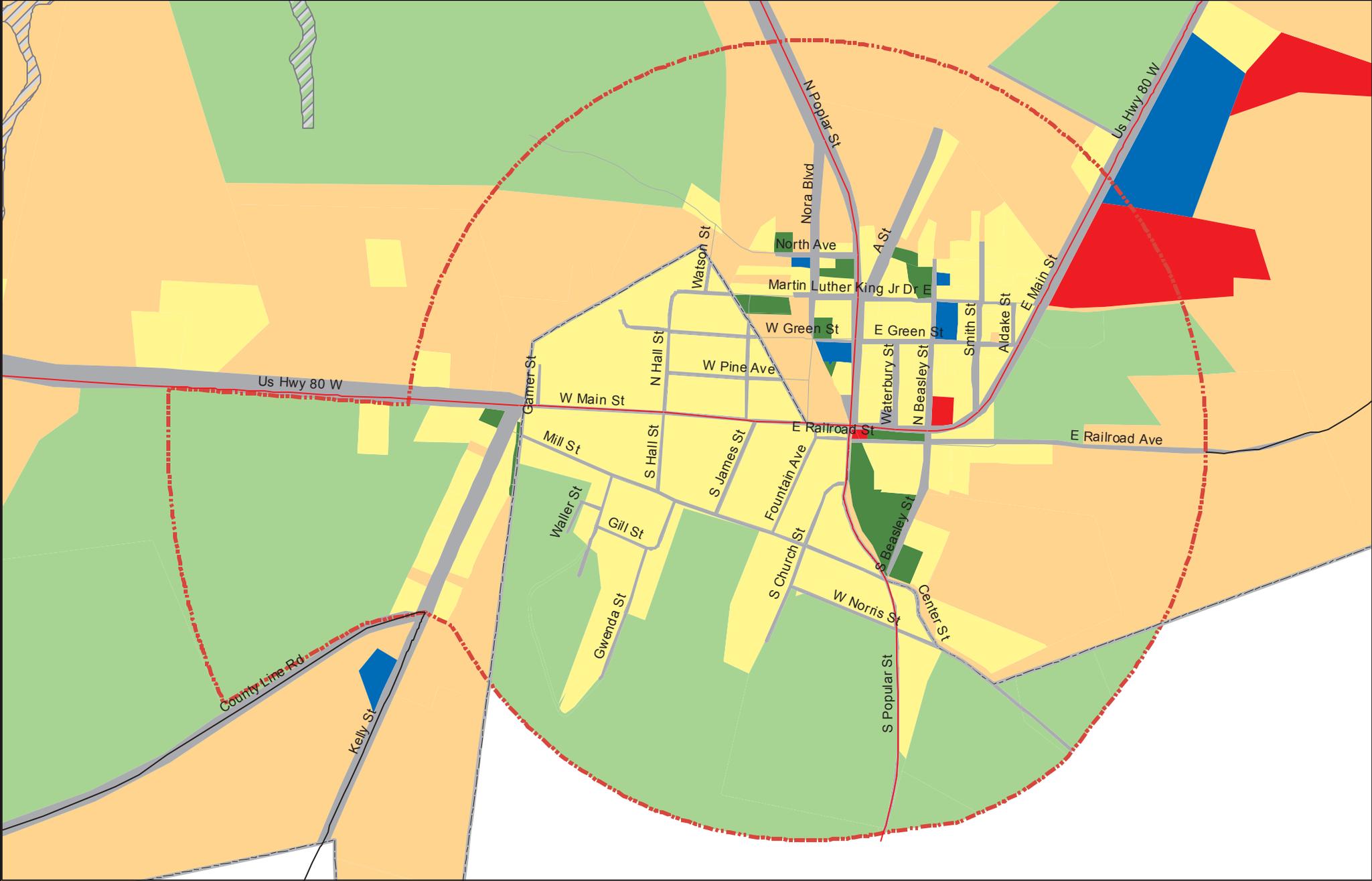
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SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Adrian Existing Land Use Map

MAP LU-4



- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities
- Flood Zones



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SOURCE: Heart of Georgia Altamaha RC, 2013



**Existing Land Use Distribution, 2013**

(Acres)

**Johnson County**

<b>Land Use Category</b>	<b>Acreage</b>	<b>Percent of Total</b>
<b>Agriculture</b>	119,401	60.86
<b>Commercial</b>	402	0.21
<b>Forestry</b>	58,089	29.61
<b>Industrial</b>	41	0.02
<b>Park/Recreation/Conservation</b>	588	0.30
<b>Public/Institutional</b>	3,414	1.74
<b>Residential</b>	6,889	3.51
<b>Transportation/Communications/Utilities</b>	7,356	3.75
<b>Total</b>	196,180	100.00

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2013.

Future Land Uses. As noted elsewhere, Johnson County endured a long period of decline after the Great Depression and World War II until around 1970, and while growth has stabilized since then, it has been relatively stagnant outside of prison population growth at Johnson State Prison. However, the isolation and natural beauty of the county and its welcoming people, combined with easy commuting and transportation access to larger retail and service centers, is now attracting new residents and retirees. Many are able to move into existing vacant single-family housing.

While growth remains somewhat elusive and limited, the limited commercial and industrial sector growth within the county has concentrated almost completely in Wrightsville, and to some degree in Adrian. The abundant supply of available vacant buildings in all of the county's municipal downtowns and the relatively new Cedar Creek Industrial Park and its available lands adjacent to Wrightsville on its west side foreshadows these trends to continue.

Residential growth within the County remains primarily scattered individual single-family development with little pattern. A planned development near the Ohoopee along Georgia 15 never materialized after the national economic downturn. The most likely places for additional residential growth are in the northwest quadrant of the county, northeast and southwest of Wrightsville along U.S. 319, and to a lesser extent around Adrian, and east and north of Kite between U.S. 221 and Georgia 57. There will likely be only limited growth, primarily single-family residential growth, in Kite and Adrian.

Future land use maps for Johnson County, Kite, and Wrightsville are included following this description.

Land Use Goals. Johnson County and its municipalities seek future growth and development respective of its rural character and small-town quality of life. It desires growth patterns which maintain and keep viable existing agricultural and forestry uses, which sustain its heritage, abundant natural and cultural resources, and which is otherwise compatible and complementary of existing uses and scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

#### Address Growth Management/Community Aesthetics

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist.

#### Improve Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement

As noted above, Johnson County has rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, a medical waste ordinance and others to address specific issues or nuisances. Only Wrightsville has zoning and building code enforcement. Code enforcement in the county is related to solid waste. These ordinances need update, coordination, and joint collaboration/code enforcement to initiate a more comprehensive approach.

#### Guide/Plan Development

This management of growth and development can be accomplished through controlled, planned location of infrastructure and other public improvements; conserving natural/historic resources; maintaining viable agricultural/forestry uses, as well as through regulation enhancement.

#### Maintain Open Spaces/Agricultural/Forestry Uses

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other industry all can help achieve this.

#### Protect Significant Natural Resources

The Ohoopsee, Little Ohoopsee, and Oconee rivers have much history for recreation and tourism within the county. Increased recreational and outdoor usage through park development, promotion, and growth of tourism offer much unrealized potential to both economic utilization and conservation of the County's significant natural and cultural resources. It can also attract more residents and build a larger audience of citizen support for protection and enhancement of these resources.

### Encourage Infill Development

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure.

