

Joint Comprehensive Plan 2020 - 2024



Rayle

Tignall

Washington

**WILKES
COUNTY**

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This document was prepared jointly with the cooperation
of the following local governments:

Wilkes County

23 Court Street, Room 222
Washington, GA 30673
Adopted: June 19, 2019

The Town of Rayle

PO Box 67
Rayle, GA 30660
Adopted: June 14, 2019

The Town of Tignall

PO Box 218
Tignall, GA 30668-0218
Adopted: July 10, 2019

The City of Washington

PO Box 9
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Adopted: June 26, 2019

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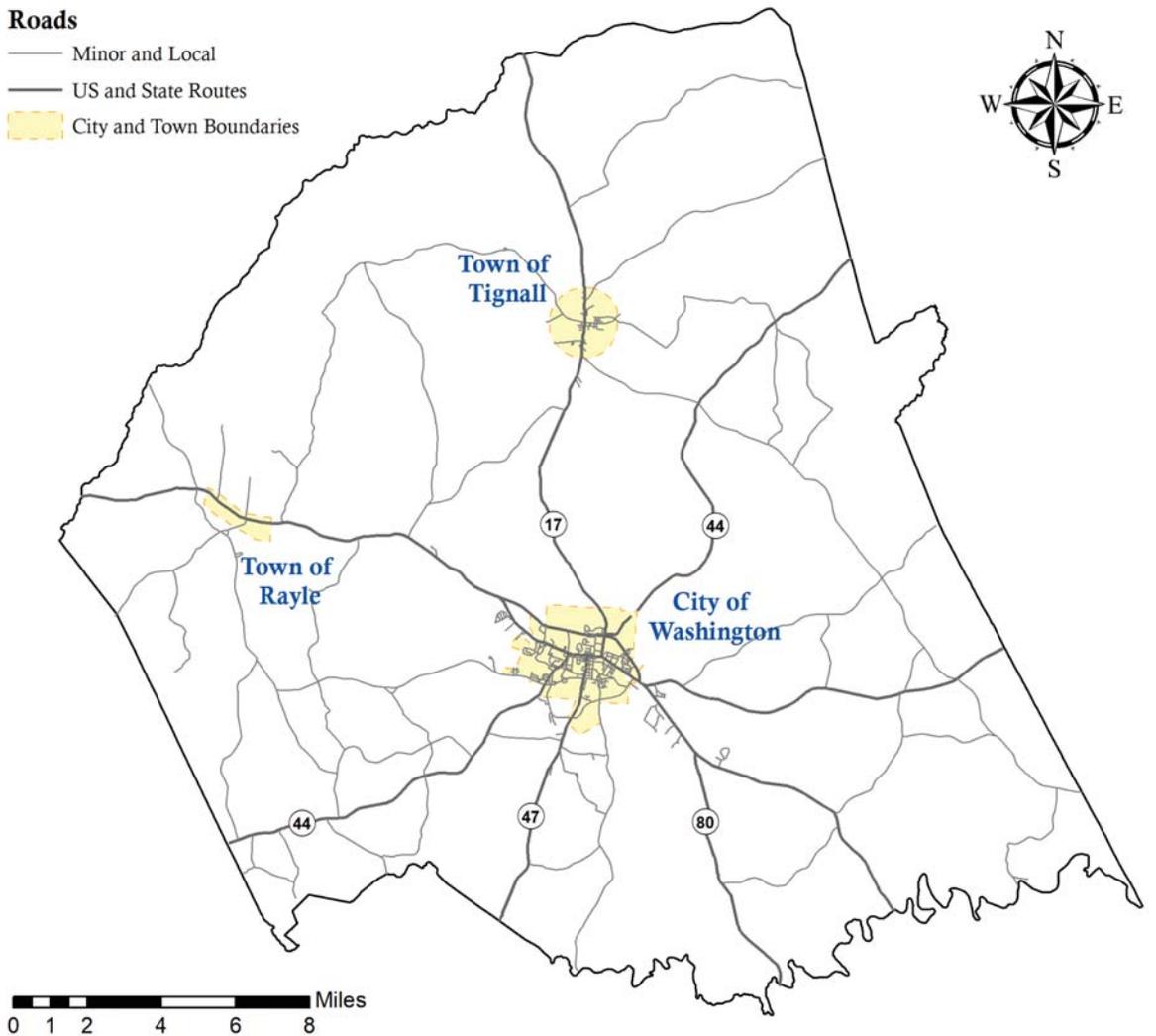
The Central Savannah River Area Region



Wilkes County

Roads

- Minor and Local
- US and State Routes
- City and Town Boundaries





Rayle



Tignall



Washington



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Purpose of the Comprehensive Plan

The 2020-2024 Wilkes County Joint Comprehensive Plan provides residents, local officials and other stakeholders with a roadmap toward achieving their vision of a county where residents and visitors alike experience a better place to live, work, and play.

Quality community growth, however, can only begin with a locally generated vision and well-structured plan of implementation that has the ability to unite varied segments of society with, often, competing interests.

This comprehensive plan is intended to serve the following functions:

- lay out a desired future;
- guide how that future is to be realized;
- formulate a coordinated, short to medium-term planning program.

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

- land should be developed;
- local housing conditions will be improved;
- existing businesses should be supported and new economic growth achieved.

In conjunction with the county's Service Delivery Strategy, the comprehensive plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and appropriate policy responses.

Washington - Wilkes is...

Describe your community in one to three words!

Indecisive

Need better meetings times!

Small

Flower baskets on the

Pray

lamp posts!

Noruan Rockwell
Walt's
Mayberry

Community
Dialogues

life is Better

Blessed
and Highly Favored



Planning Process & Community Involvement

As the objective of the Comprehensive Plan is the realization of the shared vision and goals of a community, public participation in the planning process is of vital importance. This section details the structure of the plan and discusses the ways in which stakeholder input was considered as the plan was created. It also provides a brief overview of the opinions and concerns expressed in the SWOT analysis, needs and opportunities assessment and surveys.



The Comprehensive Plan and Planning Process

Many government agencies make plans for their own programs or facilities, but the Comprehensive Plan (Plan) is one of the few documents that considers the programs and priorities of many agencies with varied objectives, and accounts for the activities on all land in a given area, both public and private. As the Department of Community Affairs' (DCA) minimum standards for local comprehensive planning state, "the highest and best use of comprehensive planning for local governments is to show important relationships between community issues." Done well, the planning process serves to enhance the efficiency and productivity of coordinated government efforts on all levels.

A comprehensive plan should be developed and structured to realize the shared vision, goals and objectives for all communities involved in the process. DCA's minimum standards for local comprehensive planning require the planning process to follow a standardized set of procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. Consistent public input is a necessary component for the creation of this Plan.

Components of the Comprehensive Plan

DCAs minimum planning standards stipulate which plan components are required or optional for counties and municipalities depending on size, needs, goals and other factors.

Plan Component	Required or Optional
Community Goals	Required for all local governments
Needs and Opportunities	Required for all local governments; includes required community involvement component
Community Work Program	Required for all local governments
Broadband Services	Required for all local governments
Economic Development	Required; Job Tax Credit Tier 1
Land Use	Required; some Wilkes jurisdictions enforce zoning
Housing	Optional, but encouraged due to housing quality, affordability and jobs/housing imbalance
Natural and Cultural Resources	Optional; Contains required regional water plan and environmental planning criteria considerations
Community Facilities	Optional

Public Participation

This section of the Plan focuses on its development at the local level. It details the agencies responsible, the steps taken, and provides documentation of the outcomes of public participation in the process. The public participated in the planning process through the following outreach methods:

- Stakeholder meetings
- Public hearings
- Public engagement at a local event
- Survey
- Social media posts

Stakeholder Committee

A Stakeholder Committee comprised of one or more representatives from each jurisdiction was appointed to lead the planning process. The primary purpose of this committee was assuring that CSRA-RC staff reflect the aforementioned shared vision, goals, and objectives of the community. Representatives included mayors, commissioners, administrators, and other municipal staff. Following is a list of members of the Comprehensive Plan Stakeholder Committee:

Wilkes County

Sam Moore, Chairman of the Wilkes County Commission

Karen Burton, Clerk of the Wilkes County Commission

Ruthie Clements, Director of the Washington-Wilkes Payroll Development Authority (PDA)

City of Washington

Ames Barnett, Mayor of the City of Washington

Sherri Bailey, City Administrator

Debbie Danner, Clerk of the City of Washington

Janet Parker, Director of Historic Properties and Mainstreet Washington

City of Rayle

Jake Buff, Mayor of the Town of Rayle

City of Tignall

Henry Brown, Mayor of the Town of Tignall

Elaine Jackson, Clerk of the City of Tignall



Stakeholder Committee Meeting #2, April 15, 2019



Stakeholder Committee Meeting #2, April 15, 2019

Stakeholder Meetings

A joint Stakeholder Committee kickoff meeting was held on March 25, 2019 with topics covering items such as the purpose and goals of comprehensive planning, components of the plan document, the timeline for plan development and submittal, recent demographic and economic trends, and completion of a S.W.O.T (Strengths, Weaknesses, Opportunities and Threats) exercise.

The second Stakeholder Committee meeting was held on April 15, 2019. At this meeting, topics discussed included: needs and opportunities, community goals, and potential policies. Each representative was provided with The Community Work Program from the previous Comprehensive Plan and asked to provide feedback regarding the status of the projects that were identified as priorities for that five-year period. Representatives were also asked to discuss new projects for the upcoming five-year Work Program period.

Public Hearings

A joint public hearing was held April 1, 2019 to formally announce the initiation of the comprehensive planning process. A second public hearing was held on May 10, 2019 to solicit public feedback on the contents of the draft document.

Additional Public Outreach

In observance of the Georgia Municipal Association's Georgia Cities Week, the City of Washington hosted a celebration in its square on the evening of April 24, 2019. It also used this opportunity to engage the public in the comprehensive planning process. Municipal representatives and CSRA Staff were on hand to provide information about the planning process, and to solicit public feedback regarding community needs and concerns, and to capture a glimpse of the public's desires for the Wilkes County of the future. Both the event and the planning process were publicized through social media, municipal websites, and community based social organizations.

Literature about proposed policies was distributed and surveys were collected from more than 60 attendees at the celebration. A review of the surveys revealed that most respondents have confidence in the effectiveness of their local government, and believe they know who to contact when they have a need. Responses were mixed regarding the quality of services for children and the elderly, as well as health care. There was an overall negative perception of local internet access.

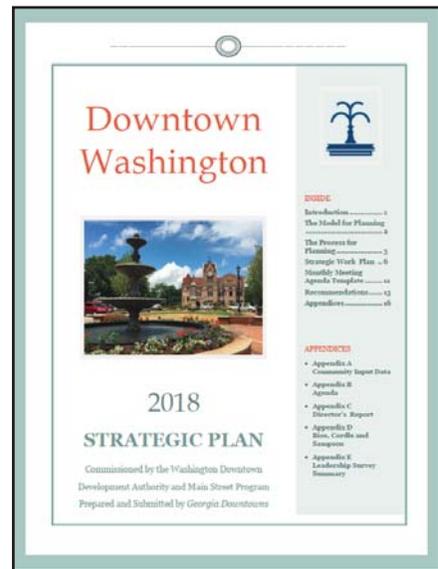
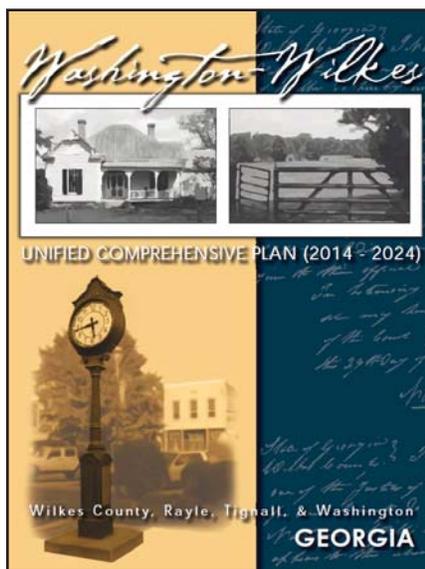
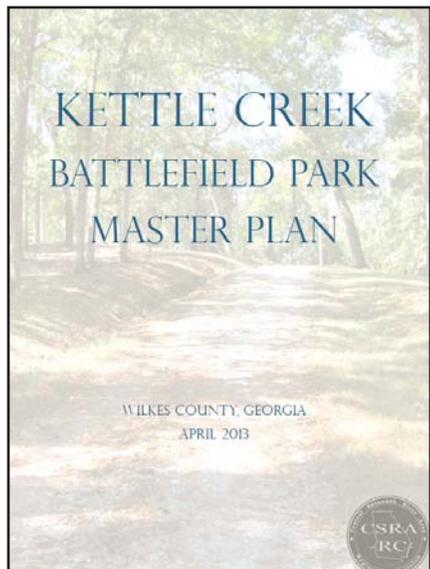
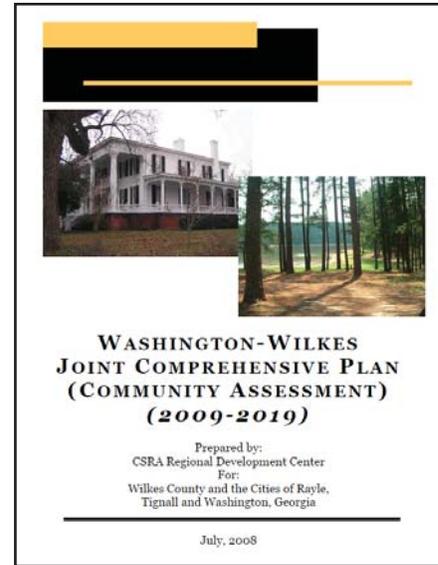
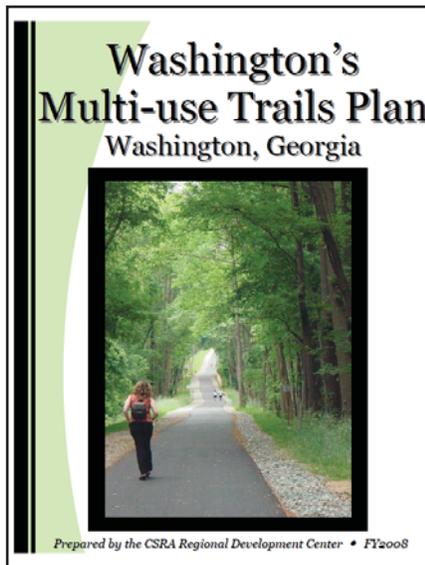
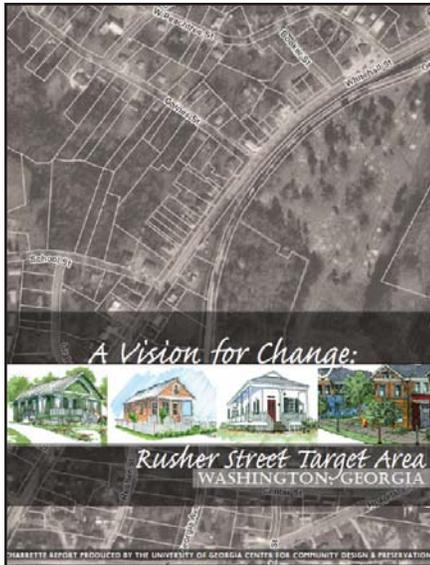
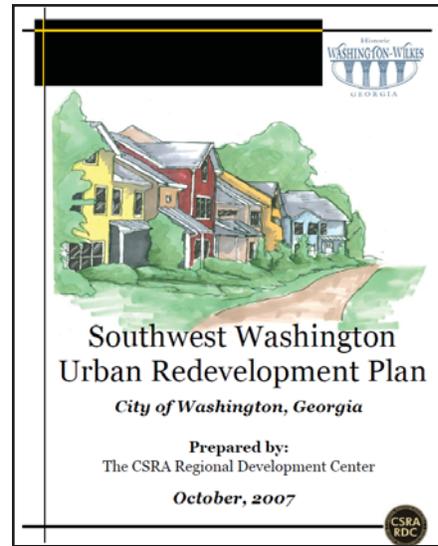


Past Planning Initiatives

Wilkes County is establishing a proud legacy of successful planning initiatives. The 2007 Southwest Washington Urban Redevelopment Plan was catalytic in inspiring a series of significant local redevelopment projects that resulted in the elimination of blight and the construction of new, affordable homes in Washington. Additionally, Kettle Creek Battlefield has risen to national prominence through the efforts of Wilkes County's local government and its partners.

