

ATLANTA  
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Steeped in History...  
Looking Ahead



McDuffie County  
Joint Comprehensive Plan  
2015-2035



McDuffie County

City of Thomson

Town of Dearing

# McDuffie County Joint Comprehensive Plan 2015-2035

## **Prepared For:**

### **The Chairman and County Board of Commissioners**

McDuffie County, Georgia  
210 Railroad Avenue  
Thomson, Georgia  
Adopted: October 2015

### **The Mayor and City Council**

Thomson, Georgia  
210 Railroad Avenue  
Thomson, Georgia  
Adopted: October 2015  
Amended: July 2018

### **The Mayor and Town Council**

Dearing, Georgia  
4577 Augusta Hwy  
Dearing, GA  
Adopted: October 2015

The Chairman of the McDuffie County Board of Commissioners, McDuffie County Commissioners, Mayors, and Council members of the City of Thomson and the Town of Dearing acknowledge the input and efforts of all individuals who contributed to the creation of this comprehensive plan document.

This plan will provide important information for decision makers in the future. To get to this point, multiple meetings were conducted with community members and leaders, where they discussed the future of McDuffie County and its contained jurisdictions.

Dedicated municipal staff were critical in the development of the comprehensive plan, providing key background information and generating sound ideas for inclusion in the plan.

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# Preface

McDuffie County Joint Comprehensive Plan 2015-2035



## Preface: THE COMPREHENSIVE PLAN PROCESS

Counties, cities, and towns all experience change at various points in their existence, whether it be demographic, geographic, or economic. These changes are factors that together determine the long-term viability of these localities. One important thing to remember is that the effects of change are different for communities that can anticipate and accommodate it. Communities that fail to plan can face negative consequences that could have been avoided or mitigated with proper planning. Community stabilization and quality growth begin with a consistent and locally generated vision and a plan of implementation which can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

McDuffie County, Thomson, and Dearing officials recognize the need for a coordinated and comprehensive planning process to address multiple community needs and opportunities, which include concerns regarding housing price and availability, economic development and stability, and future land use.

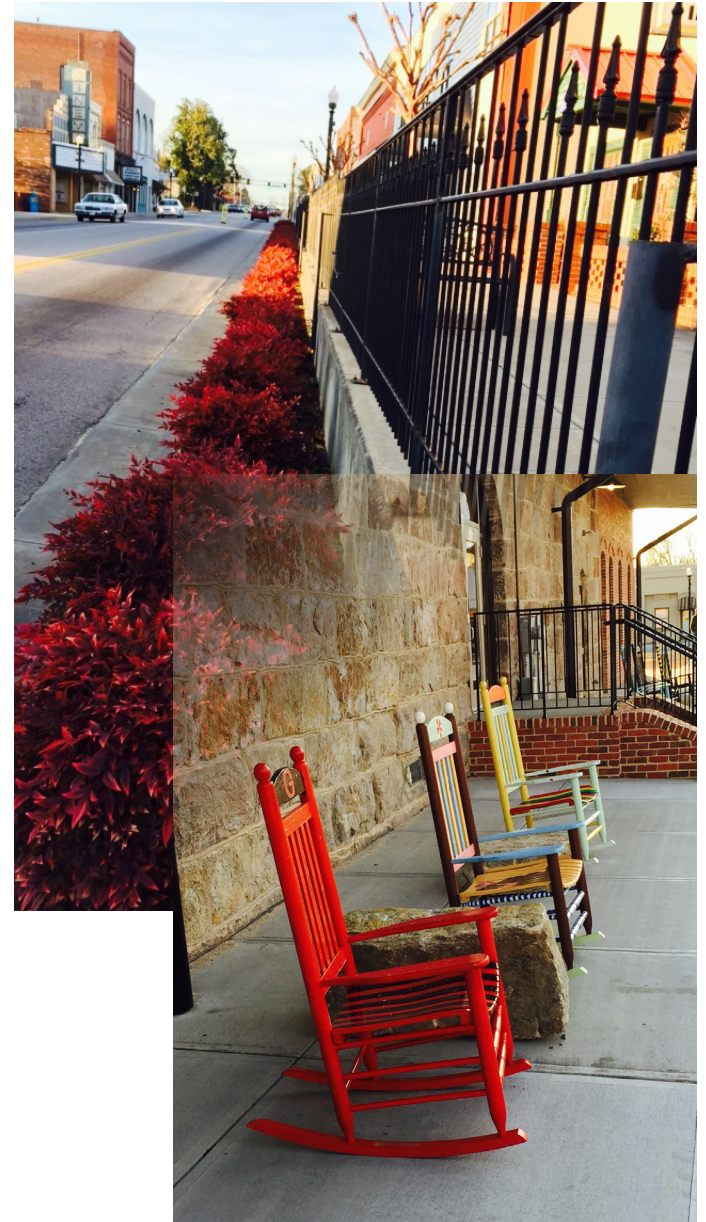
This document consolidates those identified issues and locally agreed-upon solutions. The McDuffie County Joint Comprehensive Plan is the official guiding document for the future of McDuffie County and its contained municipal jurisdictions. The comprehensive plan serves the following functions:

- **It lays out a desired future**
- **It guides how that future is to be achieved**
- **It formulates a coordinated long-term planning program**

The plan document also addresses issues regarding housing, economic development, and land use in a coordinated manner and serves as a guide for how:

- **land will be developed**
- **housing will be improved and made available**
- **businesses will be attracted and retained**

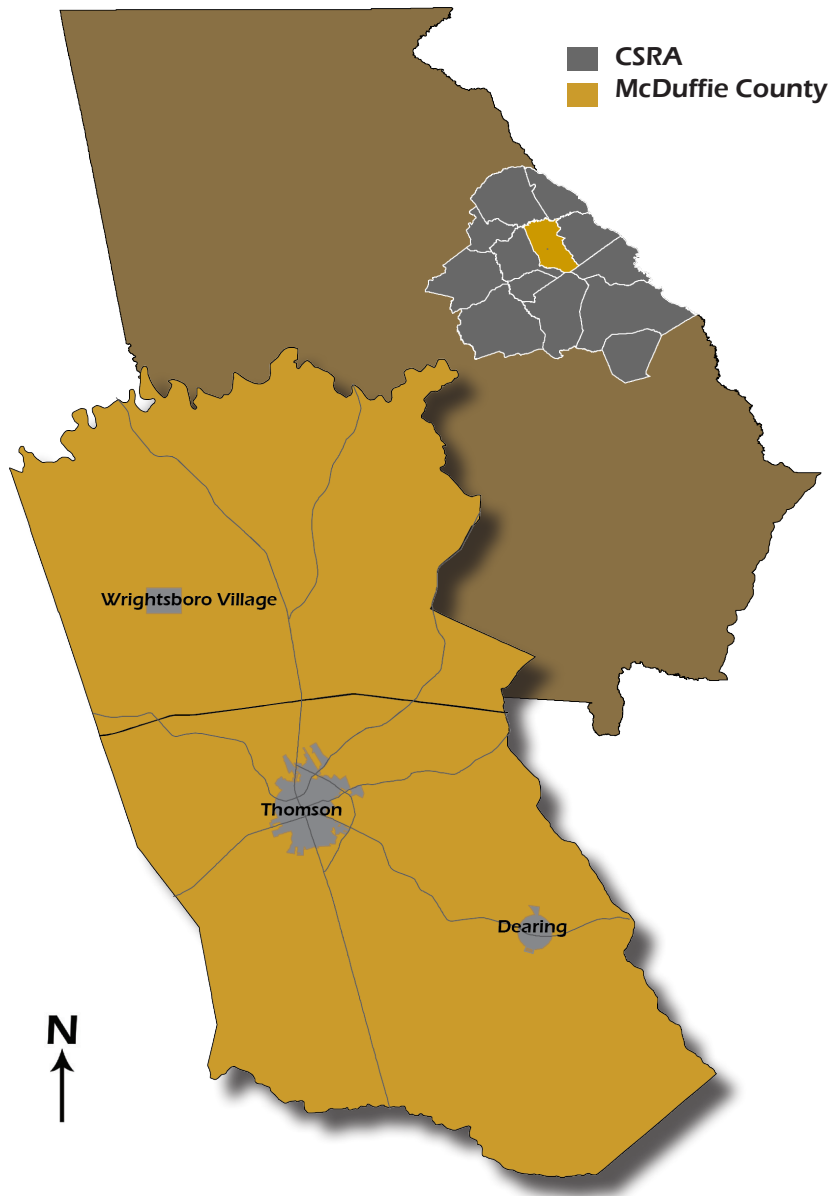
In conjunction with the county's Service Delivery Strategy (see p. 5), the comprehensive plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.





## Preface: COMMUNITIES IN CONTEXT

**Map 1.1: McDuffie County and the CSRA Region**



McDuffie County was created by an act of the Georgia General Assembly on October 18, 1870 with land taken primarily from Columbia County and a lesser amount from Warren County. The idea of this new county came when Appling was deemed too far from Thomson for travel in a day. The County was named for George McDuffie (1790-1851). He was born in Columbia County on the plantation of his parents who had emigrated from Scotland. This land was cut off and became part of the new county.

McDuffie County contains two incorporated jurisdictions: Thomson and Dearing. Thomson was founded in 1837, named after J. Edgar Thomson, one of the surveyors for the Georgia Railroad. Thomson was incorporated as a village on February 15, 1854 and became the county seat when McDuffie County was created. Although in existence as a village since the early 1800s, the Town of Dearing received its current name in 1870. It was incorporated with a charter in 1910.

Another prominent, but unincorporated place in McDuffie County history is Wrightsboro Village. It was established as a Quaker settlement in 1770. Wrightsboro contained homes, stores, blacksmith shop and other businesses. Wrightsboro continued as a village until the 1920s, and little remains of the settlement today. The collection of buildings is now designated on the National Register of Historic Places, and the Historic Wrightsboro Village Foundation maintains the legacy of the area.

The 2010 Census indicated that McDuffie County had 21,875 residents. This represents a continued minimal increase over the previous twenty years. The City of Thomson is the largest population center in the county with 6,778 residents.

## Preface: RECENT PLANNING INITIATIVES

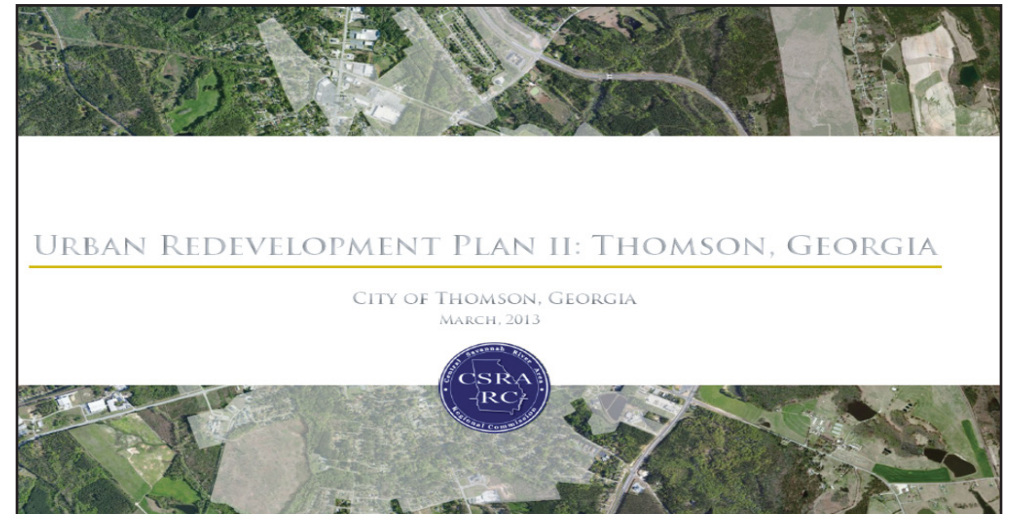
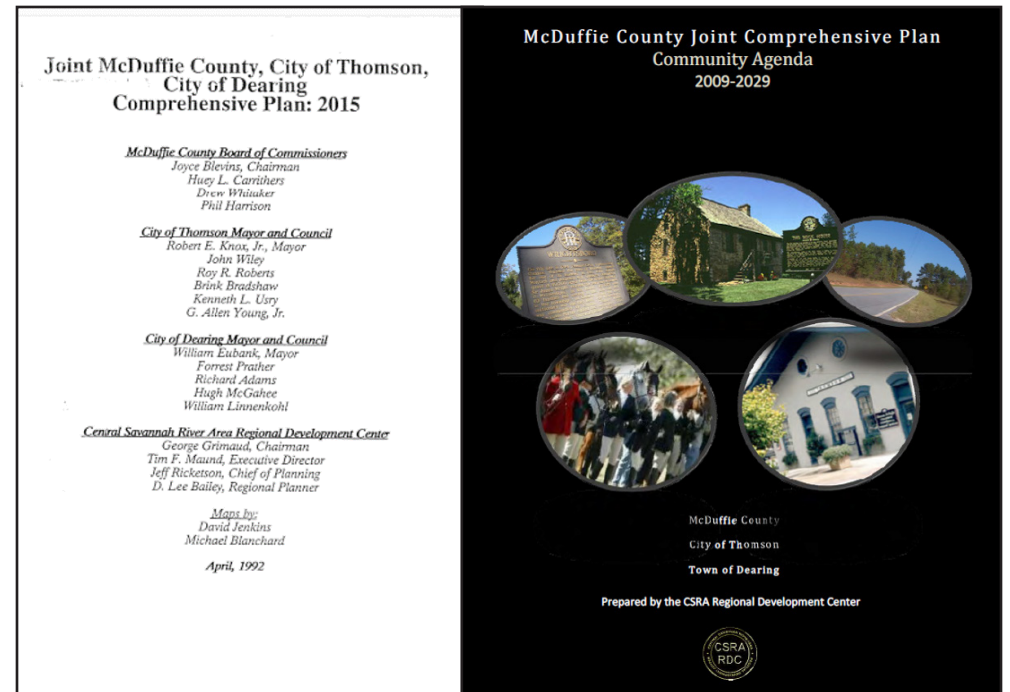
The comprehensive plan is a living document that should be updated as the communities it describes change. The Georgia Department of Community Affairs required 5-yr updates of these documents to ensure community needs are met.

The Joint McDuffie County, City of Thomson, City of Dearing Comprehensive Plan: 2015 was prepared by the now titled Central Savannah River Area Regional Commission (CSRA-RC) and completed in 1992. Consistent with the Georgia Department of Community Affairs (DCA) standards, the plan outlined county and municipal conditions that existed at the time and formulated goals to address those conditions. The McDuffie County Joint Comprehensive Plan 2009-2029 was also prepared by the CSRA-RC and adopted in 2008. This plan provided a full community assessment and created long-term goals regarding economic development, housing, natural and cultural resources, community facilities, transportation, and land use.

The Thomson Urban Redevelopment Plan II was created by the CSRA-RC and completed in 2013. It designated several areas in the community for redevelopment and included suggestions housing, public green space, and bicycle/pedestrian facilities.

The Dearing Land Development Code was also developed by the CSRA-RC and was adopted in 2015. It includes regulations governing the zoning of property, building development, and a variety of other related topics regarding the general development, management, or use of land.

These and other locally driven planning documents serve as the initial reference points for the new comprehensive plan, which will supersede all prior comprehensive plans.



## Preface: JOINT COMPREHENSIVE PLAN STRUCTURE

The CSRA-RC is the county’s selected planning coordinator for the new McDuffie County Joint Comprehensive Plan 2015-2035. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs’ 2014 Minimum Standards and Procedures For Local Comprehensive Planning which were became effective in March 2014.

The 2015 Joint Comprehensive Plan includes the following state-required and elective components:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Community Involvement Overview
- Economic Development Element
- Land Use Element
- Housing Element

All state-required comprehensive planning components, and additional elective elements listed are distributed throughout the McDuffie County Joint Comprehensive Plans in three (3) sections: Preface, Community Profile, and Community Agenda. **Figure 1.1** illustrates the location of each of the elements in the comprehensive plan in relation to the structure of this document.

## SERVICE DELIVERY STRATEGY

The state of Georgia’s “Service Delivery Strategy Act” (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint “service delivery strategy” document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

**Figure 1.1: List of Components and Location Within the 2015 McDuffie County Joint Comprehensive Plan**

Component	Section
Community Goals	Community Agenda
Needs and Opportunities	Community Agenda
Community Work Program	Community Agenda
Community Involvement Overview	Preface
Economic Development	Community Profile (Background) Community Agenda (Work Program)
Land Use Element	Community Profile (Background) Community Agenda (Land Use Plan)
Housing Element	Community Profile (Background) Community Agenda (Work Program)

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county.

An update of the service delivery strategy for McDuffie County was not required as part of this process. The next service delivery strategy update will occur as part of the 2020 Comprehensive Plan process.

## Preface: PLANNING PROCESS OVERVIEW

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The municipalities of Thomson and Dearing (in conjunction with McDuffie County) have assisted in the creation of multiple prior comprehensive plan documents and have chosen to continue this cooperation.

The Georgia Department of Community Affairs requires the planning process for comprehensive plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. **Figure 1.2** provides a list of the required procedures and provides a brief description of each.

Consistent public input is a necessary component for the creation and completion of this comprehensive plan document. A steering committee of stakeholders was created. This committee was comprised of municipal and county leaders with the primary purpose of assuring CSRA-RC staff reflect the aforementioned shared vision, goals, and objectives of their communities.

An initial stakeholder meeting was held on April 16, 2015. CSRA-RC staff presented preliminary data regarding population, housing, economic development, and land use. CSRA-RC staff initiated a dialogue with committee members to gain their perspective regarding presented data. Staff also communicated with stakeholders via email and met with them on the following dates:

- June 11, 2015
- July 9, 2015

**Figure 1.2: Planning Process for the 2015 McDuffie County Joint Comprehensive Plan**

	<b>Procedure</b>	<b>Description</b>
A	First Required Public Hearing	Brief public on the process and provide opportunities to participate
B	Plan Development	Must include opportunity for involvement from stakeholders and community members
C	Second Public Hearing	Once plan is drafted must be made available for public review
D	Submittal for Review	Upon completion must submit to Regional Commission for review
E	Notification of Interested Parties	The RC will notify all interested parties of the availability of the plan for review and comment
F	Regional Commission Review	RC will review the plan for potential conflicts
G	Department Review	DCA will review for compliance with their "Rules"
H	Report of Findings and Recommendations	A report of findings and recommendations must be transmitted within 40 days after submittal
I	Plan Revisions	If plan is not in compliance revisions may be made to the plan to meet requirements
J	Adoption of Plan	Once the plan is found in compliance the plan can be adopted within a certain time frame
K	Notification of Local Adoption	RC must be notified of adoption within 7 days and forward to DCA in another 7 days
L	Qualified Local Government Certification	DCA will notify communities their OLGK has been extended
M	Publicizing the Plan	Publication of plan adoption must occur and citizenry informed of the availability of plan for review

# Community Profile

McDuffie County Joint Comprehensive Plan 2015-2035

The “Community Profile” section of the McDuffie County Joint Comprehensive Plan provides an analysis of multiple elements. This analysis allowed a list of “Needs and Opportunities” to be created that reflects the goals of McDuffie County and its municipalities. Data extracts addressing elements of the “Minimum Standards and Procedures For Local Comprehensive Planning” rules are found in this section. Portions of these extracts were utilized by stakeholders to gauge initial impressions of their communities. The information located in this section represents a “snapshot” of all research conducted for this planning process.

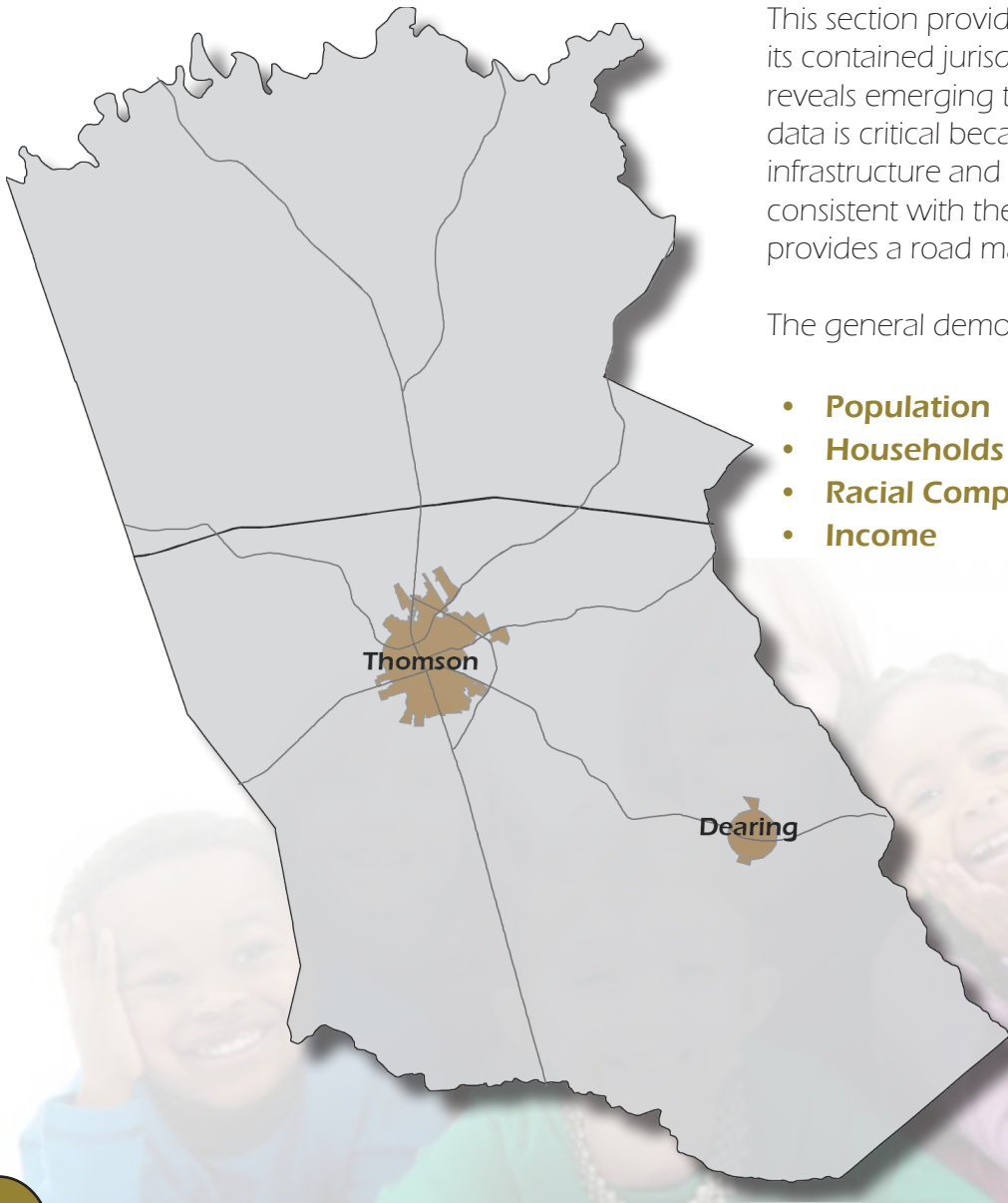


# Community Profile: GENERAL DEMOGRAPHICS

This section provides an evaluation of the population for McDuffie County and its contained jurisdictions across several decades. An analysis of collected data reveals emerging trends and changes in population within the county. Population data is critical because it allows local officials and the community to properly place infrastructure and provide direction for land development patterns, which are consistent with the goals and policies of this plan. The foundation of this overview provides a road map for future community initiatives.

The general demographic section includes:

- **Population**
- **Households**
- **Racial Composition**
- **Income**
- **Population Trends**
- **Age Distribution**
- **Ethnic Composition**
- **Poverty**



# Community Profile: GENERAL DEMOGRAPHICS

## POPULATION

**Figure 2.1** illustrates population changes between 1990 and 2010 in McDuffie County, its contained jurisdictions, and the state of Georgia. McDuffie County and its contained jurisdictions experienced population growth, with the exception of the city of Thomson which had a slight reduction in population. According to census data, unincorporated McDuffie County had the most significant increase in population of all jurisdictions with population growth of 14.5 percent between 1990 and 2010. Population growth in the town of Dearing was negligible at .4 percent.

**Figure 2.1: Population  
McDuffie County and Contained Jurisdictions**

	McDuffie County	Unincorporated McDuffie County	Thomson	Dearing	Georgia
Population 1990	20,118	12,710	6,862	547	6,478,216
Population 2000	21,231	13,962	6,828	441	8,186,453
Population 2010	21,875	14,548	6,778	549	9,687,653
Change 1990-2010	1757	1,838	-84	2	3,209,437
Percent Change 1990-2010	8.7%	14.5%	-1.2%	0.4%	49.5%

Source: U.S. Census Bureau, 2000 Census and 2009-2013 American Community Survey

## POPULATION TRENDS

This analysis spans over 20 years of population changes within McDuffie County, its contained jurisdictions, and the state of Georgia. Overall, McDuffie County grew at a rate of 8.7 percent while each jurisdiction exhibited a different degree of change. The population of unincorporated McDuffie County gained residents at a rate of 14.5 percent during this time period. However, the residential population of Dearing increased by only .4 percent, and Thomson lost 1.2 percent of its residents. Based on this population trend data and conversations with local officials, McDuffie County is attracting new residents who may desire rural living instead of a more urban lifestyle found in the surrounding counties of Richmond and Columbia.

The state of Georgia grew at a greater rate than McDuffie County between 1990 and 2010. Statewide growth increased by 49.5 percent, which resulted in an additional 3,209,437 residents. It is understood that state growth includes that of metropolitan Atlanta. The county should examine its strategies for not only current resident retention but for attraction of new residents. People are moving to Georgia, and McDuffie should position itself to receive some of them.

# Community Profile: GENERAL DEMOGRAPHICS

## AGE DISTRIBUTION

The median age of McDuffie County residents has increased from 35 to 38 years between 2000 and 2010. This is due to a loss of residents in McDuffie County under the age of 44 and a gain of new permanent residents age 45 and older. A decrease in the number of younger families and families with children contributes to the aging of the population in McDuffie County. Another contributing factor may be the decline in husband-wife households and households with children. The attraction of younger residents to offset this decline should be a priority. The addition of younger residents will increase the age distribution and the working-age population in the county.



County-wide effort should be made to attract and retain younger residents and families.

## RACIAL AND ETHNIC COMPOSITION

This section reviews racial diversity in McDuffie County between 2000 and 2010. The majority of residents are either African-American or Caucasian. The number of African-American residents increased more than Caucasian residents during this time frame. The 2000 Census shows that African-Americans accounted for 38 percent and Caucasians comprised 60 percent of the population. Conversely, in 2010 Census, the number of African-Americans increased to 40 percent, while Caucasians declined to 57 percent of the population. The remaining population includes: American Indian, Asian, two or more races or individuals who identify as “some other race.”

The Hispanic population in McDuffie County has grown by only 1-2 percent between 2000 and 2010. Simultaneously, the Hispanic population in Georgia has grown rapidly by approximately 9 percent.



97 percent of county residents are either Caucasian or African-American



# Community Profile: GENERAL DEMOGRAPHICS

## HOUSEHOLDS

As with the overall population, the number of households in McDuffie County increased slightly, and the county experienced a significant change in household types. Between 2000 and 2010, non-family households grew at a faster rate than family households. In McDuffie County, the number of non-family households grew ten (10) percent; while family households only increase 1.8 percent during this time period. Dearing was the only locality not to see this occur. The opposite occurred in Dearing, where growth in the number of families outpaced non-families.

Further examination of the census data reveals that the number of married couples and married couples with children has decreased while the number of female households increased. The county should examine the service and resource needs and availability for this population group. Unincorporated McDuffie County experienced a 25 percent decline in the number of married couples and married couples with children, while having a 12 percent increase in the number of female households. McDuffie County as a whole followed the same pattern with a 30 percent loss of married couples and married couples with children, while experiencing a 22 percent gain in the number of female households. The most significant change occurred in the city of Thomson between 2000 and 2010. Below, **Figure 2.2** displays a 49 percent decline in married couples and married couples with children, along with a 28 percent increase in female households in the city of Thomson. Non-family households experienced a 9.8 percent increase; while family households incurred a decrease of 1.5 percent.

**Figure 2.2: Household Types  
City of Thomson**

	2000	2010	2000-2010 Change	2000-2010 % Change
Total Households	2,609	2,662	53	2.0%
Family Households	1,793	1,766	-27	-1.5%
Family Households with Children	945	855	-90	-9.5%
Married Couple	932	778	-154	-16.5%
Married Couple with Children	409	275	-134	-32.8%
Female Householder with No Husband	742	864	122	16.4%
Female Householder No Husband w/Child	474	530	56	11.8%
Male Householder No Wife	N/A	124	N/A	N/A
Male Householder No Wife w/ Child	N/A	50	N/A	N/A
Non-Family Households	816	896	80	9.8%
Householder Living Alone	735	784	49	6.7%

Source: U.S. Census Bureau, 2000 and 2010 Census Summary File 1 (SF1)

# Community Profile: GENERAL DEMOGRAPHICS

## INCOME

This section examines the median household income and per capita income for McDuffie County and its contained jurisdictions based on the 2000 Census and the 2009-2013 American Community Survey (2013 ACS). The per capita income for McDuffie County decreased by 0.5 percent between the 2000 and 2013, while the median household income increased by approximately 17 percent during the same time period. In contrast, the city of Thomson experienced a 24.4 percent decrease in per capita income, while median household income decreased by approximately 9.2 percent. We can infer from this data that Thomson’s middle class may still be recovering from the economic recession.

## POVERTY

**Figure 2.3** illustrates increased levels of poverty in McDuffie County, Dearing, and Thomson between the 2000 Census and the 2013 ACS. The figure details the number of residents designated as living below the poverty line and that group’s percent of the overall population measured for each jurisdiction. The town of Dearing experienced the largest percent increase in the number of people who fell below the poverty line at 97.2 percent between 2000 and 2013. Although other areas within McDuffie County also experienced an increase in poverty levels, these increases were significantly lower than the increase in Dearing. Small towns/cities tend to be more affected during periods of economic hardship as the lack of population can have significant effects on the town as a whole.

**Figure 2.3: Residents Living in Poverty  
McDuffie County and Contained Jurisdictions**

	2000 Census	Percent of Population	2013 ACS	Percent of Population	Percent Change in Population between 2000 Census and 2013 ACS
McDuffie County as a Whole	3,882	18.4%	4,724	22.2%	21.7%
Dearing	72	18.6%	142	26.6%	97.2%
Thomson	1,832	27.6%	2,536	38.7%	38.4%
Georgia	1,033,793	13.0%	1,736,680	18.2%	68.0%

Source: U.S. Census Bureau, 2000 Census and 2009-2013 American Community Survey

Over the last 20 years, the population of McDuffie County has grown and changed in a number of ways. Between 1990 and 2010, the population increased 8.7 percent. There was minimal to no growth within municipal boundaries. Although some growth occurred, the rate was much slower than that of the state as a whole.

There are several things that the county should consider in its future planning, including:

- Faster growth in unincorporated areas than incorporated areas
- In-migration of residents from surrounding counties
- Loss of residents under age 45, particularly families with children
- Aging population and increase in residents over age 45
- Lingering effects of the economic recession on household income
- Increased poverty throughout the county

Moving forward, the county should consider policies and initiatives to address and mitigate these population factors. Proper development standards should be in place to guide the continued growth in the unincorporated areas of the county. Also, the attraction and retention of younger residents should be a priority. The addition of younger residents will increase the population of working age residents and can support the care of those residents aging in place by working in the necessary service areas. Not to be discounted, the aging population can be utilized in community building through avenues like volunteering and mentoring.



# Community Profile: HOUSING



Within McDuffie County and its contained jurisdictions, residential properties represent a large portion of the land use. Providing quality, diverse housing options should be a priority for any community which seeks to create or maintain a certain quality of life and attract new residents and businesses.

This section contains an evaluation of housing within McDuffie County, the city of Thomson, and the town of Dearing, as well as changes in the state of housing in those areas over the last decade. Information regarding the availability, adequacy, and suitability of housing in each jurisdiction is presented in this section through an analysis of the following:

- **Number of Housing Units**
- **Housing Types**
- **Housing Cost**
- **Occupied and Vacant Housing**
- **Age of Housing**
- **Cost Burdened Households**

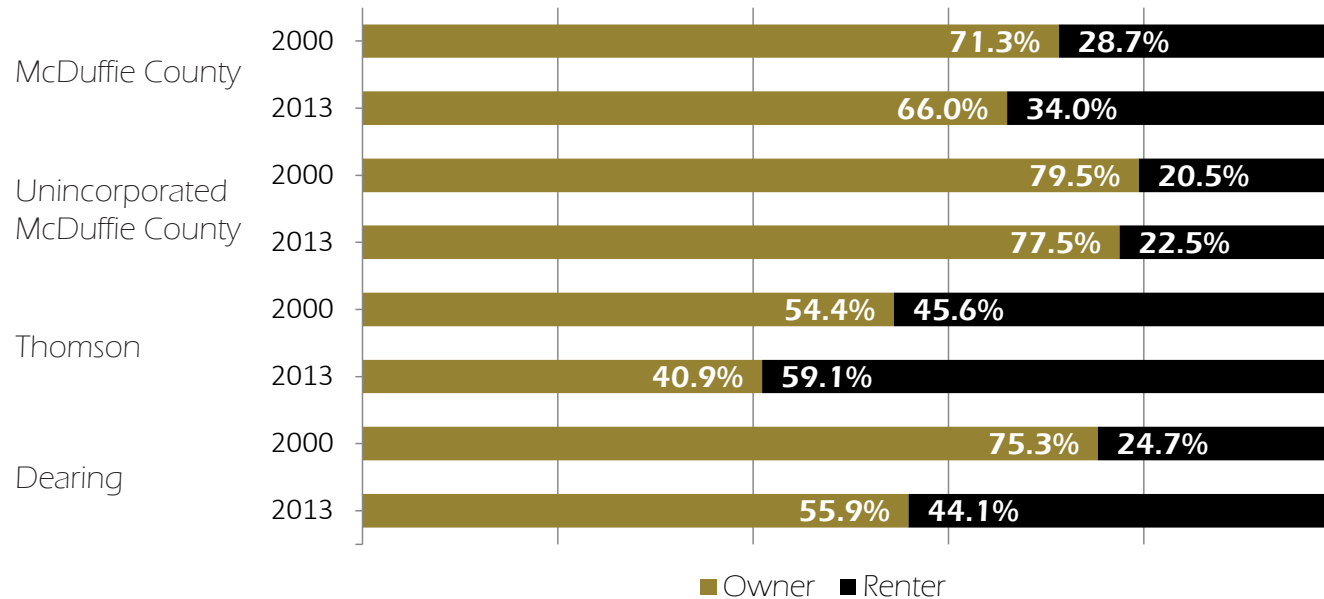
Housing conditions within a community provide insight into the economic and social health of each area examined. Vibrant communities often contain both new housing development and renovated existing housing. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of stagnant growth, population loss, and potentially low quality of life.



## NUMBER OF HOUSING UNITS

McDuffie County as a whole contains 9,274 housing units according to the 2009-2013 American Community Survey (ACS). This represents a four (4) percent increase in units since the 2000 Census. Over the same time period, the number of housing units in the town of Dearing grew by 20.4 percent, and the city of Thomson experienced a decrease of 6.3 percent. Local officials in Thomson have confirmed the decrease in housing units and noted that demolition of dilapidated housing has been taking place.

**Figure 2.4: Percent of Owner and Renter Occupied Units  
McDuffie County and Contained Jurisdictions**



Source: U.S. Census Bureau, 2000 Census Summary File 1 (SF1) and 2009-2013 American Community Survey

## OCCUPIED AND VACANT HOUSING

County-wide there has been a shift in the percentage of owner-occupied and rental housing as illustrated in **Figure 2.4**, whereby the percentage of renters in the county is growing and the percentage of owners is declining. The data for this data set is based on the Census Summary File 1 (SF1), but data for the remaining sections is based on Summary File 3 (SF3). The SF3 is sample data and may not display the same exact numbers of housing units as the SF1. Renters occupied a greater portion of housing in 2013 than in 2000. This change is most reflected in Dearing and Thomson, where the percent of renters was 44.1 percent and 59.1 percent respectively in 2013. Additionally, vacancy rates have remained relatively the same between 2000 and 2013, hovering between 10 and 13 percent across all jurisdictions. The county should consider a housing study to evaluate the condition and availability of the housing stock to meet resident needs.

# Community Profile: HOUSING

## HOUSING TYPES

According to the 2013 ACS, roughly 90 percent of the housing stock in McDuffie County is comprised of either single family detached residences (64.3 percent) or mobile homes/trailers (25.6 percent). Unincorporated McDuffie County has the greatest concentration of mobile homes with 34.7 percent. These statistics demonstrate a lack of housing diversity with very little change since the year 2000. Despite this loss of housing units between 2000 and 2013, the City of Thomson has the most diverse housing stock of the examined areas. The city's housing inventory includes housing from each category of the ACS. The ACS includes the following categories: Single Units (Detached), Single Units (Attached), Double Units, 3 to 9 Units, 10 to 19 Units, 20 or More, and Mobile Homes or Trailers.

The development of multifamily housing in McDuffie County has experienced limited growth in small (3-9 unit) and large (20+ unit) developments and contraction in medium sized (10-19 unit) developments.



## COST BURDENED HOUSEHOLDS

Cost burdened households are defined as those households which spend more than 30 percent of their annual income on housing related expenses such as mortgage or rent. Cost burden can be affected by a number of things including choice of housing and lifestyle, and not merely income. In the year 2000, 22.5 percent of owner-occupied households in McDuffie County were considered cost burdened, compared to only 21 percent in the state as a whole. Additionally, 31.3 percent of renter-occupied households were considered cost burdened; this is below the state average of 35.4 percent. As cost burden has increased in the county over the last decade, it has also increased across the state at a similar rate.

The 2013 ACS indicates that Thomson has the greatest percentage of cost burdened owner-occupied households (41.9 percent) and renter-occupied households (65.4 percent) of the areas studied. This is well above the state averages of 28.6 percent for owners and 53.5 percent for renters. As mentioned previously, Thomson is also the only area to experience a decrease in household income between 2000 and 2013.