### Develop/Improve Recreational/Leisure Facilities

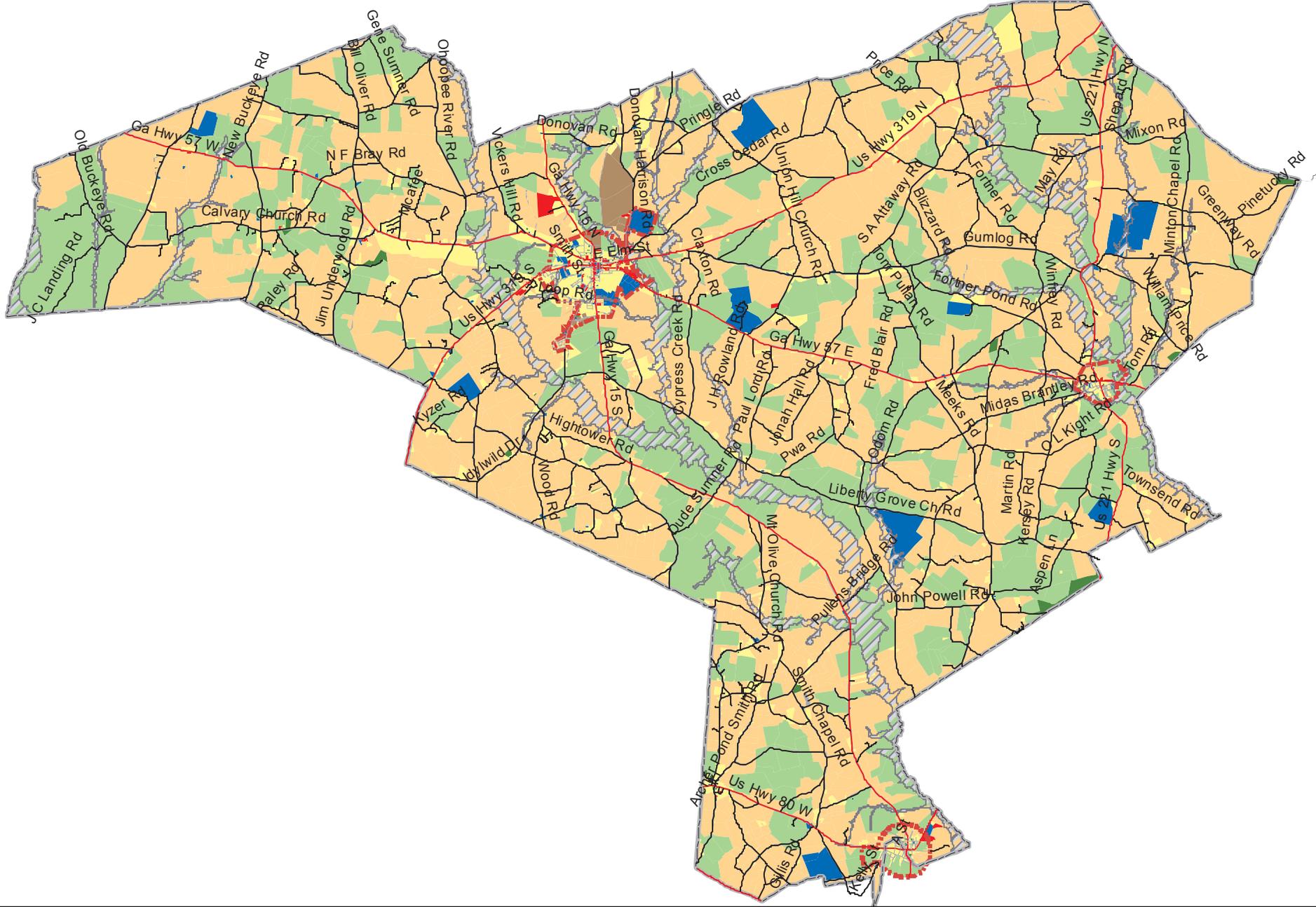
As noted above, appropriate development of facilities, parks, museums, festival sites, and other venues can benefit the community economically, support protection of natural and cultural resources, and attract new residents and visitors. The community's rivers, the railroad depot, existing and potential museums, and Camp Reed, among others, provide such opportunities.

### Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, and current agricultural/forestry uses is desired. The new agri-business exploring location in 2013 to the Cedar Creek Industrial Park and heritage/outdoor tourism development are good examples.

# Johnson County Future Land Use Map

MAP FLU-1



59

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communications/Utilities
- Flood Zones



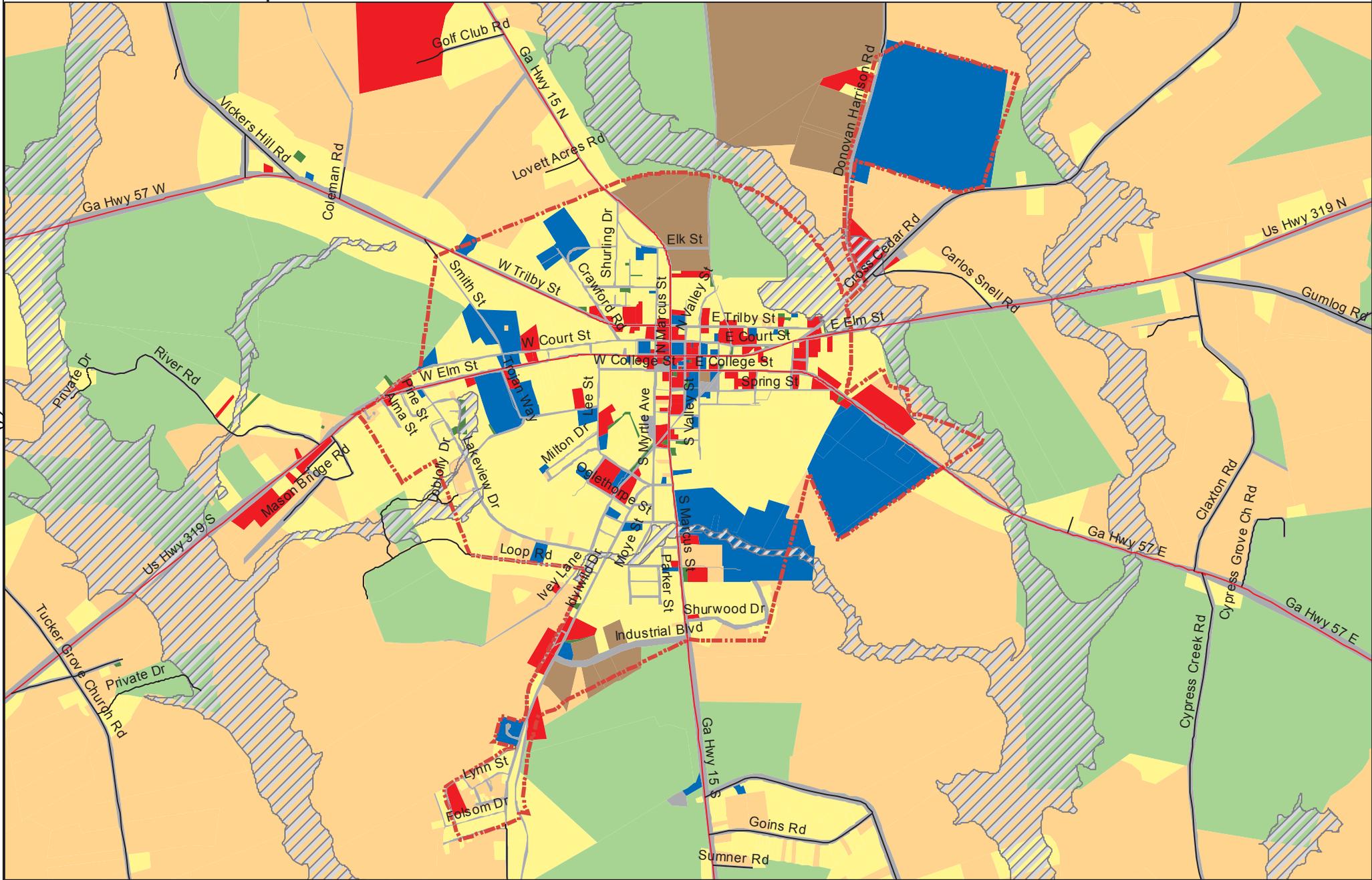
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SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Wrightsville Future Land Use Map

MAP FLU-2



- Agriculture
- Industrial
- Forestry
- Park/Recreation/Conservation
- Residential
- Public/Institutional
- Commercial
- Transportation/Communications/Utilities
- Flood Zones