The City of Washington's designation as a Plan First Community by DCA in 2018 further speaks to this community's commitment and effectiveness in strategic use of its local assets to realize the ideals of Planning for its citizens.

The images that follow are covers of recent local planning initiatives.



Wilkes County Joint Comprehensive Plan

SWOT Analysis

As part of the planning process, the Stakeholder Committee was asked to complete a 'SWOT' Analysis. SWOT stands for strengths, weaknesses, opportunities, and threats. Members of the Committee were charged with providing their view on the assets and liabilities of their respective jurisdictions, and reasonable near-term possibilities for growth with thoughtful use of available resources. The information provided the basis for subsequent assessments of needs, opportunities, and, ultimately, formulation of goals and policies.

The results of the SWOT Analysis are summarized on the next page.

Municipality Washington
Abbie Danner 3-25-19

Strengths Reliable utilities tourism location - broadband coverage	Weaknesses old infra-structure - water/sewer work force ready - (DOJ) housing - retail -
Opportunities Athens Tech - growth - Pope Ctr - Conference space	Threats w/o treatment plants -

Sample SWOT Analysis

How would you rate your satisfaction with the following services in Wilkes County?	Circle only 1 choice for each item.				
	Great	Good	Fair	Poor	Don't Know
Law Enforcement	4	3	2	1	<input checked="" type="radio"/>
Utilities (Electricity, Water, Sewer)	4	<input checked="" type="radio"/> 3	2	1	
Public Schools	4	3	<input checked="" type="radio"/> 2	1	
Libraries	<input checked="" type="radio"/> 4	3	2	1	
Health Care and Medical Facilities	4	3	<input checked="" type="radio"/> 2	1	
Child and/or elder care services	4	3	2	1	<input checked="" type="radio"/>
Internet Access	4	3	<input checked="" type="radio"/> 2	1	

I live in...	Unincorporated Wilkes County	Washington City Limits
Not a Wilkes County Resident	<input checked="" type="radio"/> Rayle City Limits	Tignall City Limits

My local government is effective in meeting my needs.	Circle only 1 choice.	
	<input checked="" type="radio"/> Agree	<input checked="" type="radio"/> Disagree

I know who to call at my local government when I have an issue.	Circle only 1 choice.	
	<input checked="" type="radio"/> Agree	<input checked="" type="radio"/> Disagree

How safe do you feel in your community?	Very Safe	Safe	Unsafe	Very Unsafe
During the DAY?	<input checked="" type="radio"/> 4	3	2	1
At NIGHT?	<input checked="" type="radio"/> 4	3	2	1

I would be willing to pay user fees or a special tax for specific improvements in...	Yes	No	Maybe
Bicycle, pedestrian, or recreational facilities (sidewalks, multi-use paths, trails, playground equipment, etc.)	<input checked="" type="radio"/> 1	0	
Community centers (kitchen equipment, electronic equipment, internet access, etc.)	1	0	<input checked="" type="radio"/>

Rank the following topics in order of importance to your community from 1 (high) to 10 (low).	Rank
Vacant Lots or Derelict Homes	9
Overall Condition of housing	4
Housing Affordability	3
Employment opportunities	6
Shopping and retail options	2
Access to fresh fruits and vegetables	10
Transportation options	7
Child or elder care services	8
Gangs, Crime or Drugs	1

Write in: Maintenance of gravel rds 10

Sample Survey - Washington Resident

Sample Survey - Wilkes County Resident

Citizens and community leaders of Wilkes County offered their input in the planning process.

How would you rate your satisfaction with the following services in Wilkes County?	Circle only 1 choice for each item.				
	Great	Good	Fair	Poor	Don't Know
Law Enforcement	4	<input checked="" type="radio"/> 3	2	1	
Utilities (Electricity, Water, Sewer)	4	<input checked="" type="radio"/> 3	2	1	
Public Schools	4	<input checked="" type="radio"/> 3	2	1	
Libraries	<input checked="" type="radio"/> 4	3	2	1	
Health Care and Medical Facilities	4	<input checked="" type="radio"/> 3	2	1	
Child and/or elder care services	4	<input checked="" type="radio"/> 3	2	1	
Internet Access	<input checked="" type="radio"/> 4	3	2	1	

I live in...	Unincorporated Wilkes County	Washington City Limits
Not a Wilkes County Resident	<input checked="" type="radio"/> Rayle City Limits	Tignall City Limits

My local government is effective in meeting my needs.	Circle only 1 choice.	
	<input checked="" type="radio"/> Agree	<input checked="" type="radio"/> Disagree

I know who to call at my local government when I have an issue.	Circle only 1 choice.	
	<input checked="" type="radio"/> Agree	<input checked="" type="radio"/> Disagree

How safe do you feel in your community?	Very Safe	Safe	Unsafe	Very Unsafe
During the DAY?	4	<input checked="" type="radio"/> 3	2	1
At NIGHT?	4	<input checked="" type="radio"/> 3	2	1

I would be willing to pay user fees or a special tax for specific improvements in...	Yes	No	Maybe
Bicycle, pedestrian, or recreational facilities (sidewalks, multi-use paths, trails, playground equipment, etc.)	<input checked="" type="radio"/> 1	0	
Community centers (kitchen equipment, electronic equipment, internet access, etc.)	1	0	<input checked="" type="radio"/>

Rank the following topics in order of importance to your community from 1 (high) to 10 (low).	Rank
Vacant Lots or Derelict Homes	3
Overall Condition of housing	6
Housing Affordability	7
Employment opportunities	2
Shopping and retail options	4
Access to fresh fruits and vegetables	8
Transportation options	9
Child or elder care services	5
Gangs, Crime or Drugs	1

Write in: I've called the police before 3 received nothing but attitude & incompetence. - Electric rates are so high they keep us in a hole of debt that we will never get out of. 2 people with full time jobs should be able to pay their electric bill every month but sadly not the case. - This is NOT the Washington I grew up in!!! Unless you do something for kids that don't play football, it will only get worse.

Strengths

- » Telecommunications Infrastructure/Fiber
- » Local power company
- » Vibrant Downtown Washington
- » Manufacturers
- » Rich cultural history
- » Proximity to Augusta and Athens
- » Reliable utilities
- » Rural and agricultural character
- » Cost of Living and Quality of life
- » Road infrastructure

Weaknesses

- » Aging water and sewer infrastructure
- » Wastewater treatment capacity
- » No growth in local housing market
- » Housing affordability
- » Lack of retail options
- » Workforce preparedness
- » Lack of diversity of local economic base
- » Lack of bike and pedestrian infrastructure

Threats

- » Wastewater treatment capacity
- » Aging infrastructure
- » Declining commercial and industrial base
- » Declining population - particularly young people and young families
- » Aging population

Opportunities

- » Athens Technical College
- » Kettle Creek Battlefield
- » The Pope Center
- » Gordon Street School
- » Downtown Washington
- » Telecommunications Infrastructure
- » Technical assistance from DCA, the CSRA Regional Commission, UGA and other partners

Needs and Opportunities

From the SWOT exercise and resident surveys, a list of relatively short-term needs and opportunities focused around the core planning components was developed. The community will take intentional and coordinated action to address these items in the coming five-year work program.

Sample Survey - Rayle Resident

How would you rate your satisfaction with the following services in Wilkes County?	Circle only 1 choice for each item.				
	Great	Good	Fair	Poor	Don't Know
Law Enforcement	4	3	2	1	
Utilities (Electricity, Water, Sewer)	4	3	2	1	
Public Schools	4	3	2	1	
Libraries	4	3	2	1	
Health Care and Medical Facilities	4	3	2	1	
Child and/or elder care services	4	3	2	1	
Internet Access	4	3	2	1	

Rank the following topics in order of importance to your community from 1 (high) to 10 (low). In the bottom space, write a 10 th topic not previously listed.		Rank
Vacant Lots or Derelict Homes		4
Overall Condition of housing		6
Housing Affordability		5
Employment opportunities		4
Shopping and retail options		1
Access to fresh fruits and vegetables		8
Transportation options		8
Child or elder care services		9
Gangs, Crime or Drugs		3
Write in:		

I live in...	Unincorporated Wilkes County	Washington City Limits
Not a Wilkes County Resident	Rayle City Limits	Tignall City Limits

My local government is effective in meeting my needs.	Circle only 1 choice.	
	Agree	Disagree
	Agree	Disagree

I know who to call at my local government when I have an issue.	Circle only 1 choice.	
	Agree	Disagree
	Agree	Disagree

How safe do you feel in your community?	Very Safe	Safe	Unsafe	Very Unsafe
During the DAY?	4	3	2	1
At NIGHT?	4	3	2	1

I would be willing to pay user fees or a special tax for specific improvements in...	Yes	No	Maybe
	Bicycle, pedestrian, or recreational facilities (sidewalks, multi-use paths, trails, playground equipment, etc.)	1	0
Community centers (kitchen equipment, electronic equipment, internet access, etc.)	1	0	

Comment(s):

How would you rate your satisfaction with the following services in Wilkes County?	Circle only 1 choice for each item.				
	Great	Good	Fair	Poor	Don't Know
Law Enforcement <i>needs more patrol in town</i>	4	3	2	1	
Utilities (Electricity, Water, Sewer) <i>great little high</i>	4	3	2	1	
Public Schools	4	3	2	1	
Libraries	4	3	2	1	
Health Care and Medical Facilities	4	3	2	1	
Child and/or elder care services	4	3	2	1	✓
Internet Access <i>Needs updating</i>	4	3	2	1	

Rank the following topics in order of importance to your community from 1 (high) to 10 (low). In the bottom space, write a 10 th topic not previously listed.		Rank
Vacant Lots or Derelict Homes		9
Overall Condition of housing		5
Housing Affordability		3
Employment opportunities		1
Shopping and retail options		4
Access to fresh fruits and vegetables		8
Transportation options		7
Child or elder care services		10
Gangs, Crime or Drugs		2
Write in:		

I live in...	Unincorporated Wilkes County	Washington City Limits
Not a Wilkes County Resident	Rayle City Limits	Tignall City Limits

My local government is effective in meeting my needs.	Circle only 1 choice.	
	Agree	Disagree
	Agree	Disagree

I know who to call at my local government when I have an issue.	Circle only 1 choice.	
	Agree	Disagree
	Agree	Disagree

How safe do you feel in your community?	Very Safe	Safe	Unsafe	Very Unsafe
During the DAY?	4	3	2	1
At NIGHT?	4	3	2	1

I would be willing to pay user fees or a special tax for specific improvements in...	Yes	No	Maybe
	Bicycle, pedestrian, or recreational facilities (sidewalks, multi-use paths, trails, playground equipment, etc.)	1	0
Community centers (kitchen equipment, electronic equipment, internet access, etc.)	1	0	

Comment(s):

Broadband

Needs

- » Promote digital literacy to increase broadband adoption among segments of the population that are typically averse to the use of technology.
- » Seek opportunities to make broadband more affordable and/or more widely available to Wilkes County residents.

Opportunities

- » Actively seek opportunities to utilize available broadband infrastructure to improve primary and secondary level educational outcomes.
- » Actively seek opportunities to utilize available broadband infrastructure to support workforce development, and to promote local economic development.
- » Actively seek opportunities to utilize available broadband infrastructure to support public employee training and professional development.

Economic Development

- » Raise the quality of the Wilkes County workforce.
- » Explore transportation options for connecting Wilkes County workers with employment centers.
- » Decrease inventory of idling brownfield and greyfield sites.
- » Increase local wastewater treatment capacity to enable future industrial growth.

- » Actively seek opportunities to utilize available broadband infrastructure to support workforce development, and to promote local economic development.
- » Explore transit-related projects with the potential to offset the local jobs/housing imbalance.
- » Explore productive uses for abundance of fallow agricultural lands.
- » Capitalize on the growing heritage tourism trend through enhancement of Downtown Washington and county-wide coordinated marketing.

Opportunities

Needs

Opportunities

- » Utilize available technical assistance to seek funding for continued neighborhood revitalization.
- » Utilize available technical assistance to identify programs and partners with the mission of increasing the quantity and quality of affordable housing in Wilkes County.
- » Encourage residential use of multi-story commercial buildings in Downtown Washington.

Housing

Needs

- » Reduce instances of deferred residential maintenance.
- » Increase the quantity and quality of affordable housing in Wilkes County.
- » Seek opportunities to place affordable housing in closer proximity to major Wilkes County employers.

Land Use

- » Explore the development of design guidelines that ensure new development is complimentary to the existing historic character.
- » Protect Wilkes County's critical environmental assets and promote active lifestyles through continued implementation of the Multi-use Trails Plan.
- » Require that new development connect to the proposed bike and pedestrian system where practicable.

- » Protect local historic assets through design guidelines and other land use regulations.
- » Assess the impact of development and industrial activity on environmentally sensitive lands within the county, especially ground water recharge areas.

Opportunities

Needs





Community Facilities

Needs

- » Upgrade aging water and sewer pipes.
- » Increase wastewater treatment capacity.
- » Explore transit-related projects with the potential to offset the local jobs/housing imbalance.
- » Increase public employee access to training opportunities and improved technology.
- » Maintain public safety equipment.
- » Maintain county roads and bridges.

- » Protect local historic assets through design guidelines and other land use regulations.
- » Assess the impact of development and industrial activity on environmentally sensitive lands within the county, especially ground water recharge areas.
- » Reevaluate the Wilkes County Solid Waste Management Plan.

Needs

Opportunities

- » Utilize available technical assistance to seek funding for critical infrastructure improvements.
- » Actively seek opportunities to utilize available broadband infrastructure to support public employee training and professional development.

Natural & Cultural Res.

- » Protect Wilkes County's critical environmental assets and promote active lifestyles through continued implementation of the Multi-use Trails Plan.
- » Explore policies to reduce local solid waste generation and reliance on landfills.