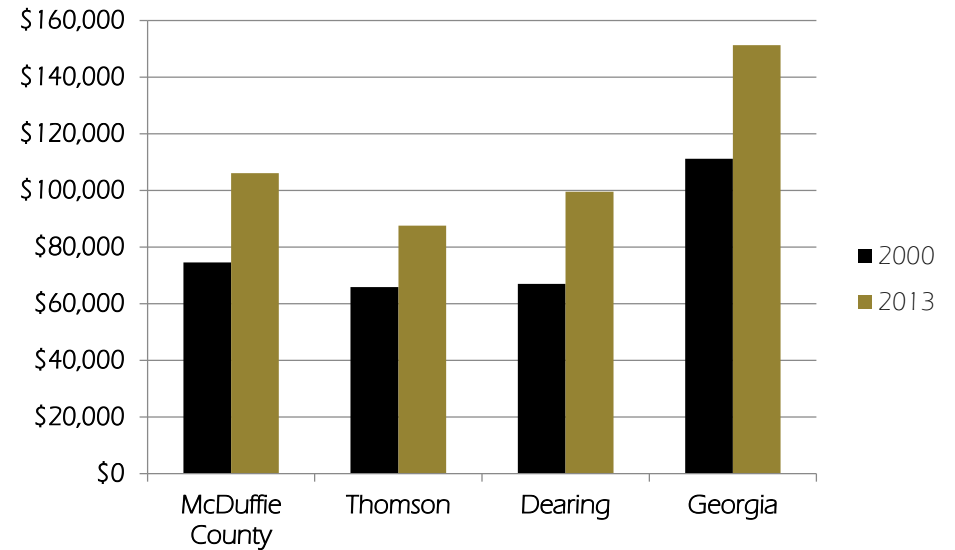
# Community Profile: HOUSING

## HOUSING COST

**Figure 2.5** indicates the median value of residential property in McDuffie County and its contained jurisdictions. Housing values in McDuffie County, Thomson, and Dearing have increased over 30% since 2000 according to 2013 ACS data. While housing values have increased, it is important to note that rents have increased as well. Median rent in McDuffie County has increased by 56 percent to \$607. This is still below the state average of \$860. The increase in rents coupled with the decreased income (mentioned previously in the demographic section) may contribute to a higher housing cost burden for some families.

The majority of homes in McDuffie County are valued in the \$50,000-99,999 range. **Figure 2.6** reveals a notable increase in the number of homes worth over \$200,000 between 2000 and 2013, most of which are located in unincorporated areas. When coupled with the increase in housing units, this may indicate the construction of higher end housing in the area.

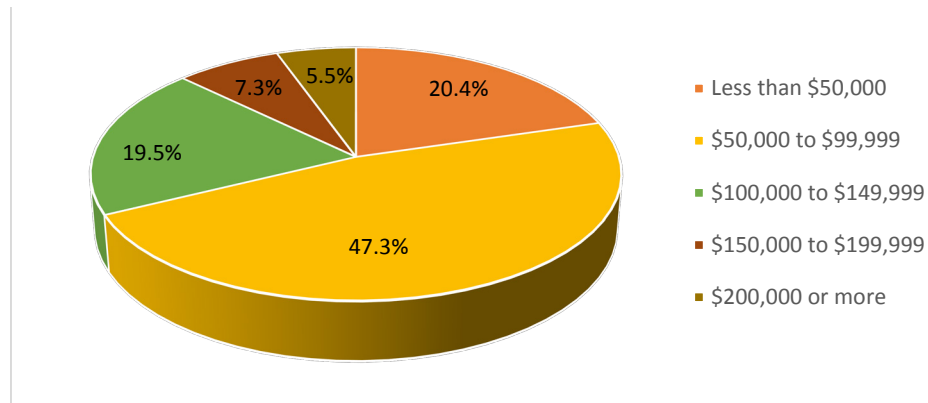
**Figure 2.5: Median Values for Owner-Occupied Homes**



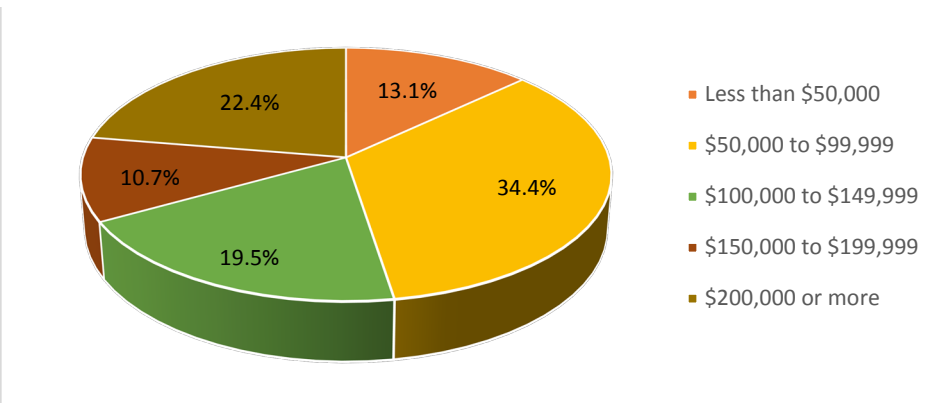
Source: U.S. Census Bureau, 2000 Census Summary File 3 and 2009-2013 American Community Survey

**Figure 2.6:**

**Owner-Occupied Home Values, McDuffie County From the 2000 Census**



**Owner-Occupied Home Values, McDuffie County From the 2013 ACS**



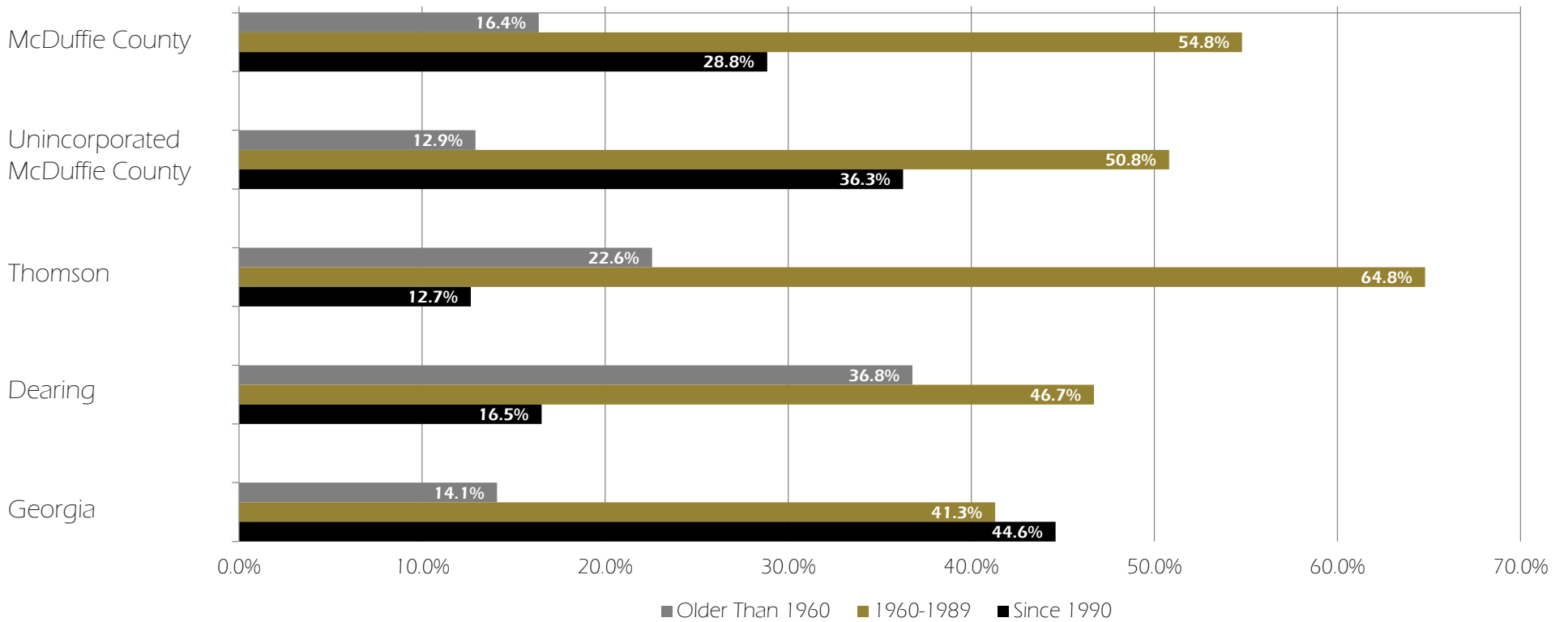
Source: U.S. Census Bureau, 2000 Census Summary File 3 and 2009-2013 American Community Survey

# Community Profile: HOUSING

## AGE OF HOUSING STOCK

**Figure 2.7** displays the percentages of housing units constructed during specific time periods in McDuffie County, its contained jurisdictions and the state of Georgia based on 2013 ACS data. Homes constructed between 1960 and 1989 comprise the largest percentage of housing units in the county at approximately 55 percent. Only approximately 29 percent of the housing inventory in the county was built after 1989. This is in contrast with the state percentages of 41.3 percent and 44.6 percent respectively.

**Figure 2.7: Age of Housing in McDuffie County and Contained Jurisdictions**



Source: U.S. Census Bureau, 2009-2013 American Community Survey



Between 2000 and 2013, the state of housing in McDuffie County and its contained jurisdictions has changed in a variety of ways. The county experienced overall growth in the number of housing units, but the city of Thomson experienced a loss in housing units. This information corresponds to that of the population, which grew slightly in the county as a whole but declined in Thomson. Demolitions of dilapidated housing accounts for some of the decline in housing units. Although the majority of owner-occupied housing in the county is worth between \$50,000 and \$99,999, the number of homes worth over \$200,000 has grown dramatically since 2000. This may be due to an influx of new residents from nearby Columbia and Richmond counties.

McDuffie County and its municipalities are also experiencing several significant issues that if left unchecked may be detrimental in the future. These issues include:

- Lack of housing diversity
- Aging housing stock
- Increasing vacancy rates
- Increased numbers of renters and decreased numbers of homeowners
- Rising rental prices
- Increasing number of cost-burdened households

There is a lack of housing diversity across McDuffie County, where most of the housing stock is either single-family detached or a mobile home. Most of the mobile homes are located in the unincorporated parts of the county. The housing stock is also aging. Over half the housing in the county is between 26 and 55 years old, and production of new housing lags behind the state of Georgia. Vacancy across all jurisdictions is between 10 and 13 percent. With the exception of Dearing, all areas examined experienced increased vacancy between 2000 and 2013.

A major concern is the growth of the rental population throughout the county. If the shift continues, workforce, affordable single family, starter home, and multifamily housing should be developed to satisfy the need. As mentioned previously, the rental prices have increased while incomes have fallen. This creates an unsustainable housing cost burden for residents and threatens quality of life for those families. The county should consider a housing study to evaluate the condition and availability of the housing stock to meet resident needs.



# Community Profile: ECONOMIC DEVELOPMENT



The strength and capability of a community's labor force influences several aspects of the overall well-being of the area including, but not limited to, development and quality of life.

This analysis provides information which could aid county and municipal leaders in making planning and policy decisions to advance McDuffie County's economic development goals.

This section of the Community Profile provides information about trends and issues specific to economic development and summarizes the following:

- **Employment by Industry**
- **Unemployment Rates**
- **Income**
- **Commuting Patterns**



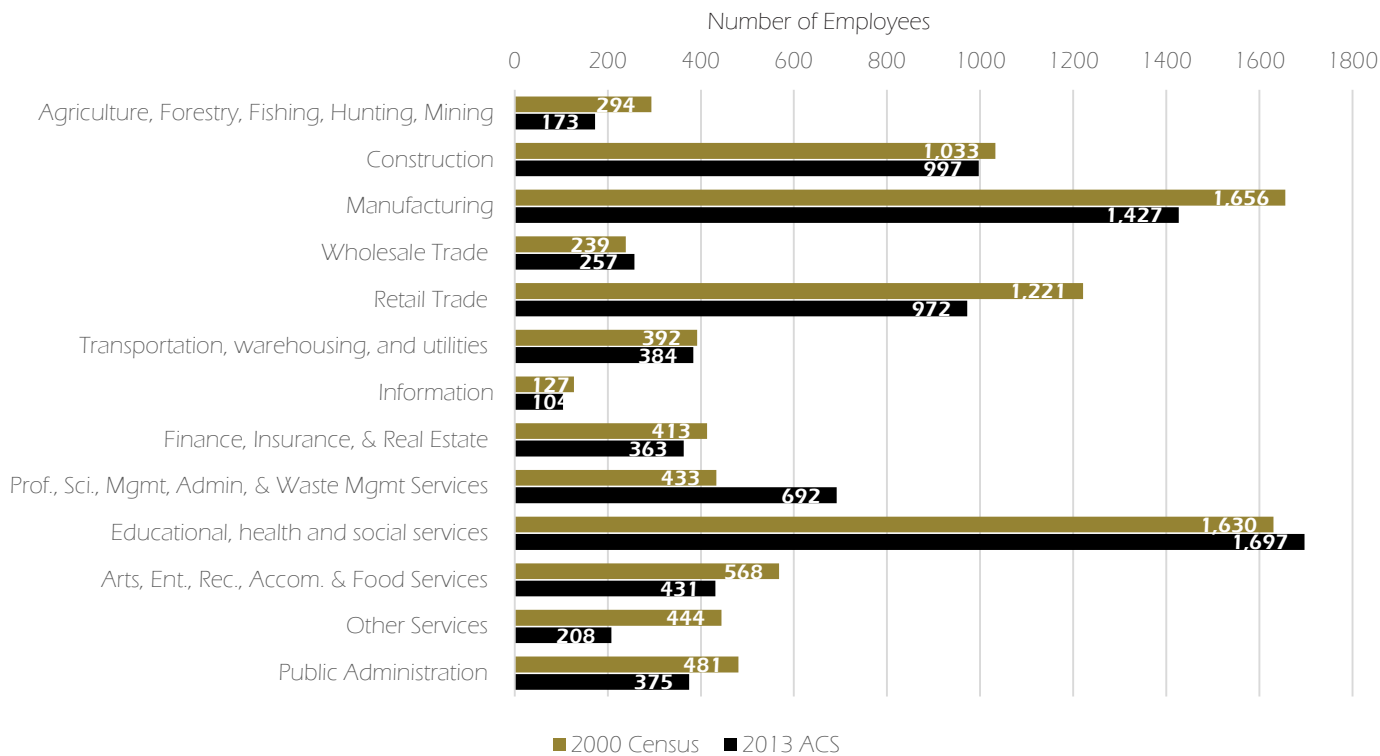
# Community Profile: ECONOMIC DEVELOPMENT

## EMPLOYMENT BY INDUSTRY

An examination of specific economic indicators provides key information vital to helping McDuffie County achieve its economic goals. Data from the ESRI Business Analyst indicates that there were a total of 1,377 businesses in McDuffie County in 2014. **Figure 2.8** illustrates employment by industry from the county from the 2000 Census and 2013 ACS. This data reveals the number of residents employed in McDuffie County decreased from 8,931 in 2000 to 8,080 in 2013, a 9.5 percent decrease.

The two industries with the highest employment are the educational, health, and social services (EHSS) industry and the manufacturing industry, accounting for a total of 38.7 percent of all employees. The EHSS industry has grown over this time period, up from 18.3 percent to 21 percent of employees in 2000. Simultaneously, the manufacturing industry has contracted since 2000. The majority of the remaining industries also experienced a decline. The retail trade industry lost the largest number of employees with 249. Aside from EHSS, the only other industries

**Figure 2.8: Employment by Industry in McDuffie County, 2000 and 2013**



Source: U.S. Census Bureau, 2000 SF3 and American Community Survey 2009-2013

to experience an increase in employees were wholesale trade and professional, scientific, management, administrative, and waste management services. These industries experienced the largest gain in employees of all industries with 259.

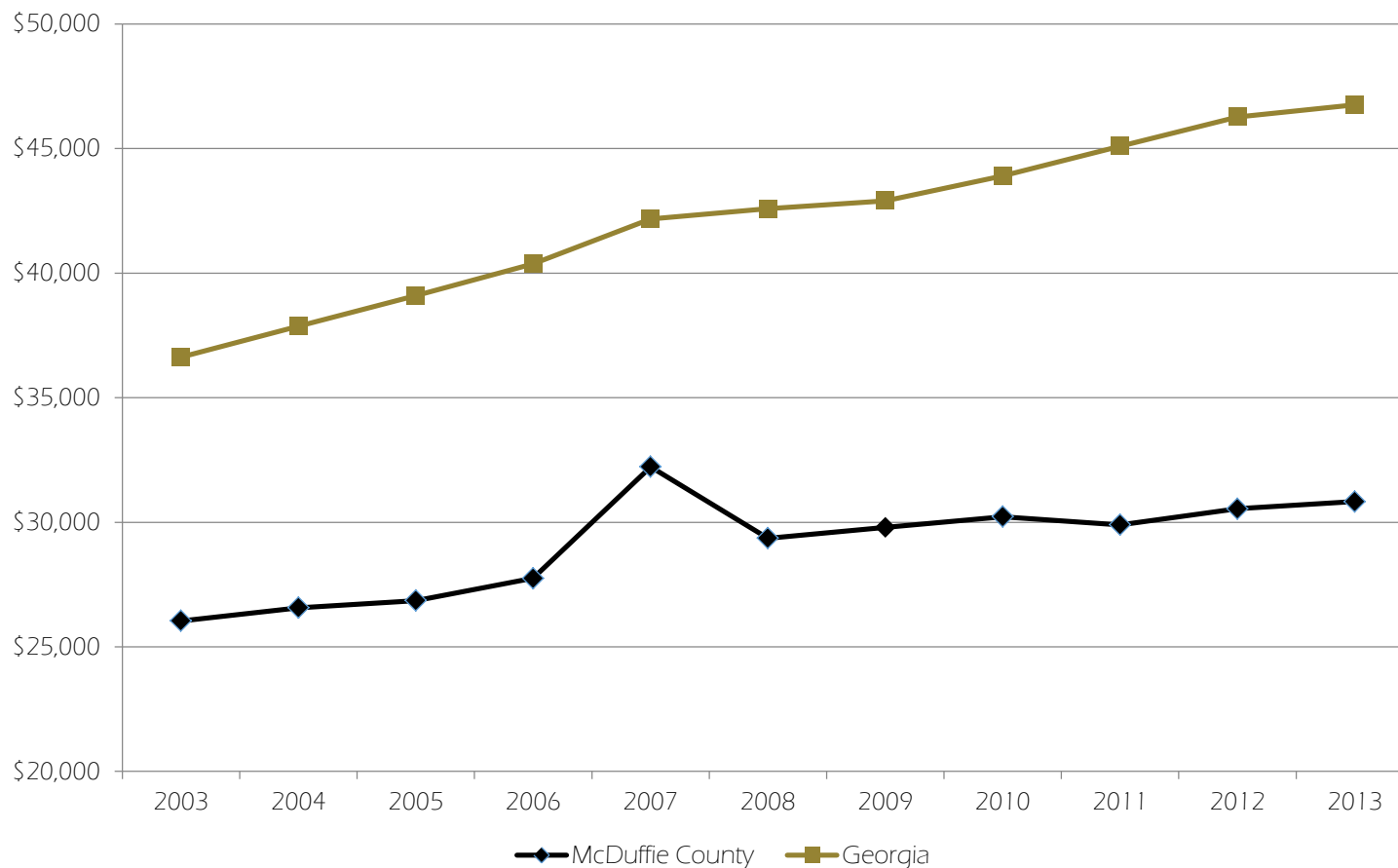


# Community Profile: ECONOMIC DEVELOPMENT

## INCOME

According to Bureau of Labor Statistics data, average annual pay for workers in McDuffie County has increased over the period 2003-2013, but at a slower rate than the state of Georgia. **Figure 2.9** illustrates this. In 2013, the average annual pay in McDuffie County was \$30,830. Since 2003, annual pay in the state increased by \$10,134, more than double the county's increase of \$4,786. State calculations do include metropolitan Atlanta, which may account for a portion of the gap in annual pay. However, the overall rate of increase in annual pay for the state is still increasing faster than that of McDuffie County.

**Figure 2.9: Average Annual Pay  
McDuffie County and Georgia 2003-2013**



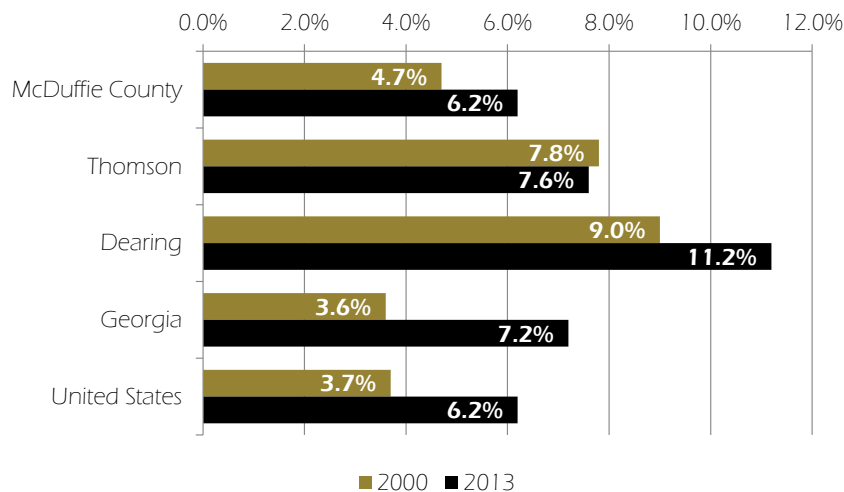
Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages 2003-2013

# Community Profile: ECONOMIC DEVELOPMENT

## COMMUTING PATTERNS

The majority of McDuffie County residents work inside of the county. However, more residents work outside of McDuffie County than in 2000. As illustrated in **Figure 2.10**, the 2013 ACS indicated that 43.5 percent of residents worked outside of McDuffie County, compared to only 36.3 percent that was reported in the 2000 Census. This increase indicates that residents are increasingly seeking employment outside of the county, perhaps due to reductions in workforce at local businesses. Local officials have indicated that some new jobs will be coming to the county. As mentioned previously, officials believe that individuals are moving into McDuffie County from nearby urban counties. The change in residents working outside of the county may be affected by those individuals relocating to McDuffie from nearby counties. Those residents may continue to work in those other counties but live in McDuffie because of a lower cost of living or desire for a more rural lifestyle.

**Figure 2.11: Unemployment Rates  
McDuffie County and Georgia, 2000 and 2013**



Source: U.S. Census Bureau, 2000 SF3 and American Community Survey 2009-2013

**Figure 2.10: Location of Employment  
McDuffie County and Georgia**

	2000 Census	2013 ACS
Worked in Georgia	8,618	7,665
Worked Outside of Georgia	228	230
Worked in McDuffie County	5,409	4,229
Worked Outside of McDuffie County	3,209	3,436
Percent Worked in Georgia	97.4%	97.1%
Percent Worked Outside Georgia	2.6%	2.9%
Percent Worked in McDuffie County	61.1%	53.6%
Percent Worked Outside McDuffie County	36.3%	43.5%

Source: U.S. Census Bureau, 2000 and 2009-2013 American Community Survey

## UNEMPLOYMENT RATES

The economic recession of the late 2000s has been devastating to communities across the country. **Figure 2.11** illustrates the unemployment rate in McDuffie County, Thomson, Dearing, Georgia and the United States. All areas examined experienced increased unemployment over the study period with the exception of Thomson, which experienced a .2 percent decrease. The unemployment rates in McDuffie County (6.2 percent) and Thomson (7.6 percent) are consistent with that of the state of Georgia. However, Dearing's unemployment rate is significantly higher than that of the state at 11.2 percent. It is important to note that smaller populations are more vulnerable to economic shifts.

Additionally, with nearly half of its workforce in other counties, McDuffie County unemployment may experience shifts because of those other places. For example, changes in employment in nearby Richmond and Columbia counties may directly effect a portion of McDuffie county residents.

## SUMMARY: Economic Development

McDuffie County and its municipalities are contending with several economic development concerns including:

- Increased unemployment
- Loss in jobs in two of the three major employment industries
- Nearly 44 percent of the workforce employed outside of McDuffie County
- The effect of surrounding counties' economies

Job creation should be a major focus for the county, Thomson, and Dearing. Creating jobs within the county can encourage residents to stay and work in the county, thus decreasing the percent of the workforce employed outside of the county. Replacing jobs lost through industry closings and reductions is another potential avenue. Additionally, industries that are continuing to grow can be supported and efforts made to ensure that the workforce for those industries is available within McDuffie County should be strengthened.



# Community Profile: COMMUNITY FACILITIES



An assessment of the availability and adequacy of community facilities is important to understanding a community's ability to maintain its local population, attract future residents and accommodate future demands.

The Community Facilities section of the Community Profile provides an analysis of public facilities and services for this purpose. This section summarizes the following topics:

- **Water Supply**
- **Sewerage and Wastewater**
- **Public Safety**
- **Fire Protection**
- **Parks and Recreation**
- **Library and Cultural Facilities**
- **Educational Facilities**
- **Road Systems**
- **Rail Network**
- **Alternative Modes of Transportation**

# Community Profile: COMMUNITY FACILITIES

## WATER SUPPLY

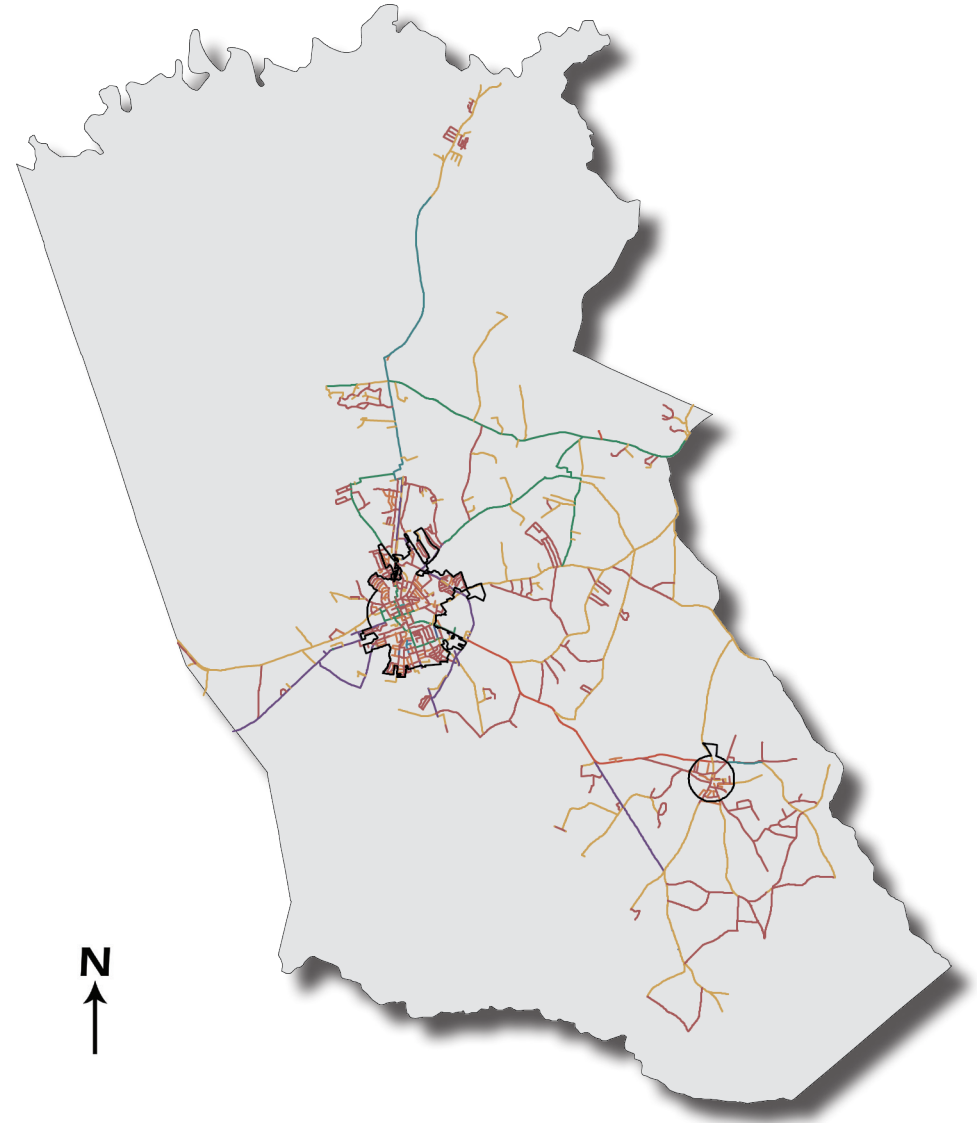
McDuffie County and the City of Thomson operate several joint departments, one of which is the Water and Sewer Utility. The town of Dearing joined with the city and the county in 2012 to form a joint water and sewer system. This department is responsible for supplying water and sewer service to residential, commercial and industrial customers throughout the city and county. Two filter plants treat raw surface water from Clarks Hill Lake and Usry Pond. The Water and Sewer Utility is permitted to withdraw and treat 3.1 million gallons per day (GPD) from Clarks Hill Lake and 1.5 million GPD from Usry Pond. Current average daily use is 2 million GPD. This leaves an additional 2.6 million GPD available for future use.

The water distribution system, displayed in **Map 2.1**, consists of approximately 290 miles of underground water mains of varying sizes and six (6) above ground water storage tanks. The tanks have a combined capacity of 1.8 million gallons.

The county-wide system has experienced improvements and expansions over the last several years.

Use of Supervisory Control and Data Acquisition (SCADA) has begun to handle monitoring of the county-wide system; it is approximately 70 percent complete. The SCADA system includes computer monitoring of water tank levels and intake pumps at both reservoirs. This effort enables labor cost-savings and optimized reporting.

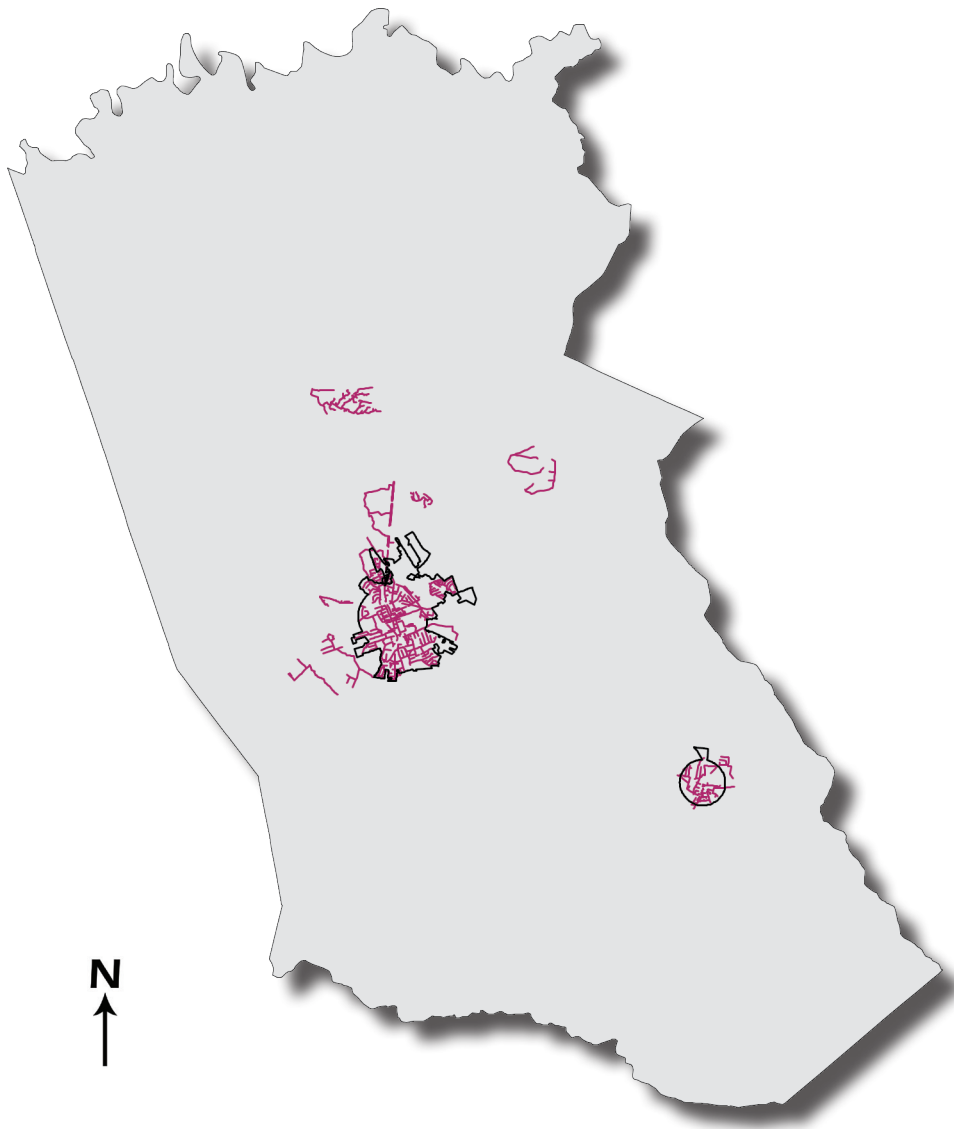
**Map 2.1: McDuffie County Water System**





## Community Profile: COMMUNITY FACILITIES

**Map 2.2: McDuffie County Sewer System**



### **SEWERAGE AND WASTEWATER**

An established sewer system with appropriate capacity and room for expansion is an important asset to communities. The ability to accommodate the needs of new development potentially brings a competitive advantage for a locality.

As mentioned previously, McDuffie County, Thomson and Dearing have a joint Water and Sewer Utility that is responsible for supplying sewer service to customers throughout these areas. **Map 2.2** depicts the service area. The utility operates and maintains one (1) wastewater treatment plant and two (2) Land Application Systems (LAS) along with distribution system components. LAS allow solids to collect and deteriorate in settling ponds and utilize the surrounding soil and plant matrix to provide filtration of water sprayed at prescribed flows year-round. The treatment plant has a permitted capacity of 2.5 million GPD and is currently operating at 1.49 million GPD. The Mattox Creek LAS and Dearing LAS have permitted capacities of 200,000 GPD and 120,000 GPD respectively. The current average daily use is 100,000 GPD at the Mattox Creek LAS and 85,000 GPD at the Dearing LAS. As with the water system, there is additional permitted capacity not currently being used. There is room for the system to provide more service in the future.

As with the water system, use of SCADA has begun computer monitoring of equipment at the wastewater plant; this is about 10 percent complete. In the long run, this effort enables labor cost-savings and optimized reporting.

# Community Profile: COMMUNITY FACILITIES



## FIRE PROTECTION

McDuffie County, Thomson, and Dearing all provide fire protection services. The McDuffie County Fire Rescue Service (FRS) has 52 firefighters - five (5) full-time, 10 part-time, and 37 paid per call. Of these, 85 percent are trained as either paramedics, emergency medical technicians (EMTs) or first responders. The FRS has six (6) fire stations with a split ISO rating of 5/9. 5 is for properties located within 5 road miles of a station and within 1000 ft. of a hydrant or creditable water source. The 9 is for properties within 5 road miles of a station but more than 1000 ft. from a water source.

The Dearing Volunteer Fire Department was founded in 1953. All members are volunteer, trained firefighters with medical emergency response capabilities. There are two captains, three lieutenants, one training officer, one safety officer, and 4 firefighters. The town has two fire stations and an ISO rating of 4.

Thomson Fire Rescue has 28 firefighters - nine (9) full-time, five (5) part-time and 14 volunteers, many of whom are also trained either paramedics, EMTs or first responders. The city has two stations and an ISO rating of 4.

## PUBLIC SAFETY

The McDuffie County Sheriff's Department services the unincorporated areas of the county along with the town of Dearing. The department consists of 1 sheriff, 1 chief deputy, 2 criminal investigators, 1 deputy assigned to the courthouse and 14 uniformed patrol officers. The county substation is located in Dearing and is manned part-time. There is one county jail, which is located in Thomson.

The City of Thomson operates its own police department and consists of an investigative unit, uniformed patrol unit (UPU) and K-9 unit. The department has 14 officers. The UPU has ten uniformed patrol officers. Two patrol officers are also certified firefighters.



# Community Profile: COMMUNITY FACILITIES

## PARKS AND RECREATION

Public parks and recreation facilities are located throughout McDuffie County, covering over 110 acres. Park properties are maintained by the Department of Recreation and Leisure Services. The county contains 6 parks, 2 campgrounds and two golf courses. Sweetwater Park is a major recreational facility in McDuffie County. The 85-acre complex contains ball fields, a walking track, and playgrounds. Another important facility is the Raysville Campground located along Clarks Hill Lake, a seasonal campground area comprised of 55 campsites along with water and electrical service. No new park projects are planned at this time.

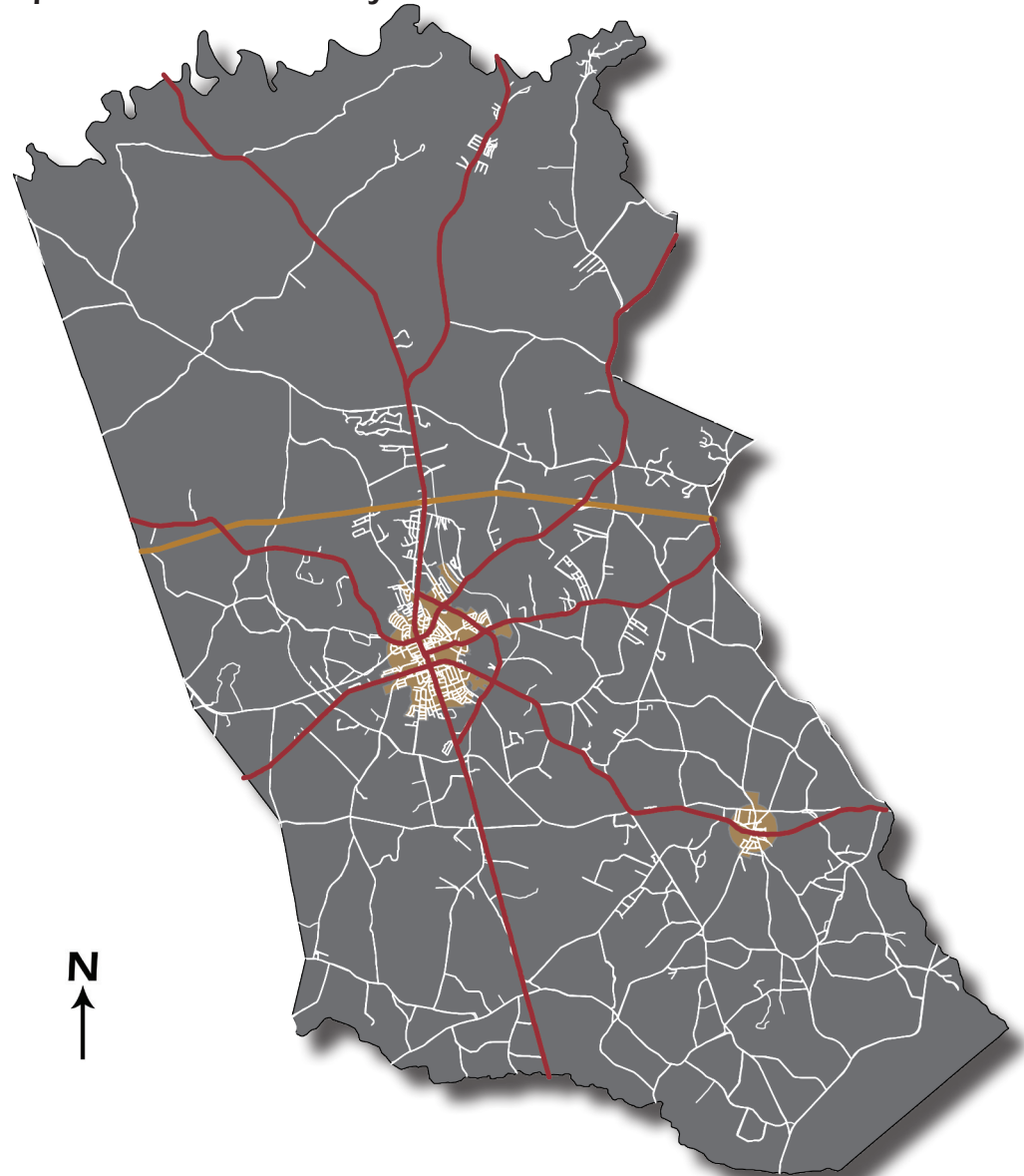
Youth recreation programs in the county include baseball, football, cheerleading, hunter education, girls fast-pitch softball, golf, basketball and soccer. Adult athletic programs include softball and flag football.