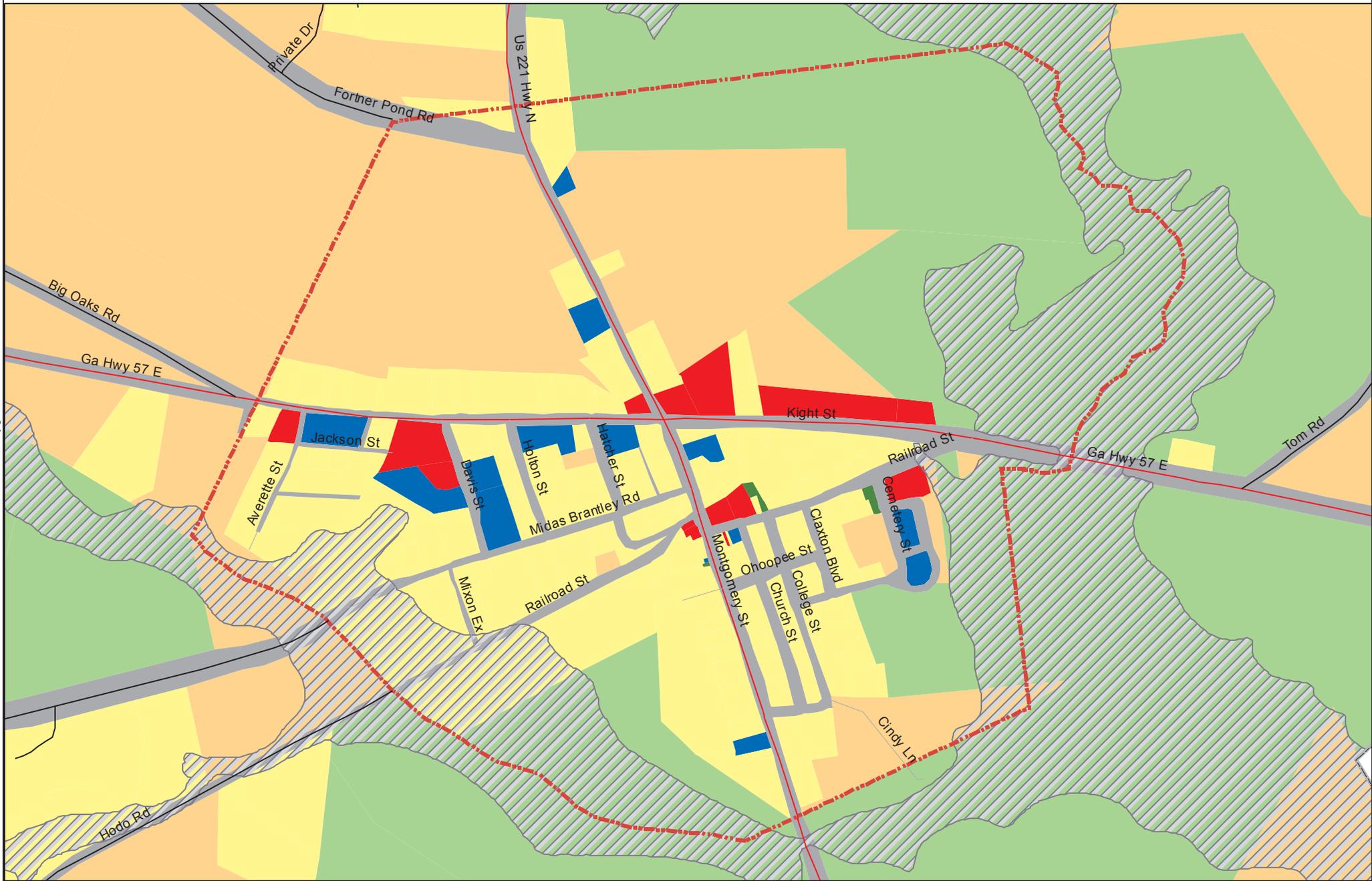
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SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Kite Future Land Use Map

MAP FLU-3



- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities
- Flood Zones



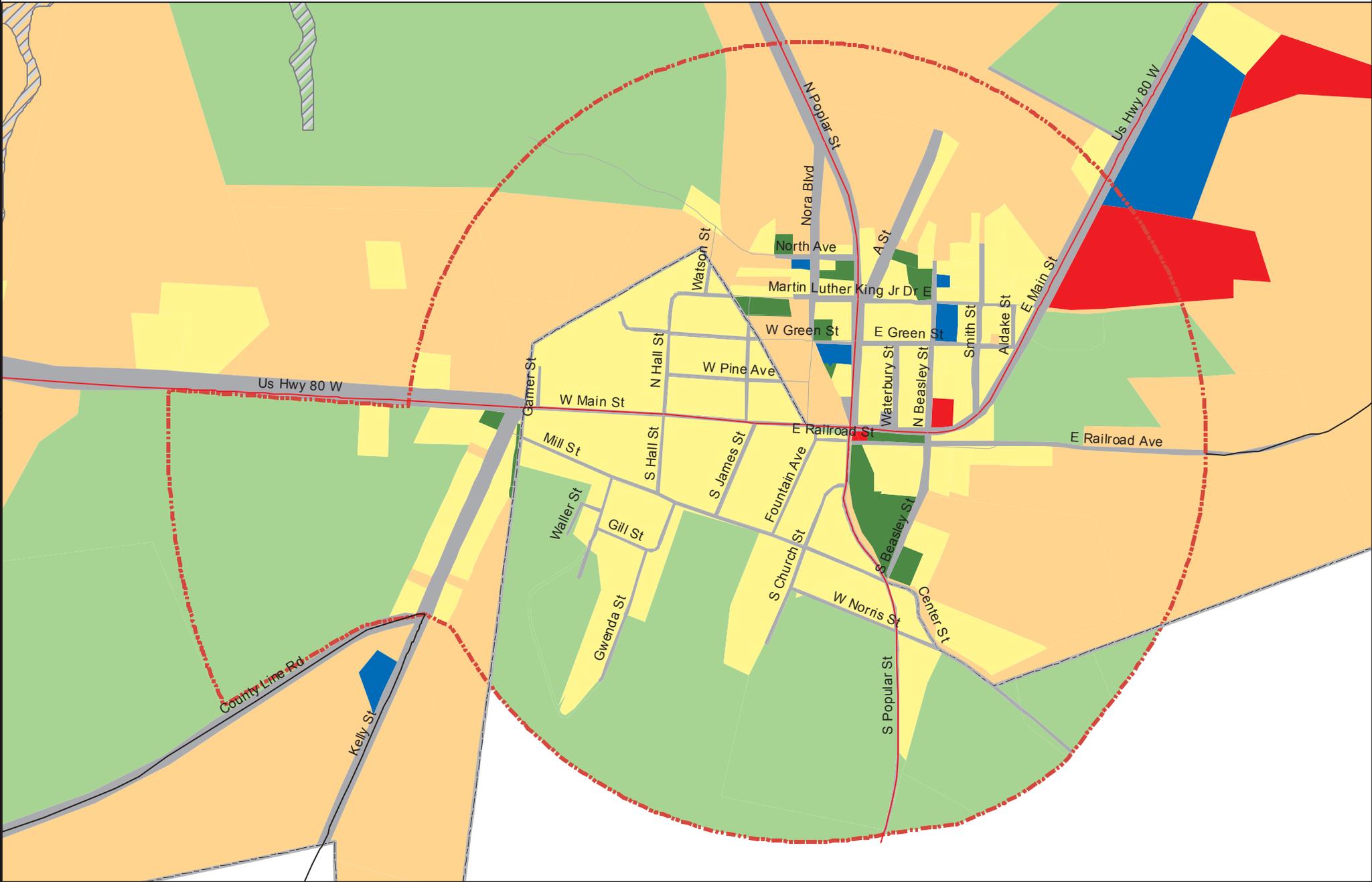
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SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Adrian Future Land Use Map

MAP FLU-4



- Agriculture
- Industrial
- Forestry
- Park/Recreation/Conservation
- Residential
- Public/Institutional
- Commercial
- Transportation/Communications/Utilities
- Flood Zones



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SOURCE: Heart of Georgia Altamaha RC, 2013



# COMMUNITY WORK PROGRAMS

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Johnson County Joint Comprehensive Plan includes a separate work program for each local government involved, as well as a report of accomplishments on their previous work program. In addition to the required delineation of activities planned to be undertaken over the next five years, the Johnson County Joint Comprehensive Plan also includes a Long Term Work Program for each government. This Long Term Work Program identifies activities which may take longer than five years to achieve because of circumstances involved, including finances, or which are not envisioned to begin in the near future.