Opportunities



Community Goals & Policies

Goals are broad statements of understanding that are intended to provide guidance toward a desired future outcome. Goals put short-term decisions in proper context. Goals are some of the most valuable insights gleaned from the comprehensive planning process, in that they shape the ventures into which the community will invest its limited resources.

A community reaches its goals through the establishment of and adherence to supporting policies. The next section details Wilkes County's goals and policies.

Community Goals & Policies

Broadband

Goals:

- Promote digital literacy among Wilkes County residents of all ages.
- Actively support Wilkes County's integration into the innovation economy.

Policies:

- Market Wilkes County's broadband infrastructure in furtherance of economic development efforts.
- Support creation of spaces for entrepreneurial engagement and exchange.

Economic Development

Goals:

- Develop of an educated, motivated workforce, prepared for the challenges of an evolving global economy.
- Minimize the effects of jobs-housing imbalance.
- Align economic development efforts with the CSRA's Regional economic development strategy.

Policies:

- Support partnerships for the delivery of training programs and other professional development in furtherance of workforce preparedness.
- Recruit clean, responsible industry to appropriate sites in Wilkes County and its contained jurisdictions.
- Undertake a targeted industry analysis and develop an industry recruitment strategy centered on industries most appropriate for Wilkes County's workforce and assets.
- Explore opportunities to create or improve transit access to local employment centers.
- Actively market Wilkes County's cultural and architectural heritage sites and districts to promote economic development through tourism.
- Explore the creation of incentives for the adaptive reuse of existing commercial and industrial buildings.
- Strengthen the lines of communication with local employers regarding workforce and infrastructure needs through an improved business retention and expansion program.



Community Goals & Policies

Housing

Goals:

- Create safe, efficient and affordable housing for Wilkes County residents.
- Enhance the vibrancy of Downtown Washington by increasing residential use.
- Support the restoration and maintenance of Washington's historic housing stock.

Policies:

- Expand opportunities for home ownership for low-to-moderate income households in Washington-Wilkes.
- Ensure housing maintenance initiatives remain a key component of Washington's community redevelopment efforts.
- Encourage the development of contemporary market-rate housing to diversify the available housing stock.
- Discourage deferred maintenance of historically and architecturally relevant homes.
- Encourage residential use of the upper floors in downtown commercial buildings.

Land Use

Goals:

- Maintain the rural and historic character of Wilkes County.
- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.

Policies:

- Make land use and development decisions that are consistent with the policies of the Wilkes County Joint Comprehensive Plan.
- Review and amended land use and development ordinances to create new development that is consistent with Wilkes County's historic character.

Community Facilities

Goals:

- Maintain all community facilities and capital assets in working order and at capacity to support the needs of Wilkes County residents.
- Provide a full range of services that meet the needs of the Wilkes County's changing demographic base.

Policies:

- Maintain and improve local wastewater handling systems.
- Continually assess, maintain and replace public safety equipment as needed.
- Continually assess recreational facilities and programs to improve accessibility and use.
- Continually assess solid waste management services and facilities to ensure effective long-term service delivery.
- Continually assess aging services to determine ways in which service delivery can be enhanced.
- Fund professional development for municipal staff to keep abreast of trends and best practices.

Community Goals & Policies

Community Facilities (Transportation)

Goals:

- Maintain all community facilities and capital assets in working order and at capacity to support the needs of Wilkes County residents.
- Provide a full range of services that meet the needs of the Wilkes County's changing demographic base.

Policies:

- Designate local transportation funds for system maintenance.
- Pursue capacity improvements and improved traffic flow through access management features rather than roadway widening.
- Apply character district street standards to more City of Washington roads, where appropriate.
- Prioritize expansion of existing bicycle and pedestrian infrastructure and pursue development of new bicycle/pedestrian infrastructure when possible.
- Pursue development of identified corridors as multi-use paths in accordance with locally-adopted trails and bicycle/pedestrian plans.
- Pursue improvement and expansion of local transit options.
- Continue investing to maintain critical links to the nation's air and rail transportation systems.

Natural and Cultural Resources

Goals:

- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.
- Maintain the rural and historic character of Wilkes County.

Policies:

- Support ongoing development of recommendations from the Kettle Creek Battlefield Park Master Plan.
- Actively market Wilkes County's cultural and architectural heritage sites and districts to promote tourism.
- Improve local historic district regulations and guidelines to better preserve and enhance Wilkes County's historic heritage, and to encourage private investment in historic properties.
- Review and amended land use and development ordinances to promote new development that is consistent with Washington-Wilkes historic character.
- Review and amended land use and development ordinances to ensure the protection of Wilkes County and regional water resources.
- Actively participate in regional water resource planning efforts.
- Regularly reassess solid waste management facility siting parameters to ensure natural and cultural resources are protected.
- Monitor local development activity to ensure that environmentally sensitive lands and other natural resources are protected from degradation.



I'D RATHER BE
IN
TIGNALL, GA



Demographic Overview

The demographic overview aims to provide an understanding of who Wilkes County's residents are, and how the population is changing. An analysis of demographic trends can provide valuable perspective on the programs and services that the County or City's changing demographics may currently require, or that may be needed in the near future. The review relies largely on data provided by the Census Bureau, either through the decennial Census or the American Community Survey.

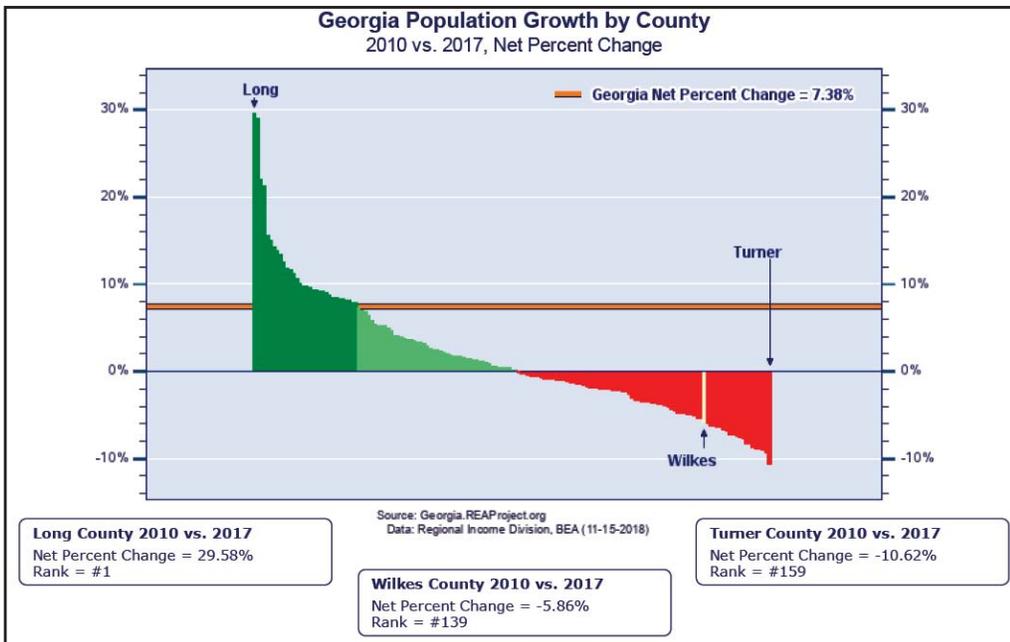


Regional Population Trends and Projections

The Governor’s Office of Planning and Budget projects that Wilkes County, like many other rural CSRA counties, will experience gradual population decline heading into the year 2030. Counties with larger urbanized areas such as Richmond and Columbia are expected to increase in population due to the recent announcement of a key expansion at Fort Gordon and associated private sector growth in cyber-related employment opportunities. It is likely, however, that congestion and housing affordability will make some rural communities more attractive than is presently anticipated.

	2010	2015	2017	2020	2025	Trend
Burke	23,316	23,007	22,645	23,175	23,215	
Columbia	124,053	136,204	143,723	160,541	180,369	
Glascok	3,082	3,087	3,027	3,239	3,349	
Hancock	9,429	8,881	8,667	8,003	7,359	
Jefferson	16,930	16,374	15,954	16,190	16,040	
Jenkins	8,340	8,922	8,929	9,346	9,382	
Lincoln	7,996	7,720	7,768	7,401	7,070	
McDuffie	21,875	21,582	21,488	22,267	22,596	
Richmond	200,549	201,291	201,568	207,182	209,457	
Taliaferro	1,717	1,721	1,844	1,632	1,572	
Warren	5,834	5,561	5,410	5,230	5,010	
Washington	21,187	20,785	20,506	20,672	20,563	
Wilkes	10,593	9,991	9,905	9,635	9,333	

Source: American FactFinder. Census 2010, American Community Survey 2015-2017, Governor’s Office of Planning and Budget



This chart ranks Georgia’s counties by the degree of population change in the period from 2010 to 2017. Of 159 counties, Wilkes ranked #139, indicating that 138 counties either gained more population or lost less than Wilkes for this time period. The county’s net loss was 5.86%. The State’s net percent change was 7.38%.

Source: Georgia Regional Economic Analysis Project; data - Bureau of Economic Analysis (BEA).

Local Population Trend

Though the accuracy of data from national sources is often disputed for rural communities, these sources do provide a valuable baseline for understanding rural population dynamics. The Census Bureau and other generators of data and analysis commonly utilize statistical methods to produce projections based on trends. These measures are typically offered with a margin of error or confidence interval, and a disclaimer acknowledging that the measures are samples or projections.

Wilkes County has continued to experience slow population decline since 2000, though the pace has quickened since 2010. The chart below indicates a clear downward population trend in much of the incorporated county since 2000. The unincorporated county, however, gained residents through 2010.

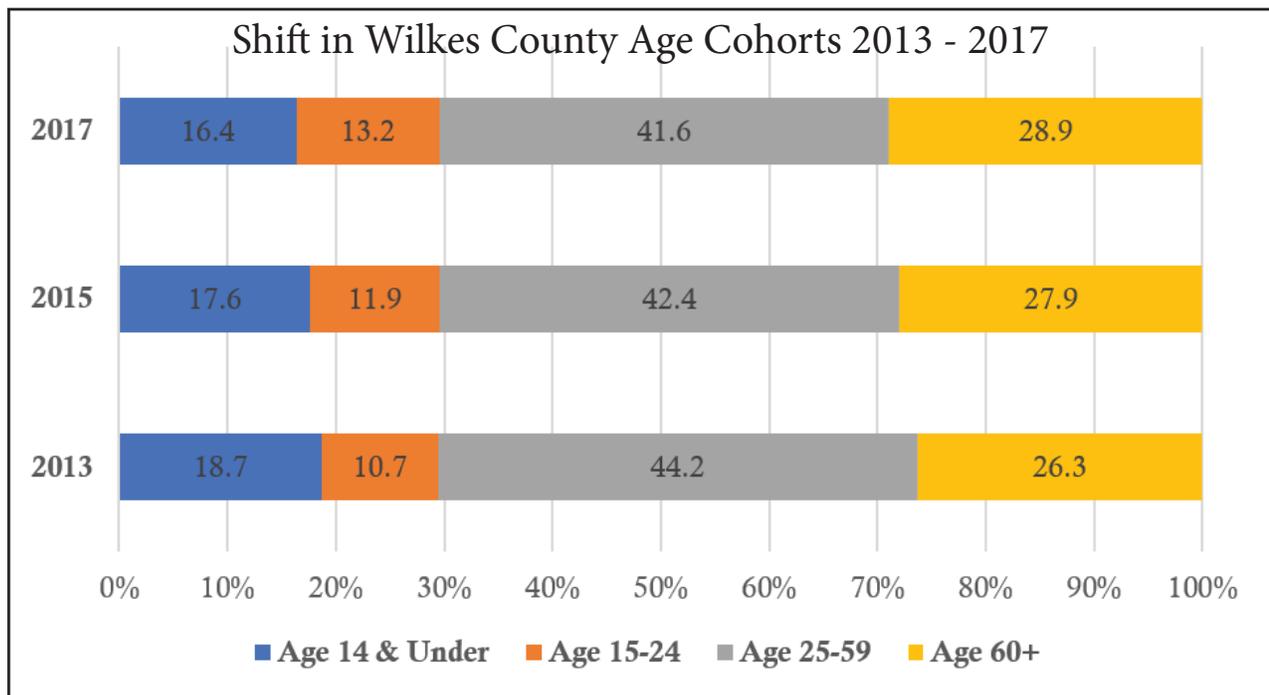
	2000	2010	2017	Trend
Wilkes County	10,687	10,593	9,905	
Unincorporated Wilkes	5,600	5,714	5,347	
Rayle	139	199	186	
Tignall	653	546	402	
Washington	4,295	4,134	3,970	

Wilkes County and Contained Municipalities Local Population Trend

Source:
American FactFinder
Census 2000,
Census 2010,
American Community Survey 2017

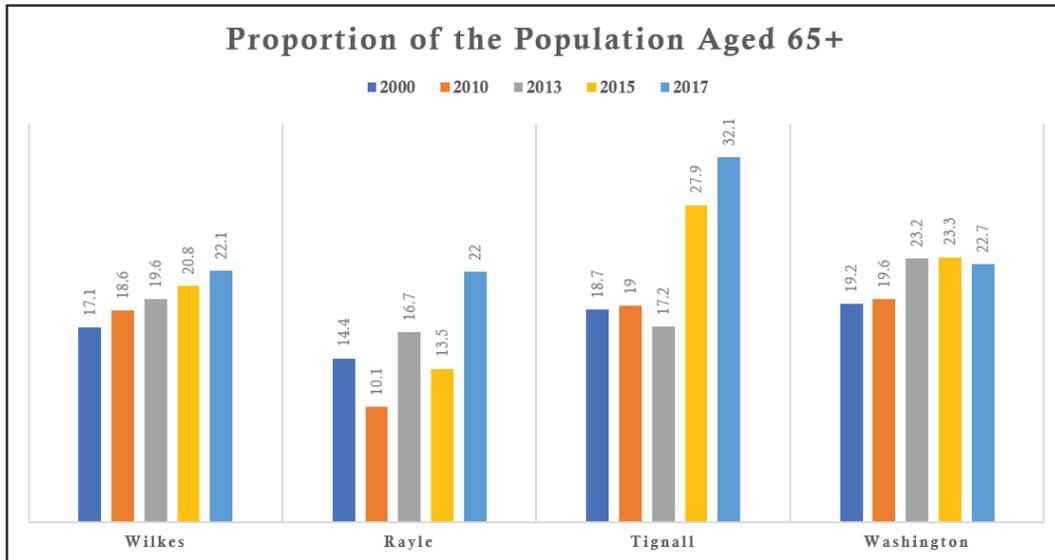
Demographics

Another noticeable trend is the loss of working-age population within the County. The chart below groups the population into four (4) categories: children under 14, adolescents and young adults aged 15 to 24, working-age population 25 to 59, and those at or nearing retirement age. Though subtle, the data reveals an increase in the proportion of those at or nearing retirement, and a decline in the working-age population 25 to 59. The simultaneous decline in the share of the population 14 and under also suggests a loss of families with young children.