## ROAD SYSTEM

As illustrated in **Map 2.3**, McDuffie County contains 1,066 miles of roadway according to the Georgia Department of Transportation (GDOT). This calculation includes city streets, county roads, and state routes and is based on total lane mileage. Total lane mileage is defined as roadway mileage multiplied by the number of lanes.

The east-west road system includes Interstate Highway 20 (I-20) which provides roadway access to the cities of Augusta and Atlanta, Georgia. Upcoming county projects include the realignment of Edmunds Rd. north of the new hospital and the widening of Cobham Rd. at Stagecoach Rd.

**Map 2.3: McDuffie County Roads**



# Community Profile: COMMUNITY FACILITIES

**Map 2.4: McDuffie County Railroads**



## RAILROADS

McDuffie County is bisected by a CSX Transportation Atlanta to Augusta mainline. CSX is defined by the federal Surface Transportation Board as a Class 1 railroad, meaning that its average annual operating revenue meets or exceeds 255.9 million dollars.

The rail system, shown as the red path on **Map 2.4**, is used for freight and not passenger rail. It travels through both Thomson and Dearing. There is currently no passenger rail in McDuffie County.

## ALTERNATIVE MODES OF TRANSPORTATION

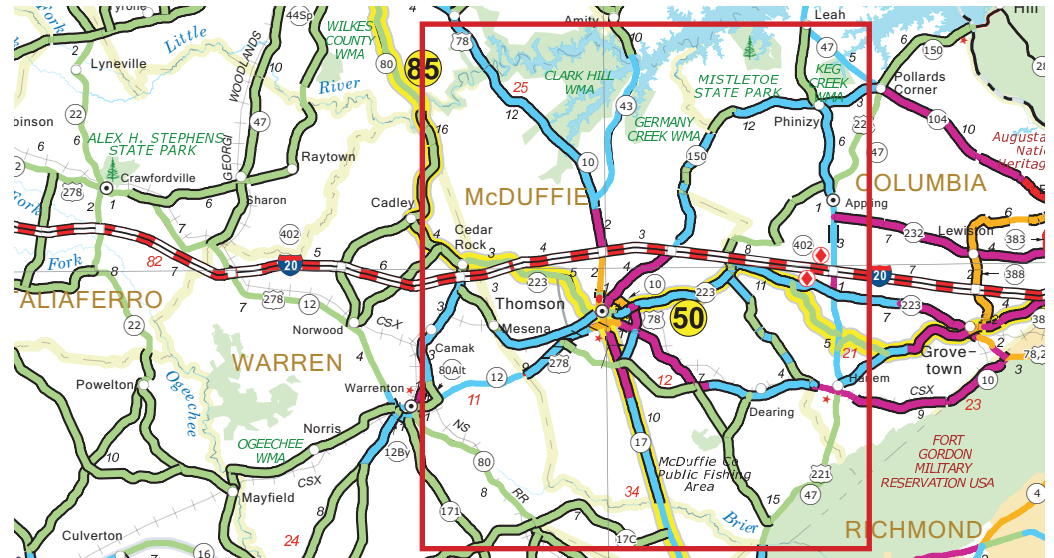
McDuffie County does not have an inventory of pedestrian facilities within the county, and the information in this section is based on staff research. Sidewalks are an essential transportation facility because they provide pedestrian connection within and between neighborhoods, parks, shopping areas and other important destinations. The majority of sidewalks in Thomson are concentrated in and around downtown, particularly near Main Street and Railroad Street. As depicted in the photos below, the condition of these facilities varies from poor where signs of age and use are clear, to good where roadway maintenance projects have led to resurfacing. Non-existent and/or poorly-maintained sidewalks are a deterrent to pedestrian transportation, discourage their use, and sometimes forces pedestrians into the roadway with motor vehicle traffic. Although there is still work to be done, the City of Thomson has an on-going sidewalk maintenance program to address issues.

McDuffie County currently does not have any dedicated bicycle routes or toad striping/lanes. Because of this, cyclists have to ride in the shoulder of the road, along with vehicles in the same lane, or illegally on the sidewalk. There are two state bicycle routes, route 50 and route 85 (depicted in **Map 2.5 on page 31**), that intersect with McDuffie County. It has been a desire of McDuffie County to encourage pedestrian and bicycle transportation in the area.



# Community Profile: COMMUNITY FACILITIES

**Map 2.5: State Bike Routes that Intersect McDuffie County**



## LIBRARY AND CULTURAL FACILITIES

McDuffie County also operates one library located at 338 Main Street in Thomson that has served residents since 1937. The Thomson-McDuffie County Library is one of three branches serving the Bartram Trail Regional Library System for northeast Georgia; it joined this library system in 1974. The library operates with two (2) full-time and five (5) part-time staff who oversee a collection of approximately 45,000 items housed within the facility including books and audio/video media. E-books are also available for download, and computers with internet access are available for patron use. Other library offerings include a book mobile service for residents who cannot visit the library on their own.

The McDuffie Museum opened in January 2009 and offers a variety of educational programs. McDuffie County has a wealth of cultural facilities, one of them being the Thomson Depot in the Historic Commercial District. The depot has gone through a major renovation and is now used by members of the public for private events.

The Thomson-McDuffie County Long Range Pedestrian and Bicycle Plan was created as part of the 2009 Comprehensive Plan. It included an independent analysis of the bike and ped facilities in Thomson and unincorporated McDuffie County and strategies for improving bike and ped transportation in those aforementioned communities. An independent analysis of Dearing was not completed as part of the long range plan because facilities in the town were very limited. A general overview of facilities was included within the greater comprehensive plan document.

The types of recommended improvements in the Long Range Plan included: sidewalk rehabilitation, upgraded pedestrian crossings, streetscape upgrades on Main Street, and reconstruction of Journal Street.



The Thomson-McDuffie County Library serves all county residents.

# Community Profile: COMMUNITY FACILITIES

## EDUCATIONAL FACILITIES

The McDuffie County school district consists of six (6) schools providing classes for students in pre-kindergarten through 12th grade. The schools in the county system are: Dearing Elementary, Maxwell Elementary, Norris Elementary, Thomson Elementary, Thomson-McDuffie Middle, and Thomson High. **Figure 2.12** displays enrollment data for each of the county schools. Population data has indicated a decline in school-aged children over the period 2000-2013 throughout the county. Further examination of household data confirms the household type experienced the greatest decline was the married couples with children. Between 2000 and 2013, enrollment in the McDuffie County school system dropped 5 percent. The greatest losses were in the area's elementary schools.

Graduation rates and standardized test scores have been used as an indicator of school and student performance for decades. According to the Georgia Department of Education, the graduation rate at Thomson High School was 66.1 percent for the class of 2014 four year cohort. The cohort is defined as the number of first-time 9th graders in fall 2010 (starting cohort) plus students who transfer in, minus students who transfer out, emigrate, or die during school years 2010-2011, 2011-2012, 2012-2013, and 2013-2014. The results of SAT scores are important for high school students trying to enter college. The SAT is broken down into 3 sections and each is scored on a 200-800 point scale. In 2013, 109 Thomson High School students took the SAT. The composite mean score was 1344. This total score was comprised of a critical reading score of 456, math score of 448, and writing score of 440. In Georgia, the overall mean scores were: 490 in critical reading, 487 in math, and 475 in writing.

The McDuffie Achievement Center (MAC) provides alternative school services for high school students who are considered at-risk of not completing the requirements for high school graduation. The major objective of the instructional component is self-paced completion of core requirements for high school students and to provide support which focuses on self-image enhancement, attitude improvement, goal setting and positive behavior to aid in academic success for all students.

**Figure 2.12: School Enrollment, McDuffie County Schools**

	2000	2013	Percent Change
Dearing Elementary	484	461	-4.8%
Maxwell Elementary	459	679	47.9%
Norris Elementary	683	470	-31.2%
Thomson Elementary	585	501	-14.4%
Thomson High	1196	1099	-8.1%
Thomson-McDuffie Middle	1051	1027	-2.3%
System Total for McDuffie Co.	4458	4237	-5.0%

Source: GA Department of Education



Analysis of population data reveals a gradual growth in population in McDuffie County since the year 2000, and this trend is projected to continue. This presents both an opportunity and a challenge for the county. Efforts to expand services to rural areas of the county as well as to maintain existing infrastructure must both be priorities for the county. These will not only support resident quality of life but assure potential industries and businesses that infrastructure needs can be met.

McDuffie County, Thomson, and Dearing combined to form one water and sewer system in 2012. The water supplied by McDuffie County is sufficient for its current customers and has additional capacity for future use. Sewer and wastewater treatment facilities are also adequate for the customers on the system and have room for increased use.

The McDuffie County Sheriff's Department and City of Thomson Police Department combined number of sworn officers is below the FBI's 2013 Uniform Crime Report average of full-time officers for county agencies (2.7 per 1,000 inhabitants). They currently provide one officer per 625 residents. Fire protection provided by McDuffie County and its contained jurisdictions is adequate for the communities they serve. ISO ratings for McDuffie County and Dearing have both improved since the 2009 Comprehensive Plan.

One major highway in McDuffie County is the I-20 east-west route. Although CSX railroad is located in the county, it is not used for passenger rail. Additionally, increased pedestrian and bicycle facilities are desired throughout the county.

Educational, library and cultural facilities in the county are valuable assets. Despite a decline in elementary school enrollment, the McDuffie County school system is still improving its educational environment. A new Norris Elementary School is expected to be complete by December 2015. The county library has provided a necessary service since 1937 and continues to do so, adding programs like a book mobile and e-books to increase material availability. Also, cultural facilities like the Thomson Depot provide a place for residents to hold events.



The YMCA, another community asset, will occupy the former hospital building pictured here.

# Community Profile: NATURAL & CULTURAL RESOURCES



The natural and cultural resources within a jurisdiction are vital parts of it that serve a variety of purposes. They contribute to the vitality and sustainability of the community. These assets have the potential to draw visitors attracted to the natural beauty of the area and those interested in heritage tourism and historic preservation.

As the population in the jurisdictions grow, it is important to focus efforts on protecting natural features like watersheds not only for economic development, but because they provide resources to the community. When development decisions are made, the cultural resources that make the county unique and remain to tell its story must also be considered.

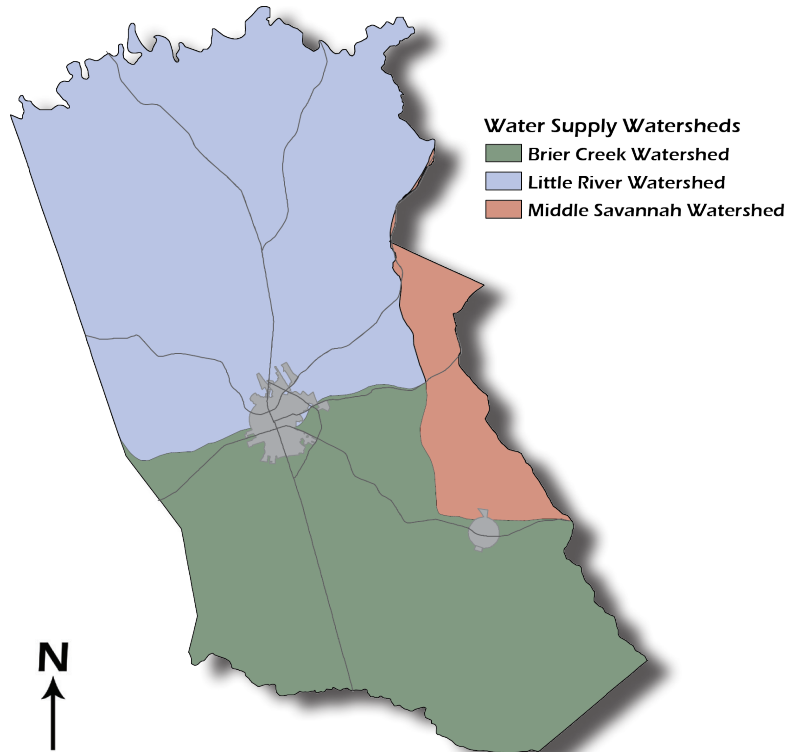
This section provides information regarding the following natural and cultural resources in the county:

- **Public Water Supply**
- **Wetlands**
- **Flood Plains**
- **Soil Types**
- **Cultural Resources**

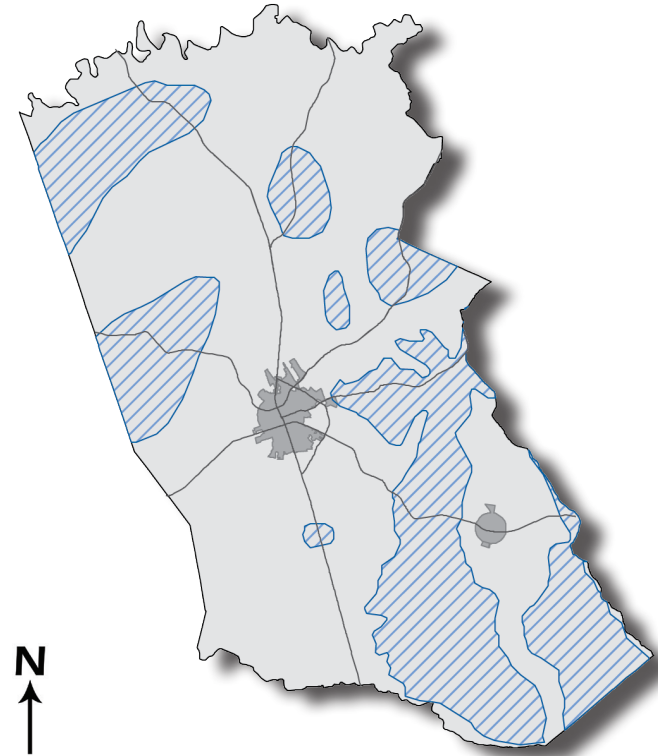


# Community Profile: NATURAL & CULTURAL RESOURCES

**Map 2.6: Water Supply Watersheds Located in McDuffie County**



**Map 2.7: Groundwater Recharge Areas Located in McDuffie County**



## **PUBLIC WATER SUPPLY**

The potable water supply in McDuffie County and its municipalities is primarily supplied by surface lake extraction (further explained in the “Community Facilities” section). In combination with extraction and filtration, these naturally occurring water sources are important components to supplying residents with potable water. Watersheds and Groundwater Recharge Areas are important components to public water supply. Watersheds are land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies. Groundwater Recharge Areas are specific surface areas where water passes through the ground to replenish underground water sources.

**Map 2.6** illustrates the three watersheds that are partially located in McDuffie County. **Map 2.7** illustrates the groundwater recharge areas. These areas should continue to be protected because contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

# Community Profile: NATURAL & CULTURAL RESOURCES

## WETLANDS

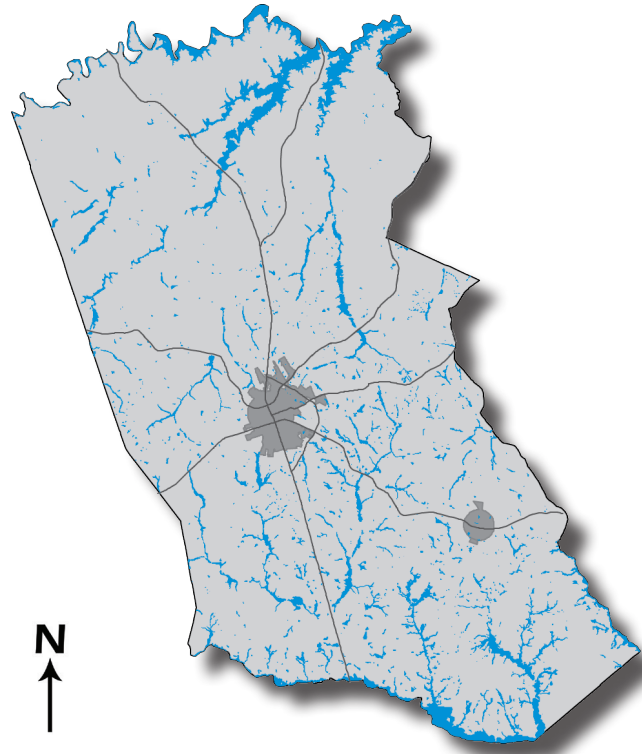
Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species that have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

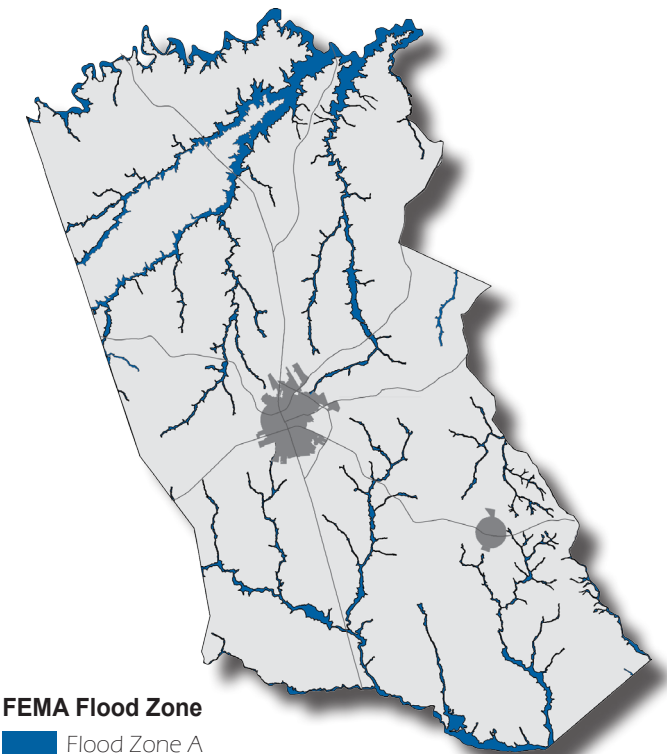
- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

Wetlands located in McDuffie County are illustrated on **Map 2.8**. Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

**Map 2.8: Wetlands Located in McDuffie County**



**Map 2.9: Flood Plains Located in McDuffie County**



## FLOOD PLAINS

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. **Map 2.9** depicts the designated flood zones as determined by the U.S. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map.. Areas located within the 100-year flood plain are in Zone A.

# Community Profile: NATURAL & CULTURAL RESOURCES

## SOIL TYPES

The United States Department of Agriculture's Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas. A soil profile represents an arrangement of soil layers of varying thickness and physical and chemical properties. Two (2) of these soil profiles are found in McDuffie County. They are:

### Southern Piedmont -

Characterized by steep to gently rolling thin and well drained red soil with sandy loam surface layers over sandy clay to clay subsoils. This area has fair to good suitability for building foundations and fair to poor suitability for septic tanks.

### Carolina & Georgia Sand Hills -

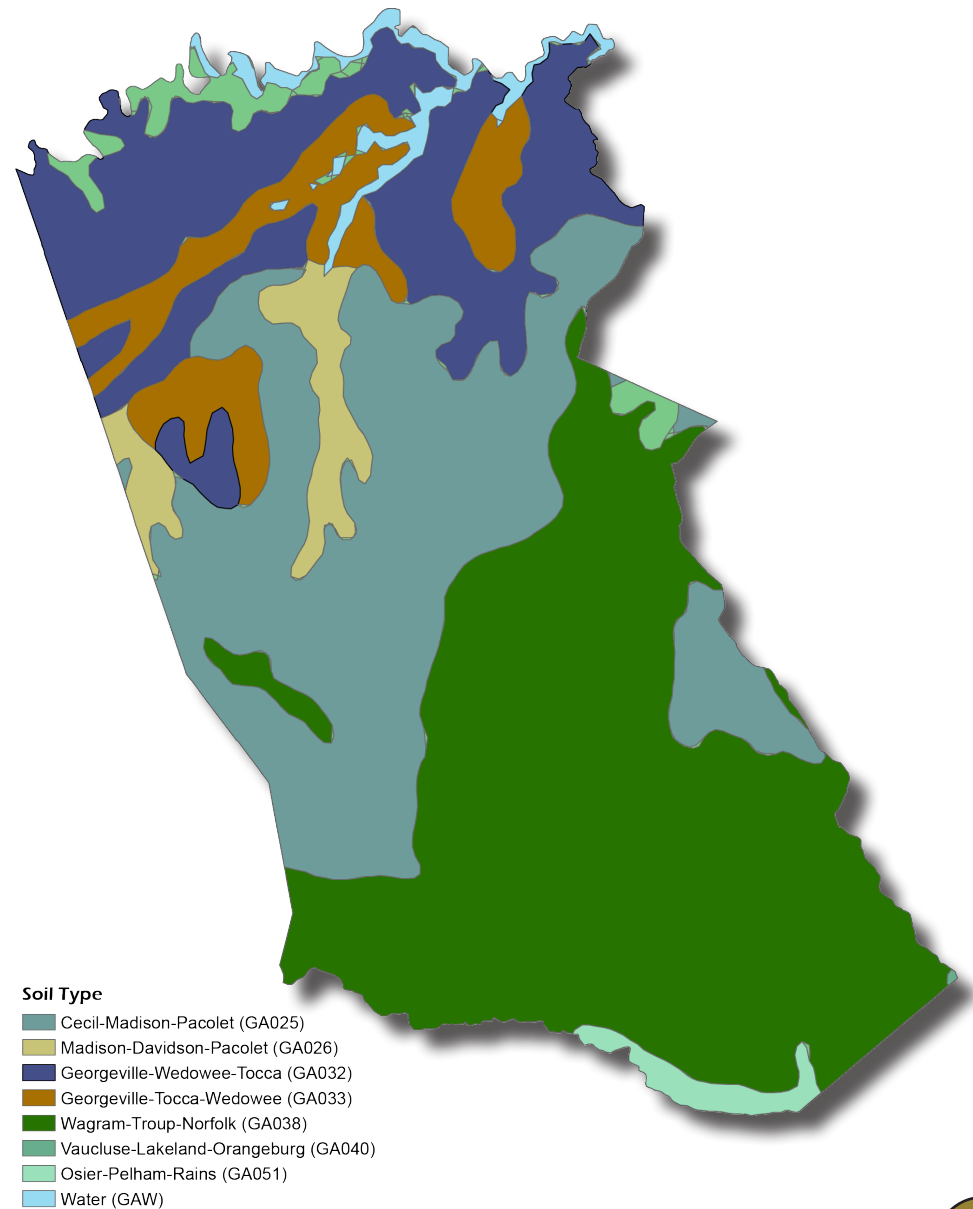
Consists of a belt of gently sloping to steep, well-drained soils originally derived from marine sands, loams, and clays. The area is largely covered with sparse forest of scrub oaks and pines and has poor to good suitability for residential development and commercial-industry uses.

Different types of soils are represented in McDuffie County. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample. The following are the seven (7) types of soils found in McDuffie County:

- Cecil-Madison-Pacolet
- Madison-Davidson-Pacolet
- Georgeville-Wedowee-Tocca
- Georgeville-Tocca-Wedowee
- Wagram-Troup-Norfolk
- Vaucluse-Lakeland-Orangeburg
- Osier-Pelham-Rains

**Map 2.10** displays the location of each of the soil types found in McDuffie County. A description of each soil type can be found in the Appendix.

**Map 2.10: Soil Types Located in McDuffie County**



# Community Profile: NATURAL & CULTURAL RESOURCES

## CULTURAL RESOURCES

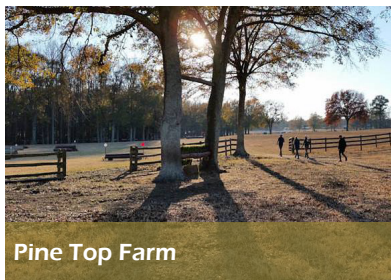
McDuffie County is home to a significant number of historic sites, structures, and buildings. Sixteen of these resources are designated on the National Register of Historic Places:

- Boneville Historic District
- Bowdre-Rees-Knox House
- Thomas Carr District
- Hillman-Bowden House
- John Moore Lazenby House
- Wrightsboro Historic District
- James L. Hardaway House
- Hayes Line Historic District
- Hickory Hill
- Sweetwater Inn
- Thomson Commercial Historic District
- McNeill House
- Old Rock House
- Pine Top Farm
- Usry House
- Thomas E. Watson House

\*Map 2.11 on page 34 shows the locations of these sites

Built in 1785, the Rock House (pictured to the right) is the oldest stone house in Georgia that still maintains its intact original design. After its 1976 restoration, the building fell into serious disrepair and experienced vandalism. A restoration committee has been formed to protect this local treasure, and \$450,000 was allocated in the November 2014 SPLOST (Special Purpose Local Option Sales Tax) project list for repairs to the structure and construction of a caretaker's house.

Nearby is Historic Wrightsboro Village, home to a 1770 Quaker settlement. It stands today as a reminder of that rich history. Quakers were also known as the "Religious Society of Friends". Established as a town for Quakers, Wrightsboro contained homes, stores, blacksmith shop and other businesses. Wrightsboro continued as a village until the 1920s, and little remains of the settlement today. However, the Historic Wrightsboro Foundation promotes the unique history of the area.



# Community Profile: NATURAL & CULTURAL RESOURCES



Thomson Depot- before the restoration

The Thomson Depot (pictured to the left and below) is a treasured community asset and an important building in the Thomson Commercial Historic District. It underwent a five year, \$1.5 million restoration and rehabilitation and was completed in 2014. The depot is a public cultural facility, rehabbed to create more space to better accommodate groups, increase handicap accessibility and encourage outdoor events.

In addition to these National Register designated structures and districts, there are a number of National Register eligible properties and others of local historic significance throughout the county and in Thomson including the Knox House and the 1810 West Inn. Although the town of Dearing does not have any buildings designated on the National Register of Historic Places, it has over 30 locally significant residential, commercial and institutional structures including Dearing Baptist Church and Parsonage and Dearing Cafe.



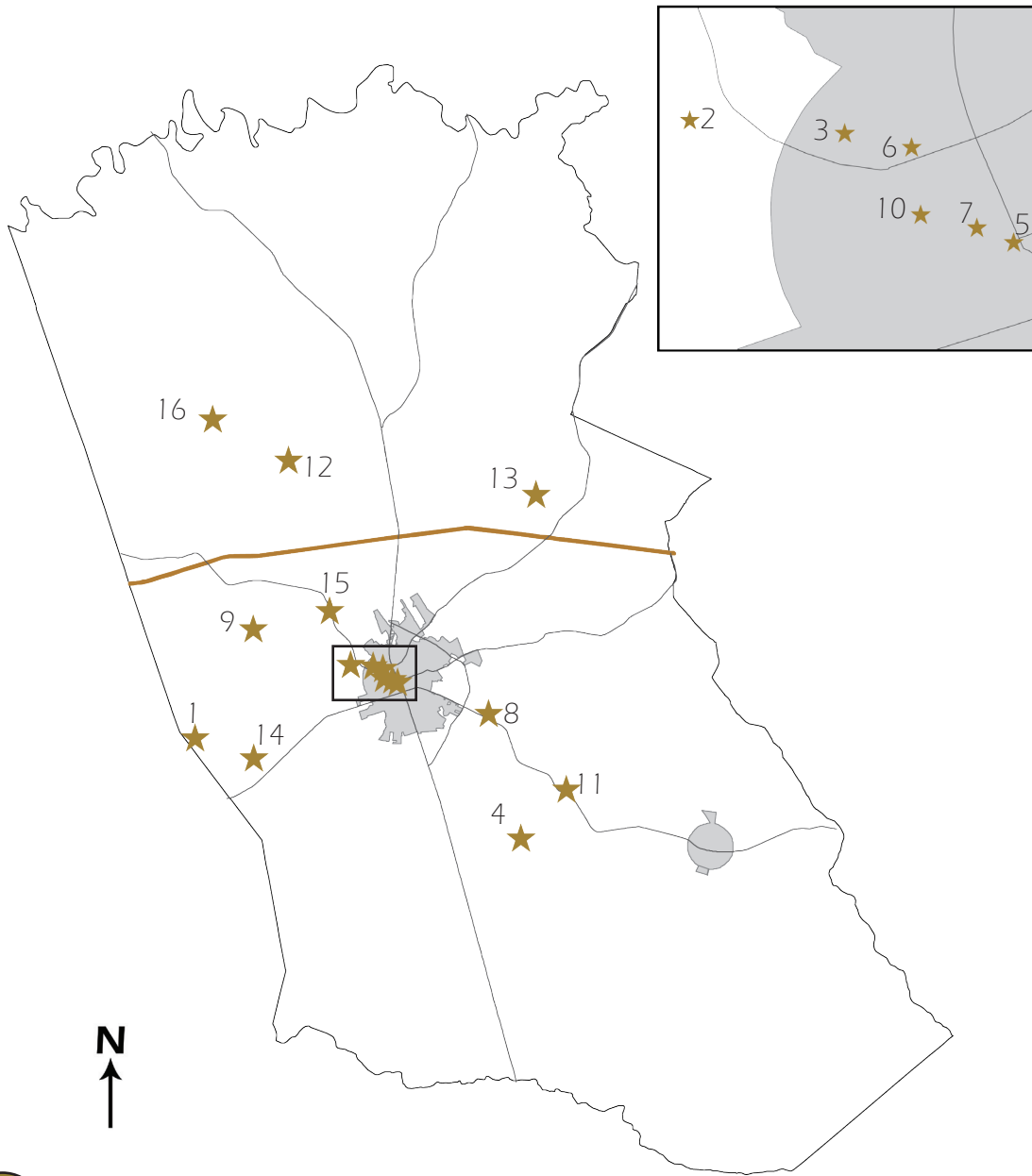
1810 West Inn



Thomson Depot - after the restoration

# Community Profile: NATURAL & CULTURAL RESOURCES

**Map 2.11: Sites and Districts Listed on the National Register of Historic Places**



ID	PLACE
1	James L. Hardaway House
2	Hayes Line Historic District
3	Hickory Hill
4	Sweetwater Inn
5	Thomson Commercial Historic District
6	Thomas E. Watson House
7	Usry House
8	Pine Top Farm
9	Rock House
10	McNeill House
11	Boneville Historic District
12	Bowdre-Rees-Knox House
13	Thomas Carr District
14	Hillman-Bowden House
15	John Moore Lazenby House
16	Wrightsboro Historic District

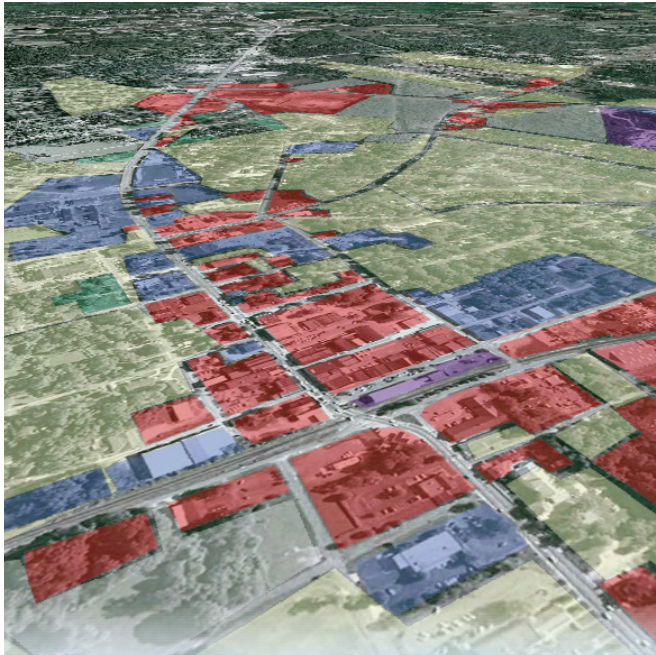
McDuffie County contains a significant number of natural and cultural resources. The water resources used for consumption are adequate to meet the current needs of residents and provides excess capacity for other needs. These water resources are primarily supplied by surface lake water. That excess capacity becomes important as the population grows and more development occurs. Along with the availability of water, developers should consider the soil types in any areas of potential development to plan and site projects appropriately.

Home to sixteen (16) National Register of Historic Places designated sites, McDuffie County and its contained jurisdictions boast an abundance of historic and culturally significant resources. Among those are the Rock House and Thomson Depot, both of which have received funds for restoration. Aside from those on the register, dozens of other register-eligible and locally significant sites dot the landscape throughout the county.

The natural and cultural resources in McDuffie County can be considered some of its greatest resources and can be utilized as an economic development tool. In August 2013, the Thomson-McDuffie County Tourism Resource Team Report, through the Georgia Department of Economic Development, was published. The document focused multiple sections and recommendations around historic preservation, heritage tourism, and cultural tourism, based on the variety of sites and attractions throughout the county.



# Community Profile: LAND USE



Demographic trends, current economic circumstances, and social attitudes often encourage communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of residents.

The county currently has the following land use categories:

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

Looking forward, targeted growth areas in McDuffie County include unincorporated areas near Dearing and Thomson (the Suburban Reserve Character Area) and the undeveloped areas surrounding the I-20 interchange, exit 169 (the Three Points Interchange Character Area). The municipalities are not targeting growth outside of current municipal limits, only development, redevelopment and revitalization opportunities within limits.





# Community Profile: LAND USE

## EXISTING AND FUTURE LAND USE

Changing conditions sometime lead to or require changes in land use. The understanding of established and potential future uses of land in McDuffie County and its contained jurisdictions should be a priority to address changing conditions. Prior to 2015, the town of Dearing did not have zoning. A land development code was adopted in February 2015.

An analysis of the prior and current zoning in the county reveals that minor changes in zoning have occurred in recent years. The majority of land in the county has been and remains designated for agricultural and low-density residential uses. The amount of land designated as neighborhood service commercial district decreased significantly when the largest parcel, located just outside of Thomson, was changed to medium-density residential.

Additionally, the City of Thomson has annexed property since the 2009 Comprehensive Plan. Subsequently, the zoning in some of these areas has changed. In Thomson, the amount of property designated for residential, commercial, and special uses (for example: educational, recreational) has all increased as a result of annexation. The annexation of those properties into Thomson reduced the amount of land designated for heavy industrial and medium-density residential uses in the county.

The Thomson Urban Redevelopment Plan II (URP) was completed in 2013. The URP contained recommendations that included:

- Creating a mixture of housing types in the same neighborhood
- Providing greater access to public green space
- Incorporating clear design standards for bike/ped facilities in subdivision and land development regulations

## LAND USE DESIGNATIONS

The following is a list and description of McDuffie County land uses:

- **Residential:** Land designated primarily for single-family and multi-family housing dwelling units organized into general categories of net densities.
- **Commercial:** Land designated primarily for non-industrial businesses including office, retail sales, service, and entertainment facilities organized into general categories of intensities.
- **Industrial:** Land designated for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities, or similar uses.
- **Public/Institutional:** Land designated for certain federal, state, or local land uses and institutional land uses.
- **Transportation/Communication/Utilities:** Land designated for major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, and other similar uses.
- **Parks/Recreation/Conservation:** Land designated for active or passive recreational uses. These uses include playgrounds, public parks, nature preserves, wildlife management areas, golf courses, recreation centers, or other similar uses.
- **Agriculture/Forestry:** Land designated for farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc), agriculture, or commercial timber or pulpwood harvesting.

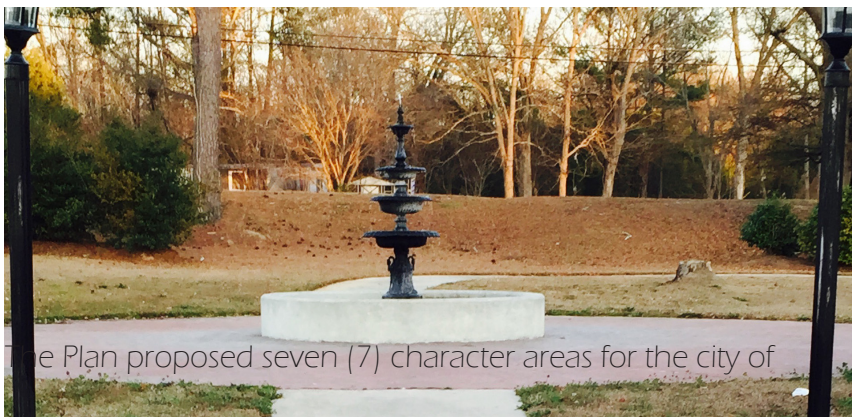
# Community Profile: LAND USE

## 2009 CHARACTER AREAS

During the 2009 Comprehensive Plan process, McDuffie County, Thomson, and Dearing opted not to prepare a future land use map but instead to focus on character areas. Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. These character areas were adopted as part of the Plan.