# **JOHNSON COUNTY**

**JOHNSON COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, IC	2010	Seek funding from the Georgia Rural Economic Development Center and other entities as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County	N		N				Y	The Georgia Rural Economic Development Center is no longer in existence. The County will continue to seek funding and other assistance from appropriate entities as needed on an ongoing basis. However, this item will be addressed in the future through the County's Long Term Work Program, as opposed to the Five-Year Community Work Program.
ED, LU	2010	Fully complete the new Industrial Park in Wrightsville	N		N			Y	2016	Postponed until 2016 due to a lack of current potential prospects and the City of Wrightsville's inability to extend water/sewer infrastructure due to an ongoing EPD consent order against the City's sewer system.
ED	2014	Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park	N		N			Y	2016	Postponed until 2016 due to a lack of current potential prospects and the City of Wrightsville's inability to extend water/sewer infrastructure due to an ongoing EPD consent order against the City's sewer system. A current lack of available funding is also an issue. The County has applied previously for grant funding but was denied.
ED, IC	2010	Provide assistance as needed to the Johnson County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries	N		Y	Ongoing				Assistance will continue to be provided on an as needed basis. This item will be addressed in the future as part of the County's Long Term Work Program rather than in the Five-Year Community Work Program.

**JOHNSON COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented as appropriate. This item will be addressed in the future as part of the County's Long Term Work Program, rather than the Five-Year Community Work Program.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented as appropriate. This item will be addressed in the future as part of the County's Long Term Work Program, rather than the Five-Year Community Work Program.
ED	2010	Establishing the Revolving Loan Fund program	N		N		Y	2015		Postponed from earlier due to a lack of funding. The County has now obtained USDA funding, and anticipates having a Revolving Loan Fund program established and operational by 2015.
NCR	2010	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements and seek to have maps prepared for all governments	Y	2010						A flood plain management ordinance was adopted in 2010, along with a site permit process. New flood plain maps have been prepared for the County by FEMA.
NCR	2014	Seek funding to upgrade the public boat landing and public access road to improve the usage of the Oconee River	N		N		Y	2016		Postponed until 2016 due to a current lack of adequate and available funding and other priorities at the present time.
NCR, CFS	2010	Seek funding as appropriate to establish a bike path along SR 57 between the Confederate historic site and Ball's Ferry State Park	N		N		Y	2017		Postponed until 2017 due to other priorities at the present time.

**JOHNSON COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NCR	2010	Complete improvements to the Historic Depot	N		Y	2014				Ongoing improvements to the Depot include foundation and structure work, the addition of new restrooms, as well as a kitchen for community events. It is anticipated that these improvements will be completed by 2014.
CFS	2010	Pursue funds to establish E-911 service by contracting with a neighboring county	N		N			N	Y	The County will pursue implementing its own E-911 system in the future, and has begun implementation of an E-911 fee to begin collecting funds to establish a local system.
CFS	2014	Upgrade county subdivision regulations to include standards and requirements for water supply provision	Y	2009						Accomplished in 2009.
CFS	2010	Construct dry hydrants throughout the county as needed	N		Y	Ongoing				This item will be continued on an as needed basis, but will be addressed in the future as part of the County's Long Term Work Program, rather than the Five-Year Community Work Program.
CFS	2010	Upgrade existing roads and streets equipment as needed	N		Y	Ongoing				This item will be continued on an as needed basis, but will be addressed in the future as part of the County's Long Term Work Program, rather than the Five-Year Community Work Program.
CFS	2010	Seek funding to upgrade the county's recycling activities through the addition of six satellite convenience centers	Y	2011						All six solid waste convenience centers in the county were established by 2011.
CFS	2014	Continue to renovate existing fire station and/or develop new station as needed	Y	2012						Three fire stations were upgraded within the last year, and new stations will be added in the future on an as needed basis.

**JOHNSON COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2014	Staff remaining convenience centers in the county	Y	2011						The County has hired an environmental codes officer whose responsibilities include roving among each of the convenience centers to ensure that their proper operation is maintained.
CFS	2010	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	N		Y	Ongoing				The County will continue to seek funding for equipment upgrades as needed. This item will be addressed in the future as part of the County's Long Term Work Program, rather than the Five-Year Community Work Program.
CFS	2010	Construct a new EMS facility and upgrade EMS equipment and vehicles as needed	Y	2013						A new EMS facility was constructed in 2011, and two new ambulances were purchased, one each in 2012 and 2013.
CFS	2010	Seek funding as needed to improve Johnson Recreation Department park in order to provide for expansion of youth activities	N		Y	Ongoing				The County will continue to seek funding for recreation improvements on an as needed basis. This item will be addressed in the future as part of the County's Long Term Work Program, while more specific improvement activities will be listed in the Five-Year Community Work Program.
CFS	2010	Seek funding to upgrade the courthouse annex and old jail	N		N			Y	2014	Postponed until 2014 pending voter approval to extend the County's SPLOST, which would provide needed adequate funding to proceed with developing a county office annex. There are no plans to upgrade the former jail at this time.

**JOHNSON COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2010	Investigate the feasibility of selecting the location of additional office space for county offices	Y	2013						A local steering committee has identified the former Cook Building downtown as the site for the planned county office annex.	
CFS	2010	Seek funds to renovate the Cook Building	N		N			Y	2014	Postponed until 2014 pending voter extension of the County's current SPLOST, which will provide the necessary funding to renovate the Cook Building for use as a county annex/ administration building. This item will be combined with "Seek funding to upgrade courthouse annex..." above in the new Community Work Program.	
CFS	2010	Seek funds to upgrade and renovate the Harlie Fulford Memorial Library as needed	N		Y	Ongoing				Some renovations have been completed to the library building, including the HVAC system. Additional improvements will be continued on an as needed basis, and this will be addressed in the future as part of the Long Term Work Program.	
CFS	2010	Seek funds to pave two County roads	N		N			Y	2016	Postponed until 2016 due to funding being withheld by GDOT. With passage of the regional TSPLOST in 2012, the roads are now part of the County's TIA list of local projects. The TIA list will be included in the new Community Work Program and will address this item.	
HO	2010	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing	N		N			N		Y	Dropped due to a lack of feasibility at the present time.

**JOHNSON COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2012	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N				N	Although the County supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.
HO, IC	2010	Adopt countywide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks	N		N			Y	2018	Postponed until 2018 due to a lack of adequate public and political support at the present time.
LU, IC	2012	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	N		N			Y	2018	Postponed until 2018 due to a lack of adequate public and political support at the present time.
LU, IC	2013	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2018	Postponed until 2018 due to a lack of adequate public and political support at the present time.
LU, IC	2012	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2017	Postponed until 2017 due to a lack of adequate public and political support at the present time.