Source: American FactFinder. American Community Survey 2013-2017

Aging Population

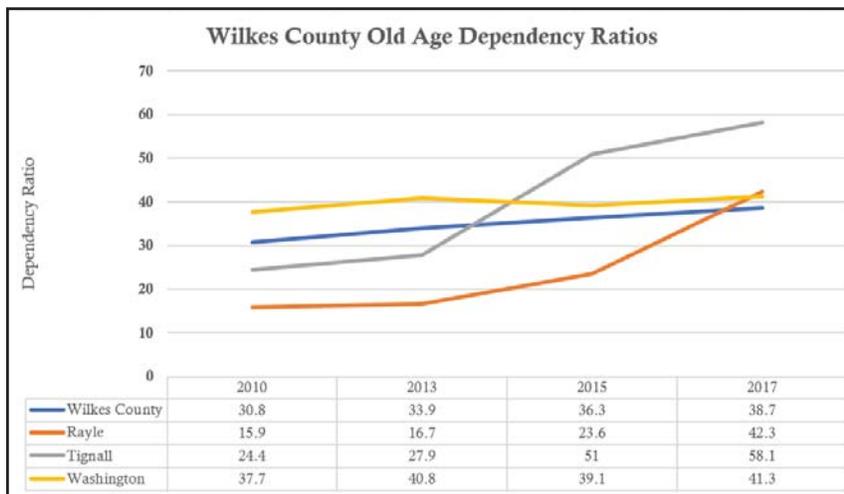


Source: American FactFinder; Census 2000, Census 2010, American Community Survey 2013 - 2017

A closer look at the proportion of population aged 65 years and older reveals that Wilkes County’s population has been aging for some time. In fact, of 13 counties in the CSRA region, only 3 have a similarly high proportion of population aged 65 and older: Taliaferro, Lincoln and Warren. These 4 counties all have approximately 20%, while the regional average is approximately 13.2%.

The aging of America’s population is a phenomenon that the Planning field has anticipated for many years as the Baby Boomers, those born between 1946 and 1964, edged toward retirement. Now, as this group enters its twilight years, many communities are faced with the task of ensuring adequate facilities and services are in place to care for the growing senior population and their unique needs. Often limited in income, limited in mobility and having a relatively high dependence on health and other social services, this population will require an increasing share of local attention and resources in the coming years.

The following chart illustrates the rate at which Wilkes County’s demographic gap is widening. The Old-Age Dependency Ratio is a measure that looks at the population aged 65 and older as a proportion of the working-age population, aged 18-64. Essentially, it is a metric reflecting the number of residents 65 and older supported by younger, working-age residents.



Personal care homes like the ‘Tignall House’ have appeared as a response to the rise in the elderly population in need of around-the-clock care.

Source: American FactFinder; Census 2010, ACS 2013 - 2017

Households

As previously alluded, Wilkes County has seen a decline in family households, particularly those with children. Alternatively, there has been a rise in nonfamily households. However, 90% of the County's nonfamily households are actually householders living alone. Further, in 2017, 48% of householders living alone were aged 65 or older.

	2000	%	2010	%	2017	%
Total Households	4,318	100	3,999	100	3,971	100
Family Households	2,978	69	2,495	62	2,456	62
<i>Family Household w/ Children</i>	810	19	828	21	755	19
<i>Married Couple</i>	2,093	48	1,496	37	1,638	41
<i>Married Couple w/ Children</i>	810	19	379	9	374	9
Nonfamily Household	1340	31	1504	38	1515	38
<i>Householder Living Alone</i>	1,214	28	1,323	33	1,404	35

Source: American FactFinder. Census 2000, Census 2010, American Community Survey 2017

Educational Attainment

That the proportion of population 18 to 24 with less than a high school diploma continues to increase is a troubling trend that must be addressed. This particular metric, which was just over 20% in 2010, has nearly doubled in just seven years. Tragically, the proportion of young college graduates in the County also fell sharply following 2010 and has yet to rebound.

Educational outcomes for the population 25 years and older have improved slightly. The share of those with less than a high school diploma has dropped, and the share of population with some college or an associates degree is on an upward trend. Programs aimed at increasing digital literacy and increasing the exposure of pupils to workforce technologies should have a positive impact on retention, graduation and workforce preparedness at all educational levels.

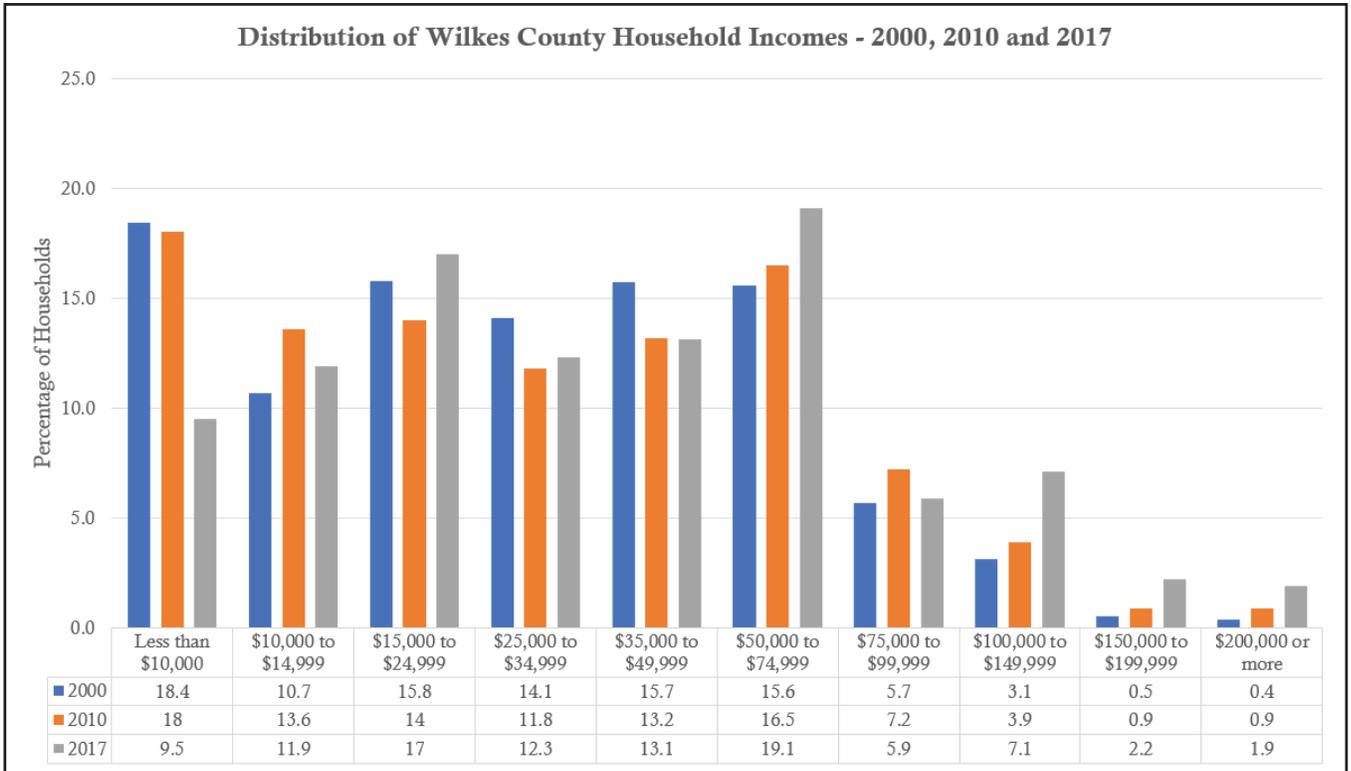
	2010	2014	2015	2016	2017	Trend
Age 18-24						
Less than a High School Diploma	20.7	26.6	35.1	34.7	37	
High School Diploma or Equivalency	45.1	46.8	35.6	40.8	38.4	
Some College or Associates	22.1	25.4	27.5	22.8	21.3	
Bachelors or Higher	12	1.2	1.8	1.7	3.3	
Age 25+						
Less than a High School Diploma	28.2	22.2	20.3	22.1	21.4	
High School Diploma or Equivalency	38.3	42.8	43.4	42	41.6	
Some College	13.8	16	16.7	17.9	17.1	
Associates Degree	4.2	3.8	3.9	4.3	5.7	
Bachelors or Higher	15.5	15.3	15.7	13.8	14.4	

Source: American FactFinder. Census 2010, American Community Survey 2014 - 2017

Household Incomes

Wilkes County household incomes have increased since 2010. The effect of the economic downturn is evident here, though. While some increase is due to rising wages, in other cases, it is likely associated with the departure of some residents in search of more hopeful economic circumstances.

There has been a sharp decline in the number of households earning less than \$10,000 annually since 2010. Similarly, the number of households earning \$10,000 to 14,999 has remained low. Alternatively, many higher income groups, those earning \$35,000 or more, have maintained their 2010 levels or grown in proportion.



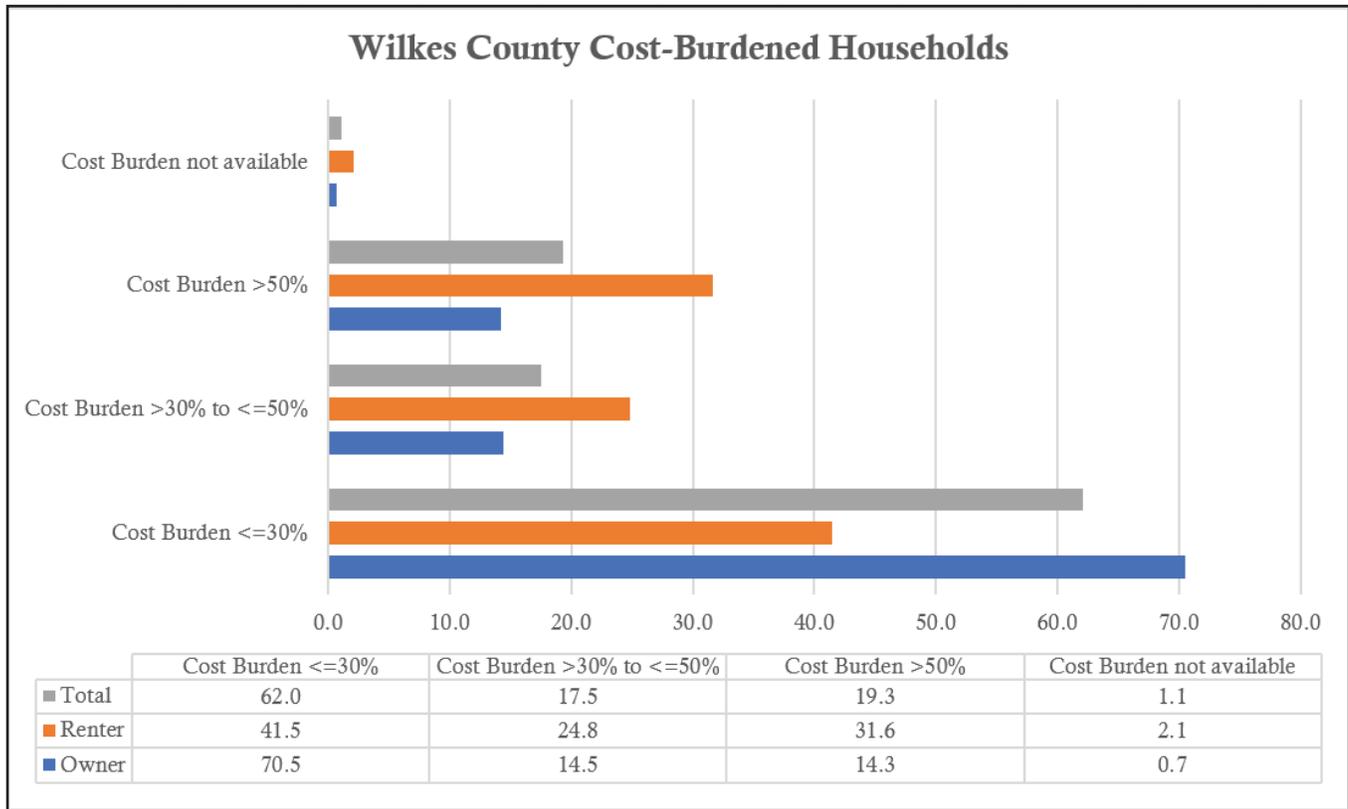
Source: American FactFinder. Census 2010, American Community Survey 2014 - 2017

Cost-burdened Households

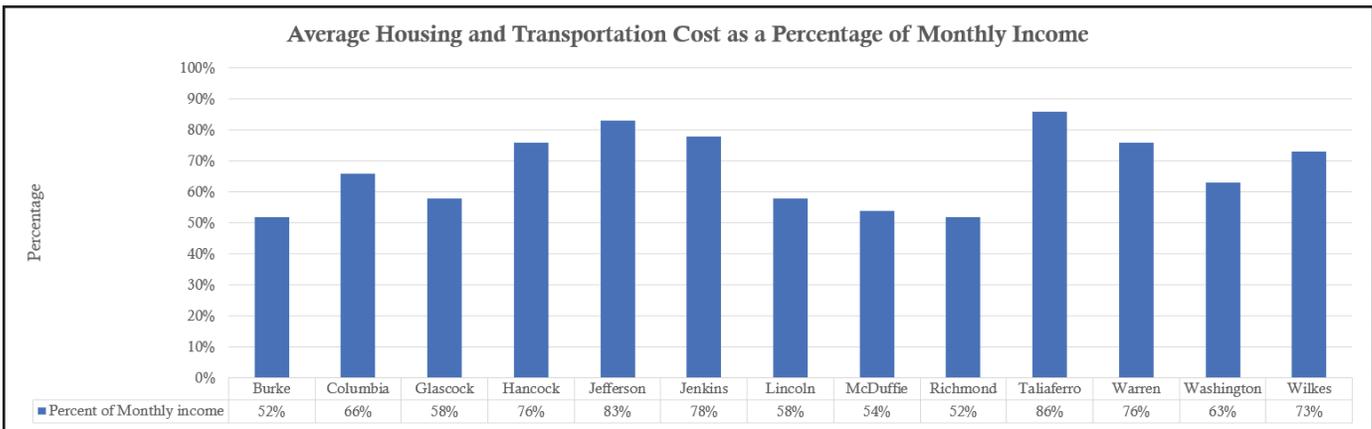
Despite rising incomes, some Wilkes County residents still find it difficult to make ends meet. According to HUD housing affordability data (CHAS), at least 17.5% of Wilkes County households spend more than 30% (but less than 50%) of their monthly income on housing costs. HUD defines this as being “housing cost burdened.” The proportion of renters struggling with this cost burden is higher than the proportion of home owners.

Additionally, 19.3% of households are considered to be severely cost burdened, spending in excess of 50% of monthly income on housing. Again, the share of renters is higher than the share of home owners in this 19%. These families or householders most certainly have difficulty affording necessities such as food, clothing, transportation or medical care.