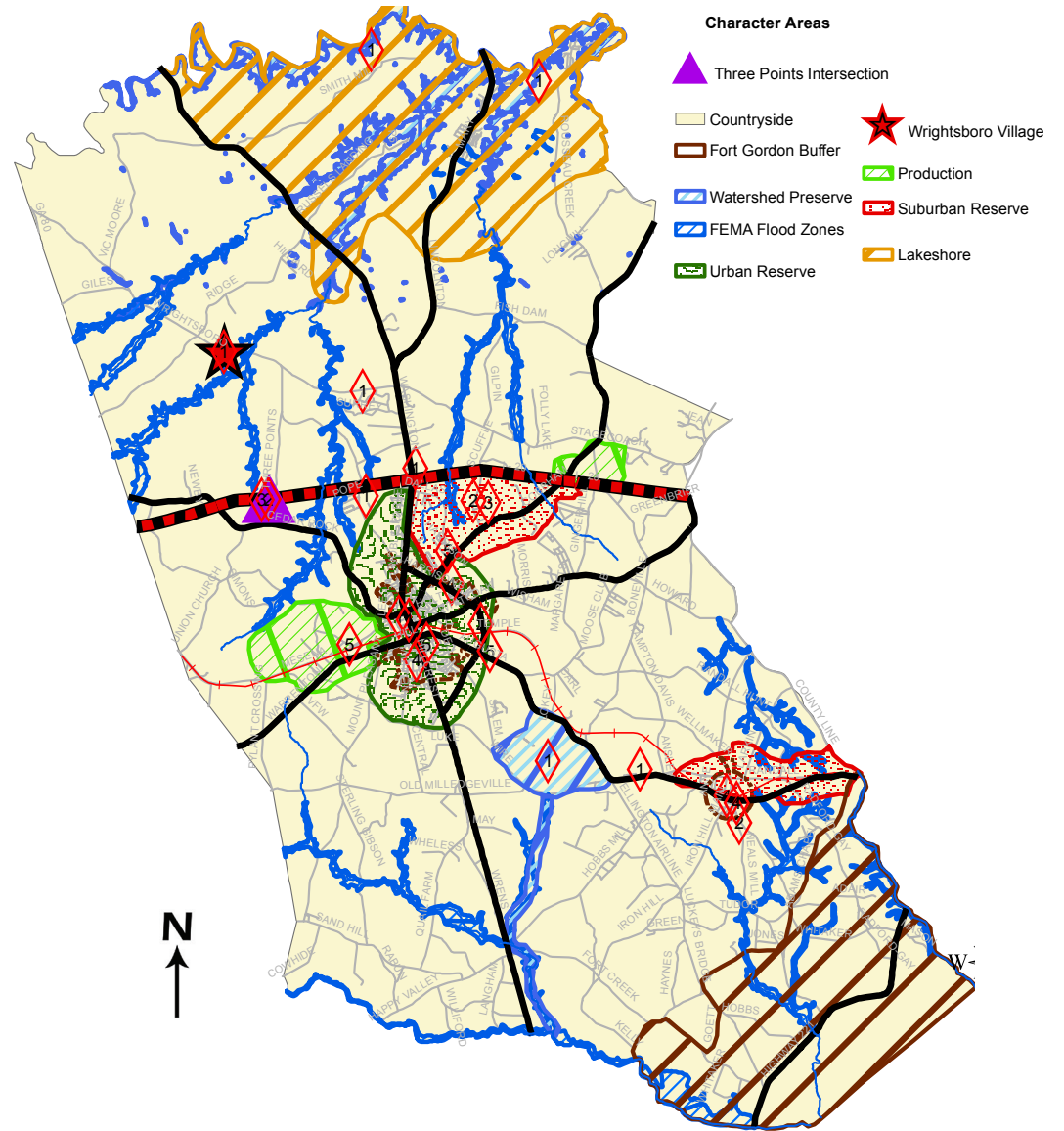
The Plan proposed nine (9) character areas for McDuffie County (Map 2.12) which include

- Countryside
- Fort Gordon Buffer
- Lakeshore
- Production
- Three Points Interchange
- Urban Reserve
- Suburban Reserve
- Watershed Preserve
- Wrightsboro Village

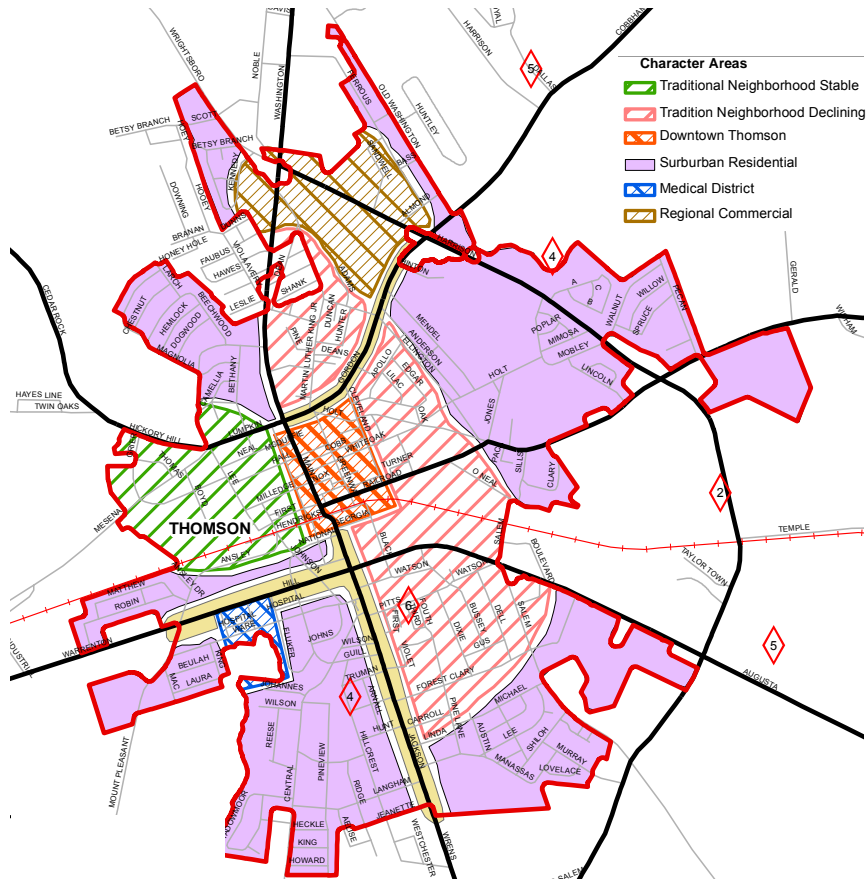


The Plan proposed seven (7) character areas for the city of

Map 2.12: McDuffie County 2009 Character Areas



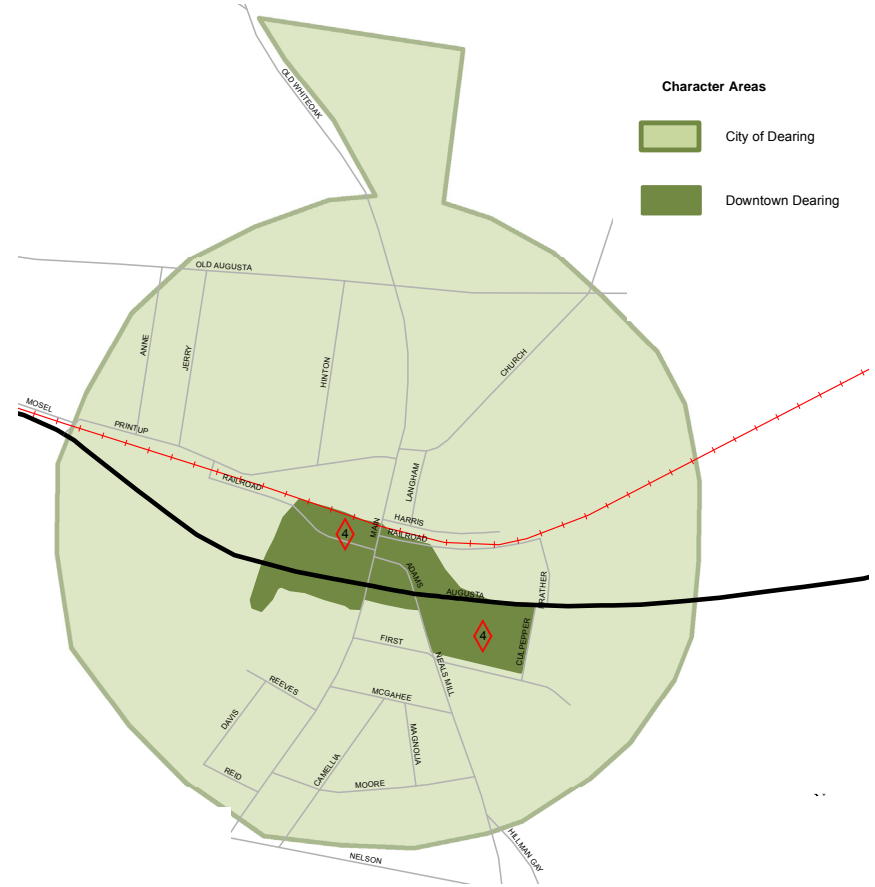
Map 2.13: Thomson 2009 Character Areas



Thomson (Map 2.13) which include:

- Commercial Corridor
- Downtown Thomson
- Medical District
- Regional Commercial
- Suburban Residential
- Traditional Neighborhood – Declining

Community Profile: LAND USE  
Map 2.14: Dearing 2009 Character Areas



- Traditional Neighborhood – Stable

The Plan proposed two (2) character areas for the town of Dearing (Map 2.14) which include:

- Dearing Community
- Downtown Dearing

# Community Profile: LAND USE

## MCDUFFIE COUNTY ZONING DISTRICTS

The McDuffie County Land Development Code is intended to advance the following general goals: To promote the health, safety, morals, and the general welfare of the community; to minimize traffic congestion and encourage the safe and efficient movement of people and goods through and within McDuffie County; to prevent the overcrowding of land; to balance public and private interests in land development so that landowners may enjoy the maximum use and retain the maximum value of their property, without abridging or impeding the rights of their neighbors to do the same; to encourage orderly growth that is compatible with the government’s ability to provide adequate transportation, water, sewerage, schools, parks, fire and police protection, and other public facilities; to protect critical and sensitive natural resources from degradation due to pollution and overdevelopment; to preserve and reinforce McDuffie County’s unique and cherished character; and to promote and implement the goals and objectives of the McDuffie County Comprehensive Plan.

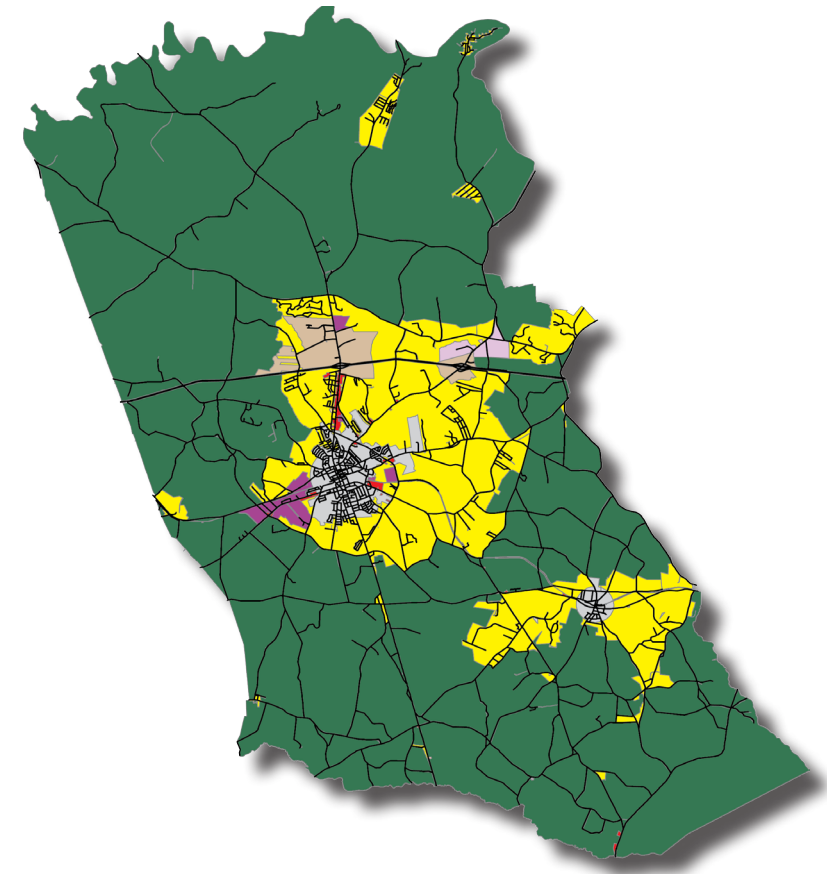
The McDuffie County Land Development Code established two distinct classes of zoning districts, known as general zoning districts (illustrated in **Map 2.15**) and overlay zoning districts. The following is a list and description of McDuffie County zoning districts:

**R-1: Low Density Residential/Agriculture District** - maintains rural development patterns by preserving agriculture and forestry as the primary uses. The district permits residential uses at standards and densities which are intended to reduce any interference of residential uses with agriculture and forestry uses.

**R-2: Medium Density Residential District** - used for single-family residential areas with medium population densities.

**R-3: High Density Residential District** - provides for higher population densities. The principal use is multiple-family apartment, townhouses, condominiums, duplexes, manufactured home parks, RV and camper parks, etc

**Map 2.15: McDuffie County Zoning Districts**



**County Zoning Districts**

- |  |  |
|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> R-1 - Low Density Residential/Agriculture | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> C-2 - General Commercial  |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> R-2 - Medium Density Residential             | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> I-2 - Heavy Industrial |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> R-3 - High Density Residential               | <span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> T-1 - Interstate Village  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> C-1 - Neighborhood Service Commercial    | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Incorporated        |
| <span style="display:inline-block; width:15px; height:15px; background-color:lavender; border:1px solid black;"></span> I-1 - Light and Wholesale Industrial       |  |

# Community Profile: LAND USE

**C-1: Neighborhood Service Commercial District** - provides for the customary retail and service needs of a residential neighborhood and other land uses intended to serve the immediate vicinity or neighborhood as the primary service area.

**C-2: General Commercial District** - provides a commercial district designed to serve the community at-large consisting of a wide variety of sales and service facilities and locations that will be accessible to all shoppers, as well as serving the motoring public.

**I-1: Light and Wholesale Industrial District** - creates and protects areas for wholesale and light industrial uses and to provide general performance standards for the operation of such uses. It is further intended that no new residential uses shall be permitted in this district.

**I-2: Heavy Industrial District** - creates and protects areas for industrial use and to provide general performance standards for the operation of such uses.

**T-1: Interstate Village District** - accommodates land uses which typically attract high volumes of automotive traffic coincidental to their proximity to interstate highway exchanges, and other arterial highways. This is a district where either urban utilities and infrastructure are either being provided, or are being planned.

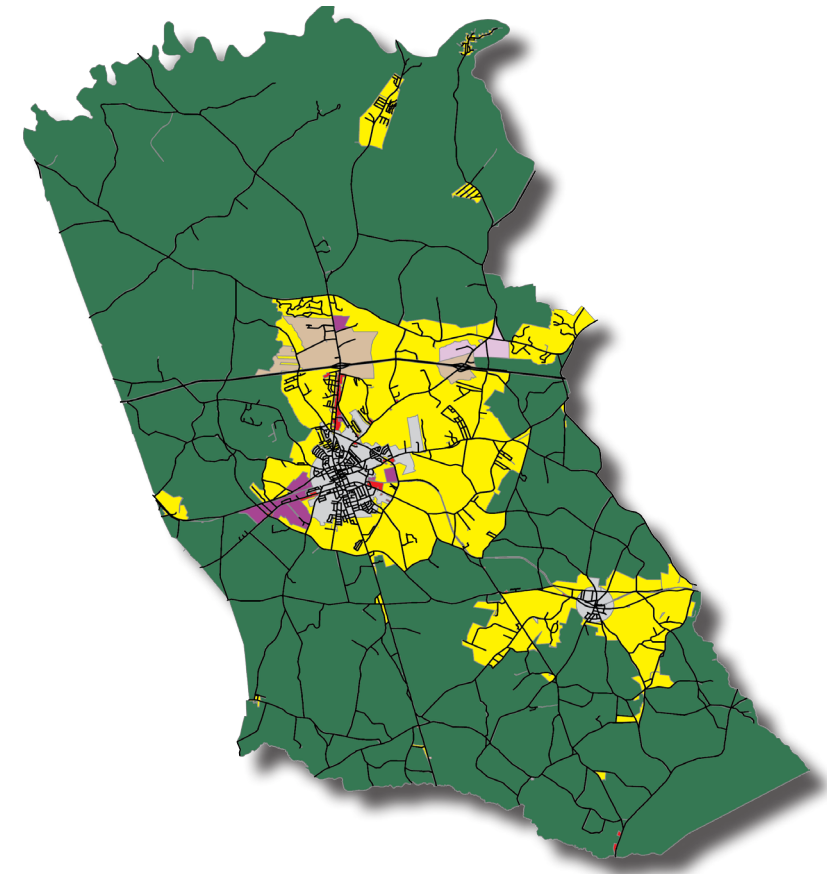
### Overlay districts:

**O-1: Flood Hazard Overlay District** - This overlay zone may be combined with and/or superimposed upon any other district. The intent of the district is to set forth those standards necessary to minimize public and private losses due to flood conditions.

**O-2: Usry Pond Watershed Overlay District** - This overlay zone may be combined with and/or superimposed upon any other district. The intent of this district is to protect the county's potable fresh surface water supplies from the negative effects of drought, pollution, overdraft, or mismanagement.

**O-3: Lake Recreational Overlay District** - provides accessible open space opportunities for recreation and to preserve and protect the natural resources and scenic quality of areas adjacent to Clarks Hill Lake.

Map 2.15: McDuffie County Zoning Districts

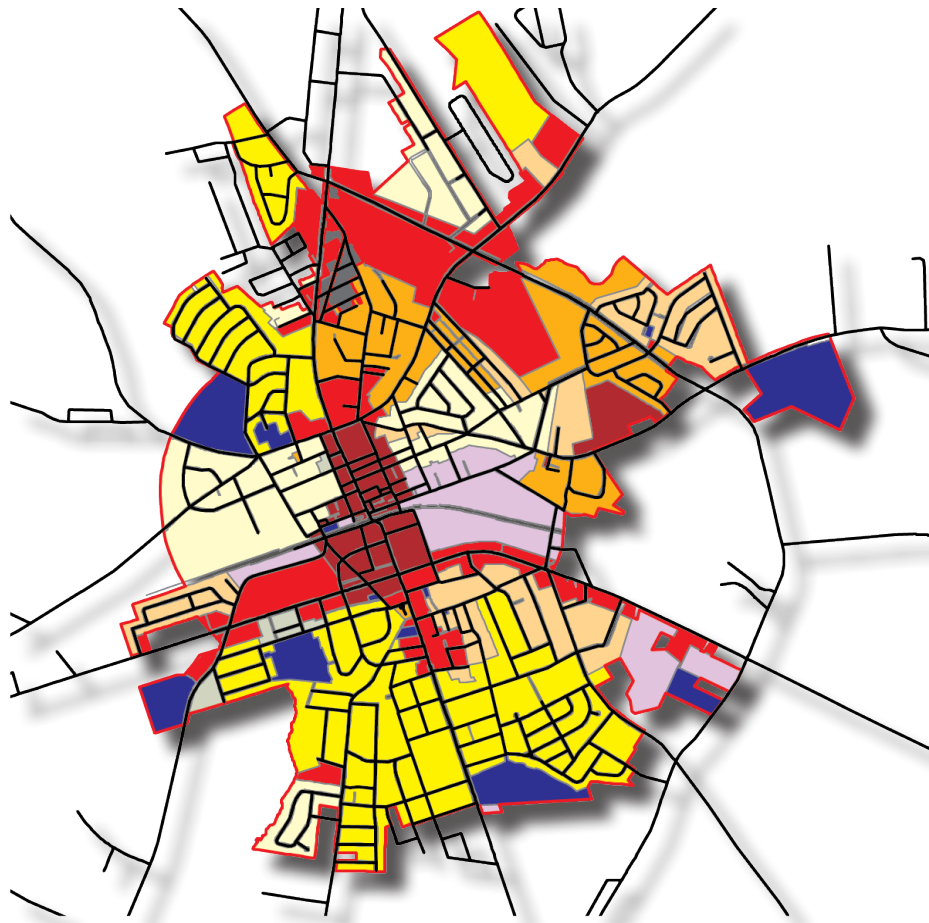


### County Zoning Districts

<span style="display: inline-block; width: 15px; height: 15px; background-color: #2e7d32; border: 1px solid black; margin-right: 5px;"></span> R-1 - Low Density Residential/Agriculture	<span style="display: inline-block; width: 15px; height: 15px; background-color: #f44336; border: 1px solid black; margin-right: 5px;"></span> C-2 - General Commercial
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> R-2 - Medium Density Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9c27b0; border: 1px solid black; margin-right: 5px;"></span> I-2 - Heavy Industrial
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffe0b2; border: 1px solid black; margin-right: 5px;"></span> R-3 - High Density Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d7ccc8; border: 1px solid black; margin-right: 5px;"></span> T-1 - Interstate Village
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffe092; border: 1px solid black; margin-right: 5px;"></span> C-1 - Neighborhood Service Commercial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #bdbdbd; border: 1px solid black; margin-right: 5px;"></span> Incorporated
<span style="display: inline-block; width: 15px; height: 15px; background-color: #e1bee7; border: 1px solid black; margin-right: 5px;"></span> I-1 - Light and Wholesale Industrial	

# Community Profile: LAND USE

**Map 2.16: Thomson Zoning Districts**



**Thomson Zoning Districts**

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> R-1 - Single-Family Residence	<span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> B-2 - Business
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> R-1A - Single-Family Residence	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> P - Professional
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> R-1B - Single-Family Residence	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> S - Special
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> R-2 - Multi-Family Residence	<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> I-1 - Light Industrial
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> B-1 - Business	

**THOMSON ZONING DISTRICTS**

The purpose of the Thomson Comprehensive Zoning Ordinance is: to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to sustain the stability of neighborhoods; to protect property against blight and depreciation; to secure economy in governmental expenditures; to conserve the value of buildings; to encourage the most appropriate use of land and all buildings and structures and to assist the orderly, efficient and integrated development of the city in accordance with the comprehensive plan.

The following is a list and description of Thomson zoning districts (depicted in **Map 2.16**):

**R-1 Single-Family Residence** - This low-density, single-family residential district was established to protect property in the district from the depreciating effects of incompatible land uses.

**R-1A Single-Family Residence** - This medium-density single-family residential district was established to protect property in the district from the depreciating effects of incompatible land uses.

**R-1B Single-Family Residence** - This high-density, single-family residential district established to protect property in the district from the depreciating effects of incompatible land uses.

**R-2 Multi-Family Residence** - This medium- to high-density multi-family residence district was established to protect property in the district from the depreciating effects of incompatible land uses.

# Community Profile: LAND USE

**B-1 Business** - This general commercial zone provides a wide variety of commercial facilities serving a large market area.

**B-2 Business** - This heavy commercial zone provides a wide variety of commercial facilities, commercial uses needing access to major streets, and commercial uses utilizing large sites, as well as the coordinated development of high-density residential uses.

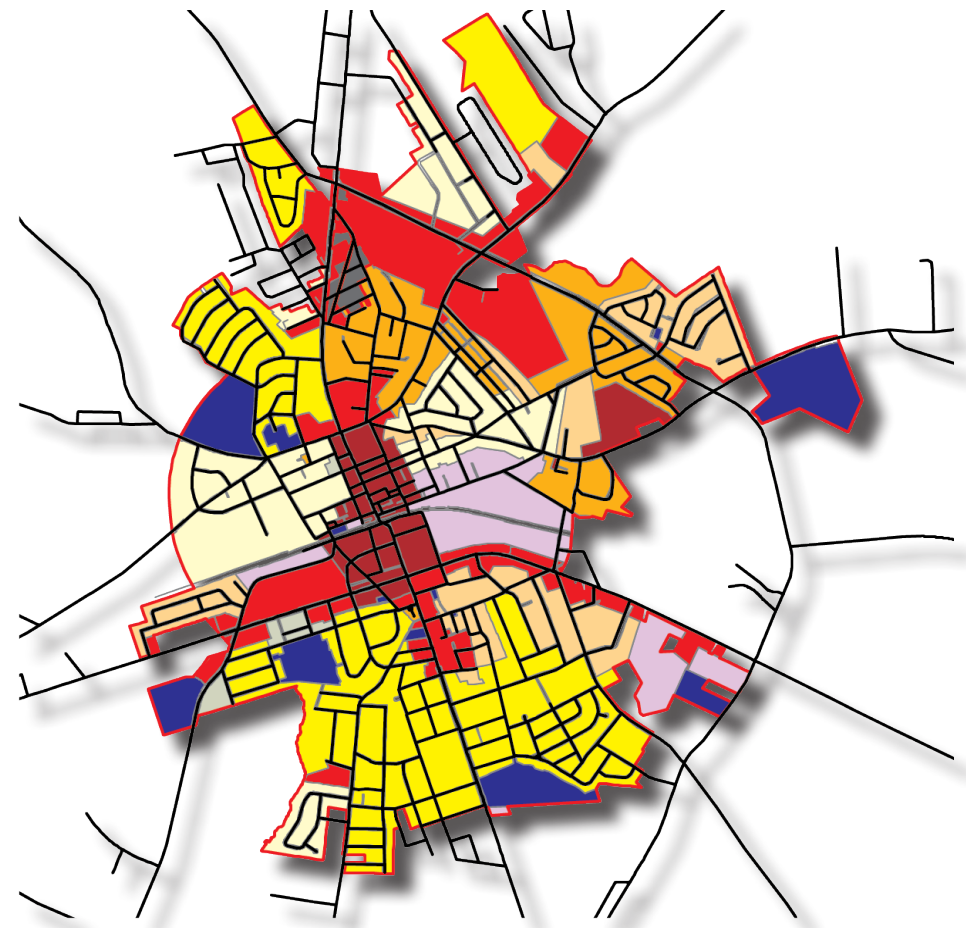
**P - Professional** - provides areas for professional uses and related uses such as prescription shops and optical sales, and to complement the character of adjacent districts. This district is not intended to accommodate general and highway oriented commercial uses.

**S - Special** - provides for the proper placement of private, semiprivate, and public uses which require special consideration because of their character, physical setting, size, and/or relation to surrounding land uses.

**I-1 Light Industrial** - provides areas for light industrial uses and related uses such as wholesaling, warehousing and storage, and to protect adjacent districts from potentially harmful effects. This district is not intended to accommodate general commercial uses or residential uses.

**I-2: Heavy Industrial** - provides areas for basic industrial and related uses, to encourage the proper design, placement and grouping of industrial uses, and to protect adjacent districts from potentially harmful effects. This district is not intended to accommodate general commercial uses or residential uses.

**Map 2.16: Thomson Zoning Districts**



**Thomson Zoning Districts**

<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> R-1 - Single-Family Residence	<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> B-2 - Business
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; border: 1px solid black;"></span> R-1A - Single-Family Residence	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> P - Professional
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> R-1B - Single-Family Residence	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> S - Special
<span style="display: inline-block; width: 15px; height: 15px; background-color: peachpuff; border: 1px solid black;"></span> R-2 - Multi-Family Residence	<span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> I-1 - Light Industrial
<span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; border: 1px solid black;"></span> B-1 - Business	

# Community Profile: LAND USE

## DEARING ZONING DISTRICTS

The Dearing Land Development Code was adopted in February 2015. The purposes of the Dearing Land Development Code include but are not limited to the following: Promote the health, safety, welfare, morals, and prosperity of the residents of the town of Dearing, Georgia; Preserve the unique character of the town of Dearing, Georgia; Classify land uses described by individual zoning districts, overlay districts, and special zoning districts; Balance the interest of both public and private entities in land development; Protect established land-uses from the encroachment of incompatible uses; Promote responsible growth, secure safety from fire and health dangers, and promote desirable living conditions; Provide economically sound and stable land development by assuring that development activity is supported by adequate infrastructure.

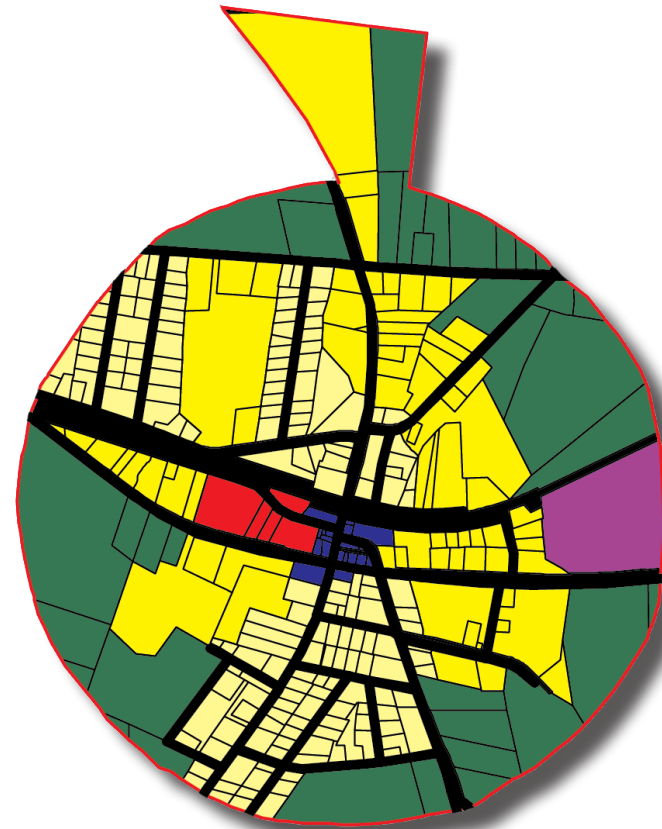
The following is a list and description of Dearing zoning districts (displayed in **Map 2.17**):

**R-A Residential Agricultural** - promotes the use of large lots in order to maintain the rural residential character of areas within and surrounding the town

**R-SF-1 Residential - Single Family 1** - promotes single family residential uses within a low intensity neighborhood environment that incorporates open space and supporting institutional uses in a secondary capacity.

**R-SF-2 Residential - Single Family 2** - promotes single family residential uses on smaller lots that meet market demand for developments of higher intensity and support a more efficient use of public infrastructure.

**Map 2.17: Dearing Zoning Districts**



### Dearing Zoning Districts

 R-A - Residential Agricultural	 GC - General Commercial
 R SF-1 - Residential	 TC - Town Center
 R SF-2 - Residential	 IND - Industrial



# Community Profile: LAND USE

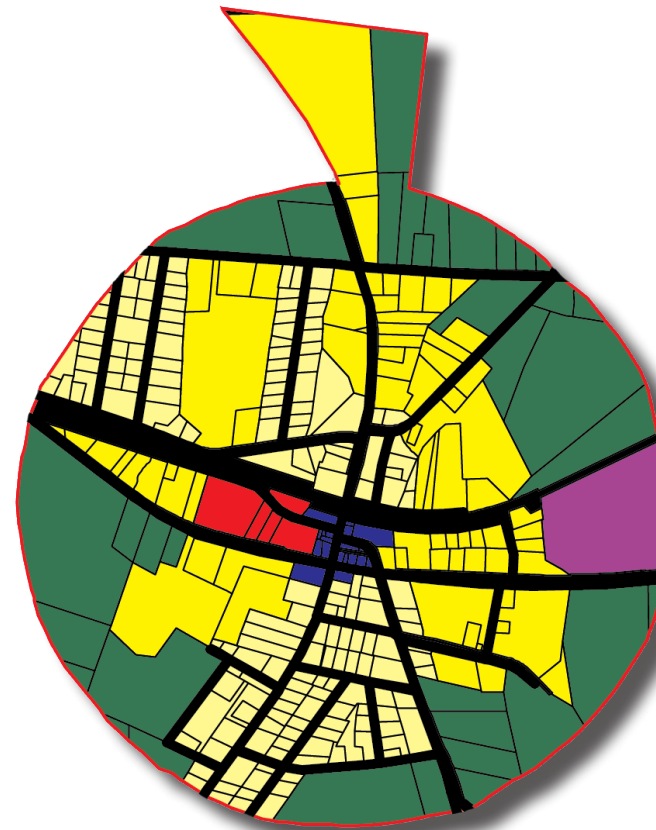
**R-MF Residential - Multifamily** - provides areas for multifamily residential developments including, but not limited to duplexes, townhomes, apartment complexes and uses that compliment the neighborhood environment such as churches, schools, parks, open spaces, etc.

**GC - General Commercial** - provides for a variety of commercial, retail, office, and service activities for the residents of Dearing and surrounding McDuffie County.

**TC - Town Center** - provides for the revitalization and reuse of existing buildings, and new construction of buildings in Dearing’s historic commercial core.

**I - Industrial** - provides an area for limited industrial and warehousing uses. The district provides for a number of employment opportunities in Dearing which may include, but not be limited to, manufacturing, bulk storage, etc.

**Map 2.17: Dearing Zoning Districts**



**Dearing Zoning Districts**

- R-A - Residential Agricultural
- R SF-1 - Residential
- R SF-2 - Residential
- GC - General Commercial
- TC - Town Center
- IND - Industrial



## SUMMARY: Land Use

Land designation, like population, has only slightly changed in McDuffie County and its contained jurisdictions. Thomson and Dearing have both made forward strides. Thomson's Urban Redevelopment Plan II was completed in 2013. Dearing, which didn't have zoning, adopted its first Land Development Code in 2015 where zoning districts were defined.

The majority of land in McDuffie County, Thomson and Dearing is designated for residential. Thomson has increased land designated for commercial in part through zoning of parcels annexed into the city. The 2009 Comprehensive Plan's use of a character areas map in lieu of future land use map allows for greater flexibility when coordinating land use with development location and placement. A new character areas map is proposed in the Community Agenda.

Like economic development, land use planning in the county must also take into account changes and activities taking place in nearby areas, particularly those from which residents have moved.

Recommendations from the Thomson URP II should be utilized by city officials when considering zoning map amendments, subdivision proposals, street improvements and other decisions affecting land development in the designated redevelopment area.



# Community Agenda

McDuffie County Joint Comprehensive Plan 2015-2035



# Community Agenda

The Community Agenda is the key element to reaching the community's goals. The Community Agenda formalizes a shared community vision, concrete goals and a work program to help meet the anticipated challenges in the future. The activities in the Community Work Program are the road map for improving the welfare of the citizens of McDuffie County, Thomson, and Dearing.

The Community Agenda document includes the following vital components:

- **A list of "Needs and Opportunities"**
- **A list of "Community Goals" and long-term policy objectives**
- **A "Land Use Plan" incorporating county-wide character areas and areas requiring special attention.**
- **A "Community Work Program" identifying specific implementation activities to be undertaken over the next five (5) years.**

The city, town and county collaborated and participated in sessions to provide input on the future for the entire community. Each jurisdiction has its own community work program, but many of the items work together and can be a part of joint efforts. Comprehensive planning participants - including local elected officials - have coordinated with each other in order to identify shared priorities. The group also constructed strategies for addressing concerns and aspirations. It is also important to note however, that the items listed above are structured in a manner that serves to meet the additional factor of adhering to the state's minimum comprehensive planning rules established by the Georgia Department of Community Affairs.

# Community Agenda: NEEDS AND OPPORTUNITIES



A list of needs and opportunities regarding housing and economic development for each jurisdiction is included in the Community Agenda. These lists were generated over the course of the 2015 Comprehensive Plan planning process.

In conjunction with supporting data, this list has been generated through the efforts of community stakeholders - and their ability as local leaders to apply their knowledge of relative community strengths and weaknesses, with anticipated or ongoing challenges.



## Needs and Opportunities: **ECONOMIC DEVELOPMENT**

- Because of recent investment in medical facilities, there is opportunity for similar and supportive activities to locate in the nearby area.
- A significant portion of McDuffie County residents work outside of the county.
- The manufacturing and retail trade industries, two of the largest employment sectors, have experienced losses.
- The county has a large amount of Kaolin deposits, and the mining of this resource may lead to the emergence of supporting activities.
- Processing facilities for Kaolin and other resource industries should be located in the county.
- Some seasonal residents are becoming permanent residents in the Clarks Hill Lake area.
- Local economic development agencies should coordinate with local governments to attract job growth across a variety of income sectors.
- Opportunities for tourism and heritage-tourism exist throughout the county, and multi-jurisdictional collaborations should be pursued.
- Land around the newest I-20 interstate interchange is available for development, and development agencies should focus on this area.

## Needs and Opportunities: **HOUSING**

- The renter population in McDuffie County is growing, presenting an opportunity to allow for more housing variety in the area.
- A significant portion of residents are a part of housing cost-burdened households.
- There is a lack of housing diversity.
- The existing housing stock is aging, and homes in some neighborhoods are in disrepair.
- Median owner-occupied home values have increased.
- There exists the potential for development of a variety of housing types to attract a variety of age groups and provide aging residents with alternative housing options.
- The county should communicate with organizations like Habitat for Humanity who are able to conduct rehabilitation activities

## Needs and Opportunities: ECONOMIC DEVELOPMENT

- The Urban Redevelopment Plan II is resource for data and strategies
- Local economic development agencies should coordinate with local governments to attract job growth across a variety of income sectors.
- The area surrounding the former hospital represents a significant redevelopment opportunity
- Some downtown buildings are in need of rehabilitation.
- Numerous downtown buildings can benefit from renovations to transform them into mixed-use structures to serve both residential and commercial purposes.
- The recent Thomson Depot restoration attracts both resident and non-resident activity to downtown.
- Opportunities for tourism and heritage-tourism exist in the city, and multi-jurisdictional collaborations should be pursued

## Needs and Opportunities: HOUSING

- The variety of housing types within the city should be increased.
- A significant amount of owners and renters are a part of housing cost-burdened households.
- The housing stock is aging and requires maintenance and repair.
- Only 13 percent of housing in Thomson was constructed since 1990.
- The Pitt Street and Forest Clary Drive neighborhoods are being redeveloped.
- The renter population in Thomson is growing, presenting an opportunity to allow for more housing variety in the area. The area surrounding the former hospital represents a significant mixed-use development opportunity.
- The Urban Redevelopment Plan II is resource for data, design elements and strategies.
- The city should communicate with organizations like Habitat for Humanity who are able to conduct rehabilitation activities

## Needs and Opportunities: **ECONOMIC DEVELOPMENT**

- There are downtown buildings in need of rehabilitation.
- Numerous downtown buildings can benefit from renovations to transform them into mixed-use structures to serve both residential and commercial purposes.
- Local economic development agencies should coordinate with local governments to attract job growth across a variety of income sectors.