**JOHNSON COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
ED, LU	Seek to fully complete the new Industrial Park in Wrightsville				X	X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$250,000 (total)	X	X	X	
ED	Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park				X	X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$250,000 (total)	X	X	X	
ED	Establish a Revolving Loan Fund program			X				X		Dev. Auth., DCA	\$500,000	X	X		
ED, NCR, CFS, LU	Seek to develop a Herschel Walker/UGA Museum to foster tourism attraction	X	X	X	X			X	X	Chamber, Dev. Auth., Private Donations	\$100,000 (total)	X			X
ED, NCR, CFS, LU	Pursue the development of a train exhibit/museum and complete improvements at the Wrightsville and Tennille Depot	X	X					X		DNR (HPD)	\$215,000 (total)	X	X		
NCR	Seek funding to upgrade the public boat landing and public access road to improve the usage of the Oconee River				X	X		X		DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR, CFS	Seek funding as appropriate to establish a bike path along SR 57 between the Confederate historic site and Ball's Ferry State Park					X	X	X		GDOT	\$200,000 (total)	X	X		

**JOHNSON COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
NCR	Seek funding as appropriate to develop and promote Camp Reed and other outdoor recreation venues						X	X		DNR (LWCF, Rec Trails)	\$50,000	X	X		X
CFS	Pursue funds and seek to establish E-911 service			X	X			X		DCA (OneGeorgia)	\$300,000 (total)	X	X	X	
CFS	Develop additional fire stations throughout the county as needed				X	X	X	X		FEMA, GEMA	\$60,000 (total)	X	X	X	
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	X	X	X	X		FEMA, GEMA	\$300,000 (total)	X	X	X	
CFS	Seek funding to reconstruct the entranceway at the Johnson Recreation Department park in order to increase access to the park's walking trail and to improve traffic flow		X	X	X			X	Wrightsville		\$200,000 (total)	X	X		
CFS	Seek funding to renovate and upgrade the Cook Building for use as a courthouse annex	X	X					X		SPLOST	\$750,000 (total)	X			
CFS	Pursue the development of appropriate local broadband telecommunications service	X	X	X	X	X	X	X		GTA, Private Companies	NA (no known estimate available)	X	X	X	X

**JOHNSON COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Glen Donaldson Road	X	X	X				X		GDOT	\$148,000 (total, TSPLOST)	X			
CFS	Resurface Faith Tabernacle Road	X	X	X				X		GDOT	\$48,000 (total, TSPLOST)	X			
CFS	Resurface Calvary Church Road				X	X	X	X		GDOT	\$168,000 (total, TSPLOST)	X			
CFS	Resurface Snells Bridge Road	X	X	X				X		GDOT	\$284,000 (total, TSPLOST)	X			
CFS	Resurface Trinity Church Road	X	X	X				X		GDOT	\$92,000 (total, TSPLOST)	X			
CFS	Resurface James Grove Church Road				X	X	X	X		GDOT	\$144,000 (total, TSPLOST)	X			
CFS	Pave Cross Cedar Road (two segments)				X	X	X	X		GDOT	\$532,000 (total, TSPLOST)	X			
HO, LU, IC	Adopt countywide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks						X	X		Planning Comm.	\$1,000 (enforcement)	X			

**JOHNSON COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options					X		X	All	Planning Comm.	NA				
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth						X	X	All	Planning Comm.	\$1,000 (enforcement)	X			
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance						X	X	All	Planning Comm.	NA				

**JOHNSON COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, IC	Seek funding as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County	X	X	X	X	Chamber, Dev. Auth., GDEcD	\$10,000 (total)	X	X		
ED, IC	Provide assistance as needed to the Johnson County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries	X	X	X		Dev. Auth., GDEcD, DCA (OneGeorgia)	\$500,000 (total)	X	X	X	
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate	X	X	X	X	Dev. Auth.	NA	X			
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, Dev. Auth.	NA	X			
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	Participate in regional efforts to advocate the widening of GA 15 through Georgia as an important north-south corridor	X	X	X		Chamber, Dev. Auth.	NA				
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	Wrightsville	DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	X	Chamber, DNR (HPD), RC	NA	X			
NCR	Continue to enforce the flood plain management ordinance	X	X	X			\$1,000 (total, enforcement)	X			

**JOHNSON COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
NCR	Continue to seek funding to upgrade existing public landings and facilities and access to the Oconee River as needed	X	X	X		DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR, IC	Continue participation in the Balls Ferry Historical Park Association and continue to promote and support the development of Balls Ferry Historical State Park	X	X	X		Chamber, Laurens, Washington, and Wilkinson cos.	NA	X	X	X	X
NCR	Seek funding as appropriate to develop and promote Camp Reed and other outdoor recreation venues	X (begin 2018)	X	X		DNR (LWCF, Rec Trails)	\$50,000 (total)	X	X		X
CFS	Construct dry hydrants throughout the county as needed	X	X	X			\$50,000 (total)	X			
CFS	Continue to upgrade existing roads and streets equipment as needed	X	X	X			\$100,000 (total)	X			
CFS	Develop additional fire stations throughout the county as needed	X (begin 2016)	X	X		FEMA, GEMA	\$60,000 (total)	X	X	X	
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X		FEMA, GEMA	\$300,000 (total)	X	X	X	
CFS	Pursue funding as needed to upgrade EMS equipment and vehicles	X	X	X		FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Seek funding as needed to improve Johnson Recreation Department park in order to provide for expansion of youth activities	X	X	X	Wrightsville	DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	Seek funds to upgrade and renovate the Harlie Fulford Memorial Library as needed	X	X	X		Regional Library Bd.	\$30,000 (total)	X			

**JOHNSON COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Pursue the development of appropriate local broadband telecommunications service	X	X	X		Chamber, GTA, Private Companies	NA (no known estimate available)	X	X	X	X
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to coordinate with the local school systems as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	Wrightsville	BOE	\$100,000 (total)	X	X		
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X	X	All	GDOT	\$300,000/mile (total)	X	X	X	
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	All	GDOT (LMIG)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X	X	All	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X	X		\$50,000 (total)	X			
CFS	Continue to utilize solid waste/recycling convenience centers and recycling initiatives	X	X	X			\$50,000 (total)	X			
CFS	Continue to seek funding to update equipment and manpower of the local Sheriff's Department as needed	X	X	X		Dept. of Homeland Security COPS	\$150,000 (total)	X		X	
CFS	Explore the feasibility of public safety (Sheriff's Office) and EMS substations in Adrian and Kite	X	X	X		SPLOST	\$100,000 (total)	X			
CFS	Seek funding as needed to maintain and upgrade Health Department facilities and services	X	X	X		DHS	\$100,000 (total)	X	X		

**JOHNSON COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Develop and extend local bicycle paths as appropriate to connect with the state and regional bicycle network and local attractions	X	X	X			\$50,000 (total)	X			
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate	X	X	X	X	GDOT	\$400,000 (total)		X	X	
CFS	Resurface Calvary Church Road	X (begin 2016)	X	X		GDOT	\$168,000 (total, TSPLOST)	X			
CFS	Resurface James Grove Church Road	X (begin 2016)	X	X		GDOT	\$144,000 (total, TSPLOST)	X			
CFS	Pave Cross Cedar Road (two segments)	X (begin 2016)	X	X		GDOT	\$532,000 (total, TSPLOST)	X			
CFS	Pave Tuckers Grove Church Road (Phase I)		X	X		GDOT	\$574,000 (TSPLOST)	X			
CFS	Resurface Pringle Road		X	X		GDOT	\$200,000 (TSPLOST)	X			
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X

**JOHNSON COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
HO	Continue to develop, update, and enforce manufacture home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X			\$1,000 (total, enforcement)	X			
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

# **CITY OF KITE**

**CITY OF KITE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Pursue “Main Street” type improvements in Kite, such as building/façade rehabilitation, streetscape projects, and other improvements to revitalize downtown Kite	N		Y	Ongoing				Several business owners are currently working on façade improvements to their downtown buildings. Other activities will be continued on an ongoing basis as appropriate.
ED, IC	2010	Seek funding from the Georgia Rural Economic Development Center and other entities as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County	N		N			N	Y	The Georgia Rural Economic Development Center is no longer in existence. The City will continue to seek funding and other assistance from appropriate entities as needed on an ongoing basis. However, this item will be addressed in the future through the City’s Long Term Work Program, as opposed to the Five-Year Community Work Program.
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented as appropriate. This item will be addressed in the future as part of the City’s Long Term Work Program, rather than the Five-Year Community Work Program.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented as appropriate. This item will be addressed in the future as part of the City’s Long Term Work Program, rather than the Five-Year Community Work Program.
NCR	2010	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements and seek to have maps prepared for all governments	Y	2013						A flood plain management ordinance was adopted and new maps prepared in 2013.