Cost-Burdened Households



Source: American FactFinder. Census 2010, American Community Survey 2014 - 2017



Source: ACS 2015 and Center for Neighborhood Technology's Housing and Transportation and Affordability Index

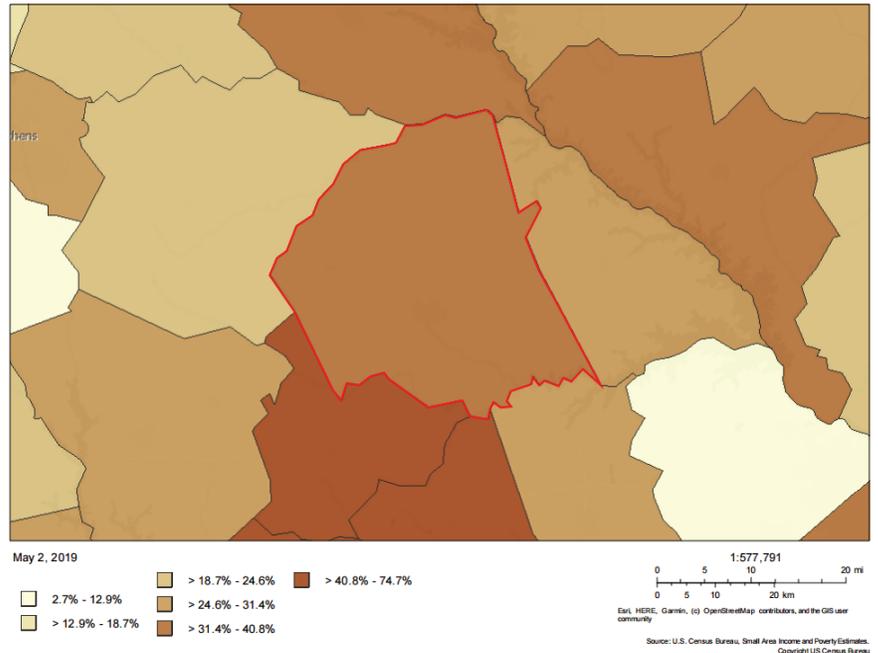
In a 2015 review of housing and transportation affordability, Wilkes County was found to have the 4th highest combined cost of housing and transportation in the CSRA. It was one of the 6 counties with a percentage in excess of 70. In 2015, Wilkes County residents spent an average of 73% of their monthly income on accommodation and transportation. Such a high proportion leaves little income for other necessities like food or clothing, and discretionary expenses like entertainment.

Cost-burdened Households

That many residents experience cost burden is further confirmed by metrics like the poverty rate and medical insurance coverage. According to 2017 Census Bureau Small Area Income and Poverty Estimates (SAIPE), 35% of Wilkes residents under the age of 18 live in a household with an income that is beneath the corresponding poverty threshold. Further, 21.4% of the Wilkes County population between the ages of 18 and 64 lacks medical insurance coverage.

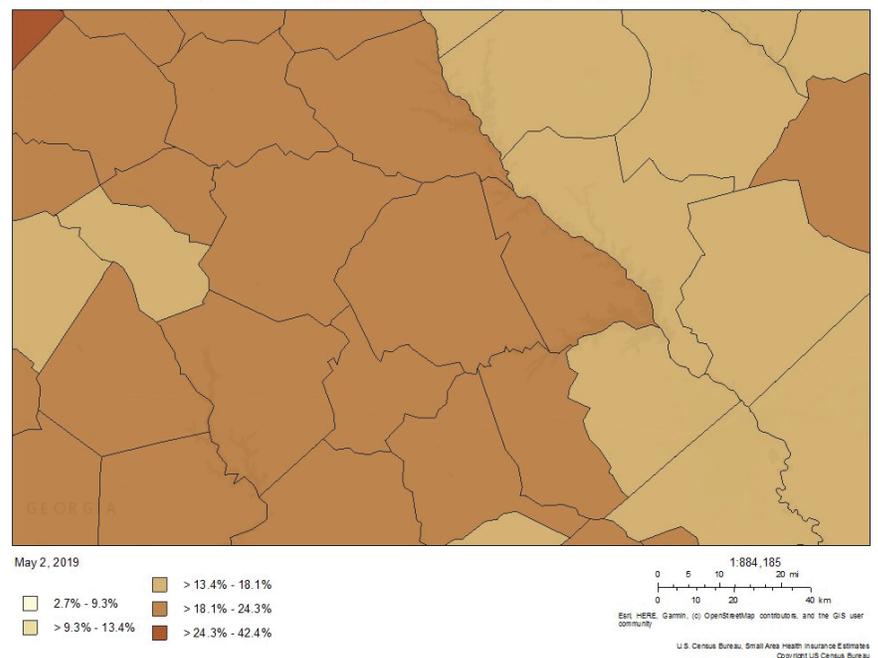
While local governments may not be best situated to alleviate all of the aforementioned issues, the comprehensive planning process is designed to offer municipalities an understanding of the needs and challenges faced by those living within their bounds. The Plan, as a fact-based resource, can situate local governments to effectively prioritize needs and identify measures through the coordinated efforts of government at all levels that will have the greatest impact on improving the lives of residents and stakeholders.

2017 Under Age 18 in Poverty



Source: U.S. Census Bureau, Small Area Insurance and Poverty Estimates

Uninsured (18 to 64 years | All Races | Both Sexes | All Incomes)



Source: U.S. Census Bureau, Small Area Health Insurance Estimates

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FREE
Wireless
Hot Spot

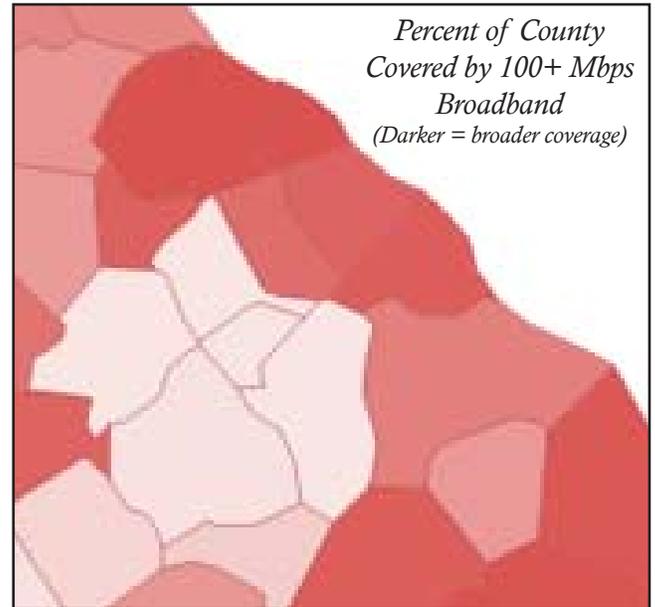
Broadband Services

DCA's Minimum Planning Standards require that each local government plan for the promotion and deployment of broadband-speed internet service. As Wilkes County already possesses some of the most robust broadband infrastructure in the region, this section explores the various means of connection available and offers ways in which this asset can be used more effectively.



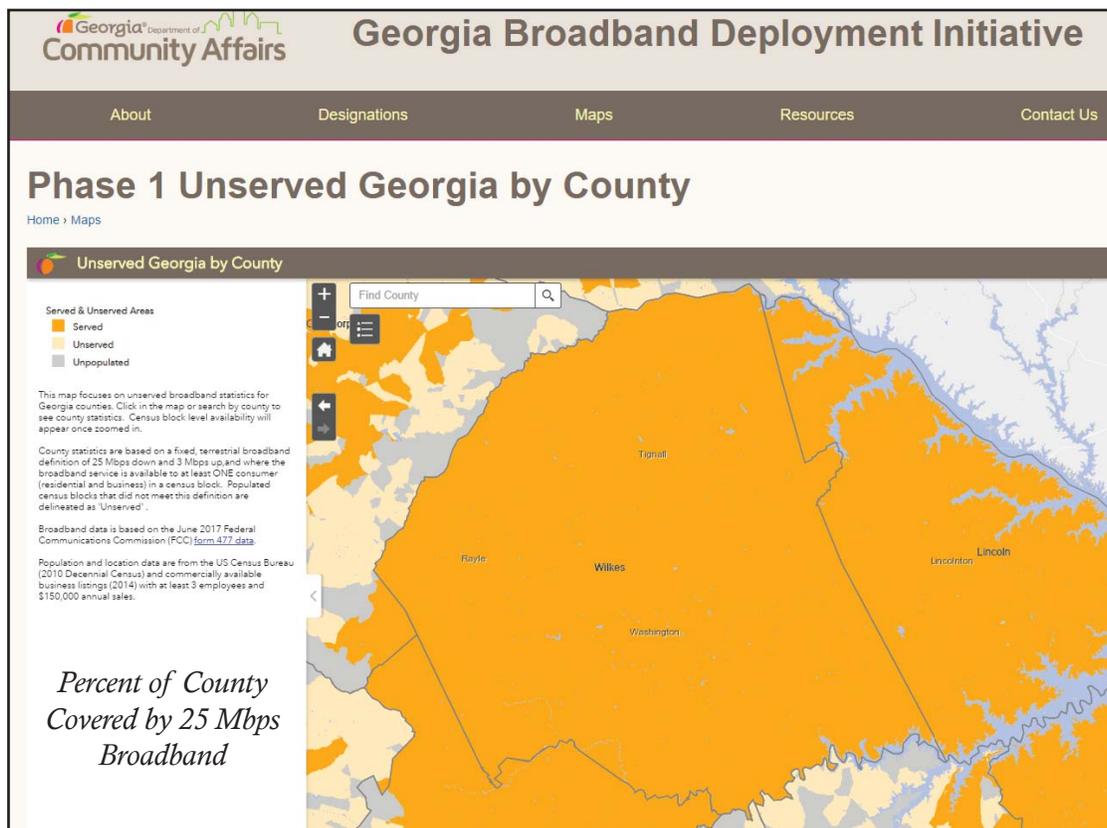
Significance of Broadband

The internet has fundamentally changed the way we live our lives. From the way we communicate, shop, and even work – no sphere of life remains untouched by this pervasive medium. Unfortunately, however, access to the internet, like most other things in life, is uneven across segments of society. The ‘digital divide’ is the term coined to describe this uneven geographic and socioeconomic access to information and communications technologies many in our society now experience. Beyond the inability to simply shop online, stream entertainment, or engage social media platforms, not being ‘connected’ has deeper implications for communities with specific regard to optimal economic, educational and social outcomes of their citizens. As the internet increasingly becomes the primary platform for the conduct of our daily affairs, a reliable means of connecting has become nearly as essential as basic utilities like water and electricity.



BroadbandNow.com assembles publicly available information about broadband infrastructure and service. It provides a wealth of analysis about broadband service provider coverage area, transmission method, speed, and, often, price of services.

The image above indicates the proportion of each county with access to 100+Mbps broadband speeds. Wilkes County has 100% coverage. This level of download speed is 4x faster than the current State standard for connections regarded as “broadband-speed.”



This screenshot from DCA’s Broadband Deployment mapping tool indicates that as of June 2017, all of Wilkes County, Lincoln County and most of Taliaferro County were considered to be “served” by broadband-speed internet service. The map also shows that several neighboring jurisdictions to Wilkes are not fully served. At this point, Wilkes County’s broadband coverage remains a significant competitive advantage with regard to potential economic development and educational opportunities.

Percent of County Covered by 25 Mbps Broadband

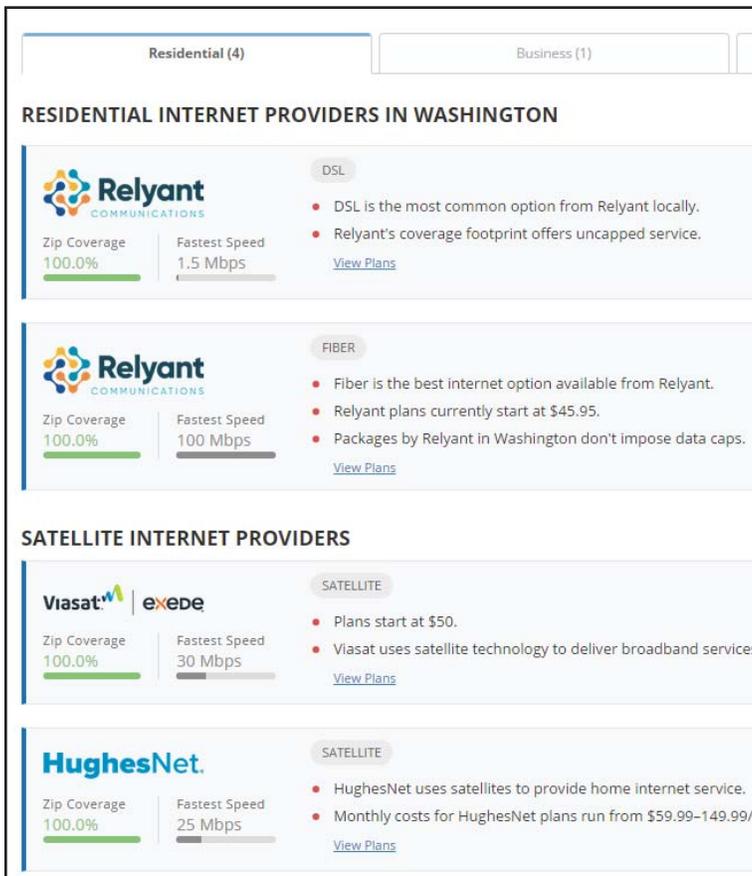
Significance of Broadband

The Georgia Department of Community Affairs updated its minimum planning standards for local governments in 2018 to include the requirement that each jurisdiction prepare an action plan for the promotion and deployment of broadband internet services within its bounds. The Department suggests that local comprehensive plans should ultimately contemplate the implementation of broadband plans in a manner that recognizes the vital necessity of this now basic utility.

Vast regional and intra-regional disparities exist in the availability of broadband-speed internet services across the State. While several CSRA counties enjoy almost 100% broadband coverage, others are among those least covered. Wilkes County is among those with complete broadband-speed coverage.

What is Broadband?

The Federal Communications Commission (FCC) defines ‘broadband’ as high-speed internet that is always on and faster than traditional dial-up access. The term includes several high-speed transmission technologies such as DSL (digital subscriber line), cable modem, fiber, wireless, and satellite. Regardless of its method of transmission, a connection is considered to be broadband only if its minimum download speed is 25 Mbps, and minimum upload speed is 3 Mbps.



Source: BroadbandNow.com

Wilkes County residents have access to the internet via multiple providers and transmission methods. Two providers offer a satellite connection, advertising 25 to 30 Mbps download speeds. One provider offers access to business consumers via fixed wireless transmission with download speeds of up to 100 Mbps. Finally, one provider offers residential consumers access via DSL at up to 1.5 Mbps and, for a higher price, connection via fiber at up to 100 Mbps.