## Needs and Opportunities: **HOUSING**

- Nearly 40 percent of housing in Dearing was constructed before 1960; some of these homes require maintenance and rehabilitation.
- The newly adopted Land Development Code should be utilized for development of new housing.
- A significant amount of renters are a part of housing cost-burdened households.
- The renter population in Dearing is growing, presenting an opportunity to allow for more housing variety in the area.
- The town should communicate with organizations like Habitat for Humanity who are able to conduct rehabilitation activities



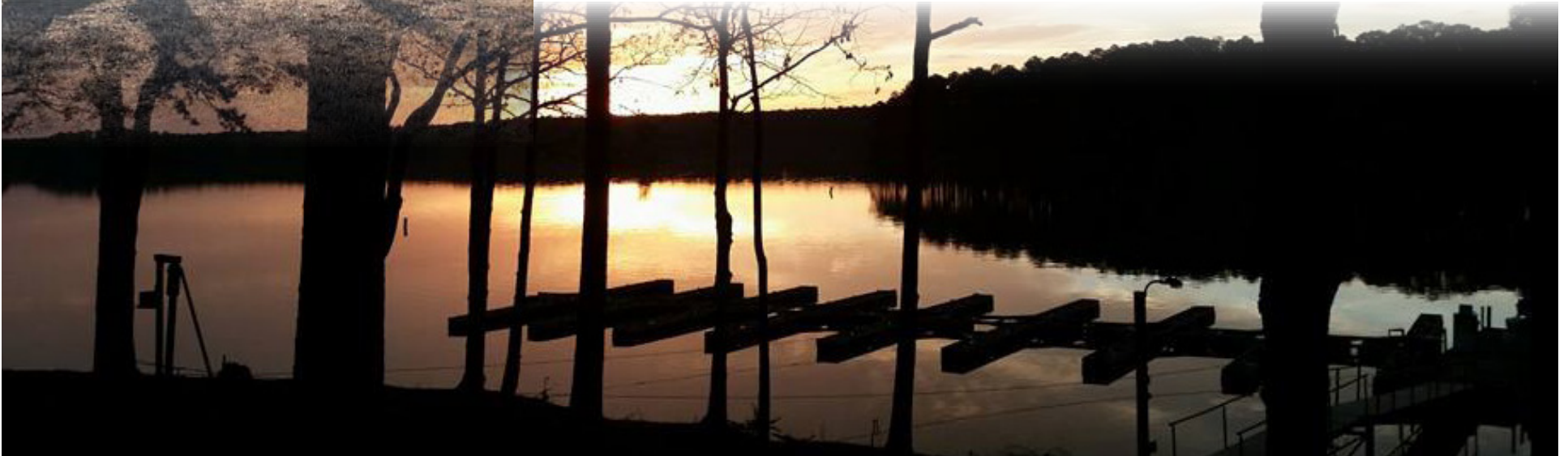
# Community Agenda: COMMUNITY GOALS



Stakeholders and other planning participants have identified the planning goals of McDuffie County, Dearing and Thomson. The “Community Goals” component of the Community Agenda document includes the following elements:

**List of Goals:** The goals list consists of broad statements of understanding and intent regarding McDuffie County communities’ long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs’ “Quality Community Objectives” were reviewed in order to form these topic-specific goals which guide the implementation strategies contained in the Community Work Program

**Policies:** During the course of the 2015 Joint Comprehensive Plan process, the previous work program items were reviewed. Some of those items were deemed more appropriate as supporting policies for long-term housing and economic development goals. These policies are shared by all participating jurisdictions, as they are applicable to each.



## MCDUFFIE COUNTY

### **Community Goals: ECONOMIC DEVELOPMENT**

- Partner with University Hospital McDuffie, GRU and other medical institutions/organizations to locate an office or facility in the new Medical District Character Area.
- Attract 5 new businesses to the Three Points Interchange Character Area.
- Utilize the “retail profile” in the URP II and partnering agencies to develop a list of desired economic growth outcomes for all sectors.

### **Community Goal: HOUSING**

- Promote the development of safe, affordable, diverse housing options for a variety of income levels through redevelopment, reinvestment, and rehabilitation.

## THOMSON

### **Community Goal: ECONOMIC DEVELOPMENT**

- Create an attractive, cohesive downtown with residential and commercial options to encourage reinvestment and stability

### **Community Goal: HOUSING**

- Promote the development of safe, affordable, diverse housing options for a variety of income levels through redevelopment, reinvestment, and rehabilitation.

## DEARING

### **Community Goal: ECONOMIC DEVELOPMENT**

- Create an attractive, cohesive downtown with residential and commercial options to encourage reinvestment and stability

### **Community Goal: HOUSING**

- Promote the development of safe, affordable, diverse housing options for a variety of income levels through redevelopment, reinvestment, and rehabilitation.

During the course of the 2015 Joint Comprehensive Plan process, the previous work program items were reviewed. Some of those items were deemed more appropriate as supporting policies for long-term housing and economic development goals. These policies are shared by all participating jurisdictions, as they are applicable to each.

### **ECONOMIC DEVELOPMENT**

- Commit to promotion of mixed-use developments at major thoroughfare intersections
- Follow the recommendations of the Major Thoroughfare Plan (within the 2009 )
- The Development Authority should utilize the McDuffie County Joint Comprehensive Plan when proposing locations for new commercial and industrial activity.
- Promote on-street parking in targeted areas.\*

*\*Dearing should pursue this after development and redevelopment ideas have been formulated.*

### **HOUSING**

- Future park development and location should consider bicycle/pedestrian accessibility and proximity to existing residential development.
- Commit to promotion of mixed-use developments at major thoroughfare intersections

# Community Agenda: LAND USE PLAN

The Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning require that communities that are subject to the state of Georgia Zoning Procedures Law include a land use elements within their comprehensive plan documents. McDuffie County, Thomson, and Dearing all administer and enforce land use and zoning regulations. Therefore, the state's land use element requirement applies to the 2015 Joint Comprehensive Plan.

Inclusion of a land use element within a comprehensive plan document is a sound initiative within a comprehensive plan. Perhaps no other comprehensive planning element better relates to a community's long term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this inter-relationship results in the 2015 Joint Comprehensive Plan's "land use plan" component being inclusive of multiple aspects that work together and have an influence on the community.

The Community Agenda Land Use Plan - in conjunction with the Land Use analysis provided in the Community Profile document - collectively form the 2015 Joint Comprehensive Plan's required Land Use Element. The Land Use Plan includes three (3) principal components:

**Land Suitability Map:** This composite map and supporting narrative overlays different natural and cultural resource data layers to identify areas unsuitable for the location of solid waste handling and disposal facilities. The map is intended to determine whether or not the maps contained in the current McDuffie County Joint Solid Waste Management Plan (2007-2017) should, or should not, be amended.

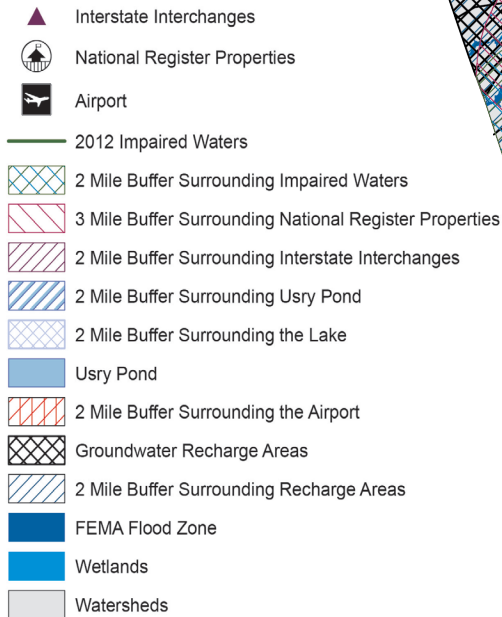
**Character Area Maps:** These maps and supporting narratives provide a description of preferred land use districts for varying sections of McDuffie County, Thomson, and Dearing. As with the previous Comprehensive Plan's character area maps, each jurisdiction is divided into character areas, presented on individual maps.

**Special Areas:** Specific corridors, neighborhoods, and districts within McDuffie County jurisdictions that require special attention for development or redevelopment considerations described in a narrative. The previous Joint Comprehensive Plan contained these areas. As part of this process, the previous areas were re-examined.

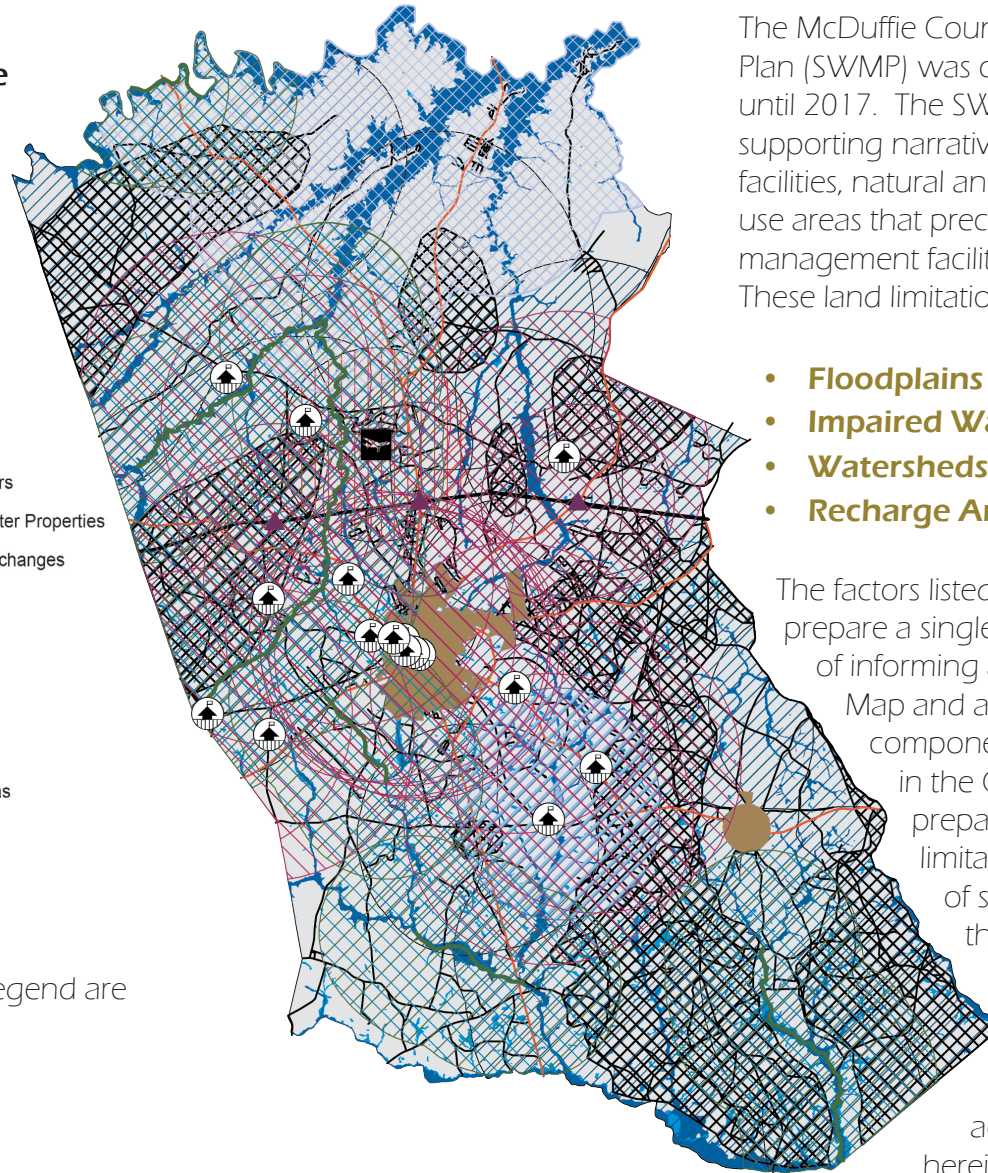
The McDuffie County Joint Comprehensive Plan 2015's Land Use Plan will be considered by local governing authorities when making land use recommendations, determinations, interpretations, and decisions in the future.

## LAND SUITABILITY MAP

**Map 3.1: Areas Not Suitable for Landfills or Solid Waste Facilities**



Items referenced in the above legend are assessed on **page 64**.



The McDuffie County Joint Solid Waste Management Plan (SWMP) was completed in 2007 and is in effect until 2017. The SWMP includes a series of maps and supporting narrative that identify a variety of community facilities, natural and cultural resources, and land use areas that preclude the location of solid waste management facilities in many parts of McDuffie County. These land limitations include:

- **Floodplains**
- **Impaired Waters**
- **Watersheds**
- **Recharge Areas**
- **Wetlands**
- **Historic Sites**
- **Airport**

The factors listed above have been re-evaluated to prepare a single land suitability map for the purposes of informing and preparing the Character Area Map and areas requiring special attention components of the Land use Plan presented in the Community Agenda. Although prepared in part to illustrate where land limitations continue to preclude the siting of solid waste management facilities, the land suitability map herein **does not replace** the existing maps within the SWMP. McDuffie County jurisdictions may consider amending the existing SWMP to account for the recommendations herein.

# Community Agenda: Land Use Plan

## LAND SUITABILITY MAP

The Land Suitability Map illustrated on **page 63** includes a legend which identifies 9 environmental and land use factors areas within McDuffie County that are not suitable for solid waste handling and disposal facilities. These factors largely represent a re-assessment of the “land limitation” factors contained in the existing Joint McDuffie County SWMP; some subject to more recent data sets than was available during preparation of the 2007 SWMP. A Land Suitability Map narrative that explains the factors listed in the **Map 3.1** legend on **page 63** is contained in **Figure 3.1** below. The Land Suitability Map herein informs the subsequent Character Area maps and Areas Requiring Special Attention. The Land Suitability Map may also serve as a reference by which the existing maps within the 2007 SWMP may be amended.

**Figure 3.1: Land Suitability Map Narrative, Land Limitations**

<b>Land Limitations (mapped)</b>	<b>Amendment of 2007 SWMP Recommended?</b>	<b>Assessment</b>
Interstate Interchanges	Yes	Growth around the I-20 interchanges remain a priority. No solid waste facility may be located within a two (2) mile radius of each interchange.
National Register Properties (historic sites)	Yes	In order to protect the investments in, and maintain the marketability of, historic sites in McDuffie County (National Register and others,) no solid waste facility may be located within three (3) miles of such a property.
Airport	No	Per DNR criteria, no solid waste handling facility may be located within 10,000 feet from the end of the runway
Groundwater Recharge Areas	No	In order to preserve the existing level of water quality in McDuffie County and therefore, continue to provide the citizens of all McDuffie County jurisdictions with an adequate - both in terms of quality and quantity - potable water supply, no solid waste facility shall be located within two (2) miles of any recharge area in McDuffie County.
FEMA Flood Zones	No	No solid waste facility in McDuffie County, existing or planned, lies or may lie within, an area designated as a 100 year floodplain.
Wetlands	No	No solid waste facility in McDuffie County, existing or planned, lies or may lie within, an area designated as a freshwater wetland.
Watersheds, Impaired Waters, Usry Pond and Clarks Hill Lake (not mapped)	Yes	No solid waste facility shall be located in any HUC 12 watersheds containing an impaired water body as listed on the most recent Environmental Protection Agency (EPA) 305(b)/303(d) list , or within two (2) miles of any such watershed.
<b>Land Limitations (not mapped)</b>		<b>Assessment</b>
Jurisdictional Boundaries (External)	No	Unless multi-jurisdictional agreements are made between McDuffie and adjacent counties, solid waste facilities should be located in a manner that respects the siting criteria of neighboring jurisdictions. Buffer areas established in adjacent jurisdictions' solid waste management plans should be viewed as overlapping the territorial area of McDuffie County where applicable.
Access	Yes	Greater access criteria should be adopted for the siting of solid waste facilities taking into account not only the surfacing of a road, but also the functional classification of the access road and whether or not such road traverses through a municipal boundary.

## CHARACTER AREA MAPS

During the 2009 Comprehensive Plan process, McDuffie County, Thomson, and Dearing opted not to prepare a future land use map but instead to focus on Character Areas. The 2015 Joint Comprehensive Plan incorporates Character Area Maps as its principal means by which the long-term land use goals and policies of McDuffie County, Thomson, and Dearing are represented. The Character Area Maps presented herein, is an update to (and supersedes,) the prior character area map that was included in the participating jurisdictions' last comprehensive plan document.

The 2009 character area map established nine (9) total character areas for unincorporated McDuffie County, seven (7) for Thomson, and two (2) for Dearing. The Character Area Maps retain the following character areas from the previous comprehensive plan document:

McDuffie County	Thomson
Countryside	Commercial Corridor
Fort Gordon Buffer	Downtown Thomson
Lakeshore	Traditional Neighborhood - Stable
Production	Regional Commercial
Three Points Interchange	Suburban Residential
Urban Reserve	Traditional Neighborhood - Declining
Suburban Reserve	
Wrightsboro Village	

The 2015 Joint Comprehensive Plan Character Area Maps include a total of 12 character areas for McDuffie County, eight (8) for Thomson and four (4) for Dearing. The Character Area Maps introduce the following 10 (ten) new character areas:

McDuffie County	Thomson	Dearing
McDuffie County Tourism Gateway	Residential Mixed Use	Residential
Usry Pond Preserve	Thomson Tourism Gateway	Commercial Center
Medical District		Town Center
Traditional Kaolin Mining		Industrial

The boundaries and narratives of pre-existing character areas have been revised to account for changing conditions in McDuffie County and its contained jurisdictions.

# Community Agenda: Land Use Plan

## CHARACTER AREA MAPS

The 2015 Joint Comprehensive Plan's Character Area Maps are located on **pages 67** (McDuffie County), **80** (Thomson), and **89** (Dearing), with supporting narratives for specific character areas in each locality in the pages following each character area map. When determining how best to use the 2015 Joint Comprehensive Plan's Character Area maps and supporting narratives, the reader should be mindful of the following three (3) parameters:

**Character Area Boundaries:** Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the 2015 Joint Comprehensive Plan or other local policy document. Generally, a tract should develop according to the parameters established in the specific character area in which it is located. Each jurisdiction is strongly encouraged to initiate amendments to their Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

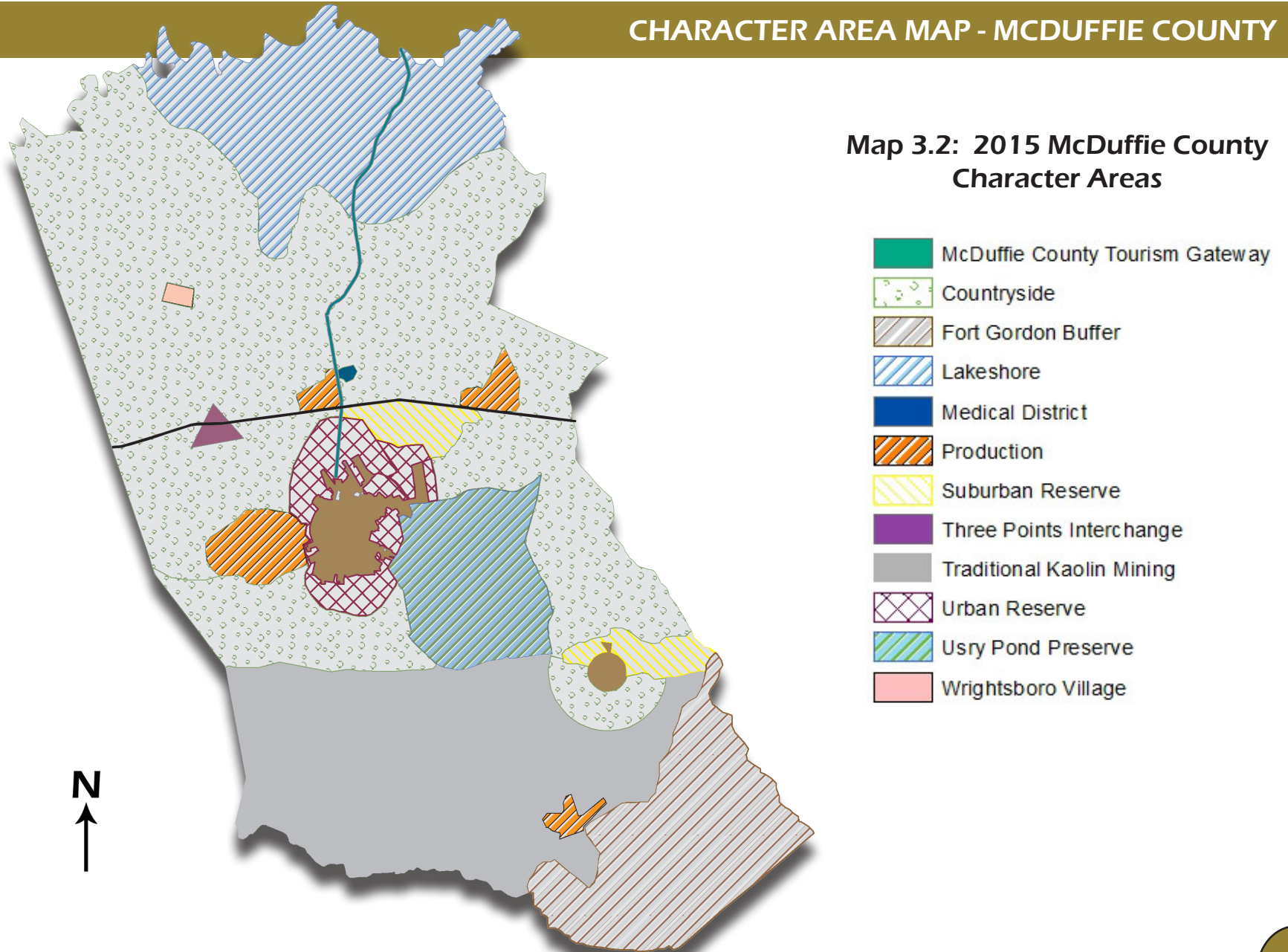
**Character Area Narratives:** The narratives located on the following pages correspond to the Character Area Map for each jurisdiction and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the Community Agenda. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

**Relationship to Special Areas:** Special Areas discussed on **pages 94-95** should be viewed as "overlays" to the Character Area Map in the same manner as overlay districts in a zoning ordinance. Should conflicts exist between character area narratives, and Special Area narratives, the latter should typically (but not exclusively) be given greater weight.



CHARACTER AREA MAP - MCDUFFIE COUNTY

Map 3.2: 2015 McDuffie County Character Areas



# Community Agenda: Land Use Plan

## Character Area: COUNTRYSIDE

### General Description

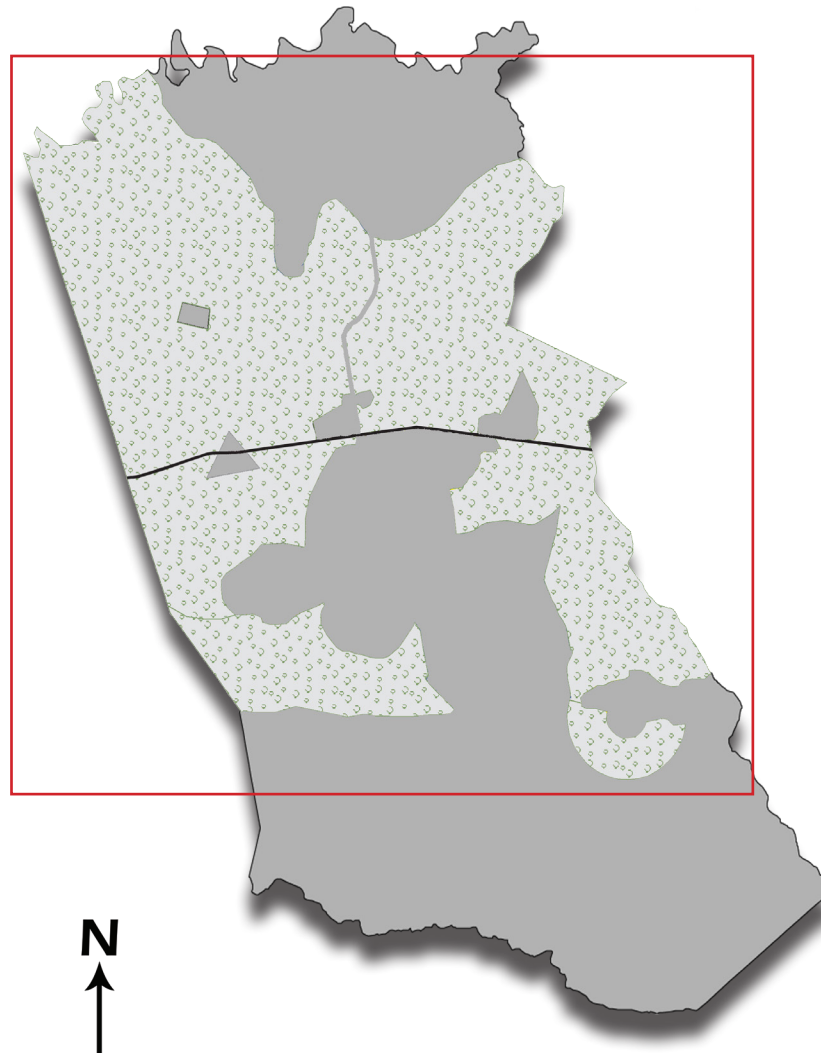
The Countryside character area is predominantly rural, undeveloped land that is used for agriculture or rural residential. Future development in the Countryside character area should strive to retain the rural character through the preservation of open spaces. Large lot residential, clustered residential development and agricultural uses should continue to be the preferred development pattern within the area. Clustered development is the grouping of residential properties on a development site in order to use the extra land as open space, recreation or agriculture.

### Relationship to Prior Plan

Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The narrative has been refined.

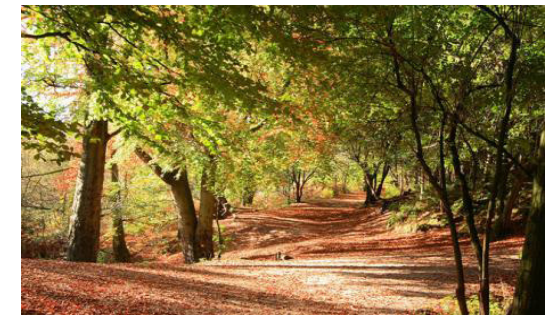
### Land Uses

Agriculture  
Forestry  
Low-density Residential (medium-sized lots with clustered development)  
Passive Recreation



### Implementation Measures

- Target infrastructure expansion, particularly in eastern areas of the county
- Promote timber harvesting with guidelines for replanting
- Emphasize cluster subdivision design that incorporates a significant amount of open space
- Utilize the recreational trails plan and connect to bike routes whenever possible



## Character Area: FORT GORDON BUFFER

### General Description

The Fort Gordon Buffer character area is and should remain a largely undeveloped buffer between Fort Gordon and residential areas of McDuffie County in order to prevent negative impacts of development that encroaches too closely to the Fort.

### Relationship to Prior Plan

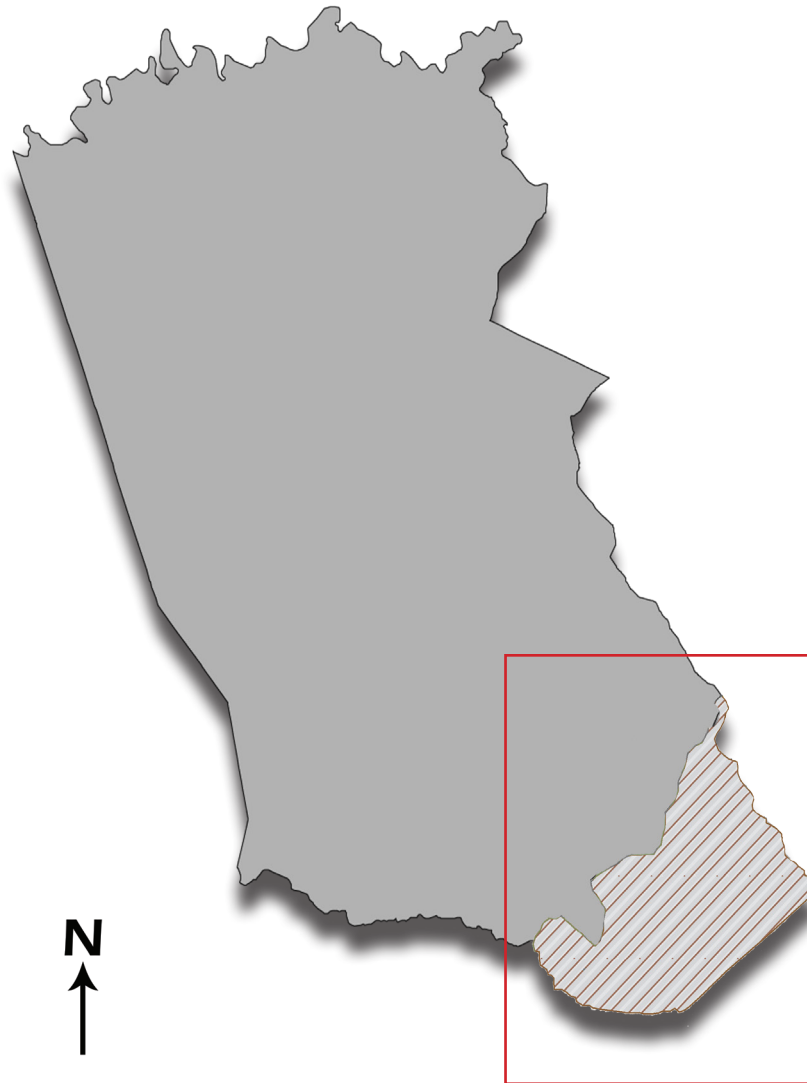
Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The narrative has been refined.

### Land Uses

Agriculture  
Passive Recreation  
Mining

### Implementation Measures

- Restrict development in this area
- Acquire conservation easements



# Community Agenda: Land Use Plan

## Character Area: LAKESHORE

### General Description

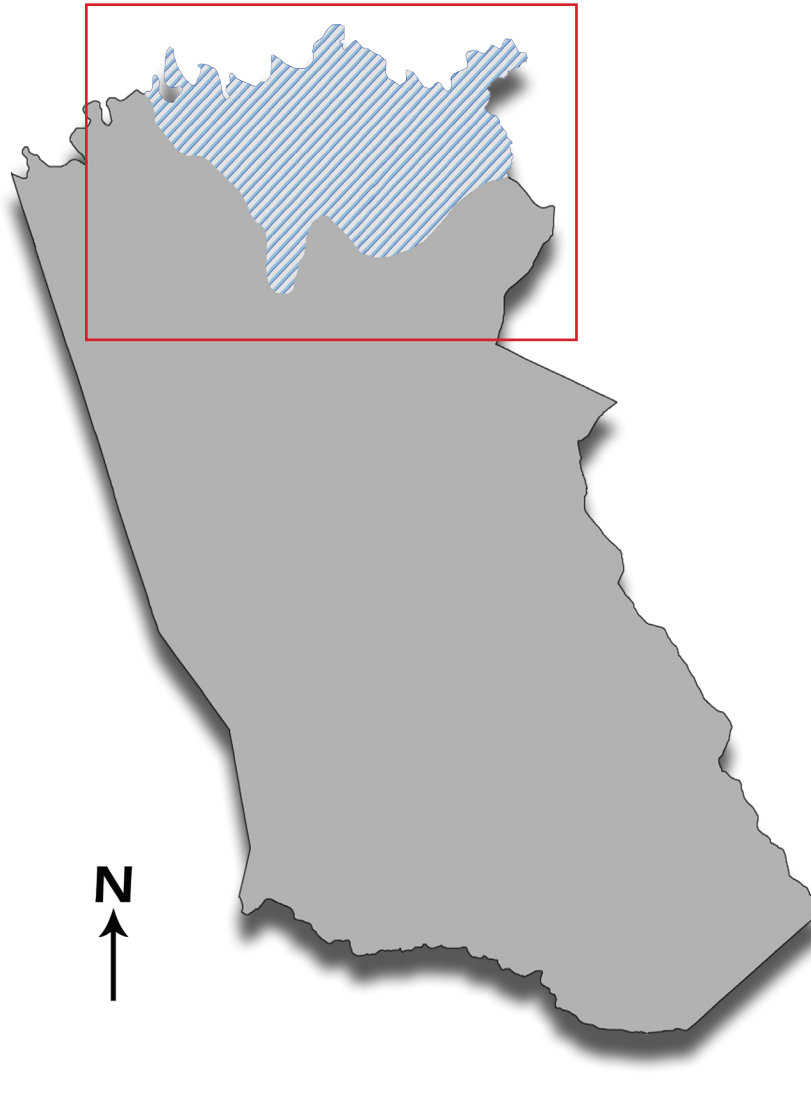
The Lakeshore character area is located in the northeastern portion of McDuffie County along Clark's Hill Lake. This area contains deteriorated housing stock and homeowners who are seasonal visitors. Existing roadways hinder the area from reaching its full recreational potential.

### Relationship to Prior Plan

Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The narrative has been refined.

### Land Uses

Medium-density Residential  
Passive Recreation  
Parks and Recreation



### Implementation Measures

- Improve transportation facilities
- Develop design guidelines for new development
- Buffer stream corridors
- Focus on cluster development design to maximize open space
- Consider creating a Planned Unit Development (PUD) zoning district
- Implement stronger code enforcement
- Expand sewer service where feasible



## Character Area: PRODUCTION

### General Description

The Production character area lies away from major residential population centers, is near transportation facilities within the county and includes manufacturing, warehousing, and plant nurseries. This character area will be the home of most future manufacturing and warehousing uses within the county.

### Relationship to Prior Plan

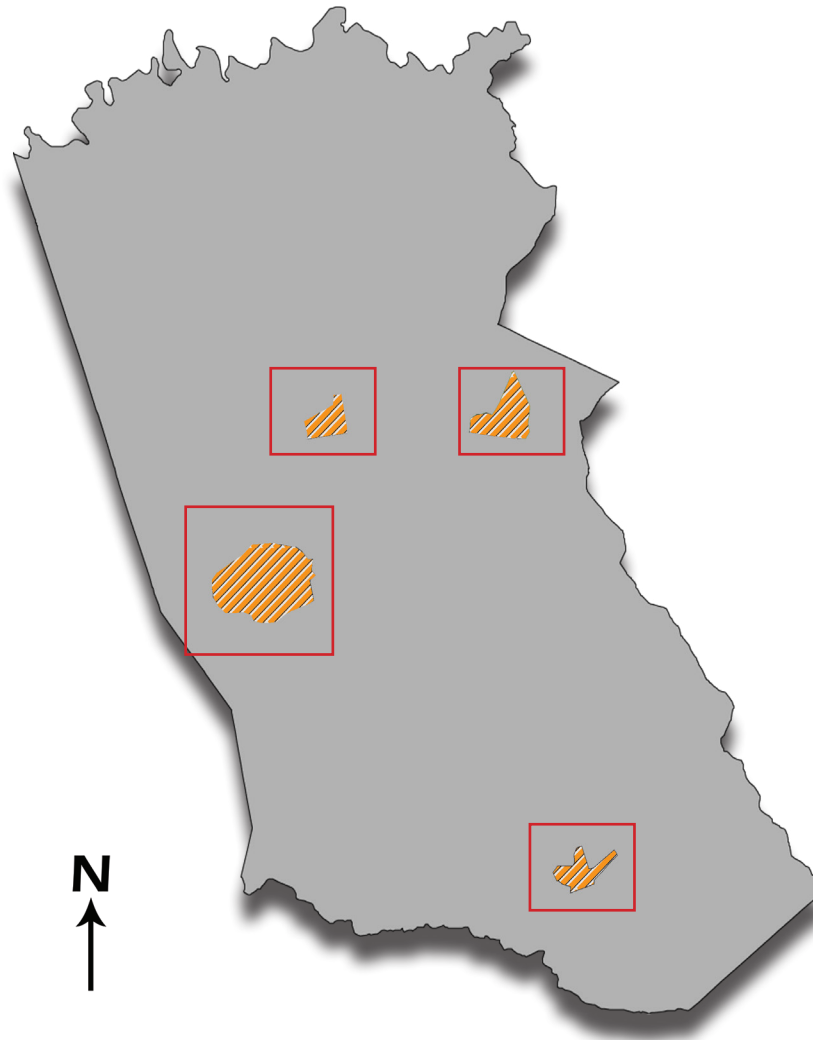
Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. This area has evolved to include landscape nurseries.

### Land Uses

Industrial  
Manufacturing  
Commercial

### Implementation Measures

- Create landscape buffers to separate industrial uses from adjacent areas
- Provide information regarding these areas to potential supporting commercial businesses
- Limit noises, smells, and lighting associated with manufacturing uses
- Provide and maintain streets that can accommodate continual large vehicle traffic



# Community Agenda: Land Use Plan

## Character Area: THREE POINTS INTERCHANGE

### General Description

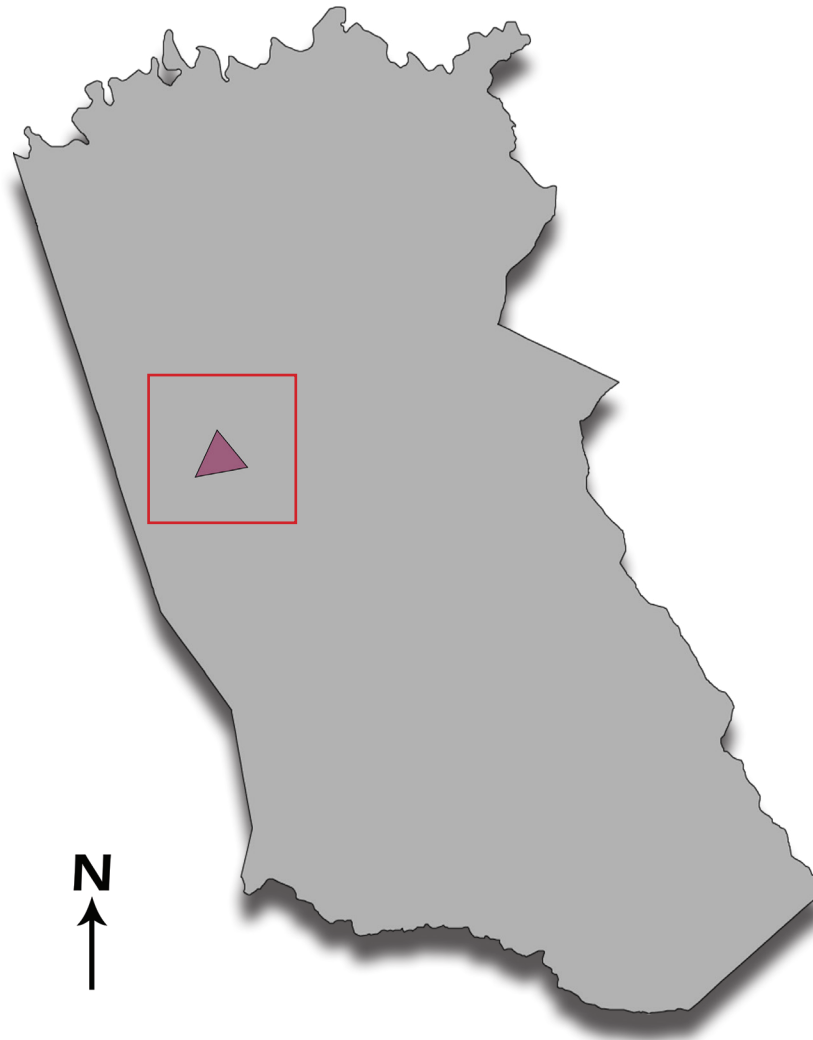
The Three Points Interchange character area is currently the location of a undeveloped I-20 interchange. This area remains mostly characterized by agricultural and forestry uses. Development directly around the interchange should be auto oriented and typical of a major highway interchange. Development to the north of the interchange should be primarily industrial, leading towards the airport. Development south of the interchange may include limited commercial with some residential mixed in as you approach the urbanized area of Thomson.