**CITY OF KITE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Seek funding as needed for drainage improvements in identified areas of need	N		Y	2017				The City is currently undertaking drainage improvements in the following areas: Mixon St., Church St., Cemetery St., Claxton Blvd., Ohoopee St., and Railroad St. It is anticipated that these projects will be completed by 2017.
CFS	2010	Improve and expand curbs, gutters, and sidewalks in Wrightsville and Kite	N		N			Y	2016	Postponed until 2016 due to an ongoing question of sidewalk ownership between the City and several business owners.
CFS	2010	Seek TE funding for streetscape and other transportation improvements in Wrightsville and Kite	N		N			Y	2015	Postponed until 2015 due to other priorities at the present time.
CFS	2010	Seek CDBG or other funding to upgrade the water systems as needed in Kite, to accommodate existing and future residents	N		N			Y	2014	Postponed until 2014 pending the approval of grant funding for the City's current CDBG application.
CFS	2014	Investigate the possibility of establishing municipal police in the City of Kite	N		N			Y	2017	Postponed until 2017 due to a current lack of feasibility at this time.
CFS	2010	Acquire equipment and establish the community center in Kite as a disaster relief shelter	N		N			Y	2016	Postponed until 2016 due to other priorities at the present time.
CFS	2010	Resurface one street per year	N		Y	Ongoing				The City receives LMIG funding through GDOT each year for street resurfacing. This item will be addressed in the future as part of the City's Long Term Work Program.
CFS	2010	Seek funding for a double pumper fire truck and any other necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	Y	2011						A new fire truck was purchased in 2011. The City's volunteer fire department station now has three firefighting vehicles in place.
CFS	2010	Seek funding to improve and upgrade existing parks throughout the county in order to provide for expansion of youth activities	N		N			Y	2016	Postponed until 2016 due to other priorities at the present time. The City has a need to update its walking track, and this will be addressed in the new Five-Year Community Work Program.

**CITY OF KITE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2010	Seek funds to renovate three buildings donated to Kite	N		N				Y	Dropped due to no buildings having been donated to the City.	
CFS	2014	Seek to develop a satellite children's library in Kite	N		N			Y	2018	Postponed until 2018 due to a lack of adequate funding and other priorities at the present time.	
CFS	2010	Continue to support and enhance Kite Founder's Day and the Fall Festival	N		Y	Ongoing				The City will continue to support and enhance its festivals on an ongoing basis. This item will be addressed in the future as part of the City's Long Term Work Program.	
HO	2010	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing	N		N			Y	2018	Postponed until 2018 due to other priorities at the present time.	
HO	2012	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N		Y	Although the City supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.
LU, IC	2012	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2017		Postponed until 2017 due to a lack of adequate public and political support at the present time.

**CITY OF KITE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU, IC	2013	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	N		N			Y	2018		Postponed until 2018 due to a lack of adequate public and political support at the present time.
LU, IC	2013	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2018		Postponed until 2018 due to a lack of adequate public and political support at the present time.

**CITY OF KITE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
CFS	Complete drainage improvements in the following areas: Mixon St., Church St., Cemetery St., Claxton Blvd., Ohoopie St., and Railroad St.	X	X	X	X	X			X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Improve and expand curbs, gutters, and sidewalks in Wrightsville and Kite				X	X			X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek TE funding for streetscape and other transportation improvements in Wrightsville and Kite			X	X	X			X	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	X	X	X		X	FEMA, GEMA	\$300,000 (total)	X	X	X	
CFS	Seek CDBG or other funding to upgrade the water systems as needed in Kite, to accommodate existing and future residents		X	X	X				X	DCA (CDBG), GEFA, USDA Rural Dev't	\$500,000 (total)	X	X	X	
CFS	Investigate the possibility of establishing municipal police in the City of Kite					X			X	Homeland Security, DOJ	\$30,000	X		X	
CFS	Acquire equipment and establish the community center in Kite as a disaster relief shelter				X	X			X	FEMA, GEMA	\$5,000 (total)	X	X	X	
CFS	Seek funding to improve and upgrade the walking track				X	X			X		\$10,000 (total)	X			

**CITY OF KITE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
CFS	Seek to develop a satellite children's library in Kite						X	X	X	Regional Library Bd.	\$50,000	X	X		
CFS	Resurface College Street	X	X	X					X	GDOT	\$42,000 (total, TSPLOST)	X			
CFS	Resurface Ohoopsee Street				X	X	X		X	GDOT	\$17,500 (total, TSPLOST)	X			
CFS	Resurface Claxton Boulevard				X	X	X		X	GDOT	\$9,350 (total, TSPLOST)	X			
HO, LU, IC	Adopt countywide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks						X	X	X	Planning Comm.	\$1,000 (enforcement)	X			
HO, IC	Explore the feasibility of establishing public housing in Kite, possibly in conjunction with the Wrightsville Housing Authority			X	X	X			X	Housing authorities, HUD	NA (no known estimate available)	X		X	
HO	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing						X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	

**CITY OF KITE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options					X		X	All	Planning Comm.	NA				
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth						X	X	All	Planning Comm.	\$1,000 (enforcement)	X			
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance						X	X	All	Planning Comm.	NA				

**CITY OF KITE COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Pursue "Main Street" type improvements in Kite, such as building/façade rehabilitation, streetscape projects, and other improvements to revitalize downtown Kite	X	X		X	Dev. Auth., DCA (CDBG), DOT (TE)	\$1 million (total)	X	X	X	
ED, IC	Seek funding as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County	X	X	X	X	Chamber, Dev. Auth., GDEcD	\$10,000 (total)	X	X	X	X
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, Dev. Auth.	NA	X			
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	X	DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	X	Chamber, DNR (HPD), RC	NA	X			
NCR	Continue to enforce the flood plain management ordinance	X	X	X			\$1,000 (total, enforcement)	X			

**CITY OF KITE COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface one street per year	X	X		X	GDOT (LMIG)	\$25,000 (total)	X	X		
CFS	Continue to support and enhance Kite Founder's Day and the Fall Festival	X	X		X		\$10,000/yr.	X			X
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X		X	FEMA, GEMA	\$300,000 (total)	X	X	X	
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X	X	All	GDOT	\$300,000/mile (total)	X	X	X	
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	All	GDOT (LMIG)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X	X	All	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X	X		\$50,000 (total)	X			
CFS	Explore the feasibility of public safety (Sheriff's Office) and EMS substations in Adrian and Kite	X	X	X		SPLOST	\$100,000 (total)	X			
CFS	Resurface Ohoopce Street	X (begin 2016)	X		X	GDOT	\$17,500 (total, TSPLOST)	X			
CFS	Resurface Claxton Boulevard	X (begin 2016)	X		X	GDOT	\$9,350 (total, TSPLOST)	X			
CFS	Resurface Hatcher Street		X		X	GDOT	\$28,000 (total, TSPLOST)	X			

**CITY OF KITE COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Continue to develop, update, and enforce manufactured home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	X		\$1,000 (total, enforcement)	X			
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA	X			

# **CITY OF WRIGHTSVILLE**

**CITY OF WRIGHTSVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, IC	2010	Seek funding from the Georgia Rural Economic Development Center and other entities as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County	N		N				Y	The Georgia Rural Economic Development Center is no longer in existence. The City will continue to seek funding and other assistance from appropriate entities as needed on an ongoing basis. However, this item will be addressed in the future through the City's Long Term Work Program, as opposed to the Five-Year Community Work Program.
ED, LU	2010	Fully complete the new Industrial Park in Wrightsville	N		N			Y	2016	Postponed until 2016 due to a lack of current potential prospects and the City of Wrightsville's inability to extend water/sewer infrastructure due to an ongoing EPD consent order against the City's sewer system.
ED	2014	Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park	N		N			Y	2016	Postponed until 2016 due to a lack of current potential prospects and the City of Wrightsville's inability to extend water/sewer infrastructure due to an ongoing EPD consent order against the City's sewer system. A current lack of available funding is also an issue.
ED, IC	2010	Provide assistance as needed to the Johnson County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries	N		Y	Ongoing				Assistance will continue to be provided on an as needed basis. This item will be addressed in the future as part of the City's Long Term Work Program rather than in the Five-Year Community Work Program.
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented as appropriate. This item will be addressed in the future as part of the City's Long Term Work Program, rather than the Five-Year Community Work Program.