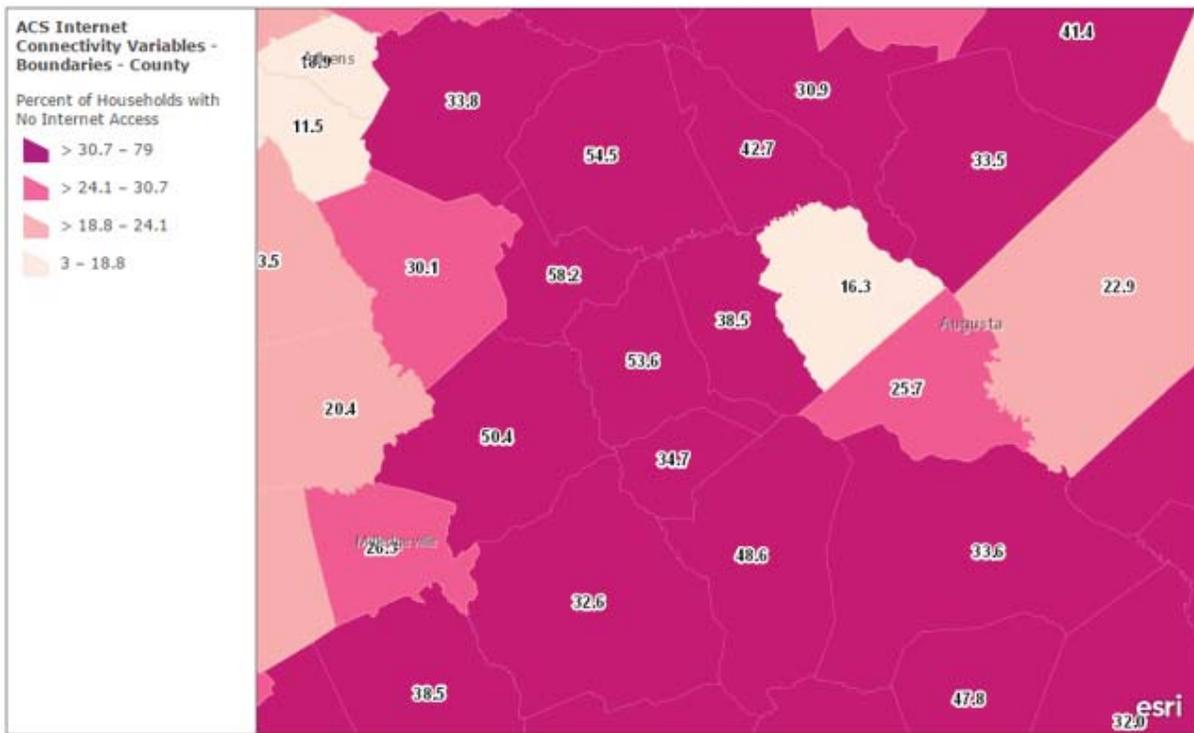
The number of providers operating within a particular jurisdiction has strong implications for the potential affordability of broadband services. Many different factors differentiate the price a customer ultimately pays: speed, reliability, limitations on throughput (data caps), and length of service agreement. If customers are able to acquire reliable access via a comparable connection method at a lower price, providers will be incentivized to reduce prices to remain competitive.

Maximizing Wilkes County's Broadband Infrastructure

Wilkes County has an amazing advantage in its robust broadband infrastructure. The potential benefits of this strong, reliable connection are clear for all residents and stakeholders. Among them are improved educational, employment and healthcare options for citizens, increased productivity and more efficient operations for businesses, and the potential for competitive new entrepreneurial ventures. To maximize Wilkes County's broadband infrastructure, the County must pursue broadband-related projects that advance these key objectives.

The coming five-year work program will include projects that seek to:

- Increase community access to available high-speed internet through establishment of public wi-fi hotspots and connected community centers;
- Overcome impediments to broadband adoption by promoting digital literacy and the benefits of connectedness for residents, businesses and other stakeholders;
- Create opportunities for the early exposure of secondary-school students to evolving workplace technologies;
- Create an environment for entrepreneurial and startup activity to connect Wilkes county to the innovation economy and the expanding global marketplace.



Esri, HERE, Garmin, NGA, USGS, NPS | Esri, HERE, NPS

Overcoming impediments to broadband adoption: Percent of Households with No Internet Access

Source: American Community Survey 2017

Broadband Initiative Funding Sources

Recognizing our society's rapidly advancing reliance on the internet, in 2018, the Georgia General Assembly passed the "Achieving Connectivity Everywhere" (ACE) Act. One part of this new law requires that each local government in the state incorporate a "Broadband Services Element" into its local comprehensive plan. The Act requires local governments to plan for broadband and offers the potential of critical financial assistance for deployment of infrastructure if adequate plans are in place.

The ACE Act's economic incentives are competitively awarded to eligible applicants. DCA's application process considers factors like: the effectiveness of the partnership between an eligible applicant and a qualified broadband services provider, the benefit to the unserved area in terms of the population served and the capacity and scalability of the technology to be deployed, and the total project cost and the ability to leverage other available federal, local, and private funds. Competitive applicants should demonstrate that the proposed municipality-provider partnership is likely to be effective, that a significant share of the unserved population will gain access as a result of the project, and that additional funding can be leveraged to support the project.

In addition to DCA's funding opportunities, the US Department of Agriculture offers several programs supporting rural broadband initiatives. As these projects are complex, and often require layered financing, USDA offers grants, loans and loan guarantee programs designed to support targeted aspects of rural broadband initiatives. These initiatives include: grants for extension of service to areas not served commercially, grants for distance learning and telemedicine programs, loans and loan guarantees for acquisition and construction of facilities for community broadband access, and loans and loan guarantees for construction of telecommunications infrastructure.

Below is a listing of USDA programs that could be beneficial in supporting Wilkes County broadband initiatives.

Additional USDA Loan & Grant Programs for Rural Broadband

- **Community Connect Grants**

[Community Connect Grants](#) help rural communities extend access where broadband service is least likely to be commercially available, but where it can make a tremendous difference in the quality of life for people and businesses. The projects funded by these grants help rural residents tap into the enormous potential of the Internet for jobs, education, healthcare, public safety and community development.

- **Distance Learning and Telemedicine Grants**

[Distance Learning and Telemedicine Grants](#) help rural residents tap into the enormous potential of modern telecommunications and the Internet for education and health care, two of the keys to economic and community development.

- **Rural Broadband Access Loan and Loan Guarantee**

[Rural Broadband Access Loan and Loan Guarantee](#) furnishes loans and loan guarantees to provide funds for the costs of construction, improvement, or acquisition of facilities and equipment needed to provide service at the broadband lending speed in eligible rural areas.

- **Telecommunications Infrastructure Loans and Guarantees**

[Telecommunications Infrastructure Loans and Guarantees](#) provides financing for the construction, maintenance, improvement and expansion of telephone service and broadband in rural areas.

Source: U.S. Dept. of Agriculture - Rural Development



Economic Development

A community's employers are one of the key determinants of resident quality of life. This section briefly discusses the firms operating within Wilkes County and the industries in which Wilkes residents are employed throughout the region. This analysis is intended to support local decision-makers in their efforts to facilitate industrial growth and workforce preparedness.



The CSRA Regional Economy

The CSRA economy was built on traditional industries such as manufacturing. Though many firms have departed, the legacy of this critical sector remains. It is still often the largest single generator of jobs in many of the region’s rural communities – Wilkes County included.

“Since the Second World War, the foundation of the [regional] economy...has been federal spending, in particular military and defense-related spending.” Fort Gordon, home of the U.S. Army Signal Corps and the U.S. Army Cyber Command, remains the largest employer and driver of the local economy, with an estimated workforce of 26,000 military, civilian and contractor employees, and an estimated economic impact of \$2.26 billion. Completion of the Cyber Command Headquarters by 2020 will bring an additional 1,200 military and civilian personnel. Added to this are other federal, state and local government entities, which make government the largest economic sector in the region.

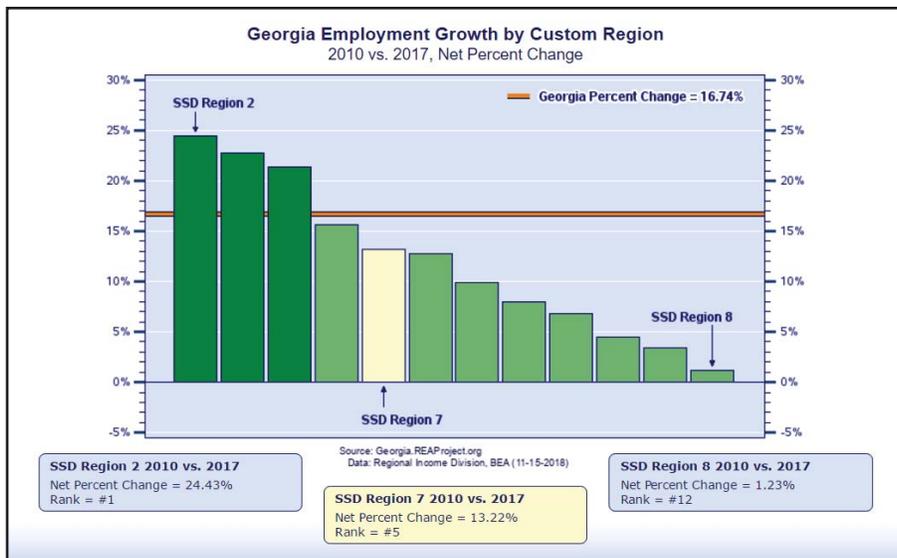


The Royal Manufacturing Company was, at one time, Wilkes County’s oldest industry. It opened in 1936, and contributed 350 jobs to the local economy. The plant manufactured knit and thermal garments.

Name of Employer	Nonfarm Payroll Sector	Number of Employees
Fort Gordon	Government	26,000
Savannah River Site	Government	11,500
Augusta University	Government	4,650
University Hospital Summerville	Education & health services	3,200
Augusta University Health	Education & health services	3,050
Charlie Norwood VA Medical Center	Government	2,100
Bridgestone Americas Inc.	Manufacturing	1,850
East Central Regional Hospital	Government	1,500
Gracewood campus		
E-Z-Go/Textron, Inc.	Manufacturing	1,275
Doctors Hospital Augusta	Education & health services	1,225

A list of the Augusta region’s current top local employers.

An important distinction must be made, however, between the firms operating and jobs available in a given community, and the jobs performed by that community’s residents. The long-touted imbalance between jobs and housing means that many people commute vast distances each day, crossing multiple municipal boundaries to reach their place of employment. This also underscores the regional nature of employment, accentuating the fact that residents are often constrained by wages and rents to live in one area, while constrained by the availability of suitable jobs to work in another.



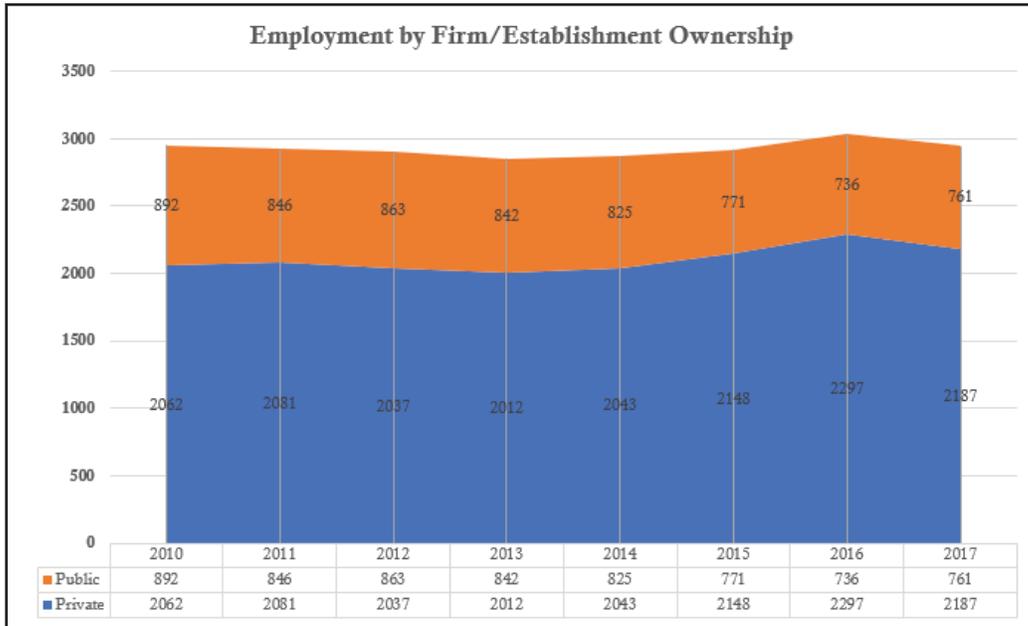
Call centers like T-Mobile’s are a large generator of service jobs for the Augusta Region.

The Central Savannah River Area (CSRA) region ranked fifth out of the 12 service delivery regions in job growth for the period from 2010 to 2017. The Region fell just shy of the State average of 16.7% growth for the period, achieving 13.2%.

Source: Georgia Regional Economic Analysis Project; data - Bureau of Economic Analysis (BEA)

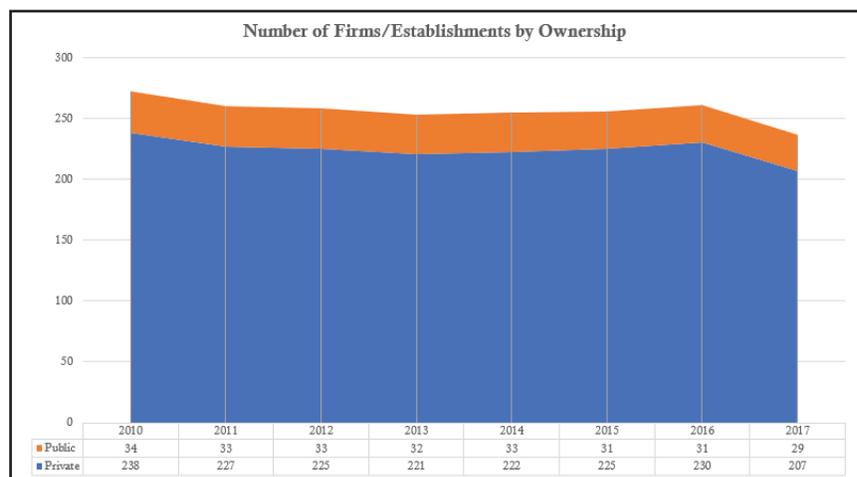
Firms Operating in Wilkes County

Employment has remained relatively steady in Wilkes County, with a small net increase in the period from 2010 to 2017. Public employment has declined in this period, with this sector ultimately composing a smaller proportion of local offerings overall. This is due in part to a reduction in Federal and State presence. Local government employment has declined to a lesser extent. Private sector employment, however, experienced a sizeable uptick from 2015 into 2016 before declining slightly in 2017. Despite lost ground, private nonfarm employment within the County has increased.



Source: U.S. Bureau of Labor Statistics; Quarterly Census of Employment & Wages (QCEW) 2010 - 2017

Bureau of Labor Statistics data reveals that the opening of several new private firms between 2014 and 2016 was likely responsible for the added employment opportunities. These gains were quickly reversed, though, with an immediate and significant drop in the average number of private firms operating between 2016 and 2017. Where in 2016 there was a reported average of 230 privately owned firms operating in the County, by 2017 this number had dropped to 207, its lowest point in the 2010 to 2017 observation period. The average number of public sector establishments lingered in the low thirties before also declining to 29 in 2017.