### Relationship to Prior Plan

Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The boundaries and narrative have been refined.

### Land Uses

Commercial  
Industrial  
Manufacturing



### Implementation Measures

- Provide new/improved infrastructure including water, sewer, and industrial grade streets
- Promote industrial and complimentary uses north of I-20
- Promote commercial uses south of I-20
- Incorporate access management standards for new and existing streets
- Offer incentives to locate in these areas



## Character Area: URBAN RESERVE

### General Description

The Urban Reserve character area surrounds the urbanized area of Thomson. Currently, rural residential and commercial development are the primary uses in this area. Single-family attached, townhome and condo developments would be appropriate.

### Relationship to Prior Plan

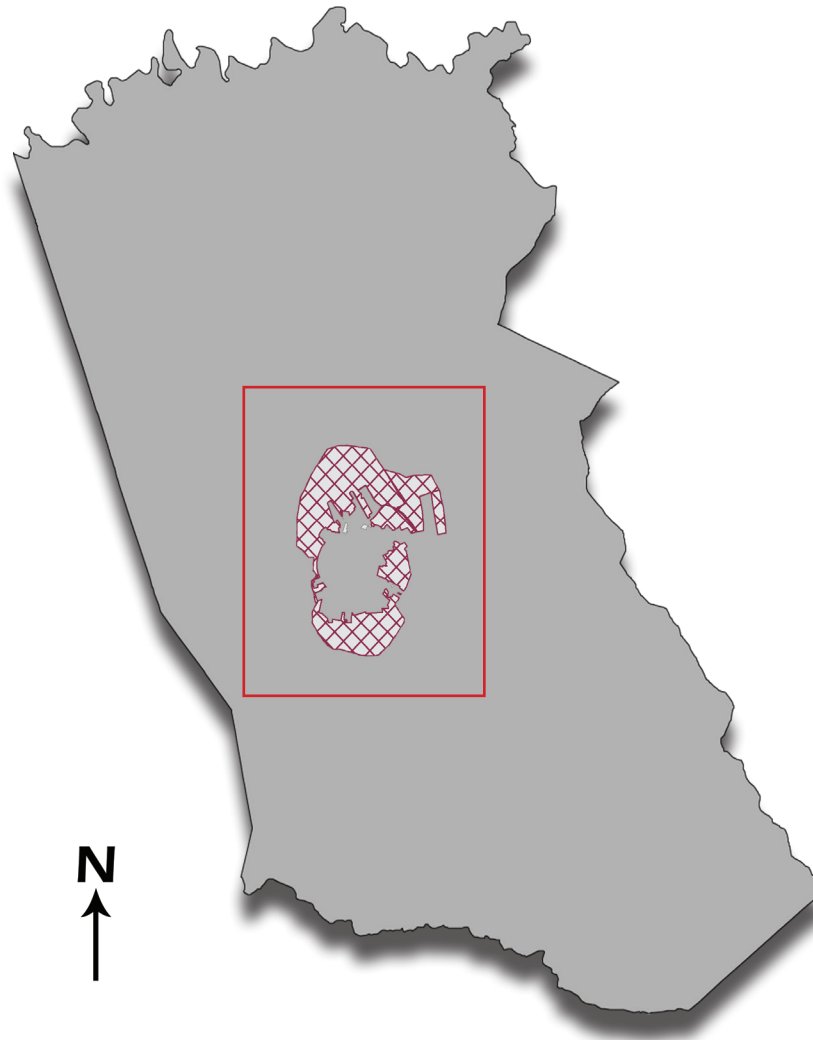
Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The boundaries and narrative have been refined.

### Land Uses

High-density residential

### Implementation Measures

- Encourage pedestrian-oriented street design
- Create street interconnectivity
- Incorporate bicycle/pedestrian facilities



# Community Agenda: Land Use Plan

## Character Area: SUBURBAN RESERVE

### General Description

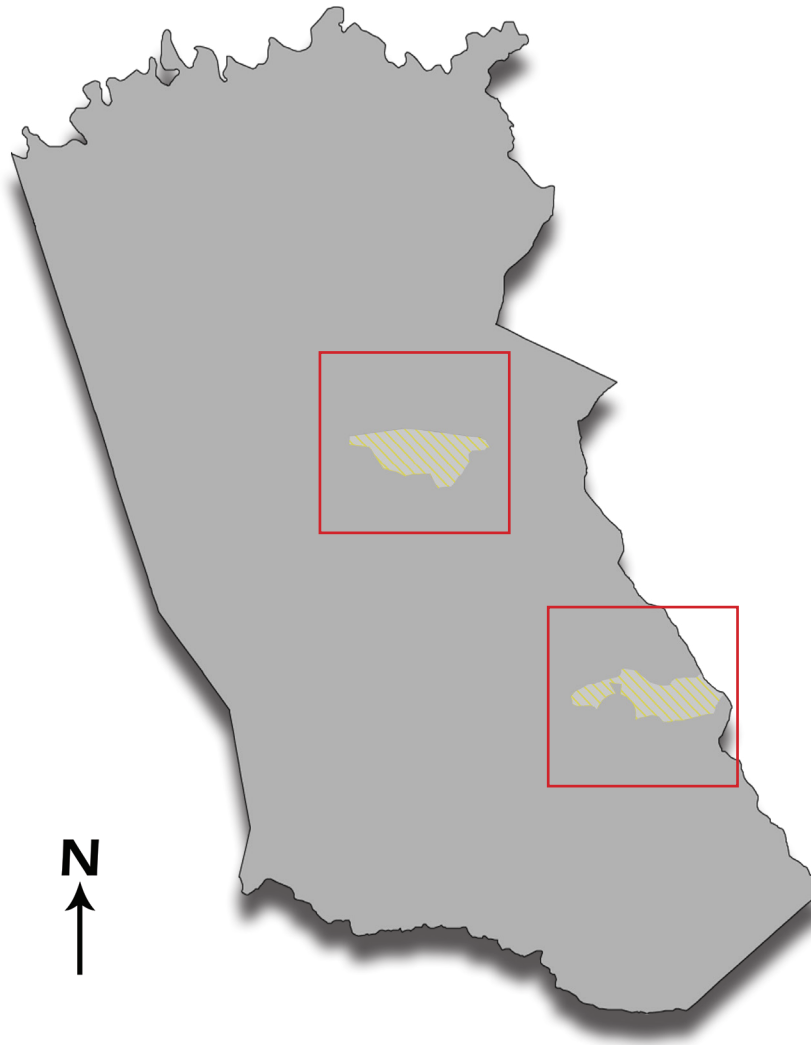
The Suburban Reserve character area is comprised of developed and undeveloped areas of the county within close proximity to Dearing and Thomson that are intended for low to moderate density residential land uses. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.

### Relationship to Prior Plan

Retained from the McDuffie County Joint Comprehensive Plan 2009-2029.

### Land Uses

Residential  
Parks And Recreation  
Passive Recreation



### Implementation Measures

- Promote a variety of architectural styles and housing types
- Create targeted open space and pocket parks in/near neighborhoods
- Establish collector street standards for large developments and in targeted areas
- Incorporate bicycle and pedestrian features with direct linkages to community facilities
- Encourage street linkages between arterials and adjacent development tracts





### General Description

The Usry Pond Preserve character area is an environmentally sensitive area that is unsuitable for most development. This land could be best utilized in the future as open space and utilized in conjunction with other character areas to create a network of trails or greenways that provide residents with recreation and transportation options.

### Relationship to Prior Plan

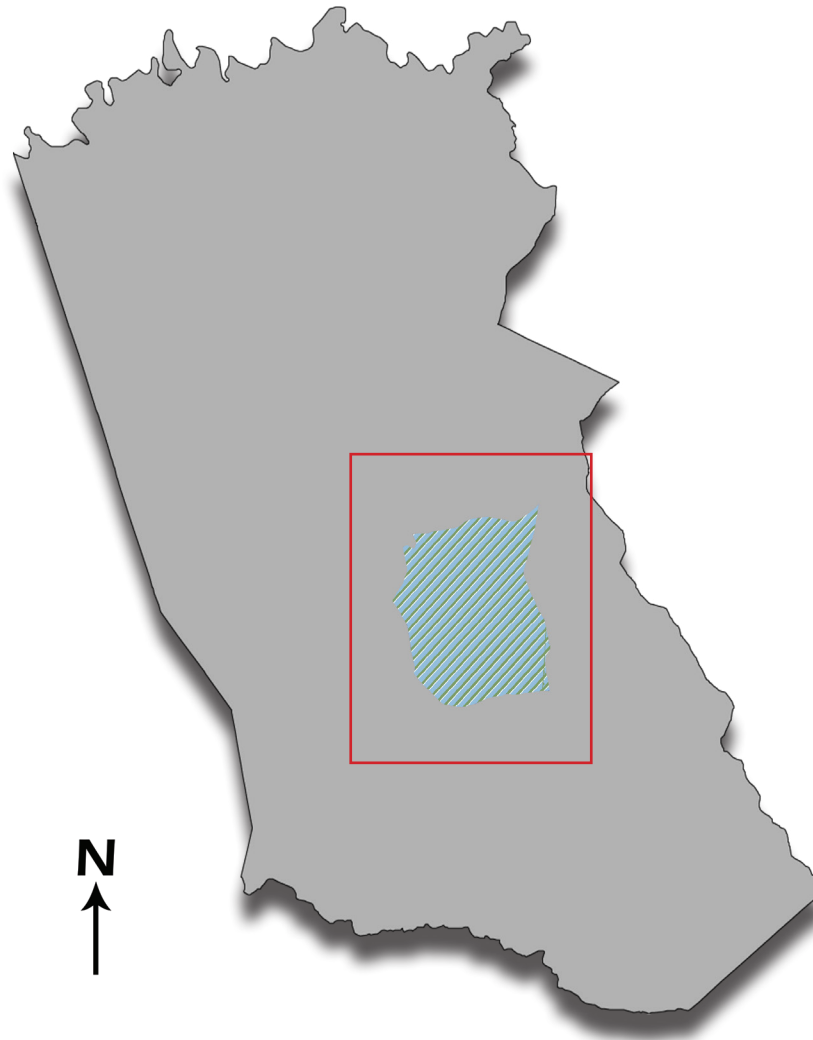
Not part of the McDuffie County Joint Comprehensive Plan 2009-2029. This area evolved from the former “watershed preserve” character area in the 2009 Plan.

### Land Uses

Passive Recreation  
Low-density Residential

### Implementation Measures

- Create and maintain buffer area
- Purchase/acquire properties and/or conservation easements
- Limit residential density
- Develop bicycle and pedestrian “greenway” corridors while creating linkages to and between adjacent development and properties



# Community Agenda: Land Use Plan

## Character Area: WRIGHTSBORO VILLAGE

### General Description

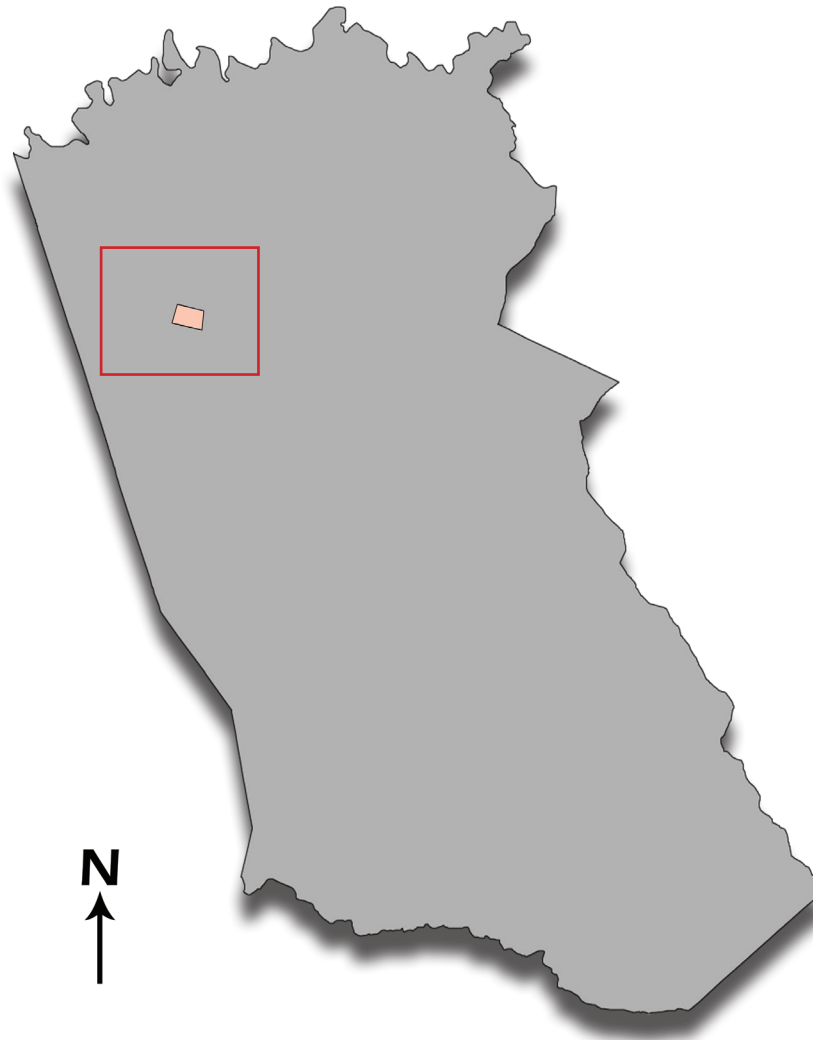
The Wrightsboro Village character area encompasses the historic Wrightsboro Village area. Protection of the historic character of the Wrightsboro village should be the guiding principle of all development within the character area. Clustering of low density residential development to protect the view sheds, and open space will be the easiest way to keep the historic feel of the Wrightsboro Village character area intact.

### Relationship to Prior Plan

Retained from the McDuffie County Joint Comprehensive Plan 2009-2029.

### Land Uses

Low-density Residential  
Passive Recreation



### Implementation Measures

- Establish design guidelines to preserve historic character
- Place buildings as to protect view shed
- Encourage clustering of low-density residential
- Encourage more heritage tourism in the area



## Character Area: MEDICAL DISTRICT

### General Description

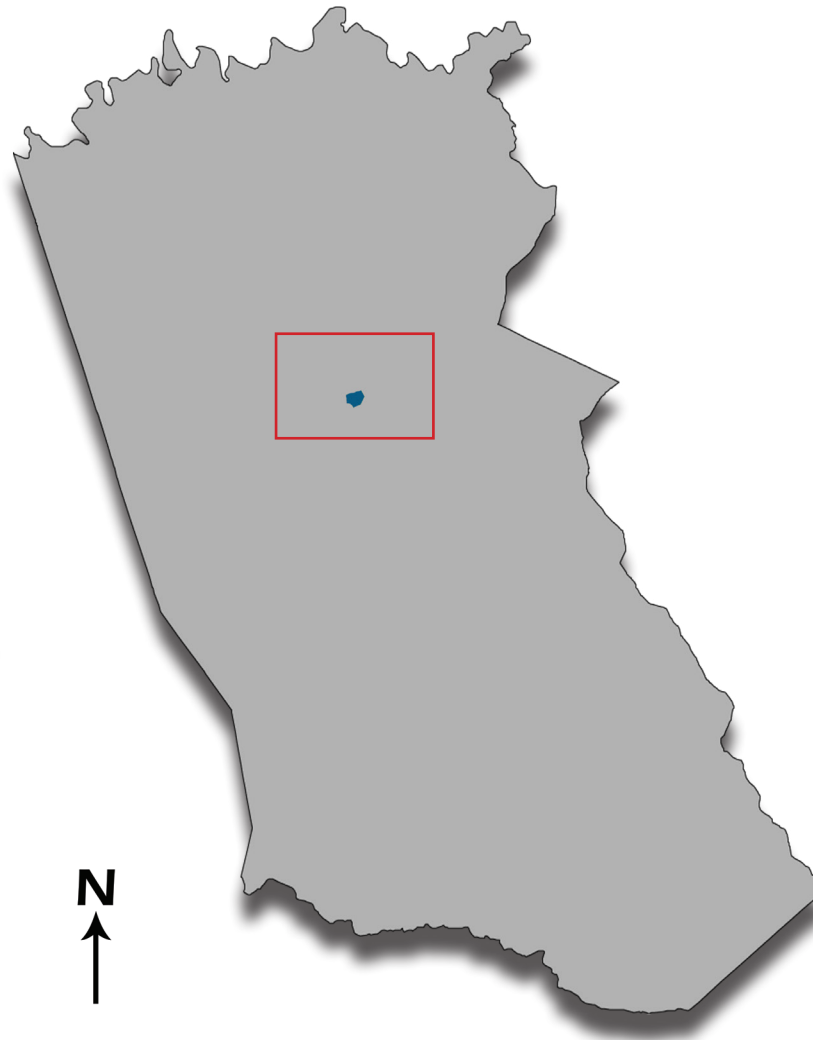
The Medical District character area is focused at the current airport and new hospital and expanding in an east-west direction for 5 miles. Proper development and plane safety in the surrounding area is very important. Concurrently, the expansion of health care and related uses should be in a campus style. Uniform signage with a simple and attractive street and pedestrian network will make way finding simple.

### Relationship to Prior Plan

Not part of the McDuffie County Joint Comprehensive Plan 2009-2029. This area evolved out of growth in the airport area and relocation of the hospital across the road from it.

### Land Uses

Passive Recreation  
Medical  
Office



### Implementation Measures

- Develop restrictions for lighting, cell towers, garbage storage, smoke, utility structures and building height to protect air plane traffic.
- Bury utilities near the airport
- Create bicycle/pedestrian connectivity options for future residential development near the hospital



# Community Agenda: Land Use Plan

## Character Area: MCDUFFIE COUNTY TOURISM GATEWAY

### General Description

The McDuffie County Tourism Gateway character area is located along Lincolnton Rd/Washington Rd from Clark's Hill Lake to the city limits of Thomson, where it connects with the Thomson Tourism Gateway. It stretches from the road centerline to 100 feet on either side of the road centerline along the length of the route.

### Relationship to Prior Plan

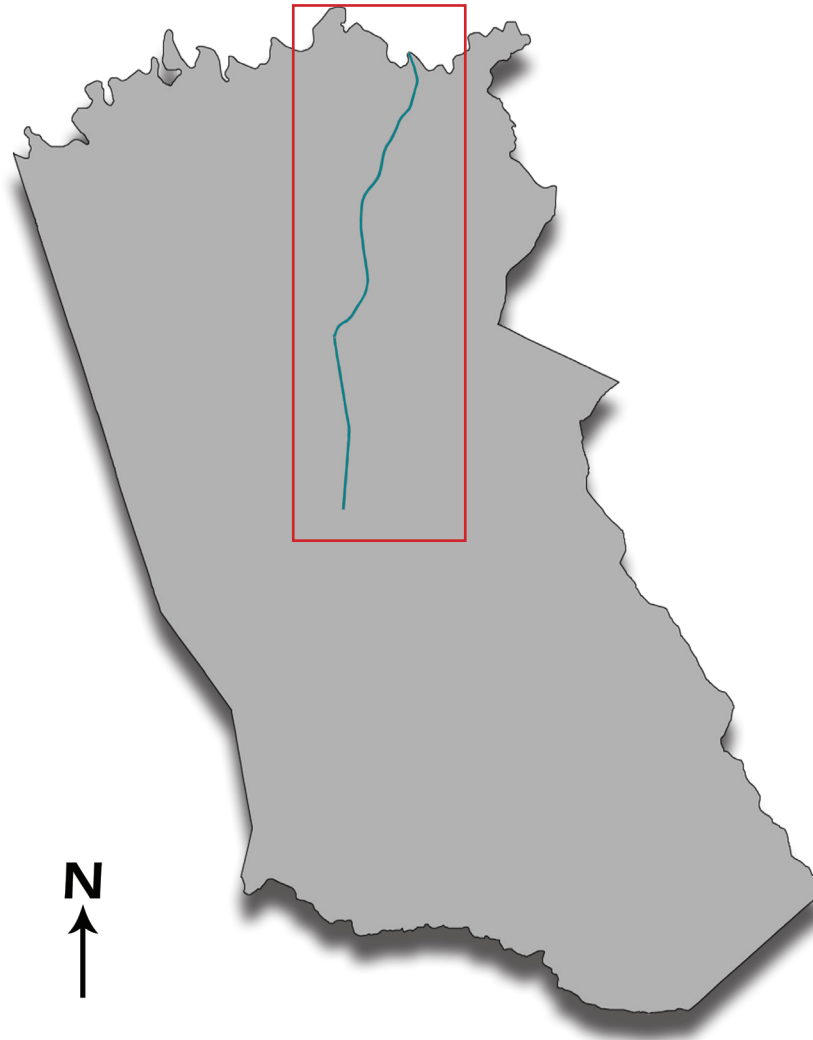
Not part of the McDuffie County Joint Comprehensive Plan 2009-2029. This character area evolved out of the desire to create enhanced visual appeal for tourists visiting the community.

### Land Uses

Acts as an overlay and should conform to the underlying zoning uses

### Implementation Measures

- Review sign ordinance and make appropriate changes
- Create standards for property and vacant parcel maintenance and code enforcement.
- Investigate the adverse impacts of demolition by neglect



## Character Area: TRADITIONAL KAOLIN MINING

### General Description

The Traditional Kaolin Mining character area is located in southern McDuffie County, south of Old Milledgeville Rd/ Wire Rd/Augusta Highway. This area is the traditional land where mining of this important natural resource has occurred and is considered, by some, the only area where future mining should occur. There is also a buffer area around the town of Dearing for future expansions of the town to the south.

### Relationship to Prior Plan

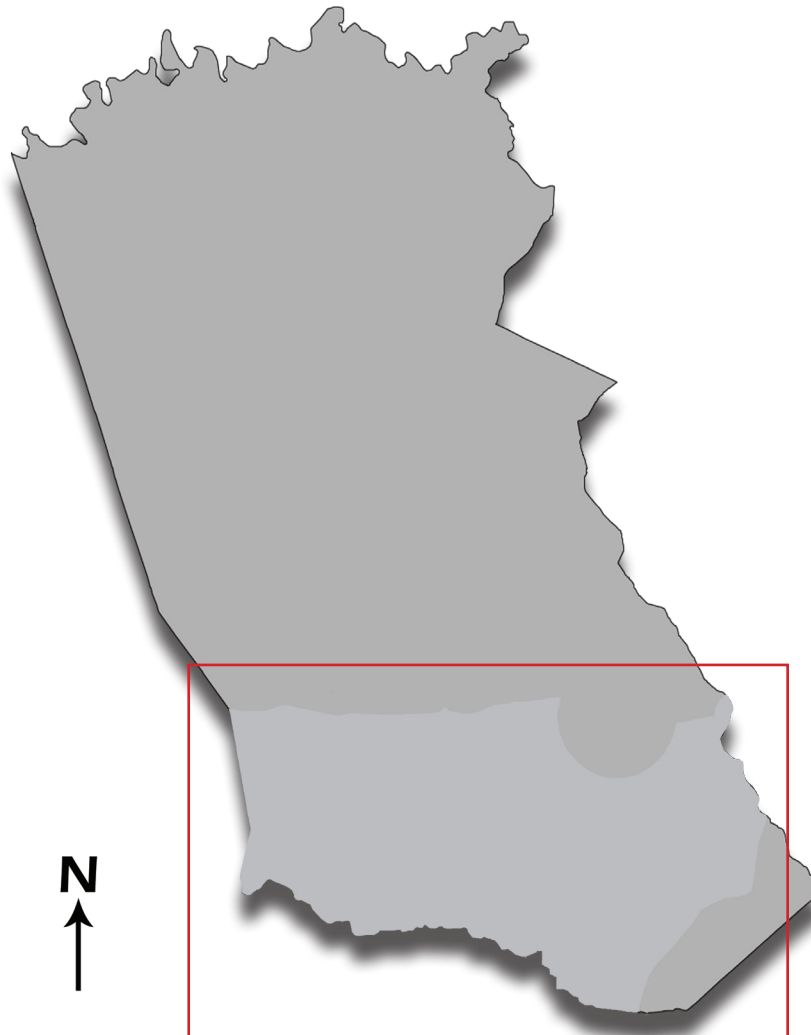
Not part of the McDuffie County Joint Comprehensive Plan 2009-2029.

### Land Uses

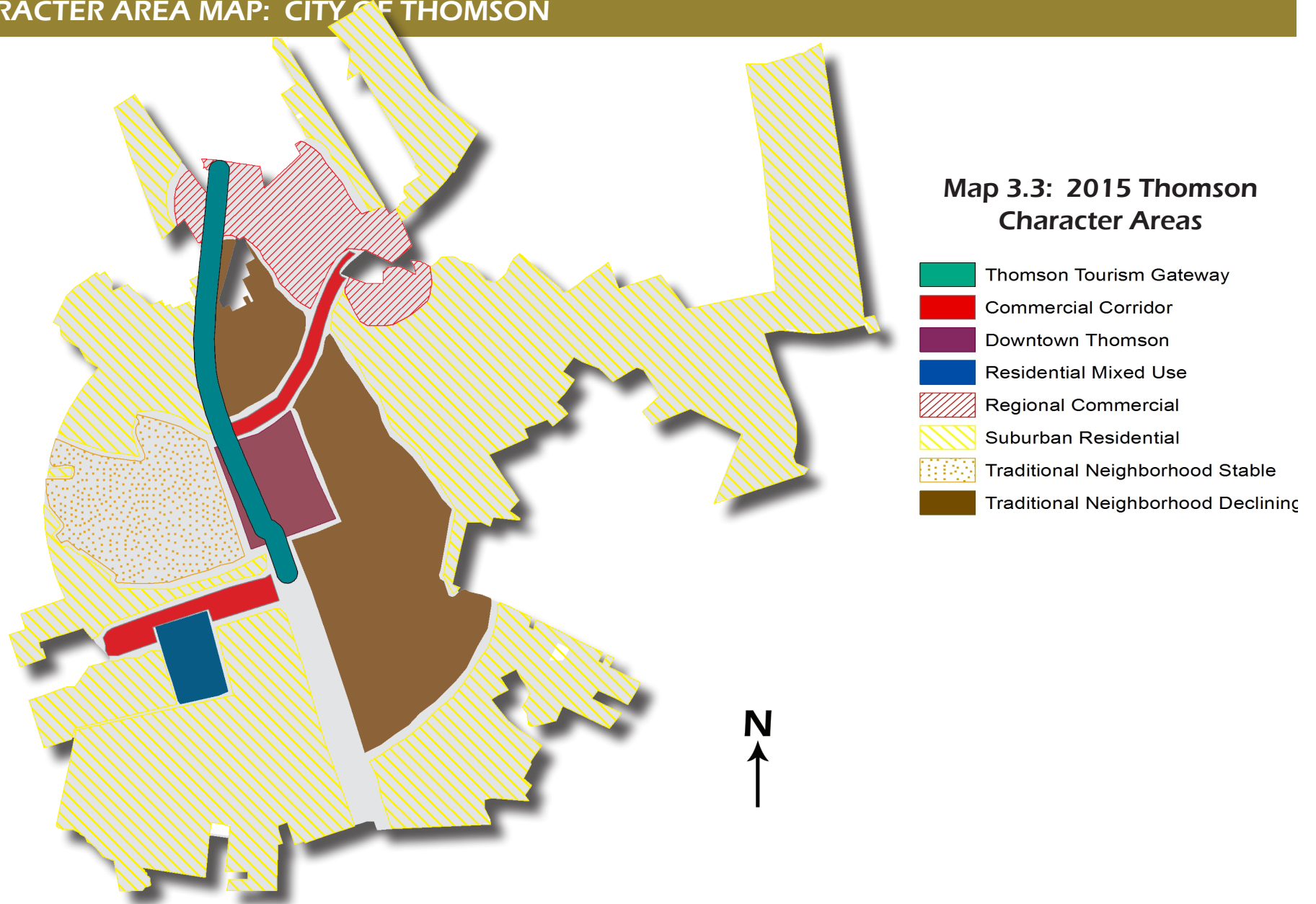
Residential  
Industrial

### Implementation Measures

- Create a zoning overlay district for kaolin mining



CHARACTER AREA MAP: CITY OF THOMSON



## Character Area: COMMERCIAL CORRIDOR

### General Description

The Commercial Corridor character area is comprised of office and retail areas located along portions of Gordon St and Hill St. This area contains office and retail that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Future development patterns should focus on on-site access management features, pedestrian enhancements, landscaping and sign standards in order to improve function and aesthetics.

### Relationship to Prior Plan

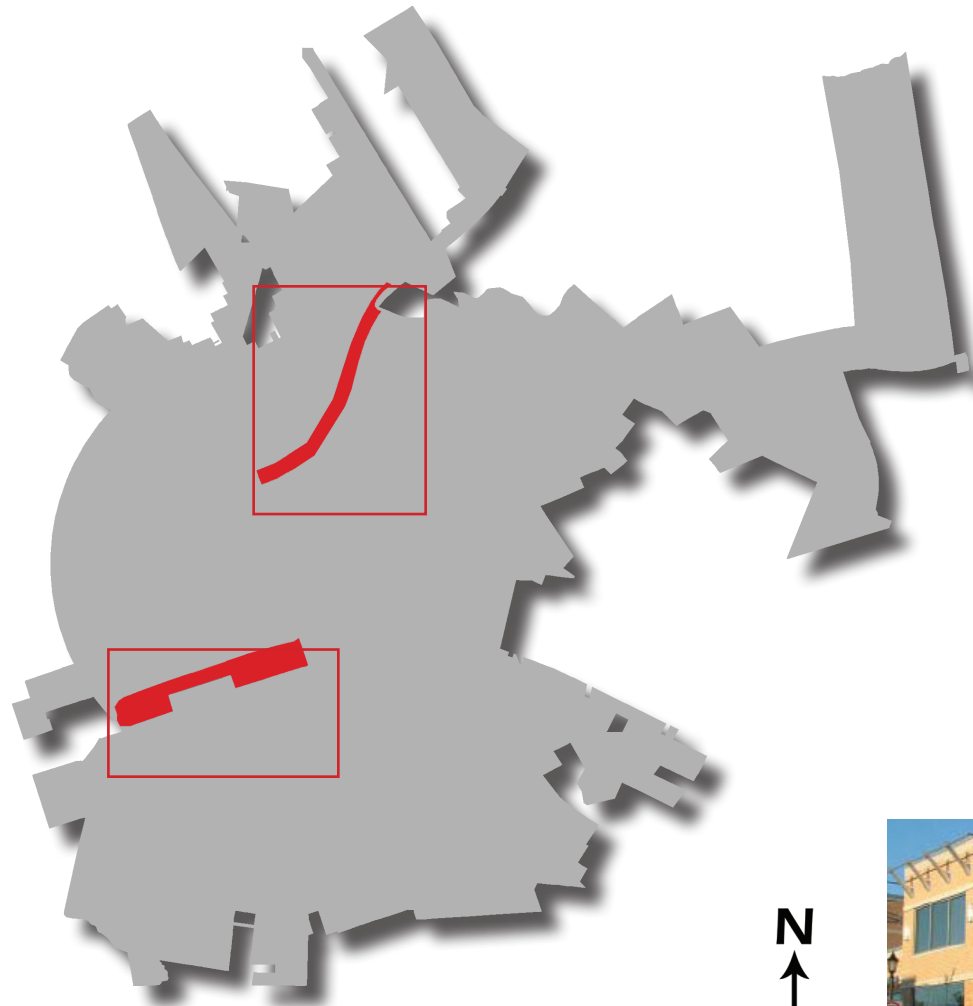
Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The narrative and boundaries have been refined.

### Land Uses

Commercial

### Implementation Measures

- Develop uniform design standards for landscaping and signage
- Establish lighting requirements
- Encourage bicycle racks at retail locations



# Community Agenda: Land Use Plan

## Character Area: DOWNTOWN THOMSON

### General Description

The Downtown Thomson character area is defined mostly by a traditional downtown development pattern (buildings to the edge of the sidewalk, dense, multi-story development, etc). New development should build on these positive attributes and others that promote a pedestrian-friendly environment.

### Relationship to Prior Plan

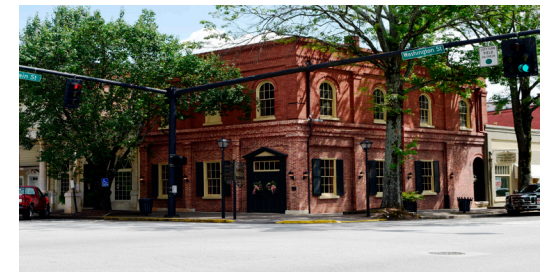
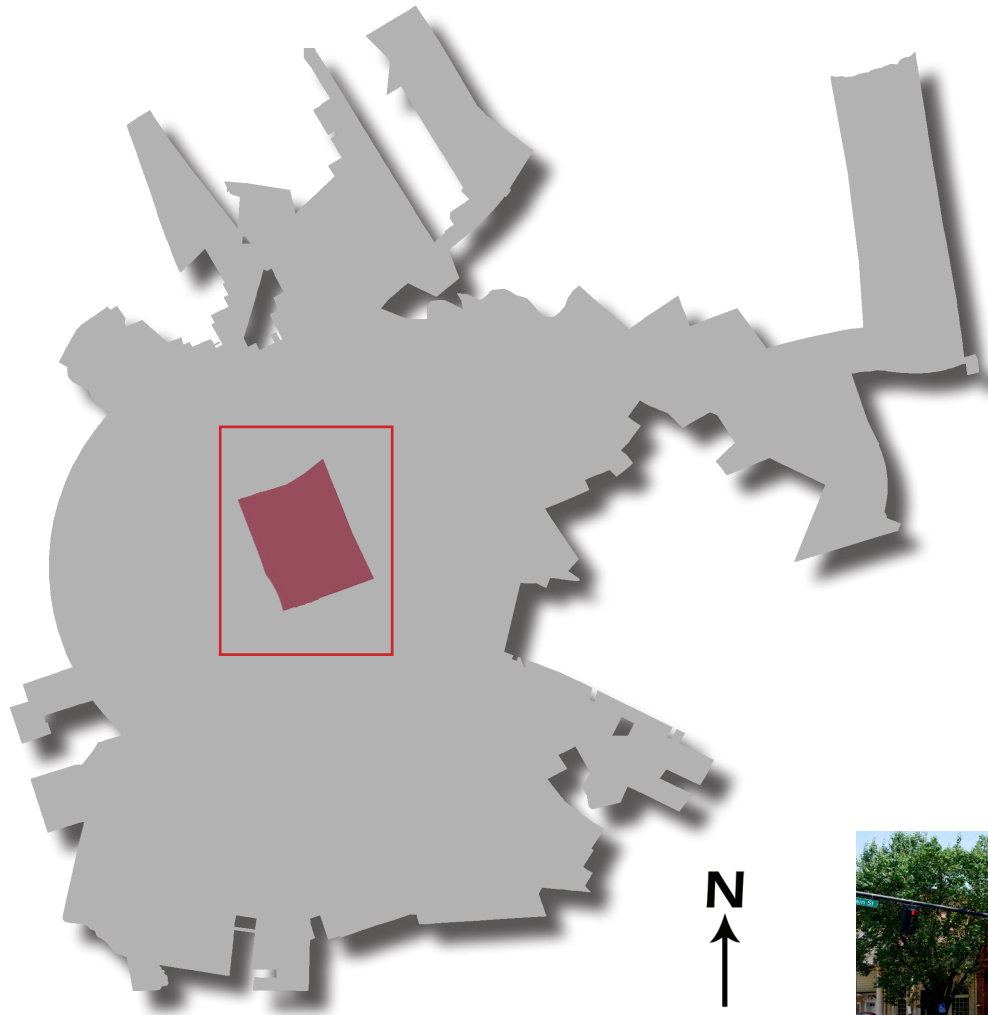
Retained from the McDuffie County Joint Comprehensive Plan 2009-2029.