**CITY OF WRIGHTSVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented as appropriate. This item will be addressed in the future as part of the City's Long Term Work Program, rather than the Five-Year Community Work Program.
ED	2012	Expand infrastructure and expand lift stations and treatment capacity to enable Wrightsville to serve new businesses/industries	N		Y	2018				Currently being addressed as part of an EPD consent order concerning the City's sewer system. It is anticipated that needed repairs/modifications/expansions will be completed by 2018.
NCR	2010	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements and seek to have maps prepared for all governments	N		Y	2015				A flood plain management ordinance has been adopted. The City is still awaiting the development of updated flood plain maps from FEMA, and anticipates having those in place by 2015.
NCR	2010	Complete Grice Inn renovations and its development as a local history museum and records repository/research center	N		N		N		Y	Although the City supports renovation efforts, the Grice Inn is owned by the Johnson County Historical Society and, therefore, not the responsibility of the City.
NCR	2010	Carry out an active Better Hometown Program to coordinate ongoing revitalization activities in downtown Wrightsville	N		Y	Ongoing				The Better Hometown Program will be continued as a volunteer organization on an ongoing basis. This item will be addressed in the future as part of the City's Long Term Work Program, with any specific renovation activities being addressed in the Five-Year Community Work Program.
NCR	2010	Complete improvements to the Historic Depot	N		N		N		Y	Although the City supports improvements efforts, the Depot is owned by the County and, therefore, not the responsibility of the City.

**CITY OF WRIGHTSVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Seek funding for drainage improvements as needed in identified areas of need to meet GA EPD standards	N		Y	Ongoing				Drainage improvements will continue in areas of need on an ongoing basis and will be addressed in the future as part of the City's Long Term Work Program.
CFS	2010	Seek TE funding as appropriate for streetscape and other transportation improvements, including expand curbs, gutters, and sidewalks	N		N			Y	2016	Postponed until 2016 due to a lack of adequate matching funds at the present time.
CFS	2010	Upgrade existing roads and streets equipment as needed	N		Y	Ongoing				Upgrades to equipment will continue on an as needed basis and will be addressed in the future as part of the City's Long Term Work Program.
CFS	2010	Apply for Community Development Block Grants to assist in upgrading water systems in both municipalities as needed	N		Y	Ongoing				The City received CDBG funding for sewer upgrades in both 2009 and 2011. The City will continue to seek additional funding as needed, and this will be addressed in the future as part of the City's Long Term Work Program.
CFS	2012	Develop detailed maps, utilizing GPS, of the water systems and its components (valves, etc.) in each municipality	N		N			Y	2017	Postponed until 2017 due to other priorities at the present time.
CFS, LU	2012	Upgrade or replace the sewer and wastewater system treatment facility in Wrightsville to provide for additional capacity for growth and extend services to all unserved residents of Wrightsville	N		Y	2018				The City is currently working to make needed repairs to the inflow/infiltration system before further upgrades can be made. It is anticipated that future upgrades and improvements will be completed by 2018.
CFS	2010	Seek funding for the necessary firefighting equipment/facility upgrades to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	Y	2011						New pagers and turnout gear were acquired in 2011. The City has a need to acquire a new firefighting vehicle, and this will be addressed in the Five-Year Community Work Program.
CFS	2010	Renovate Wrightsville's maintenance barn	N		N			Y	2017	Postponed until 2017 due to other priorities at the present time.

**CITY OF WRIGHTSVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2010	Pursue funds to establish E-911 service by contracting with a neighboring county	N		N			N		Y	Dropped due to this item being the responsibility of the County and not the City.
HO	2010	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing	N		N			Y	2016		Postponed until 2016 due to other priorities at the present time.
HO	2012	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N		Y	Although the City supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.
HO, IC	2013	Adopt countywide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks	N		N			N		Y	Postponed in the unincorporated area until 2018 due to a lack of adequate public and political support at the present time. Existing regulations are already in place in the City of Wrightsville. This item will not be relisted in the City's new Community Work Program.
LU, IC	2012	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2017		Postponed until 2017 due to a lack of adequate public and political support at the present time.

**CITY OF WRIGHTSVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

			Accomplished		Underway		Postponed		Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
LU, IC	2013	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N		Y	2018		Postponed until 2018 due to a lack of adequate public and political support at the present time.
LU, IC	2012	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	N		N		Y	2018		Postponed until 2018 due to a lack of adequate public and political support at the present time.

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
ED, LU	Seek to fully complete the new Industrial Park in Wrightsville				X	X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$250,000 (total)	X	X	X	
ED	Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park				X	X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$250,000 (total)	X	X	X	
ED	Expand infrastructure and expand lift stations and treatment capacity to enable Wrightsville to serve new businesses/industries				X	X	X		X	GEFA, DCA (CDBG)	\$16 million (total)	X	X	X	
ED, NCR, CFS, LU	Seek to develop a Herschel Walker/UGA Museum to foster tourism attraction	X	X	X	X			X	X	Chamber, Dev. Auth., Private Donations	\$100,000 (total)	X			X
NCR	Seek to have FEMA prepare updated flood plain maps for the City	X	X	X					X	FEMA	\$5,000 (total)	X		X	
CFS	Seek TE funding as appropriate for streetscape and other transportation improvements, including expand curbs, gutters, and sidewalks					X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Develop detailed maps, utilizing GPS, of the water systems and its components (valves, etc.)					X	X		X	RC	\$2,500 (total)	X			

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
CFS, LU	Upgrade or replace the sewer and wastewater system treatment facility to provide for additional capacity for growth and extend services to all unserved residents	X	X	X	X	X	X		X	DCA (CDBG), GEFA	\$500,000 (total)	X	X	X	
CFS	Renovate the City's maintenance barn					X			X		\$25,000	X			
CFS	Seek to develop new fire stations throughout the county as needed				X	X	X	X	X	FEMA, GEMA	\$60,000 (total)	X	X	X	
CFS	Seek funding for the necessary firefighting equipment (including a firefighting vehicle) to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	X	X	X	X	X	FEMA, GEMA	\$300,000 (total)	X	X	X	
CFS	Resurface Idylwild Drive	X	X	X					X	GDOT	\$245,000 (total, TSPLOST)	X			
CFS	Repair sidewalks in areas of need	X	X	X					X	GDOT	\$250,000 (total, TSPLOST)	X			
CFS	Resurface Flanders, Lynn, Jan, and Helen streets				X	X	X		X	GDOT	\$290,000 (total, TSPLOST)	X			
CFS	Resurface Lakeview Drive				X	X	X		X	GDOT	\$172,000 (total, TSPLOST)	X			
CFS	Resurface Lee Street				X	X	X		X	GDOT	\$65,500 (total, TSPLOST)	X			

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2013-2018**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	County	City	Other		Local	State	Federal	Private
HO	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing				X	X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options					X		X	All	Planning Comm.	NA				
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth						X	X	All	Planning Comm.	\$1,000 (enforcement)	X			
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance						X	X	All	Planning Comm.	NA				

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Expand infrastructure and expand lift stations and treatment capacity to enable Wrightsville to serve new businesses/industries	X (begin 2016)	X		X	GEFA, DCA (CDBG)	\$16 million (total)	X	X	X	
ED, IC	Seek funding as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County	X	X	X	X	Chamber, Dev. Auth., GDEcD	\$10,000 (total)	X	X		
ED, IC	Provide assistance as needed to the Johnson County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries	X	X	X	X	Dev. Auth., GDEcD, DCA (OneGeorgia)	\$500,000 (total)	X	X	X	
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate	X	X	X	X	Dev. Auth.	NA	X			
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, Dev. Auth.	NA	X			
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	Participate in regional efforts to advocate the widening of GA 15 through Georgia as an important north-south corridor	X	X	X		Chamber, Dev. Auth.	NA				

