

Wilkinson County and the Cities of
Allentown, Gordon, Irwinton, Ivey,
McIntyre and Toombsboro

Joint Comprehensive Plan
Stakeholder Meeting #2

Agenda Stakeholders Meeting #2

- Please sign in!
- Recap Stakeholder #1
- Community Agenda Component
- Work on Issues and Opportunities
- Tonight is about talking/ sharing ideas



Stakeholder #1 Recap

- State Planning Requirements
- Three Components: Assessment, Participation, Agenda
- Joint Process and Plan but independent of each other
- Community Assessment is the foundation for Community Agenda using Public Participation



Community Agenda Requirements

- Community Vision
 - Future Development Map based on modified Character Areas
 - Written description of Development for each area
 - Quality Community Objectives Pursued in each area
 - Implementation measures for each area



Community Agenda Requirements

- Community Issues and Opportunities
 - Start with those in the Community Assessment and modify
- Implementation Program
 - Overall strategy for achieving the vision and addressing issues and opportunities
 - Short Term Work Plan (2007-2011)
 - Policies



Stakeholder #2 Issues and Opportunities

- Plan Committee reviewed State “Typical Issues and Opportunities List” to pare down what might “fit” our communities
- Based on assessment and interests of the stakeholders, we add to, delete from, etc. this list to develop our final list of issues and opportunities in our Implementation Program.



Issues and Opportunities

- Categories
 - Population
 - Economic Development
 - Natural and Cultural Resources
 - Facilities and Services
 - Housing
 - Land Use
 - Transportation
 - Intergovernmental Coordination
- Let's look at what the Committee identified and make changes



Issues and Opportunities Population

- Between 1980 and 2000 the population of Wilkinson County declined 1.43% and the Census Bureau projection is for the population decline to continue at 1.81%.
- In 2000, Wilkinson County (13.6%) had a larger percentage of persons over the age of 65 than the Middle Georgia Region (10.2%), Georgia (9.5%) and the US (12.4%).



Issues and Opportunities Population

- Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- In 2000, average household income levels for Wilkinson County (\$38) slightly exceeded the Middle Georgia Region (\$37), but lagged behind the rest of the state (\$42).
- More than 30% of the population of Wilkinson County has a household income below the poverty line.



Population- What do we want to address bet. 2007 and 2011?

- Population Decline
- Larger % of over 65 than region, state, US
- Educational Attainment – 28.7% no diploma
- Average household income
- Poverty level



Issues - Economic Development

- Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- Except for Gordon, Wilkinson County does not have a County vision for economic development activities in the form of an economic development strategic plan.
- At present, Wilkinson County does not have a full time economic development professional to work with existing businesses or to recruit new businesses.



Issues - Economic Development

- Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- We do not have a long-term infrastructure plan that guides, directs and supports economic development.
- Wilkinson County economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment.



Issues - Economic Development

- Wilkinson County does not offer enough jobs or economic opportunity to retain local residents.
- There is an imbalance of available jobs and available education and training of citizens / work force.
- Wilkinson County does not have an active Chamber of Commerce to work with existing business or to promote Wilkinson County.



Opportunities - Economic Development

- Gordon Better Hometown has an inventory of available properties for redevelopment and operates a façade grant program.
- Ivey has a Better Town Committee working on enhancing the town center.
- Toombsboro has a Downtown Development Committee working to enhance the town center.
- In 2005, Wilkinson County was re-aligned with Heart of Georgia Technical College to address all adult and technical educational needs and job training needs.



Opportunities- Economic Development

- Fall Line Regional Development Authority
- Hired Economic Development Director to provide professional economic development services to Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro.
- In 2005, Wilkinson County initiated an Economic Diversification Plan to determine the most suitable additions to the economy for stabilization in the event of a downturn in the kaolin industry and for growth.



Economic Development- what do we want to address 2007-2011?

- Economic Development Strategy?
- Economic Diversification Plan?
- Chamber of Commerce?
- Entrepreneur Friendly Community Designation?
- Labor Market Analysis
- Small Business Development Center?
- Satellite Campus of HGTC?
- Business Retention and Expansion Program (BREP Study)?
- Inventory of Property for Development?
- Sales Team / ED Leadership Training



Issues: Natural and Cultural Resources

- Wilkinson County does not have a formal program that encourages infill development or Brownfield/ Greenfield redevelopment.
- New development is not being guided away from natural and cultural resources directly or indirectly.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- There is no inventory of natural and cultural resources



Issues: Natural and Cultural Resources

- Best management practices are encouraged but not locally enforced as part of the development process.
- Resource protection regulations are not enforced or enforcement is inadequate.
- There are no regulations against unwanted/environmentally hazardous uses (hog farms, landfills, etc.).
- There are no linkages between local trail systems, state designated bike routes, and existing trails in neighboring communities.