### Land Uses

Public/Institutional  
Mixed Uses – Residential/Retail

### Implementation Measures

- Maintain and enhance pedestrian facilities
- Incorporate mixed-uses
- Define road edges by locating buildings or landscaping at the roadside with parking in the rear
- Incorporate design guidelines for new development to preserve historic downtown character and walkable connections.
- Investigate options for new traffic patterns





## Character Area: RESIDENTIAL MIXED USE

### General Description

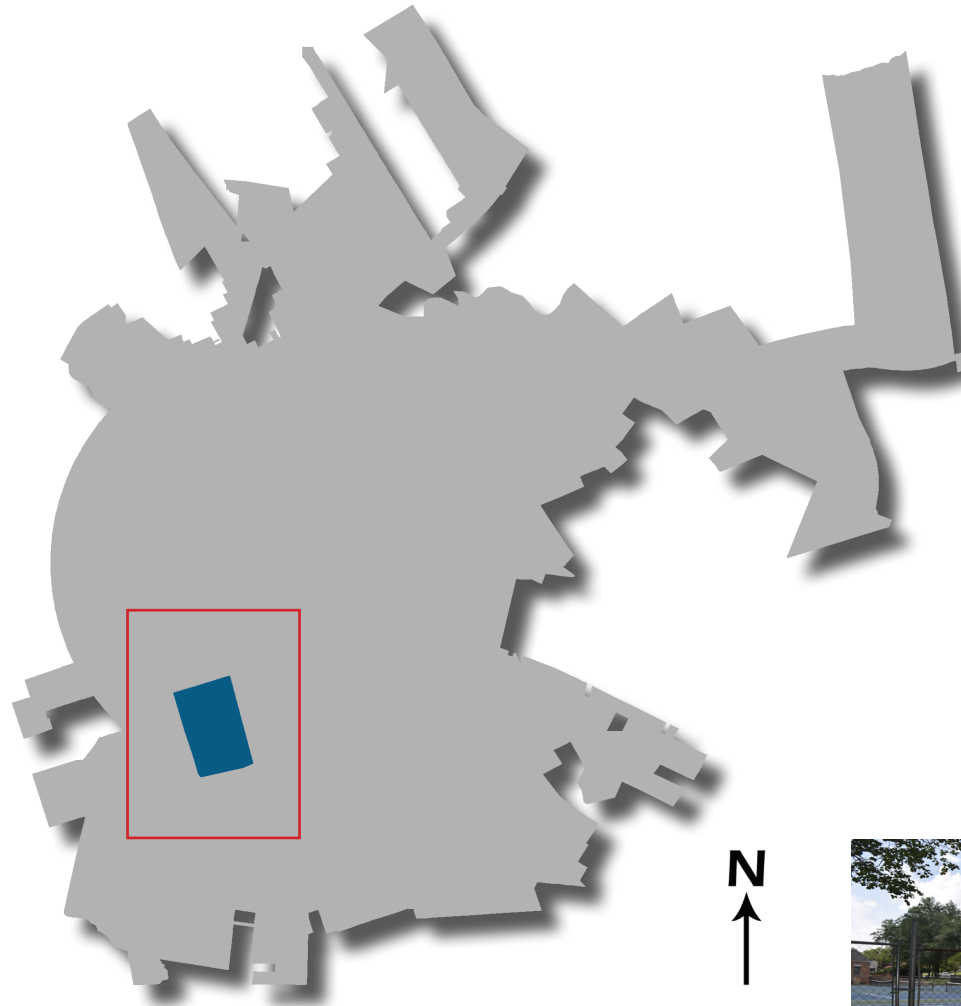
The Residential Mixed Use character area is located in the area of the former hospital. The YMCA will occupy a portion of the former hospital. Development in the area should focus on forming a new identity for the area that encompasses the offices and services that remain as well as residential opportunities. Two-story buildings with retail/residential or office/residential combinations are appropriate mixed uses.

### Relationship to Prior Plan

Not part of the McDuffie County Joint Comprehensive Plan 2009-2029. This area evolved out of the former Medical District character area and annexed property adjacent to it.

### Land Uses

Office  
Mixed use – Retail/Residential and Office/  
Residential  
Active and Passive Recreation



### Implementation Measures

- Repurpose buildings occupied by the former hospital and offices
- Create pedestrian connections between uses and to other areas of the city
- Provide incentives to develop in this area and work with developers to create pedestrian-oriented designs
- Consider creating a Planned Unit Development (PUD) zoning district
- Perform landscape and sidewalk improvements



# Community Agenda: Land Use Plan

## Character Area: REGIONAL COMMERCIAL

### General Description

The Regional Commercial character area is located in the northeastern portion of Thomson. Development within the Regional Commercial character area should incorporate design and access standards to promote a sense of identity. Increase connections in order to expand bicycle and pedestrian networks. Perimeter buffering should also be incorporated.

### Relationship to Prior Plan

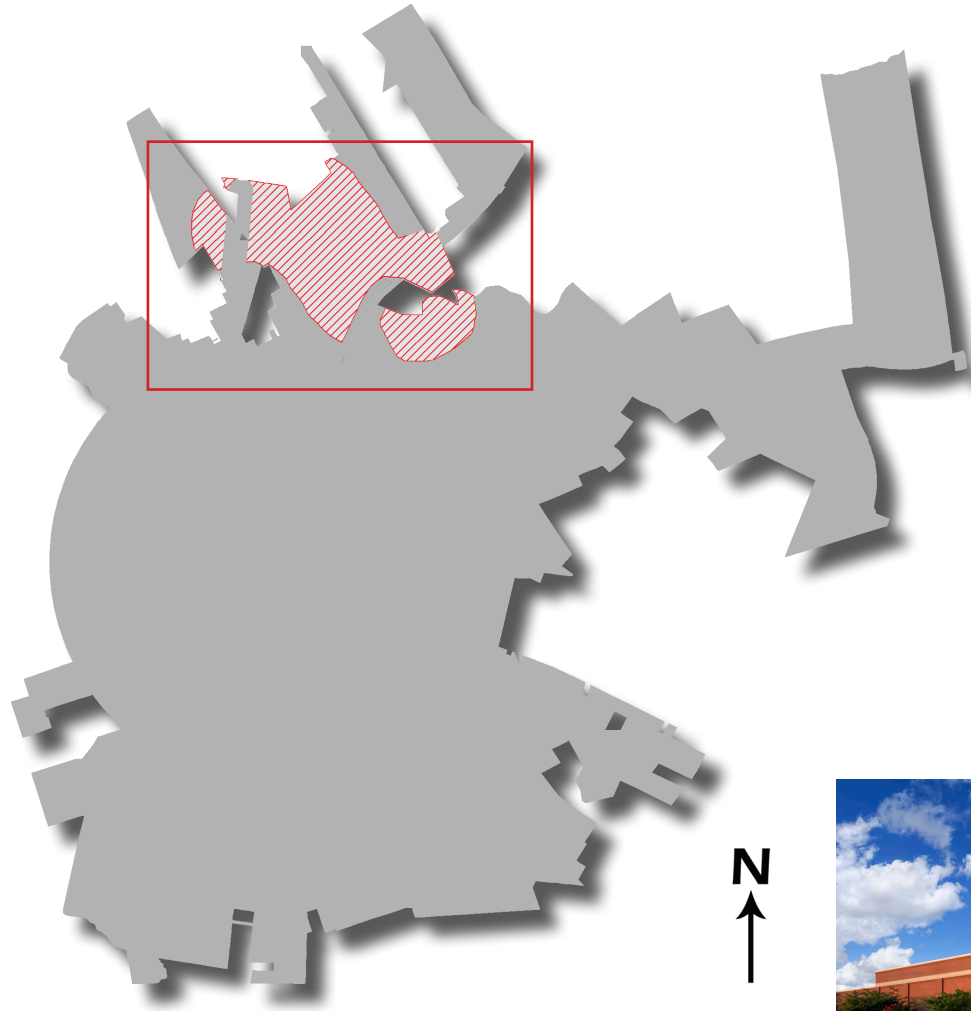
Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The boundaries and narrative have been refined.

### Land Uses

Large-scale Commercial

### Implementation Measures

- Develop uniform design standards for buildings, landscaping and signage
- Create on-site bicycle and pedestrian facilities
- Create bicycle and pedestrian connections to nearby residential areas
- Incorporate buffers along the perimeter



## Character Area: SUBURBAN RESIDENTIAL

### General Description

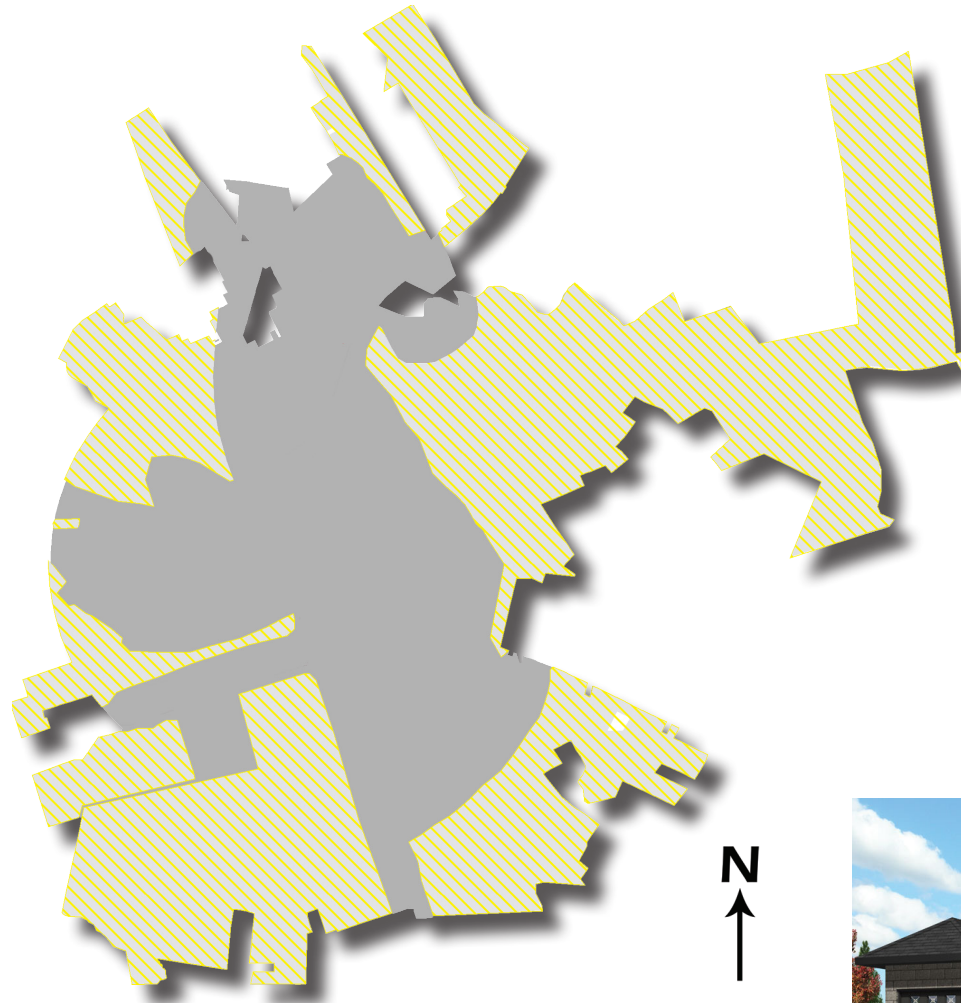
The Suburban Residential character area is characterized by traditional auto-centric suburban development with little to no pedestrian orientation and no transit. Future development should incorporate bicycle and pedestrian facilities and connections between existing developments. A variety of architectural styles and types of housing should be encouraged in order to begin to establish neighborhood identities.

### Relationship to Prior Plan

Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The boundaries and narrative have been refined.

### Land Uses

Low to high density Residential  
Parks and Recreation



### Implementation Measures

- Promote a variety of architectural styles and housing types
- Create targeted open space and pocket parks in/near neighborhoods
- Develop collector street standards for large developments in targeted areas
- Incorporate bicycle and pedestrian features with connections to greenways and community facilities



# Community Agenda: Land Use Plan

## Character Area: TRADITIONAL NEIGHBORHOOD-DECLINING

### General Description

The Traditional Neighborhood-Declining character area includes neighborhoods east of Main Street that were once stable and thriving. Currently they contain a concentration of structures/properties that exhibit characteristics of deterioration. Neighborhood scale retail/commercial and greenspace should be incorporated to serve as focal points and support redevelopment and rehabilitation activities.

### Relationship to Prior Plan

Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The narrative has been refined.

### Land Uses

Medium-density Residential  
Neighborhood Commercial  
Parks and Recreation  
Mixed Use



### Implementation Measures

- Incorporate ideas from the Thomson Urban Redevelopment Plan II
- Take advantage of vacant or blighted parcels to infill with architecturally compatible, mixed income housing and pocket parks
- Build a new neighborhood scale retail/commercial center
- Utilize the land bank to work with distressed properties



## Character Area: TRADITIONAL NEIGHBORHOOD-STABLE

### General Description

The Traditional Neighborhood-Stable character area of Thomson is located west of downtown and has remained viable over the long term. Comprised of mostly older well-maintained homes, this character area offers its residents a strong neighborhood identity.

### Relationship to Prior Plan

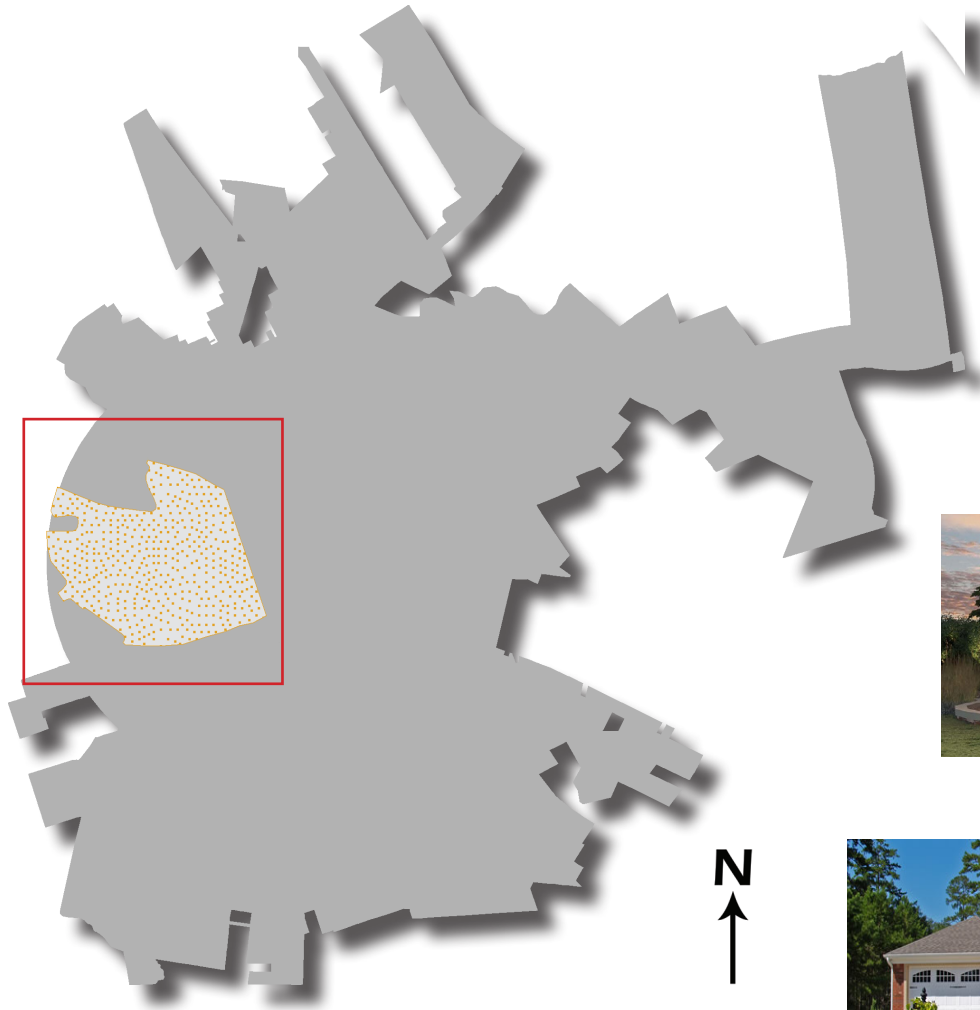
Retained from the McDuffie County Joint Comprehensive Plan 2009-2029. The narrative has been refined.

### Land Uses

Residential

### Implementation Measures

- Strengthen pedestrian connections to community facilities and other destination
- Continue support of neighborhood identity
- Establish design guidelines for infill development



# Community Agenda: Land Use Plan

## Character Area: THOMSON TOURISM GATEWAY

### General Description

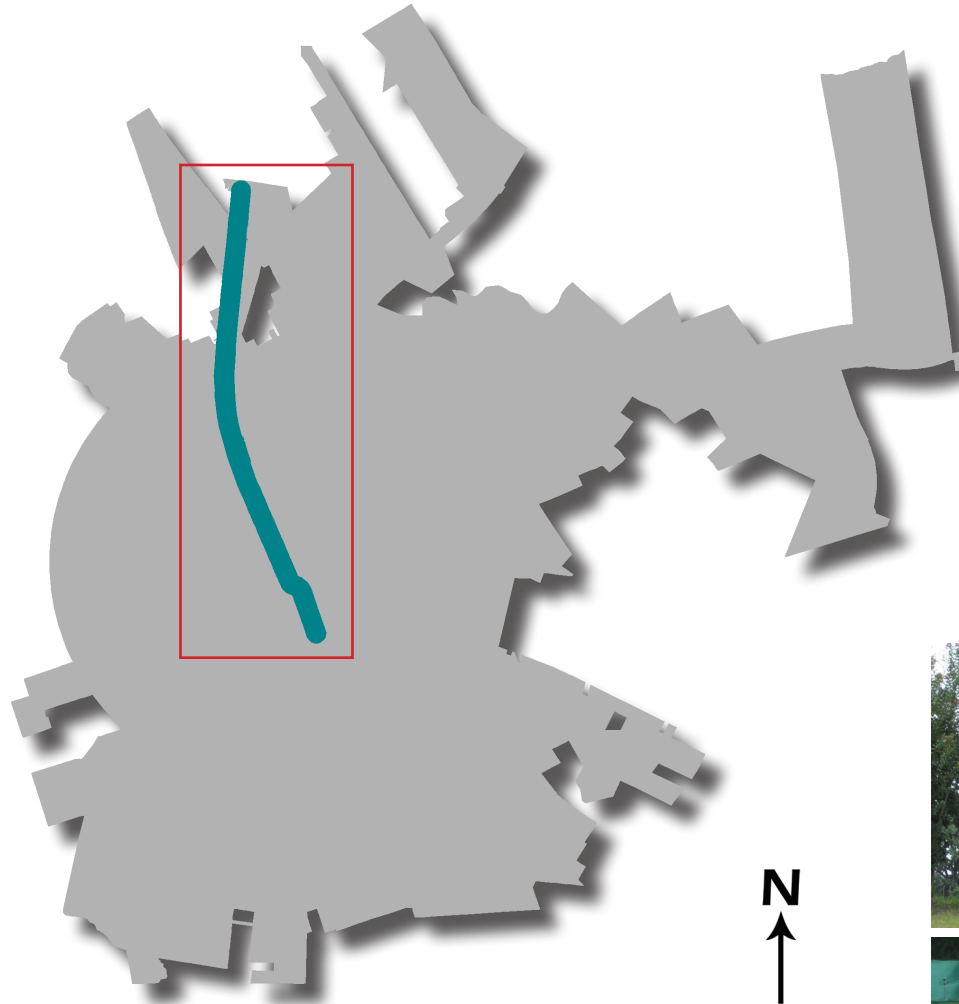
The Thomson Tourism Gateway character area begins at city limits where it connects to the McDuffie County Tourism Gateway and extends down to Hill St. This character area is composed of a public street segment that extends 100 feet from the road centerline on either side. It should incorporate elements such as bicycle and pedestrian enhancements, landscaping, property maintenance standards and sign standards in order to improve function and aesthetics and provide community-wide identity.

### Relationship to Prior Plan

Not part of the McDuffie County Joint Comprehensive Plan 2009-2029. This character area evolved out of the desire to create enhanced visual appeal for tourists visiting the community.

### Land Uses

Acts as an overlay and should conform to the underlying zoning uses.



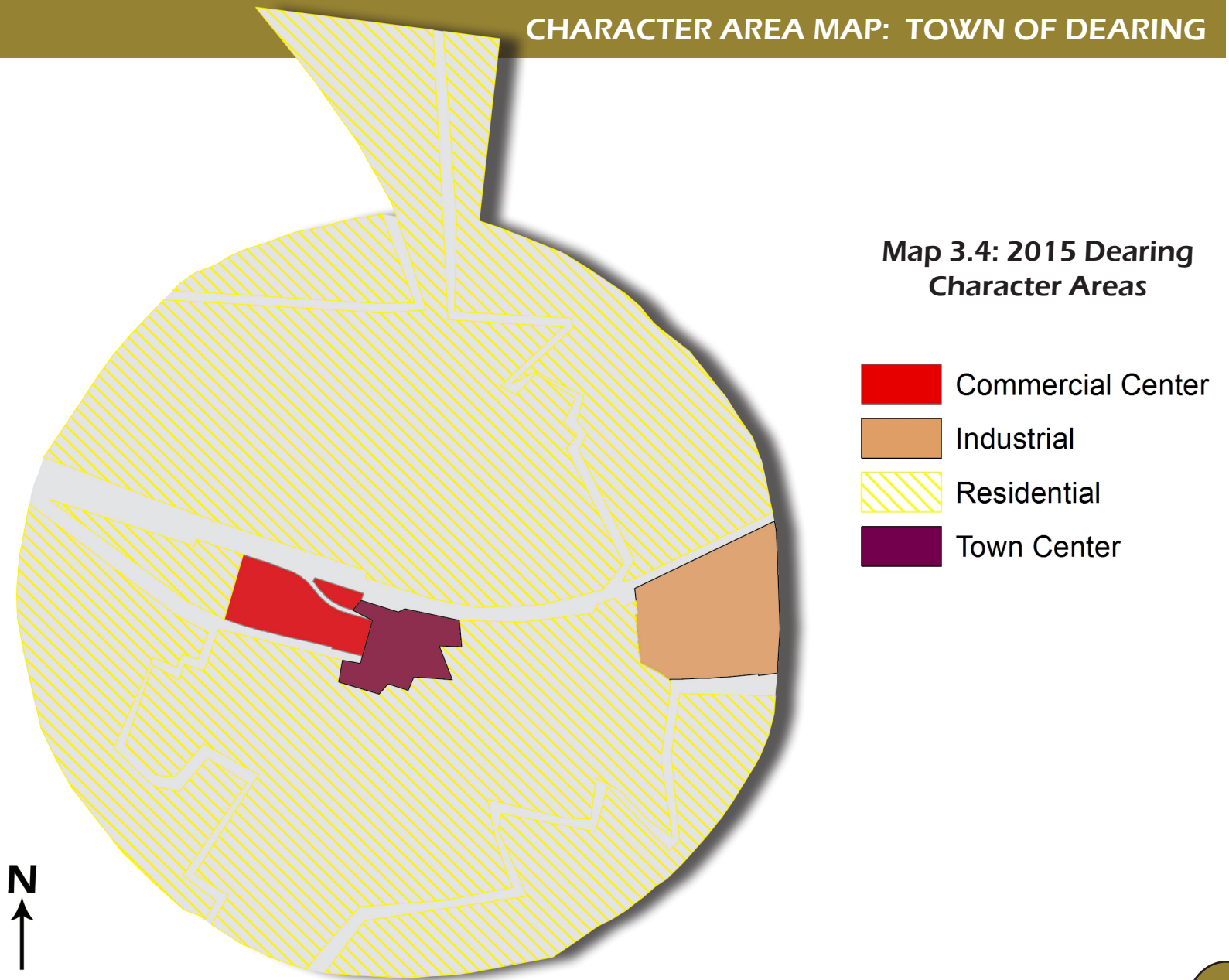
### Implementation Measures

- Work with the Chamber of Commerce to develop uniform sign standards
- Create standards for property and vacant parcel maintenance and stronger code enforcement
- Bury utilities
- Repair and maintain sidewalks
- Incorporate bicycle and pedestrian enhancements



CHARACTER AREA MAP: TOWN OF DEARING

Map 3.4: 2015 Dearing Character Areas



# Community Agenda: Land Use Plan

## Character Area: RESIDENTIAL

### General Description

The Residential character area encompasses the majority of town. This area should strive to include housing options for all residents, and increase interconnectivity throughout the community with the addition of pedestrian and bicycle facilities linking community facilities and destinations.

### Relationship to Prior Plan

Not part of the McDuffie County Joint Comprehensive Plan 2009-2029.

### Land Uses

Agricultural  
Residential  
Institutional

### Implementation Measures

- Create bicycle and pedestrian features with connections to community facilities
- Take advantage of vacant or blighted parcels to infill with architecturally compatible housing and pocket parks
- Continue the interconnected street pattern as new parcels are developed
- Incorporate greenspace into new developments





### General Description

The Commercial Center character area is located to the west of downtown Dearing and provides for a variety of commercial, retail, office, and service activities for the residents of Dearing and surrounding McDuffie County.

### Relationship to Prior Plan

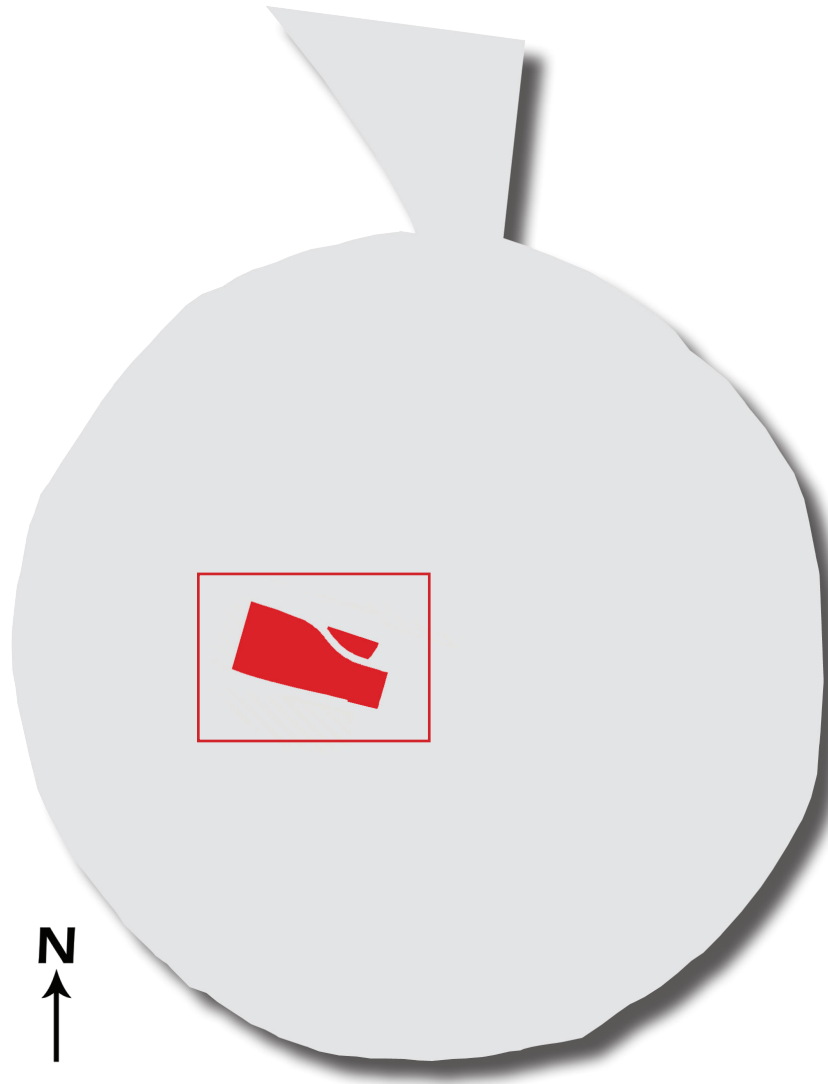
Not part of the McDuffie County Joint Comprehensive Plan 2009-2029. This character area evolved from dividing the Downtown Dearing character area in two.

### Land Uses

Commercial  
Institutional

### Implementation Measures

- Provide incentives for new businesses to locate here
- Add bicycle and pedestrian facilities to create connections to downtown and nearby residential areas



# Community Agenda: Land Use Plan

## Character Area: TOWN CENTER

### General Description

The Town Center character area provides for the revitalization and reuse of existing buildings, and new construction of buildings in Dearing's historic commercial core.

### Relationship to Prior Plan

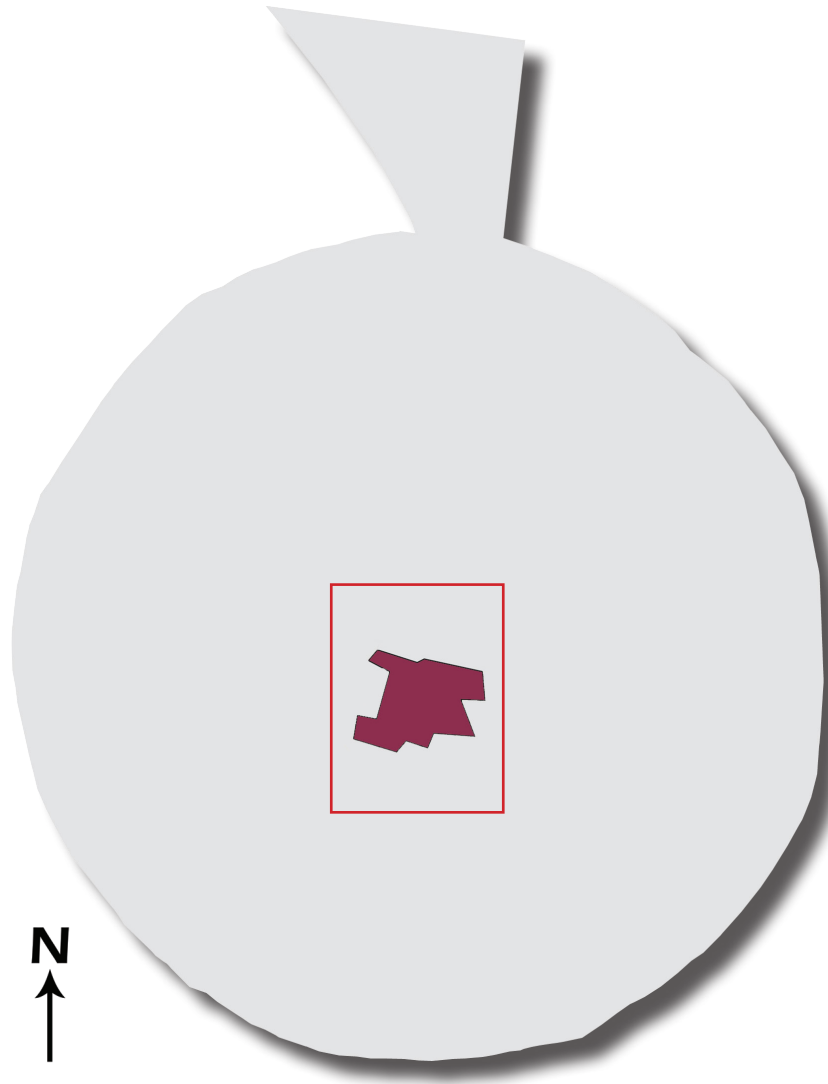
Not part of the McDuffie County Joint Comprehensive Plan 2009-2029. This character area evolved from dividing the Downtown Dearing character area in two.

### Land Uses

Commercial  
Institutional  
Residential

### Implementation Measures

- Promote adaptive reuse of vacant structures
- Develop guidelines for and support infill development
- Encourage mixed-use residential/retail developments
- Add bicycle and pedestrian facilities to increase access to major destinations



## Character Area: INDUSTRIAL

### General Description

The Industrial character area provides an area for limited industrial, manufacturing and warehousing uses. The district should be separated from residential areas due to potential incompatibility.

### Relationship to Prior Plan

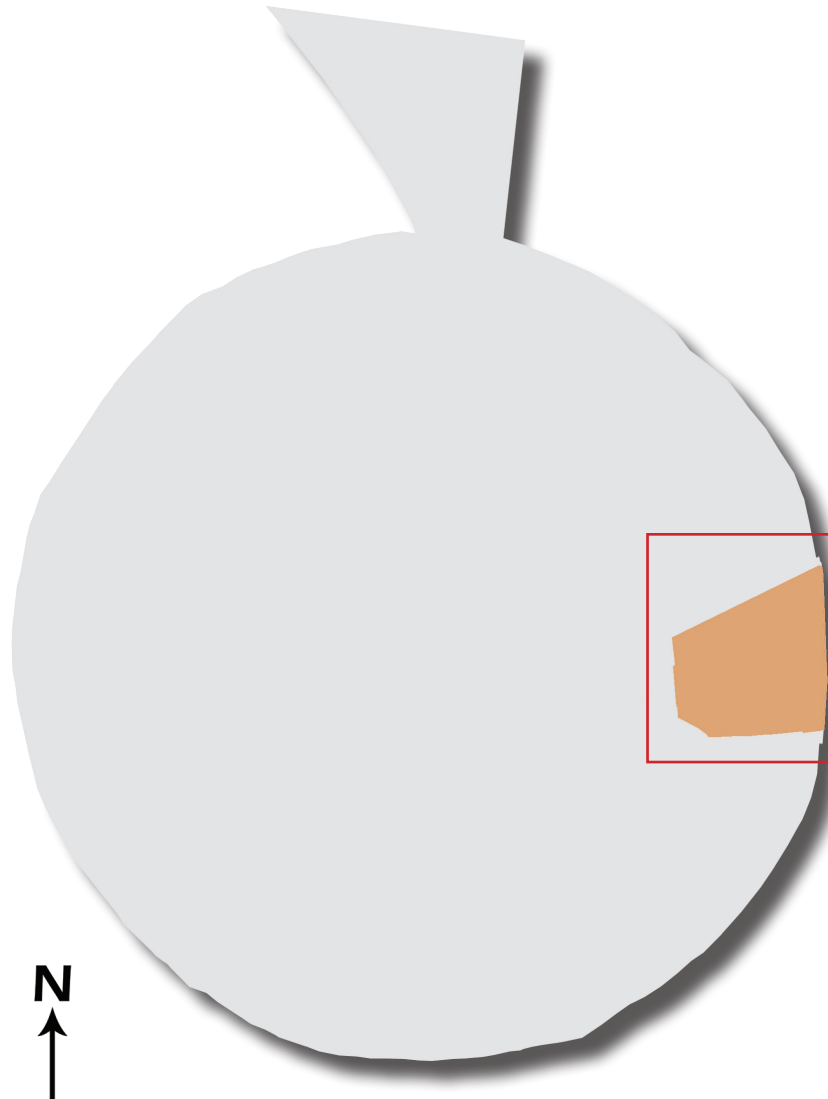
Not part of the McDuffie County Joint Comprehensive Plan 2009-2029.

### Land Uses

Industrial

### Implementation Measures

- Provide and maintain necessary infrastructure to these areas
- Increase the amount of manufacturing



# Community Agenda: Land Use Plan

## SPECIAL AREAS

Prior versions of the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning required the identification of "areas requiring special attention" (hereafter "Special Areas."). The general intent of state standards in regard to Special Areas was that localities would develop specific and unique strategies to abate negative and prevalent conditions in a particular area; or, conversely to create, enhance and promote positive conditions. Potential Special Areas were much more limited in geographic scope than companion Character Areas, and could be categorized according to any of the following:

- Areas of significant natural or cultural resources
- Areas where rapid development or change of land use is likely
- Areas where development may out-pace community resources and services
- Areas in need of redevelopment
- Large abandoned structures or sites
- Areas with significant infill opportunities
- Areas with significant disinvestment

Based on these prescribed categories, McDuffie County communities' previous (2009) comprehensive plan identified 17 special area:

- Lake Front Properties
- Usry Pond
- Historic Districts
- Southeastern Dearing
- Three Points Interchange
- Thomson East Bypass Corridor
- Downtown Dearing
- "The Quarters" in Dearing
- Thomson Redevelopment Area
- Proposed new R-3 Zoning District northeast of Thomson
- Old McDuffie County Landfill on Dallas Dr
- Williams-Mesena Landfill site
- City of Thomson
- Thomson Company

When determining how to use the Special Area Map and supporting narratives, the reader should be mindful of the following three (2) parameters:

**Special Area Narratives:** The narratives should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the Community Agenda (p. AG-8) They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future. Some specific strategies based on the Special Area narratives have been incorporated into the Community Work Program component of this document.

**Relationship to Character Areas:** Special Areas should be viewed as "overlays" to the 2015 Joint Comprehensive Plan's Character Areas maps in the same manner as overlay districts in a zoning ordinance. Should conflicts exist between Character Area narratives, and Special Areas, the latter should typically (but not exclusively) be given greater weight.

## SPECIAL AREAS

Although no longer required, participants in the 2015 Joint Comprehensive Plan process have opted to continue to incorporate Special Areas into this Joint Comprehensive Plan document. Doing so is an acknowledgment that there do indeed remain constrained geographic areas within McDuffie County communities that require focused and unique strategies (not shared by the community as a whole) in order to generate improved or enhanced development or conservation conditions. The 2015 Joint Comprehensive Plan includes the following seven (7) Special Areas:

### Areas of Significant Natural or Cultural Resources

- **Historic Districts** - McDuffie County is home to six distinct historic districts that are on the National Register of Historic Places. They are: the Bonneville Historic District, the Hayes Line Historic District, Pine Top Farm, the Thomson Commercial Historic District, the Wrightsboro Historic District, and the Thomas Carr Historic District. Special attention must be paid to nearby development activities that may have a negative impact on these unique and historically significant sites.

### Areas Where Rapid Development or Change of Land Use is Likely

- **Southeastern Dearing** - Large undeveloped parcels of land in this area of the town are likely to develop and change the land use from agricultural to residential.

### Areas in Need of Redevelopment

- **“The Quarters” in Dearing** - What was originally a somewhat stable neighborhood has recently begun to show signs of disinvestment. A low level of owner occupied houses coupled with a rising crime level make this area prime location for redevelopment.
- **Thomson Company** - A former industrial site located just on the outside of the Thomson city Limits.

### Large Abandoned Structures or Sites

- **Old McDuffie County Landfill on Dallas Rd** - A closed MSW landfill site where appropriate future development in the vicinity must be carefully considered.
- **Williams-Mesena Landfill site** - A closed MSW landfill site that needs to have appropriate future development located on or near it.

### Areas with Significant Infill Opportunity

- **City of Thomson** - There are various undeveloped and vacant parcels throughout the City of Thomson that could possibly be developed before any expansion of city limits occurs.

# Community Agenda: REPORT OF ACCOMPLISHMENTS



This section of the 2015 McDuffie County Joint Comprehensive Plan presents the Report of Accomplishments for McDuffie County, the city of Thomson, and the town of Dearing. A list of activities from the prior joint comprehensive plan (2009 work program) is included and assigned the following identifiers to acknowledge the status of each project as:

- **Completed:** the listed activity has been concluded
- **Underway:** the listed activity has started and is continuing
- **Postponed:** the listed activity has not been started or halted for some reason
- **Not Accomplished:** the listed activity has not moved forward

The Report of Accomplishments is structured to adhere to the Georgia Department of Community Affairs' minimum standards for comprehensive planning.

# MCDUFFIE COUNTY - Report of Accomplishments: ECONOMIC DEVELOPMENT

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Concentrate new retail growth close to existing population centers to generate redevelopment activity.		X			This activity has been refined and will target redevelopment areas in the 2016-2020 Work Program.
2	Generate additional housing options (density and type) throughout the community to provide the incentive for more workers to become full-time residents and retain younger residents.		X			The community has completed the GICH process to become more familiar with housing options. A new apartment complex is being constructed at this time for the workforce housing income level.
3	Review and assess services offered to senior citizens in McDuffie County.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
4	Dedicate resources to workforce development to compliment the expanding employment opportunities within the county		X			On-going efforts continue. The community was designated as a Work Ready community on September 9, 2009. The county will partner with the newer Augusta Tech training facility located at the airport.
5	Construction of a regional scale event center close to downtown	X				The Thomson Depot Renovation – at a cost of \$ 1.5 million was completed in 2014. The depot serves as a, event space for both residents and visitors.