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	X	DNR (LWCF)	\$50,000 (total)	X	X	X	X
NCR	Carry out an active Better Hometown Program to coordinate ongoing revitalization activities in downtown Wrightsville	X	X		X	Chamber, Dev. Auth.	\$8,000/yr.	X			
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	X	Chamber, DNR (HPD), RC	NA	X			
CFS	Continue to upgrade existing roads and streets equipment as needed	X	X		X		\$100,000 (total)	X			
CFS	Develop additional fire stations throughout the county as needed	X (begin 2016)	X	X	X	FEMA, GEMA	\$60,000 (total)	X	X	X	
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X		FEMA, GEMA	\$300,000 (total)	X	X	X	
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to coordinate with the local school systems as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	X	BOE	\$100,000 (total)	X	X		
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X	X	All	GDOT	\$300,000/mile (total)	X	X	X	

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	All	GDOT (LMIG)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X	X	All	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Apply for Community Development Block Grants to assist in upgrading water systems in both municipalities as needed	X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X	X		\$50,000 (total)	X			
CFS	Continue to seek funding to update equipment and manpower of the Police Department as needed	X	X		X	Dept. of Homeland Security COPS	\$150,000 (total)	X		X	
CFS	Resurface Flanders, Lynn, Jan, and Helen streets	X (begin 2016)	X		X	GDOT	\$290,000 (total, TSPLOST)	X			
CFS	Resurface Lakeview Drive	X (begin 2016)	X		X	GDOT	\$172,000 (total, TSPLOST)	X			
CFS	Resurface Lee Street	X (begin 2016)	X		X	GDOT	\$65,5,000 (total, TSPLOST)	X			
CFS	Resurface Myrtle Avenue		X		X	GDOT	\$185,000 (TSPLOST)	X			
CFS	Resurface Court Street		X		X	GDOT	\$263,000 (TSPLOST)	X			
CFS	Resurface Georgia Avenue		X		X	GDOT	\$46,000 (TSPLOST)	X			
CFS	Resurface Bradford Street		X		X	GDOT	\$47,000 (TSPLOST)	X			

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Continue to develop, update, and enforce manufacture home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	X		\$1,000 (total, enforcement)	X			
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU	Seek to revise/update zoning and land use ordinances as appropriate	X	X		X		NA				
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective January 1, 2013, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

**WHEREAS**, Johnson County, Georgia has participated with the City of Kite and the City of Wrightsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Johnson County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *From Wiggle and Twist to Hospitality and Opportunity*, for Johnson County and its municipalities; and

**WHEREAS**, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

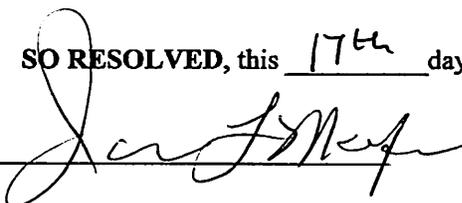
**WHEREAS**, the Johnson County Joint Comprehensive Plan, *From Wiggle and Twist to Hospitality and Opportunity*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, Johnson County is now desirous of adopting *From Wiggle and Twist to Hospitality and Opportunity* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Johnson County Board of Commissioners hereby approves and adopts the Johnson County Joint Comprehensive Plan, *From Wiggle and Twist to Hospitality and Opportunity*, as Johnson County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

**BE IT FURTHER RESOLVED** that the Johnson County Board of Commissioners hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 17<sup>th</sup> day of October, 2013.

BY:  ATTEST: 

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective January 1, 2013, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

**WHEREAS**, the City of Kite, Georgia has participated with the Johnson County and the City of Wrightsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Johnson County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *From Wiggle and Twist to Hospitality and Opportunity*, for Johnson County and its municipalities, including the City of Kite; and

**WHEREAS**, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the Johnson County Joint Comprehensive Plan, *From Wiggle and Twist to Hospitality and Opportunity*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Kite is now desirous of adopting *From Wiggle and Twist to Hospitality and Opportunity* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Kite hereby approve and adopt the Johnson County Joint Comprehensive Plan, *From Wiggle and Twist to Hospitality and Opportunity*, as the City of Kite's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Kite hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

**SO RESOLVED**, this 1<sup>st</sup> day of November, 2013.

BY: Melissa Kirt

ATTEST: Pam Drew

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective January 1, 2013, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

**WHEREAS**, the City of Wrightsville, Georgia has participated with the Johnson County and the City of Kite in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Johnson County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *From Wiggle and Twist to Hospitality and Opportunity*, for Johnson County and its municipalities, including the City of Wrightsville; and

**WHEREAS**, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the Johnson County Joint Comprehensive Plan, *From Wiggle and Twist to Hospitality and Opportunity*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

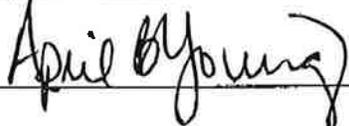
**WHEREAS**, the City of Wrightsville is now desirous of adopting *From Wiggle and Twist to Hospitality and Opportunity* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Wrightsville hereby approve and adopt the Johnson County Joint Comprehensive Plan, *From Wiggle and Twist to Hospitality and Opportunity*, as the City of Wrightsville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Wrightsville hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 21<sup>st</sup> day of October, 2013.

BY: 

ATTEST: 

James L. McAfee Jr.  
*Chairman*  
Jack Foskey  
*Vice-Chairman*

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Larry Pope  
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L. Guy Singletary  
*County Administrator*

Matthew Waters  
*County Attorney*

## JOHNSON COUNTY BOARD OF COMMISSIONERS

Mr. Brett Manning, Executive Director  
Heart of Georgia Altamaha Regional Commission  
5405 Oak Street  
Eastman, Georgia 31023

RE: Johnson County Joint Comprehensive Plan  
Submittal (Johnson County/Kite/Wrightsville)

Dear Brett:

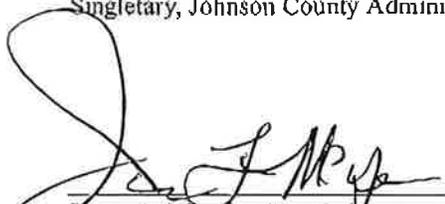
Johnson County and the cities of Kite and Wrightsville have completed preparation of a new joint comprehensive plan, "From Wiggle and Twist to Hospitality and Opportunity" under the new 2013 Minimum Planning Standards and Procedures of the Georgia Department of Community Affairs (DCA). Please consider this letter as formal submittal and request for review of this joint comprehensive plan in accordance with the Planning Standards.

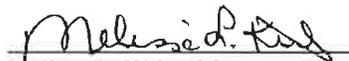
As noted in the plan's "Introduction and Executive Summary," this joint comprehensive plan has been developed with appropriate public and community involvement. This community involvement included both a broad-based steering committee, and the holding of the two required public hearings, one near plan initiation, and one after completion of preparation of the plan in draft form.

We formally certify that both the Altamaha Regional Water Plan and the Rules for Environmental Planning Criteria were considered during the process of developing this comprehensive plan. This consideration process is summarized in the plan's "Introduction and Executive Summary."

Please initiate formal review for our joint comprehensive plan in accordance with the DCA Minimum Standards for all three of our governments. If you have any questions concerning our submittal, please contact Guy Singletary, Johnson County Administrator, at (478) 864-3388 or [gsingletary@johnsonco.org](mailto:gsingletary@johnsonco.org), on behalf of all of us.

Sincerely,

  
James L. McAfee, Jr., Chairman  
Johnson County Board of  
Commissioners

  
Melissa L. Kirby, Mayor  
City of Kite

  
Lee Williamson, Mayor  
City of Wrightsville

Enclosure: "From Wiggle and Twist to Hospitality and Opportunity"