Source: U.S. Bureau of Labor Statistics; Quarterly Census of Employment & Wages (QCEW) 2010 - 2017

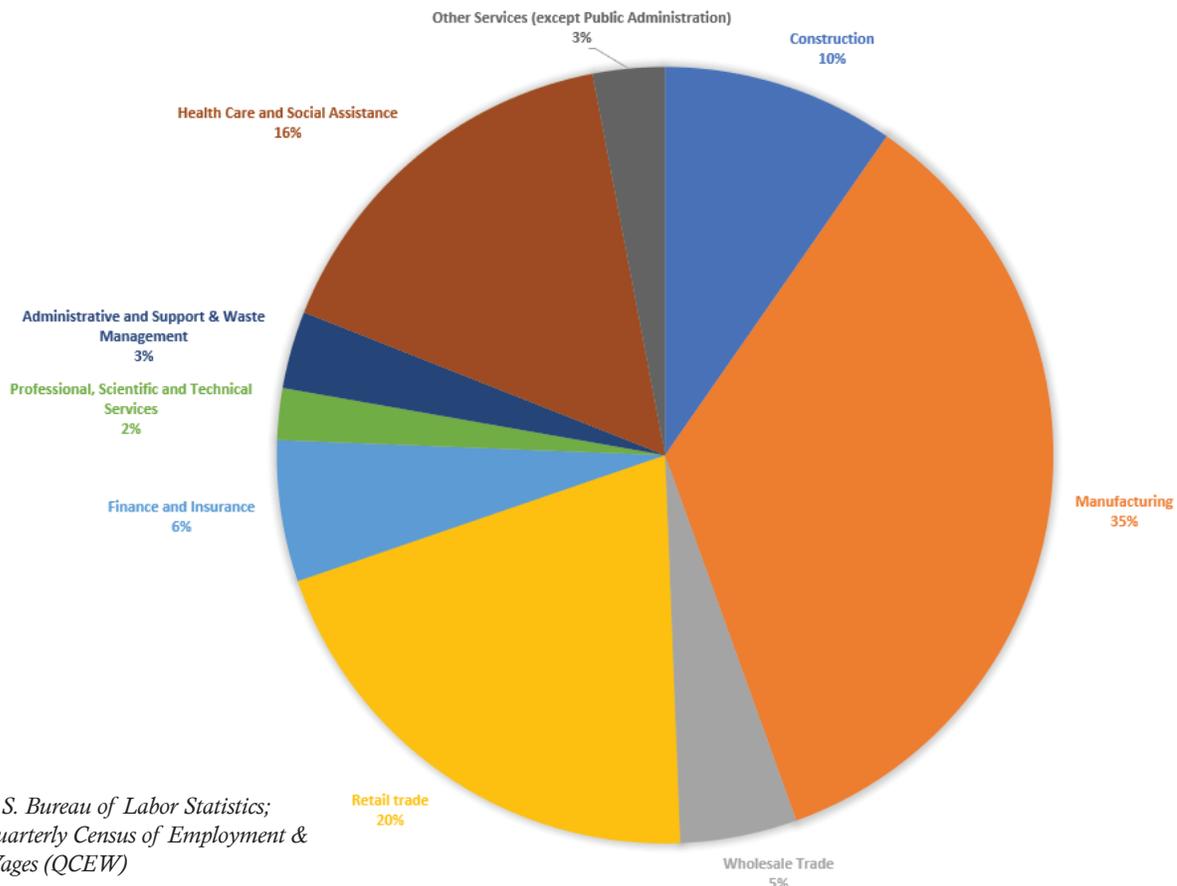
Firms Operating in Wilkes County

Economic Developers understand well the cost of recruiting new business versus expanding an existing business. Having taken a survey of industries presently operating locally, their contributions to the economy, and their state of health, development of an existing industry program, or business retention and expansion program (BREP), is an identified DCA Best Practice under the Quality Community Objective of Economic Prosperity. Existing firms are a reliable source of new jobs. Every effort should be made to support and enhance existing local industries.

Employment By Sector

The Bureau of Labor Statistics offers a limited, but insightful, view of the specific industries in which firms within the County are involved. Due to the small size of the local economy and limited number of firms in some categories, data is suppressed to protect the privacy and confidentiality of firms. Suppressed data accounts for approximately 19% of the reported 2,187 private sector jobs reported by the BLS for Wilkes County in 2017. Data is suppressed for industries such as Agriculture and Forestry, Mining and Extraction, Utilities, Transportation and Warehousing, and Arts and Entertainment.

The chart below summarizes data for the remaining 81% of jobs offered by firms in Wilkes County. The greatest share of local employment is provided by manufacturing firms at 35%, or a reported average of 616 jobs in 2017. This particular industry has been a consistent leader, and has shown growth in the period from 2010 to 2017. This is followed by retailers with an approximated 20% share, and healthcare and social assistance firms at 16%.



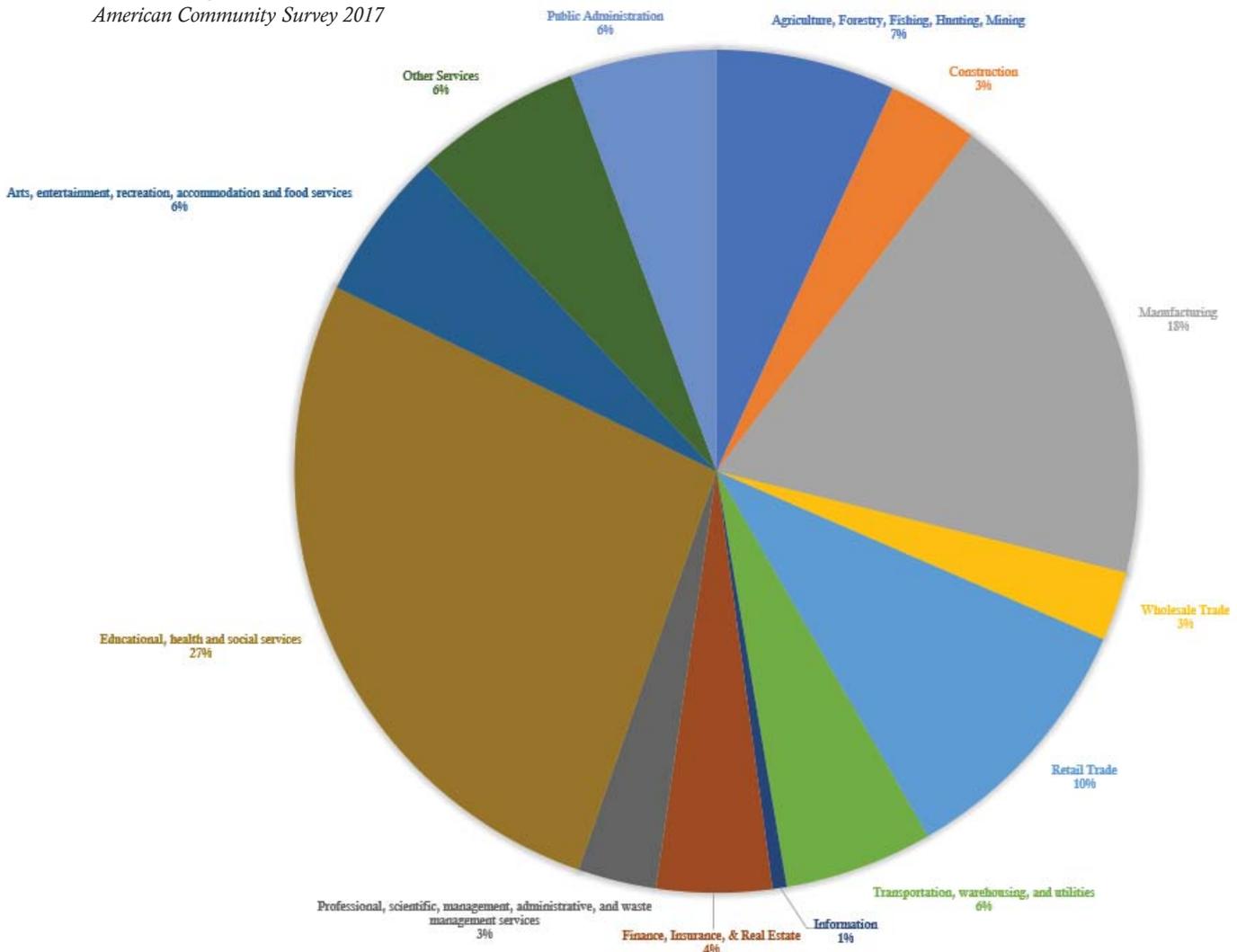
Source: U.S. Bureau of Labor Statistics;
Quarterly Census of Employment &
Wages (QCEW)

Where Wilkes County Residents Work

Complex, interwoven social and economic realities underlie the spatial imbalance of jobs and housing. For some, where to live is a choice, while for others, their place of residence is a matter of economic constraint. The US Census Bureau, through the American Community Survey (ACS), offers a look at the work done by Wilkes County residents. As a significant proportion of the County’s residents are employed outside the County, these numbers are more so a reflection of regional economic activity.

The data reveals similarities in that a large amount of the population is employed in the same key industries: manufacturing, education, health and social services, and retail trade. Beyond the sectors that have strong representation in Wilkes County, though, the Census view of employment offers a broader perspective on the economic activities that residents are involved in across the CSRA region and in neighboring counties. Being a largely rural and agrarian region, Agriculture, Forestry and Mining play a key role, additionally, Transportation, Warehousing and Utilities, and also Professional, Scientific, Administrative and Waste Management Services. With the arrival of cyber-related businesses and skilled-labor, the share of those employed in Information, Finance, Insurance and Real Estate, and even Arts, Entertainment and Recreation can be expected to increase in the coming years.

Source: American Factfinder;
American Community Survey 2017

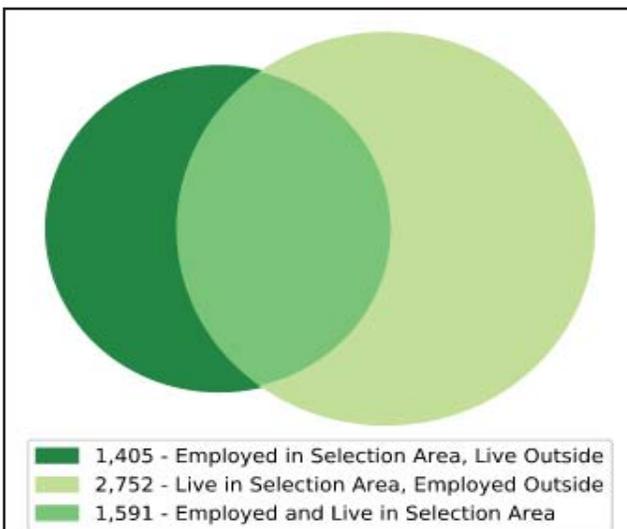


Where Wilkes County Residents Work

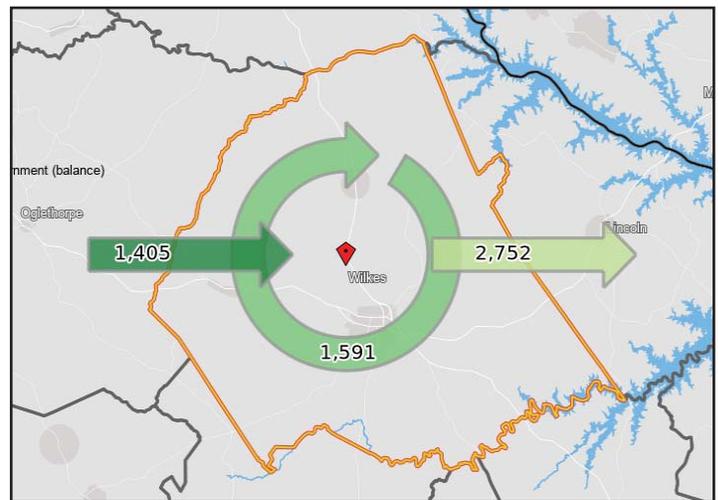
Also, from this perspective, we truly see the broader influence of education, health and social services in the region. Though declining in Wilkes County, this industry still employs many in the region. In fact, looking at Census reports of employment in the period from 2000 to 2017, Wilkes County residents reported a net increase of 11.2% in employment in a field classified as education, health and social services, and a net decline of 11.1% in manufacturing for the same period.

Jobs - Housing Imbalance

While the following chart utilizes 2015 data, it demonstrates the fluid nature of labor across municipal boundaries. According to the Census Bureau, local employers reported 2,996 jobs in Wilkes County (across all employers). This number corresponds roughly with the BLS reported average of 2,919 for 2015. Only approximately 53% (1,591) of Wilkes County jobs in 2015 were filled by a Wilkes County resident. Viewed another way, 63% (2,752) of the employed working age population that called Wilkes County home at the time, went to work in another county.



Inflow/Outflow Job Counts (All Jobs)		
2015		
	Count	Share
<u>Employed in the Selection Area</u>	2,996	100.0%
<u>Employed in the Selection Area but Living Outside</u>	1,405	46.9%
<u>Employed and Living in the Selection Area</u>	1,591	53.1%
<u>Living in the Selection Area</u>	4,343	100.0%
<u>Living in the Selection Area but Employed Outside</u>	2,752	63.4%
<u>Living and Employed in the Selection Area</u>	1,591	36.6%



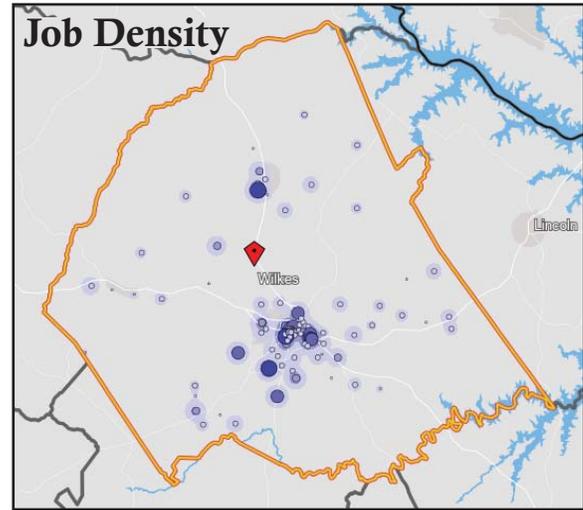
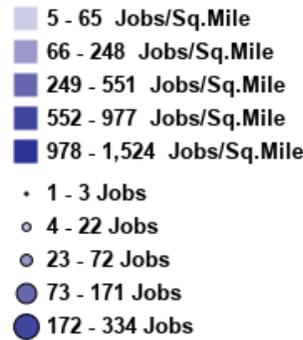
Among its numerous and varied data products, the US. Census Bureau offers a mapping tool called “On The Map.” This tool analyzes the inflow and outflow of residents to their place of employment. Ultimately, it provides a view of how many residents of a given county are locally employed, and how many travel outside the county in which they reside for the purpose of employment. The venn diagram indicates clearly that many more people live in Wilkes County than are employed in Wilkes County.

At the top of the following page, is another output from the On The Map tool that displays the density of jobs within the County. While some employers are in the rural areas, most are concentrated in and around the City of Washington and Town of Tignall.