## HOUSING

1	Multi-family housing options should be promoted at targeted locations.		X			On-going efforts continue. Rollingwood Place Apartments will be constructed in 2015, after earlier LIHTC application attempts.
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## Report of Accomplishments: **NATURAL AND CULTURAL RESOURCES**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Review existing environmental protection ordinances to determine whether or not any additional recommendations in DNR's Rules for Environmental Planning Criteria pertaining to water supply watersheds, groundwater recharge areas, and wetlands should be incorporated into applicable codes.		X			Efforts are ongoing. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	Enroll in FEMA's Community Mapping System in order to get its residents discounted rates on federal flood insurance.	X				
3	Nominate additional significant historic structures for the National Register of Historic Places.				X	No new structures have been added. However, The University of Georgia ITOS historic structure database has been integrated into the Google Earth Coverage to support development decisions.



## Report of Accomplishments: **COMMUNITY FACILITIES**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Consider “low-impact” development alternatives in rural portions of the county to reduce storm water runoff by using filtration, detention, and retention.		X			This system is in place and was used with the recent construction of the Hollander Sleep Products facility. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	Future park development and location should consider bicycle/pedestrian accessibility and proximity to existing residential development.		X			This is an ongoing activity, and the Whiteoak Street Park, a county operated facility, is an example. It is better suited as a policy and is mentioned in the “shared policies” section of this document.
3	Purchase additional equipment to enhance the current yard waste recycling program.				X	This program was discontinued; however, the county is considering reinstating it.
4	Require new development, infill development, and redevelopment to provide community space to supplement public parks.	X				
5	Construction of a regional scale event center located adjacent to the new municipal government complex.	X				The Thomson Depot was recently renovated and is serving as its historic regional event center.
6	Apply for U.S. Justice Department’s Justice Assistance Grant to support law enforcement services.				X	This activity will be completed as part of the 2016-2020 Community Work Program.
7	Apply for U.S. Department of Homeland Security’s Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.	X				A grant was awarded for \$128,520 in 2012. Needs still exist, and the community plans to reapply.

## Report of Accomplishments: **TRANSPORTATION**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Establish an "airport overlay" zoning district within the airport's approach areas.		X			This will be adopted in 2015.
2	Adopt a variety of street development standards that combine the FHWA functional classification system with sensitivity to the surrounding development pattern.		X			This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
3	Amend subdivision regulations to require developers to dedicate additional right-of-way along existing thoroughfares – or for new thoroughfares - that are identified in the Major Thoroughfare Plan.			X		This will be completed by December 2017.
4	Adopt access management standards to control the amount of curb cuts on high volume streets.		X			This will be completed by December 2018.
5	Adopt subdivision regulations which include pedestrian facility requirement on all new development – including road frontages on existing and abutting streets.	X				
6	Increase transit options with local residents – particularly to provide linkages to jobs.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.

## Report of Accomplishments: **TRANSPORTATION**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
7	Commit to promotion of mixed-use developments at major thoroughfare intersections.		X			This activity is better suited as a policy and is mentioned in the “shared policies” section of this document.
8	Follow the recommendations of the Major Thoroughfare Plan.		X			This activity is better suited as a policy and is mentioned in the “shared policies” section of this document.

### **BICYCLE-PEDESTRIAN FACILITIES**

1	Invest in pedestrian infrastructure to serve major trip generators.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	Calm traffic near major destinations to make pedestrian travel less intimidating.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
3	Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects.				X	This activity was not accomplished due to a lack of funding. It has also been redefined to target aiding cyclists.
4	Amend or adopt subdivision regulations requiring provision of bicycle and pedestrian facilities with new development.	X				
5	Establish and fund the gradual construction of an off-street multi-use trails network for increased transportation and recreational options to Thomson-McDuffie County residents.			X		This activity has been postponed until the revision and adoption of the multi-use trails plan occurs.

## Report of Accomplishments: INTERGOVERNMENTAL COORDINATION

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	The School Board needs to be kept apprised of the short term goals and long term policies contained in the plan in order to ensure that facility expansion is in line with the plans land use recommendations.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	The Development Authority should utilize the McDuffie County Joint Comprehensive Plan when proposing locations for new commercial and industrial activity.		X			This activity is better suited as a policy and is mentioned in the "shared policies" section of this document.

## LAND USE

1	Create of a natural resource zoning district, standards for conservation subdivisions, amendment of current cluster subdivision standards.			X		This activity has been redefined to better suit local needs and will be completed by September 2020.
2	Establish a transfer of development rights program in order to protect the rural character of identified character areas.		X			This activity has been redefined to better suit local needs and will be completed by September 2020.
3	Adoption of design guidelines in identified areas. (Downtowns, Lake, etc.)			X		This activity will be completed by December 2019.
4	Encourage higher density, mixed use development at intersections along the new east bypass.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.

## THOMSON - Report of Accomplishments: ECONOMIC DEVELOPMENT

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Concentrate new retail growth close to existing population centers to generate redevelopment activity.		X			This activity is ongoing and has been redefined to target the downtown and redevelopment areas.
2	Generate additional housing options (density and type) throughout the community to provide the incentive for more workers to become full-time residents and retain younger residents.		X			The community has completed the GICH process to become more familiar with housing options. A new apartment complex is being constructed at this time for the workforce housing income level.
3	Review and assess services offered to senior citizens in McDuffie County.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
4	Dedicate resources to workforce development to compliment the expanding employment opportunities within the county		X			The community was designated as a Work Ready community on September 9, 2009. The city will seek partnership with Augusta Tech as part of the 2016-2020 Community Work Program.
5	Construction of a regional scale event center close to downtown	X				The Thomson Depot Renovation – at a cost of \$1.5 million was completed in 2014. The depot serves as a, event space for both residents and visitors

## Report of Accomplishments: HOUSING

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Multi-family housing options should be promoted at targeted locations.		X			On-going efforts continue. Rollingwood Place Apartments are being constructed in 2015 after earlier LIHTC attempts.
2	Significant effort should be made to attract reinvestment to established population centers.		X			On-going efforts continue. Pitt Street and Forest Clary Drive have received CDBG awards.
3	Make efforts to retain existing middle-class populations in redeveloping neighborhoods		X			On-going efforts continue. This item has been refined to include local realtors as part of the 2016-2020 Community Work Program.
4	Offer maintenance assistance program to property owners within redevelopment areas regardless of income.				X	This activity was not accomplished due to a lack of resources.
5	Support formation of neighborhood associations within declining neighborhoods.		X			On-going efforts continue. This activity has been refined to include the provision of a tool-kit to assist association formation in declining areas..
6	Conduct and maintain a housing needs assessment for all groups requiring special housing to assess their current housing situation and determine an appropriate course of action to remedy any problems				X	This activity was not accomplished due to a lack of resources. It has been redefined to create and assess an inventory of housing available for those with disabilities as part of the 2016-2020 Community Work Program.
7	Develop a rental registration and housing inspection program ensure rental properties meet minimum building and health codes.		X			The Thomson Code Enforcement Officer regularly conducts housing inspections and pursues demolition of dilapidated housing.

## Report of Accomplishments: **NATURAL AND CULTURAL RESOURCES**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Review existing environmental protection ordinances to determine whether or not any additional recommendations in DNR's Rules for Environmental Planning Criteria pertaining to water supply watersheds, groundwater recharge areas, and wetlands should be incorporated into applicable codes.		X			Efforts are ongoing. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	Enroll in FEMA's Community Mapping System in order to get its residents discounted rates on federal flood insurance.	X				
3	Nominate additional significant historic structures for the National Register of Historic Places.				X	No new structures have been added. However, The University of Georgia ITOS historic structure database has been integrated into the Google Earth Coverage to support development decisions.

## Report of Accomplishments: **COMMUNITY FACILITIES**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Future park development and location should consider bicycle/pedestrian accessibility and proximity to existing residential development.		X			This activity is better suited as a policy and is mentioned in the "shared policies" section of this document.
2	Purchase additional equipment to enhance the current yard waste recycling program.				X	This program was discontinued; however, the city is considering reinstating it.
3	Require new development, infill development, and redevelopment to provide community space to supplement public parks.	X				
4	Increase police presence and help establish neighborhood advocacy groups to improve park safety.		X			Efforts are ongoing. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program
5	Add pedestrian facilities to new middle school building.	X				



## Report of Accomplishments: **COMMUNITY FACILITIES**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
6	New health and medical facilities should be located close to downtown Thomson to generate activity and spur reinvestment in adjacent neighborhoods.				X	University Hospital McDuffie has chosen to locate near Interstate 20. The Family Y has taken possession of the former hospital and will redevelop the facility that will generate activity and potentially spur reinvestment in adjacent neighborhoods.
7	Prioritize rehabilitation of existing facilities or construction of new facilities at existing locations.	X				
8	Begin dialogue now about reservation of property for school expansion in appropriate character areas.		X			No school expansions are planned in the next 5 years, and this activity is not considered a necessary priority to include in the 2016-2020 Community Work Program
9	Construction of a regional scale event center located adjacent to the new municipal government complex.	X				The Thomson Depot was recently renovated and is serving as its historic regional event center.
10	Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.				X	This activity will be competed as part of the 2016-2020 Community Work Program.
11	Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.	X				A grant was awarded for \$128,520 in 2012. Needs still exist, and the community plans to reapply.

## Report of Accomplishments: **TRANSPORTATION**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Establish an “airport overlay” zoning district within the airport’s approach areas.		X			This will be adopted in 2015.
2	Adopt a variety of street development standards that combine the FHWA functional classification system with sensitivity to the surrounding development pattern.	X				The URP II has design standards based on the FHWA system.
3	Amend subdivision regulations to require developers to dedicate additional right-of- way along existing thoroughfares – or for new thoroughfares - that are identified in the Major Thoroughfare Plan.			X		This will be completed by December 2017.
4	Adopt access management standards to control the amount of curb cuts on high volume streets.			X		This will be completed by December 2018.
5	Adopt subdivision regulations which include pedestrian facility requirement on all new development – including road frontages on existing and abutting streets.	X				These regulations are in place and were utilized with the Millbrook Subdivision development.
6	Increase transit options with local residents – particularly to provide linkages to jobs.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.

## Report of Accomplishments: **TRANSPORTATION**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
7	Consider revisions to existing parking lot design standards.				X	Consideration continues but no action has been taken. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
8	Promote on-street parking in targeted areas.		X			This activity is better suited as a policy and is mentioned in the “shared policies” section of this document.
9	Adopt industrial street standards for areas where future expansion of industry is targeted.				X	This activity will be completed by September 2020.
10	Commit to promotion of mixed-use developments at major thoroughfare intersections.	X				This was addressed in the URP II.
11	Follow the recommendations of the Major Thoroughfare Plan.		X			This activity is better suited as a policy and is mentioned in the “shared policies” section of this document.

## Report of Accomplishments: BICYCLE-PEDESTRIAN FACILITIES

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Invest in pedestrian infrastructure to serve major trip generators.		X			On-going efforts continue. This activity is has been refined to targeted areas identified in the URP II.
2	Calm traffic near major destinations to make pedestrian travel less intimidating.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
3	Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects.				X	This activity was not accomplished due to a lack of funding. It has also been redefined to target aiding cyclists.
4	Amend or adopt subdivision regulations requiring provision of bicycle and pedestrian facilities with new development.	X				
5	Establish and fund the gradual construction of an off-street multi-use trails network for increased transportation and recreational options to Thomson-McDuffie County residents.			X		This activity has been postponed until the revision and adoption of the multi-use trails plan occurs.

## Report of Accomplishments: INTERGOVERNMENTAL COORDINATION

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	The School Board needs to be kept apprised of the short term goals and long term policies contained in the plan in order to ensure that facility expansion is in line with the plans land use recommendations.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	The Development Authority should utilize the McDuffie County Joint Comprehensive Plan when proposing locations for new commercial and industrial activity.		X			This activity is better suited as a policy and is mentioned in the “shared policies” section of this document.

## Report of Accomplishments: LAND USE

1	Create of a natural resource zoning district, standards for conservation subdivisions, amendment of current cluster subdivision standards.			X		This activity has been redefined to better suit local needs and will be completed by September 2020.
2	Establish a transfer of development rights program in order to protect rural character of identified character areas.		X			This activity has been redefined to better suit local needs and will be completed by September 2020.
3	Adoption of design guidelines in identified areas. (Downtowns, Lake, etc.)			X		This activity will be completed by December 2019.
4	Encourage higher density, mixed use development at intersections along the new east bypass.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.

## DEARING - Report of Accomplishments: ECONOMIC DEVELOPMENT

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Concentrate new retail growth close to existing population centers to generate redevelopment activity.		X			This activity is ongoing and has been redefined to target the Commercial Center Character Area.
2	Generate additional housing options (density and type) throughout the community to provide the incentive for more workers to become full-time residents and retain younger residents.		X			On-going efforts continue. This specific activity is not included in the 2016-2020 Community Work Program, but other activities promoting housing options are included.
3	Review and assess services offered to senior citizens in McDuffie County.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
4	Dedicate resources to workforce development to compliment the expanding employment opportunities within the county		X			The community was designated as a Work Ready community on September 9, 2009. The town will seek partnership with Augusta Tech as part of the 2016-2020 Community Work Program.

## Report of Accomplishments: HOUSING

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Multi-family housing options should be promoted at targeted locations.		X			The Land Development Code created the opportunity for areas to be zoned for multi-family, and this activity has been refined to target rezoning for and attraction of a development.
2	Significant effort should be made to attract reinvestment to established population centers.		X			This is an on-giong activity that is not included in the 2016-2020 Community Work Program, but other activities promoting beautification, rehabilitation and reinvestment are included.
3	Make efforts to retain existing middle-class populations in redeveloping neighborhoods		X			On-going efforts continue. This item has been refined to include local realtors as part of the 2016-2020 Community Work Program.
4	Offer maintenance assistance program to property owners within redevelopment areas regardless of income.				X	This activity was not accomplished due to a lack of resources.
5	Support formation of neighborhood associations within declining neighborhoods.			X		This activity has been postponed due to a lack of community support and refined for the 2016-2020 Community Work Program.
6	Conduct and maintain a housing needs assessment for all groups requiring special housing to assess their current housing situation and determine an appropriate course of action to remedy any problems				X	This activity was not accomplished due to a lack of resources. It has been redefined to create and assess an inventory of housing available for those with disabilities as part of the 2016-2020 Community Work Program.

## Report of Accomplishments: **NATURAL AND CULTURAL RESOURCES**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Review existing environmental protection ordinances to determine whether or not any additional recommendations in DNR's Rules for Environmental Planning Criteria pertaining to water supply watersheds, groundwater recharge areas, and wetlands should be incorporated into applicable codes.		X			Efforts are ongoing. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	Enroll in FEMA's Community Mapping System in order to get its residents discounted rates on federal flood insurance.	X				
3	Nominate additional significant historic structures for the National Register of Historic Places.				X	No new structures have been added due to lack of resources. However, the town is still interested in pursuing this activity.



## Report of Accomplishments: **COMMUNITY FACILITIES**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Future park development and location should consider bicycle/pedestrian accessibility and proximity to existing residential development.		X			This activity is better suited as a policy and is mentioned in the “shared policies” section of this document.
2	Require new development, infill development, and redevelopment to provide community space to supplement public parks.	X				
3	Increase police presence and help establish neighborhood advocacy groups to improve park safety.		X			Efforts are ongoing. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
4	Prioritize rehabilitation of existing facilities or construction of new facilities at existing locations.	X				
5	Begin dialogue now about reservation of property for school expansion in appropriate character areas.				X	No school expansions are planned in the next 5 years, and this activity is not considered a necessary priority to include in the 2016-2020 Community Work Program
6	Apply for U.S. Justice Department’s Justice Assistance Grant to support law enforcement services.				X	This activity was not completed because the town does not have its own law enforcement.
7	Apply for U.S. Department of Homeland Security’s Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.				X	This activity will be competed as part of the 2016-2020 Community Work Program.

## Report of Accomplishments: **TRANSPORTATION**

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Increase transit options with local residents – particularly to provide linkages to jobs.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	Adopt industrial street standards for areas where future expansion of industry is targeted.				X	This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
3	Follow the recommendations of the Major Thoroughfare Plan.		X			This activity is better suited as a policy and is mentioned in the “shared policies” section of this document.

## **BICYCLE AND PEDESTRIAN FACILITIES**

1	Invest in pedestrian infrastructure to serve major trip generators.		X			This activity has been redefined to target the Town Center and Commercial Center character areas.
2	Calm traffic near major destinations to make pedestrian travel less intimidating.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
3	Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects.				X	This activity was not accomplished due to a lack of funding. It has also been redefined to target aiding cyclists.

## Report of Accomplishments: INTERGOVERNMENTAL COORDINATION

	ACTIVITY	Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	The School Board needs to be kept apprised of the short term goals and long term policies contained in the plan in order to ensure that facility expansion is in line with the plans land use recommendations.		X			On-going efforts continue. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
2	The Development Authority should utilize the McDuffie County Joint Comprehensive Plan when proposing locations for new commercial and industrial activity.		X			This activity is better suited as a policy and is mentioned in the "shared policies" section of this document.

# Community Agenda: COMMUNITY WORK PROGRAM



The McDuffie County Joint Comprehensive Plan 2014's Community Work Program component establishes priority activities which McDuffie County governments and/or other vested or partnering agencies will undertake over the next five (5) years. The Community Work Program is the key implementation tool for addressing the needs and opportunities identified during this planning process, mentioned earlier in this section. Although designed by local planning participants to guide community building activities prioritized from the "bottom-up," the Community Work Program is structured to adhere to minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs. Consistent with state rules, the 2015 Joint Comprehensive Plan's Community Work Program includes the following information:

- **Description of each activity**
- **Timeframe for undertaking the activity**
- **Responsible party for implementing the activity**
- **Estimated Cost (if any) of implementing the activity**
- **Funding Sources**



# MCDUFFIE COUNTY - Community Work Program : ECONOMIC DEVELOPMENT

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Initiate participation in the Georgia Enterprise Zone Program	X	X	X	X	X	McDuffie County/ City of Thomson/IDA/ Planning Commissions / Water & Sewer Commission	2016-2017: \$2,000 2018-2020: \$10,000 Annually	2016-2017: Agency Budget 2018-2020: Deferred Fees
2	Apply for DCA Opportunity Zone designation for areas previously designated as Enterprise Zones		X	X	X	X	McDuffie County/ City of Thomson/IDA/ Planning Commissions	2016-2020: \$1,000 Annually	Agency Budget Funds for Time to Complete Reports
3	Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.	X	X	X	X	X	Thomson Downtown Development Authority	\$2,000 Annually	Agency Budget for Staff Time to Counsel Potential Applicants
4	Contact officials at University Hospital McDuffie, GRU and other institutions to begin a conversation about locating a medical/research office in McDuffie County.	X	X	X	X	X	McDuffie County/City of Thomson/IDA	\$2,000 Annually	Agency Budget for Staff Time to Pursue Health Firms
5	Partner with Augusta Tech to examine and develop connections between growing industries in the county and courses offered at the county location.	X	X	X	X	X	Augusta Technical College & IDA	\$5,000 Annually	\$1,000 Augusta Tech- Staff \$1,000 IDA - Staff Time \$3,000 - Survey Costs
6	Review zoning districts and adjust them to suit development patterns in the character areas (e.g. institute R-3 zoning in the Urban Reserve Character Area) and encourage mixed use development.		X	X			Both Planning Commissions	\$5,000 Annually	Department Budgets for Staff Time
7	Designate revitalization areas within the county and focus retail recruitment in those areas.		X	X	X	X	IDA and McDuffie County Planning Commission	\$13,000 Annually	\$3,000 Annually for Staff Time between Agencies and \$10,000 Annually for Recruitment Efforts

## Community Work Program : HOUSING

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Review zoning districts and adjust them to suit development patterns in the character areas (e.g. institute R-3 zoning in the Urban Reserve Character Area)		X	X	X		Planning Commission	\$4,000 Annually	Department Budgets for Staff Time and Ordinance Review
2	Focus housing in the medical district character area		X	X	X	X	McDuffie Planning Commission and IDA	\$3,000 Annually	Department Budgets for Staff Time and Prospect Meetings
3	Adopt the International Property Maintenance Code		X				Planning Commissions and Building Official	\$1,500	Purchase of Codes and Training
4	Create an inventory of housing for persons with physical and mental disabilities and determine whether more is needed	X	X				McDuffie County, CSRA RC	Staff time	Department Budgets, State and Federal Grants/Funds

## NATURAL AND CULTURAL RESOURCES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Nominate additional significant historic structures for the National Register of Historic Places.	X	X	X	X	X	McDuffie County, CSRA RC	Undetermined	General funds, state and federal grants/funds

## COMMUNITY FACILITIES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Purchase additional equipment to enhance the current yard waste recycling program.	X	X				McDuffie County	Undetermined	General funds, state and federal grants/funds
2	"Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services."	X		X			McDuffie County, CSRA RC	Staff time	General funds, state and federal grants/funds
3	Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.		X				McDuffie County, CSRA RC	Staff time	General funds, state and federal grants/funds

## Community Work Program : TRANSPORTATION

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Amend subdivision regulations to require developers to dedicate additional right-of-way along existing thoroughfares – or for new thoroughfares - that are identified in the Major Thoroughfare Plan.	X	X				McDuffie County, CSRA RC	Staff time	General funds, state and federal grants/funds
2	Adopt access management standards to control the amount of curb cuts on high volume streets.		X	X			McDuffie County	Undetermined	General funds

## BICYCLE AND PEDESTRIAN FACILITIES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Review the previous McDuffie County Trails Plan and revise as needed prior to adoption	X	X				McDuffie County, CSRA RC	Staff time	General funds, state and federal grants/funds
2	Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects to assist cyclists.		X	X	X	X	McDuffie County	Undetermined - project by project basis	TE, GDOT, SPLOST, state and federal grants/funds

## LAND USE

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Create natural resource overlay zoning districts, and amend current cluster subdivision standards.		X	X	X	X	McDuffie County, CSRA RC	Staff time	General Funds, state and federal grants/funds
2	Establish a transfer of development rights program in order to protect rural character of areas identified for the preservation of natural resources			X	X	X	McDuffie County, CSRA RC	Staff time	General Funds, state and federal grants/funds
3	Adopt design guidelines in identified areas. (Downtowns, Lake, etc.)		X	X	X		McDuffie County, CSRA RC	Undetermined	General Funds, state and federal grants/funds

## THOMSON - Community Work Program : ECONOMIC DEVELOPMENT

Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
	2016	2017	2018	2019	2020			
1 Utilize the URP II retail profile to determine what types of businesses to recruit and where to locate them.		X				Thomson Planning Commission	Staff time - \$1,000	Department Budget
2 Promote the creation of mixed use buildings downtown and in redevelopment areas that serve both retail/office and residential purposes.		X	X	X	X	Thomson DDA	\$20,000 Annually	Authority Budget for Development Studies and Promotional Activities
3 Partner with Augusta Tech to examine and develop connections between growing industries in the city and courses offered at the county location.	X	X	X	X	X	Augusta Technical College & Thomson DDA	\$5,000 Annually	\$1,000 Augusta Tech-Staff \$1,000 DDA - Staff Time \$3,000 - Survey Costs
4 Review the qualifications for the Georgia Main Street Program and decide whether or not to apply for membership	X	X				Thomson DDA and City of Thomson	\$1,500	City General Funds
5 Initiate participation in the Georgia Enterprise Zone Program	X	X				City of Thomson	\$2,500	City Budget for Staff Time
6 Apply for DCA Opportunity Zone designation for areas in the Urban Redevelopment Plan II	X	X				City of Thomson	\$2,500	City Budget for Staff Time
7 Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DDRLF) for building improvements.	X	X	X	X	X	Thomson DDA	\$5,000 Annually	DDA Budget for Staff Time



## Community Work Program : HOUSING

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Rehabilitate downtown buildings to accommodate mixed use residential where feasible			X	X	X	Thomson DDA	\$1,000,000 Annually	DCA DDRLF/ Georgia Cities Foundation / Historic Preservation Tax Credit / Thomson Loan Funds
2	Continue housing rehabilitation and reconstruction in the Pitt Street and Forest Clary Drive areas	X	X	X			City of Thomson	\$500,000 Annually	CDBG Funds
3	Rehabilitate deteriorated housing using CDBG/CHIP funds	X	X	X	X	X	City of Thomson	\$500,000 Annually	General Funds, CDBG/CHIP Funds
4	Demolish Dangerous Structures and Assign Property Lien	X	X	X	X	X	Thomson Code Enforcement Official	\$50,000 Annually	Department Budget
5	Update Nuisance Property List annually	X	X	X	X	X	Thomson Code Enforcement Official	\$1,500 Annually	Department Budget
6	Accept Public Ownership of Dispersed Dangerous Building Lots Offered in Lieu of Lien Collection & Fees.		X	X	X	X	Thomson=McDuffie Land Bank	\$10,000 Annually	Land Bank Budget for Legal and Administrative Costs
7	Partner with local realtors to do public outreach in redevelopment areas to discuss how redevelopment affects residents and gather resident opinions on what they would like to see.		X	X	X	X	City of Thomson Code Enforcement and Planning Commission / Realtors	\$1,500 Annually	Department Budgets
8	Offer maintenance assistance program to property owners within the redevelopment areas defined in the URP II regardless of income.			X	X	X	Thomson-McDuffie Land Bank / New Non-Profit for Home Maintenance	\$100,000 per Year	State and federal grants/ funds / Foundation Funding
9	Utilize existing neighborhood associations as examples to develop a neighborhood association "tool kit" to provide to interested residents in declining areas.		X	X	X	X	City of Thomson Planning Commission / CSRA RC	\$3,000 Annually	Department Budget for Staff Time
10	Develop a rental registration and housing inspection program that ensures rental properties meet minimum building and health codes.	X	X	X	X	X	City of Thomson / City Code Enforcement / McDuffie County Building Official	\$5,000 Annually	Building Permit Fees & Code Enforcement Fees
11	Create an inventory of housing for persons with physical and mental disabilities and determine whether more is needed	X	X				City of Thomson, CSRA RC	Staff time	Department Budgets, State and Federal Grants/ Funds
12	Adopt the International Property Maintenance Code		X				Planning Commissions and Building Official	\$1,500	General Funds

## Community Work Program : NATURAL AND CULTURAL RESOURCES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Nominate additional significant historic structures for the National Register of Historic Places.	X	X	X	X	X	City of Thomson, CSRA RC		General funds, state and federal grants/funds

## COMMUNITY FACILITIES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Purchase additional equipment to enhance the current yard waste recycling program.	X	X				City of Thomson	Undetermined	General funds, state and federal grants/funds
2	Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.	X		X			City of Thomson, CSRA RC	Staff time	General funds, state and federal grants/funds
3	Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.		X				City of Thomson, CSRA RC	Staff time	General funds, state and federal grants/funds
4	Replace and upgrade existing water lines and sewer lines throughout the city - in, but not limited to, the Sills Branch area.			X	X	X	City of Thomson	\$750,000	CDBG, General funds
5	Add flood and drainage improvements (curb and gutter and stormwater infrastructure) throughout the city - in, but not limited to, the Sills Branch area.			X	X	X	City of Thomson	\$750,000	CDBG, General funds

## TRANSPORTATION

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Adopt industrial street standards for areas where future expansion of industry is targeted.			X	X	X	City of Thomson	Undetermined	General Funds

## Community Work Program : **TRANSPORTATION** (cont.)

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
3	Adopt access management standards to control the amount of curb cuts on high volume streets.		X	X			City of Thomson	Undetermined	General funds
4	Repave streets throughout the city - in, but not limited to, the Sills Branch area.			X	X	X	City of Thomson	\$750,000	CDBG, General funts

## **BICYCLE AND PEDESTRIAN FACILITIES**

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Review the previous McDuffie County Trails Plan and revise as needed prior to adoption	X	X				City of Thomson, CSRA RC	Staff time	General funds, state and federal grants/funds
2	Invest in pedestrian infrastructure in targeted areas identified in the URP II	X	X	X	X	X	City of Thomson	Undetermined - project by project basis	TE, GDOT, SPLOST, state and federal grants/funds
3	Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects to assist cyclists.		X	X	X	X	City of Thomson	Undetermined - project by project basis	TE, GDOT, SPLOST, state and federal grants/funds

## **LAND USE**

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Create natural resource overlay zoning districts, and amend current cluster subdivision standards.		X	X	X	X	City of Thomson, CSRA RC	Staff time	General Funds, state and federal grants/funds
2	Establish a transfer of development rights program in order to protect rural character of areas identified for the preservation of natural resources.			X	X	X	City of Thomson, CSRA RC	Staff time	General Funds, state and federal grants/funds
3	Adopt design guidelines in identified areas. (Downtown, etc.)		X	X	X		City of Thomson, CSRA RC	Undetermined	General Funds, state and federal grants/funds

## DEARING - Community Work Program : ECONOMIC DEVELOPMENT

Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
	2016	2017	2018	2019	2020			
1 Review the qualifications for the Georgia Main Street Program and decide whether or not to apply for membership	X	X	X	X	X	Town of Dearing	Staff time	General funds
2 Initiate efforts to beautify downtown through the nuisance code			X	X		Town of Dearing, City of Harlem	Staff time	General funds
3 Promote revitalization efforts and the creation of mixed use buildings (that serve both retail/office and residential purposes) in the Town Center Character Area	X	X	X	X	X	Town of Dearing	Undetermined	General funds, state and federal grants/funds
4 Create a façade improvement program.		X	X	X	X	Town of Dearing, CSRA RC	Undetermined	General funds, state and federal grants/funds
5 Concentrate retail growth in the Commercial Center Character Area.			X	X	X	Town of Dearing	Undetermined	General funds, state and federal grants/funds
6 Partner with Augusta Tech to examine and develop connections between growing industries in the town and courses offered at the county location.	X	X	X	X	X	Town of Dearing, Augusta Technical College	Undetermined	General Funds, Agency Funds

## Community Work Program : HOUSING

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Rezone areas of town for multi-family and attract one new multi-family development within this district.	X	X	X			Town of Dearing	Staff time	General Funds
2	Develop design guidelines for a variety of housing types.		X	X	X	X	Town of Dearing, CSRA RC	Undetermined	General Funds, State and Federal Grants/Funds
3	Define areas requiring rehabilitation and redevelopment.	X	X	X	X	X	Town of Dearing, CSRA RC	Staff time	General Funds, State and Federal Grants/Funds
4	Rehabilitate deteriorated housing using CDBG/CHIP funds.		X	X	X	X	Town of Dearing, CSRA RC	Undetermined	General funds, CDBG/CHIP funds
5	Begin public outreach to gather support for the formation of neighborhood associations.				X	X	Town of Dearing	Staff time	General Funds
6	Partner with local realtors to do public outreach in redevelopment areas to discuss how redevelopment affects residents and gather resident opinions on what they would like to see.		X	X	X	X	Town of Dearing, McDuffie County Code Enforcement, Realtors	Undetermined	General Funds
7	Develop a rental registration and housing inspection program ensure rental properties meet minimum building and health codes.	X	X	X	X	X	Town of Dearing / McDuffie County Building Official	Undetermined	Building Permit Fees & Code Enforcement Fees
8	Adopt the International Property Maintenance Code		X				Town of Dearing	\$1,500	General Funds
9	Create an inventory of housing for persons with physical and mental disabilities and determine whether more is needed	X	X				Town of Dearing, CSRA RC	Staff time	Department Budgets, State and Federal Grants/Funds
10	Adopt the International Property Maintenance Code		X				Planning Commissions and Building Official	\$1,500	General Funds

## Community Work Program : NATURAL AND CULTURAL RESOURCES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Nominate additional significant historic structures for the National Register of Historic Places.	X	X	X	X	X	Town of Dearing, CSRA RC	Undetermined	General Funds

## COMMUNITY FACILITIES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.		X				Town of Dearing, CSRA RC	Staff time	General Funds

## BICYCLE AND PEDESTRIAN FACILITIES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Invest in pedestrian infrastructure in the Town Center and Commercial Center character areas	X	X	X	X	X	Town of Dearing	Undetermined - project by project basis	TE, GDOT, SPLOST, State and Federal Grants/Funds
2	Addition of, at minimum, four foot shoulders to all roadways during local resurfacing projects to assist cyclists.		X	X	X	X	Town of Dearing	Undetermined - project by project basis	TE, GDOT, SPLOST, State and Federal Grants/Funds

sincere dedication. This Citizen of the Year notes that for being most

and best side-kick. Naomi Edmunds, 96, was recognized for being the oldest member of the McDuffie County Senior Center.

According to Kimberly Ivey-Mathis, senior center director, the purpose of the annual celebration

emotional well-being. Remembering those seniors citizens who died since the 2017 celebration was part of the memorial segment. The gathering paused and a candle was lit in memory of Frank Jones, who died Feb. 12, and Eula Mae Gatlin

dance performance by the Senior Sliders. The Senior Center's Choir provided an inspirational moment.

The celebration ended following residents speaking about the role of the center in their lives and a picnic lunch.

Public Hearing Notice

A public hearing for the city of Thomson will take place on June 21, 2018, at 11 am at Thomson McDuffie County Administration building, 210 Railroad Street, Thomson, Georgia. The city of Thomson is amending its comprehensive plan, McDuffie County Joint Comprehensive Plan 2015-2025, by adding a project to the Community Facilities section of the Community Work Program. The purpose of this meeting will be to brief the community on this amendment and notify the community of when the amended plan will be adopted and submitted to the Regional Commission and the Georgia Department of Community Affairs. Residents wishing to comment or make suggestions or revisions should be in attendance. Citizens can access copies of the amended plan in advance of the public hearing beginning June 14, 2018 by contacting Diane Landers, City Clerk at 706-595-1781.

Persons with special needs relating to handicapped accessibility or foreign language should contact Diane Landers, City Clerk at 706-595-1781 prior to June 19, 2018. This person can be located on the 2nd Floor of the City/County Administration Office Building, 210 Railroad Street, Thomson, Georgia during the following hours: 8:30 am - 4:30 pm. Persons with hearing disabilities can contact the Georgia Relay Service, at 7-1-1, 1-800-255-0056, or 1-800-255-0135 (Voice).

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Department officer. The officer reported that a man approached him at the Jet Convenience Store on West Milledgeville Road to claim he had been robbed in Dearing.

The case was turned over to McDuffie County Sheriff's Office investigators who spoke to the victim and to witnesses. The incident report indicates that the victim was robbed

of \$8.

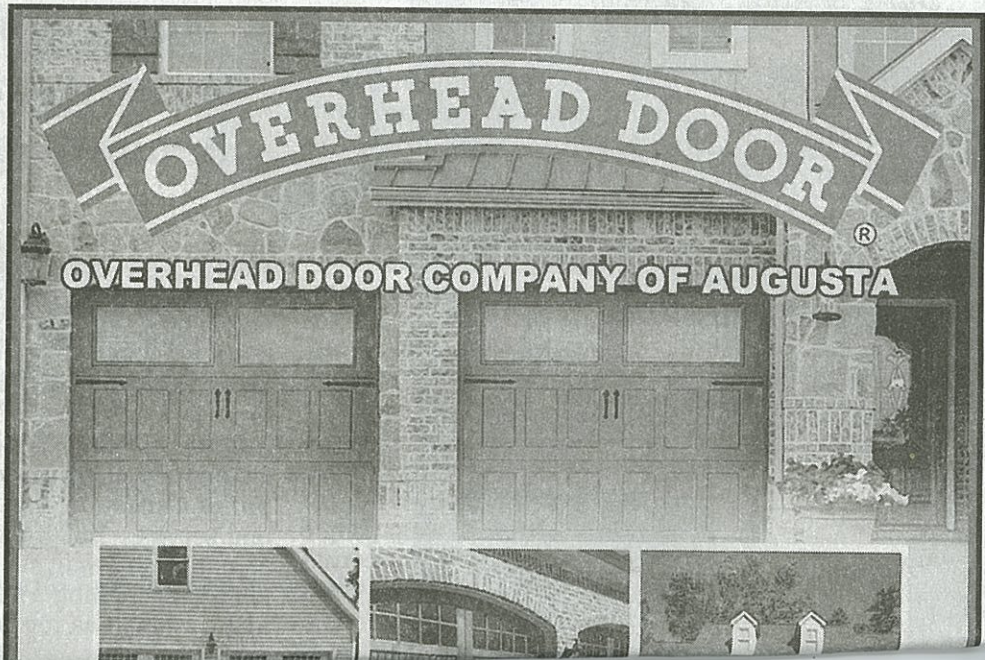
Walker was charged with armed robbery and was also placed on investigative hold. He is in the McDuffie County jail and bond has not been set.

Whether you live on a city street or county road, Jefferson Energy can help protect your property & the people you care about most.

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**A Resolution of Thomson for the Adoption of  
the 2018 Amendment to the  
McDuffie County Joint Comprehensive Plan 2015-2025  
Thomson Short Term Work Program 2016-2020**

**WHEREAS**, the City Council of Thomson, the governing authority of the city of Thomson, Georgia has prepared *the 2018 Amendment to the McDuffie County Joint Comprehensive Plan 2015-2025* to include additional projects in the 2016-2020 Short Term Work Program aimed at infrastructure improvements in the City of Thomson,

**WHEREAS**, *the 2018 Amendment to the McDuffie County Joint Comprehensive Plan 2015-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, *the 2018 Amendment to the McDuffie County Joint Comprehensive Plan 2015-2025* has been duly publicized and public comment was heard in a manner consistent with the Zoning Procedures Law and,

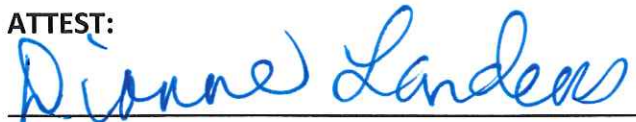
**WHEREAS**, *the 2018 Amendment to the McDuffie County Joint Comprehensive Plan 2015-2025* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Thomson that the *2018 Amendment to the McDuffie County Joint Comprehensive Plan 2015-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 12 day of July, 2018

  
\_\_\_\_\_  
Kenneth L. Usry, Mayor  
City of Thomson

**ATTEST:**

  
\_\_\_\_\_  
Diane Landers, Clerk  
City of Thomson