Opportunities: Natural and Cultural Resources

- Have adopted Ordinances based on the Part V Environmental Criteria.
- Public Works employees could receive training on best management practices for road and street maintenance.
- Wilkinson County is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- The Recreation Master Plan includes bike trails, walking trails and community parks



Natural and Cultural Resources- What do we want to do?

- Need to add TMDL issues- new list released 2006
- Enforcement Officer to cover environmental ordinances?
- Inventory of Resources?
- Brownfield/ Greenfield Infill Development Program?
- Bike trails?
- Environmental Court?
- Scenic Byway Development?



Issues: Facilities and Services

- The availability of public water and sewer services varies
- Some areas of the County have experienced problems with soils suitable for on-site sewage management systems.
- The future costs of providing services at current growth rates and for the same types of development patterns have not been considered.



Issues: Facilities and Services

- The costs of providing county services for new development are not known or considered.
- Existing infrastructure investments (i.e. already paid for) are not being protected by encouraging infill, redevelopment, and compact development.
- There is no long-term strategy for the location or maintenance of public service facilities.



Opportunities: Facilities and Services

- SPLOST 2003



Facilities and Services- what do we want to do 2007-2011?

- Capital Improvement Program?
- Septic System Education



Issues: Housing

- The Housing Needs Assessment identified 13% of housing in Wilkinson County is substandard or dilapidated.
- Wilkinson County does not have varied housing options available to meet residents' needs at all stages of life.
- There is a lack of special needs housing (elderly, handicapped, etc.) in Wilkinson County.
- There is no inventory of public and private land available for the development of future housing.



Issues: Housing

- Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
- There is a lack of affordable or subsidized housing in Wilkinson County.
- The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city/county have not been inventoried.



Issues: Housing

- There is an imbalance between location of available housing and major employment centers in the county.
- Code enforcement is not adequate to prevent substandard housing.
- Neither Wilkinson County nor any of the cities have housing programs.
- Wilkinson County does not have an incentive program for affordable infill housing.



Opportunities: Housing

- Volunteer, community based organizations exist to address some elderly and low-income housing needs.
- The Housing Needs Assessment completed in 2004 provides an inventory of the condition of housing and thus a starting point for code enforcement.



Housing- What do we want to do 2007-2011?

- Housing Rehab program?
- Code Enforcement?
- Inventory of Barriers?
- Credit Counseling?



Issues: Land Use

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




Issues: Land Use

- The City of Gordon and the City of Ivey do have Planning and Zoning and issue building permits.



Opportunities: Land Use

- Protection of the rural character of Wilkinson County.
- Wilkinson County is developing an ordinance to govern the subdivision and development of land in the unincorporated areas.



Land Use: What do we want to do 2007-2011?

- County-wide Development Regulations?
- Road Development Standards?



Issues: Transportation

- There are no designated bus routes or bicycle routes to promote connectivity.
- Wilkinson County does not have sidewalks, bike trails, and crosswalks.
- The cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro have sidewalks and crosswalks, some of which need repair.
- Housing, jobs, daily needs and other activities are not within easy walking distance of one another.



Opportunities: Transportation

- The widening of US 441 is near completion through Wilkinson County.
- The proposed Fall Line Freeway will traverse through Wilkinson County and connect with US 441 in Wilkinson County.
- A compilation of assets along Hwy 112 has been completed towards the designation of a scenic byway along Hwy 112 from Allentown to Baldwin County.



Transportation: What do we want to do?

- Sidewalk improvement/ repair program?
- Roadway Beautification program?
- Adopt A Highway?



Issues: Intergovernmental Coordination

- There is inconsistent coordination between the county and cities.
- There are inadequate efforts to increase cooperation and build trust between the city and county governments.
- There are inadequate efforts or programs to continue and strengthen liaisons that foster communication and coordination among residents, the business community and other entities.



Opportunities: Intergovernmental Coordination

- Quarterly Community Roundtable Events, including representatives from the county and the cities, have had some success in sharing issues and information but they have been sporadic.
- The Joint Comprehensive Plan Committee has fostered intergovernmental coordination



Intergovernmental Coordination: What do we want to do 2007-2011?



We're at the end

- Do these meetings work?
- Homework
 - Review drafts/ information
 - Send comments/ suggestions/ changes
 - County's website: [www . wilkinsoncounty .net](http://www.wilkinsoncounty.net)
 - Talk with your neighbors, friends, co-workers about a vision for 2025!



Stakeholder Meeting #3

- Review Existing Land Use Maps to develop Future Land Use Maps
- Modify Character Areas
- Identify Quality Community Objectives
- May 18 5:30 Ivey VFD/ VP



Stakeholder Meeting #4 and Completion

- Meeting #4
 - Develop Short Term Work Plans for 2007-2011 for all issues and opportunities identified in Stakeholder Meeting #2.
 - May 25 5:30 Toomsboro City Hall
- Schedule for Completion
 - Draft Agenda Available June 7
 - Public Hearing June 8
 - Local Government Adoption
 - Submit to RDC June 22