Source: Census On The Map; U.S. Census Bureau, Center for Economic Studies

Where Wilkes Residents Work

Source: *Census On The Map*
U.S. Census Bureau
Center for Economic Studies

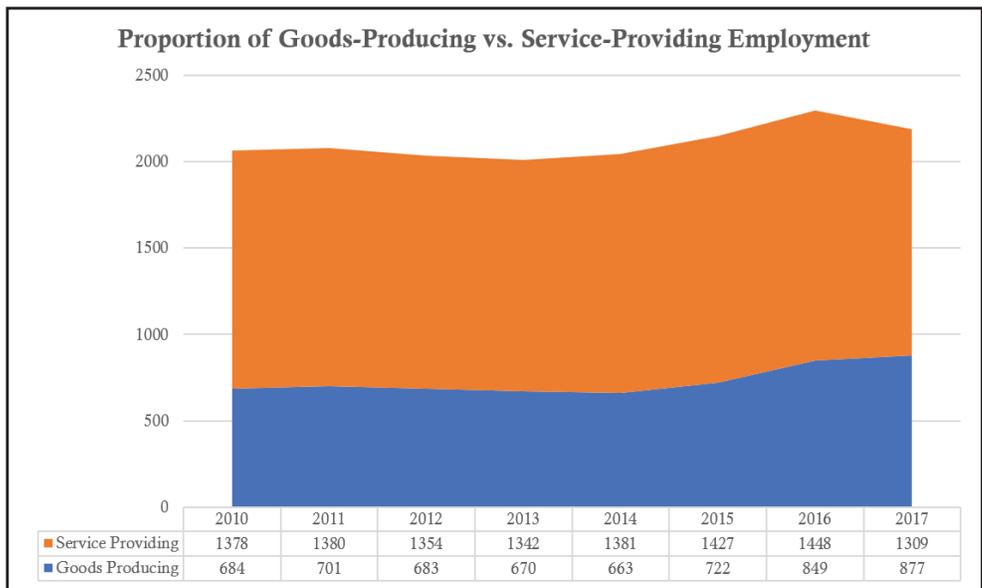


Wages and Salaries

Consistent with national economic trends, the CSRA region is gradually shifting more so toward service provision than production of goods. The following chart indicates that through the period of the present work program, the industries anticipated to experience the greatest growth are service-oriented.

The significance of goods-producing employers to a local economy can readily be seen in a comparison of wages. Fortunately, recent history suggests Wilkes County could buck the regional trend of manufacturing decline. Although, this should not come at the expense of lost service-providing jobs.

Though average weekly wages have consistently improved for both goods-producing and service-providing employees, there remains a significant difference between the two. Wages for goods producers are far higher and have increased at a far more rapid pace than service providers in the period from 2010 to 2017.



Source: *American Factfinder; Census 2010, ACS 2011 - 2017*



Source: *American Factfinder; Census 2010, ACS 2011 - 2017*



Housing

Housing types and condition vary across the county. Examining this information is important because housing conditions within a community provide insight into its economic and social health. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of population decline, stagnant growth, and potentially low quality of life. This section of the plan examines the housing mix, occupancy, home values and age of housing stock.



CSRA Regional Housing

Housing will become an increasingly vital matter for the CSRA region as it approaches a season of anticipated growth and its share of aging residents grows. A quick glimpse at median gross rents across counties in the region reveals a dynamic and varied housing market. This is both a strength and a weakness. Individuals who come to the region for work, and have the means to do so, can have their choice of urban, suburban, rural or even waterfront lifestyle. On the other hand, varied rents also reflect deep gaps in housing availability and quality from one jurisdiction to the next. This ultimately has implications for those whose choices are more limited. A key focus and goal of the local comprehensive planning process must be the creation of demographically “whole” communities that serve as the fertile ground for nurturing strong families and a competitive workforce.

The CSRA’s housing stock isn’t heavily diverse, but it does include both owned and rented units and mix of housing types. The majority of the region’s housing stock is classified as single-family. Approximately 36 percent of occupied housing units are rental units and 64 percent are owner units. The region’s vacancy rate is relatively high 18 percent, a figure that has increased since 2010, when it stood at 15 percent. Observations, resident conversation and housing inventories suggest that the region’s housing stock is inadequate. According to the 2010 distribution of vacant housing units, nearly 36 percent were unavailable for purchase or rent. Substandard housing, whether due to age or lack of maintenance, is also a concern across the region. Some home owners have been able to utilize Community HOME Investment Program (CHIP) grants for housing rehab. The CSRA has a need for more housing options for those who are working lower-wage jobs, retired, aging in place, and in poverty. Housing constructed through CHIP and other programs could fill some of this need. The demand for affordable housing is rising in the region, and although many residents want to see single-family homes in their area, apartments, duplexes, and other multi-family options are also necessary.



These single-family homes in Augusta’s Willhaven subdivision were built in 2009. They represent the primary housing product in demand across the region.

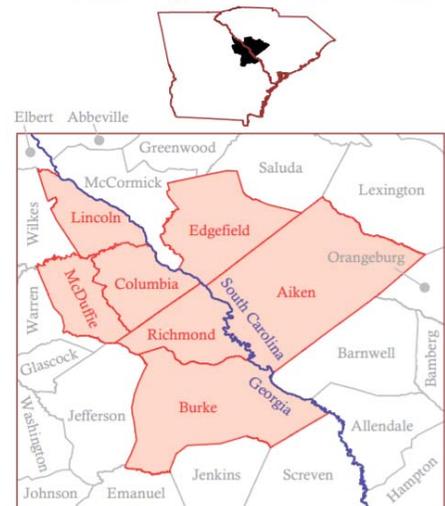


Wilkes County’s Upton Mill subdivision remains largely undeveloped though construction of most existing homes began as early as 1990.

The Augusta Housing Market

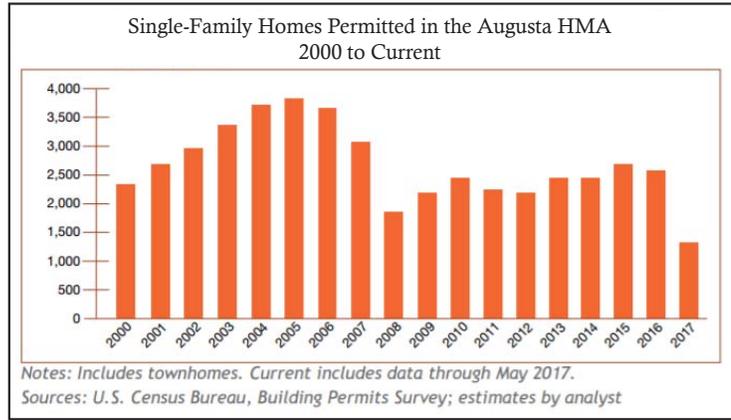
Looking to the future, one segment of significant regional housing change is anticipated in the urban area in and around Augusta. As defined by the Department of Housing and Urban Development (HUD), the “Augusta Housing Market Area” (Augusta HMA) is a 7-county area that includes the counties of Augusta-Richmond, Columbia, Burke, McDuffie, Lincoln, Aiken, and Edgefield. Writing in mid-2017, HUD described this housing market as “balanced” for the three-year forecast period leading into 2020.

Housing Market Area

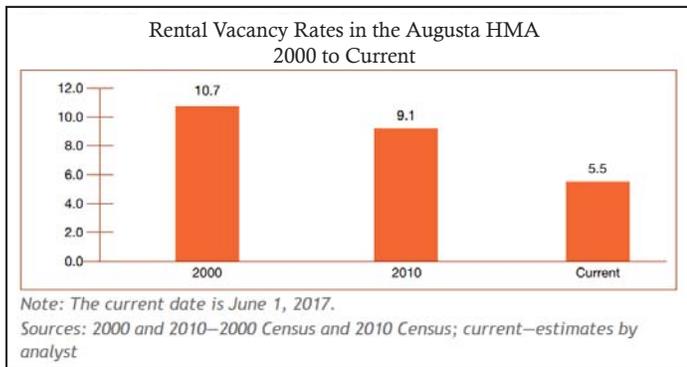


Source: U.S. Dept. of Housing and Urban Development; Comprehensive Housing Market Analysis 2017

Accounting for anticipated annual growth of 4,300 jobs within the Augusta HMA, HUD estimated a demand of 6,825 homes for sale and 2,200 market rate rental units within the study area. With an estimated 800 homes to be sold and 880 units for rent under construction, the analyst speculated that demand would be met largely through existing units currently vacant throughout the study area. Although the geographic boundary of the Augusta HMA falls just short of Wilkes, the anticipated job growth and resultant demand for housing should serve as a signal for Wilkes County to posture itself for potential residential growth.



Source: U.S. Dept. of Housing and Urban Development; Comprehensive Housing Market Analysis 2017



In a 2017 review of the Augusta housing market, a HUD analyst speculated that not all anticipated demand would be met by an increase in new housing stock, but, rather, by consumption of the existing housing stock. The chart to the left indicates a declining rental unit vacancy rate in the study area in the period from 2000 to 2010.

Source: U.S. Dept. of Housing and Urban Development; Comprehensive Housing Market Analysis 2017

Fort Gordon, home of the U.S. Army Signal Corps and the U.S. Army Cyber Command, remains the largest employer and driver of the local economy, with an estimated workforce of 26,000 military, civilian and contractor employees, and an estimated economic impact of \$2.26 billion. Completion of the Cyber Command Headquarters by 2020 will bring an additional 1,200 military and civilian personnel. The mixture of short and long-term personnel will require housing products that satisfy both sets of needs and expectations.

Source: U.S. Dept. of Housing and Urban Development; Comprehensive Housing Market Analysis 2017

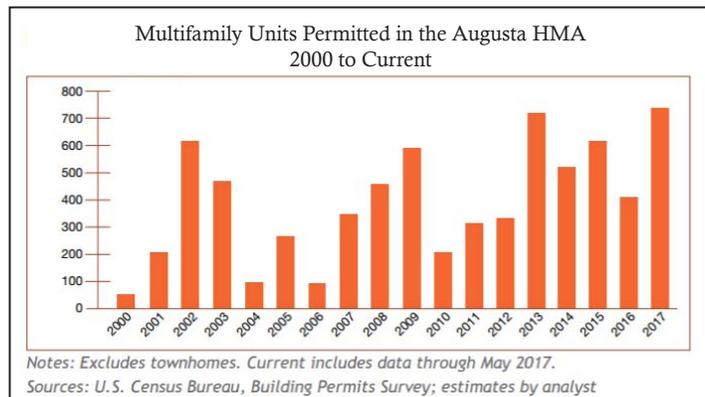


Table 5. Estimated Demand for New Market-Rate Rental Housing in the Augusta HMA During the Forecast Period

One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
700 to 899	400	850 to 1,049	300	1,100 to 1,299	85
900 to 1,099	260	1,050 to 1,249	300	1,300 to 1,499	120
1,100 or more	220	1,250 to 1,449	300	1,500 to 1,699	65
		1,450 to 1,649	50	1,700 to 1,899	50
		1,650 or more	50	1,900 or more	15
Total	880	Total	990	Total	330

Notes: Numbers may not add to totals because of rounding. Monthly rent does not include utilities or concessions. The 880 units currently under construction will likely satisfy some of the estimated demand. The forecast period is June 1, 2017, to June 1, 2020.

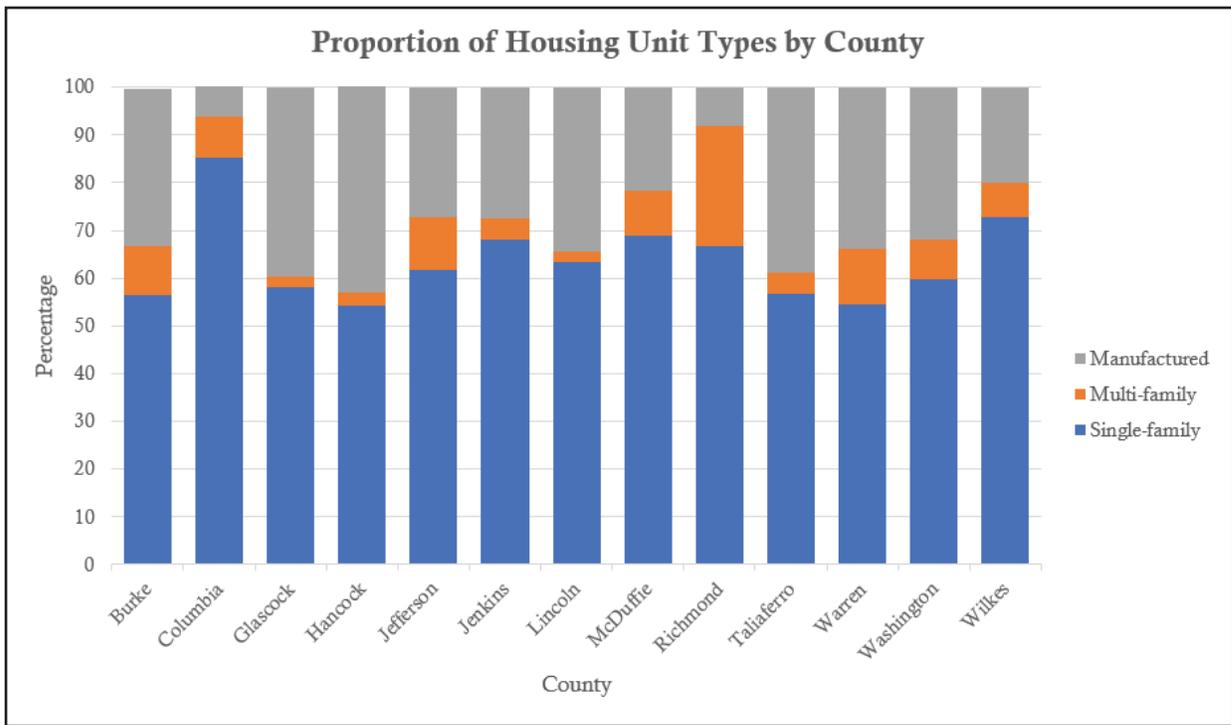
Housing Unit Types

Housing in Wilkes County consists predominately of single-family detached units. While the total number of housing units has not really increased, the proportion of single-family detached housing in particular has risen in the period from 2000 to 2017. Aside from site-built single-family homes, the only other housing type prevalent is mobile or manufactured homes.

	2000	%	2010	%	2017	%
Total Housing Units	5,022	100	5,169	100	5,171	100
Single-Units (Detached)	3,288	65	3,699	72	3,700	72
Single-Units (Attached)	67	1	95	2	59	1
Double Units	219	4	171	3	237	5
3 to 9 Units	166	3	104	2	112	2
10 or More Units	39	1	54	1	32	1
Mobile Homes, Trailers or Other	1,240	25	1,046	20	1,031	20

Source: American FactFinder; Census 2000, 2010, American Community Survey 2017

Similarly, a regional view of available housing types shows that most counties in the region possess largely single-family housing stock. Richmond County, being most urbanized, has the greatest proportion of multi-family housing. Though not by absolute number of units, Hancock County currently has the highest proportion of manufactured homes.



Total Housing Units by County

Burke	Columbia	Glascock	Hancock	Jefferson	Jenkins	Lincoln	McDuffie	Richmond	Taliaferro	Warren	Washington	Wilkes
9,961	54,941	1,518	5,360	7,279	4,565	4,857	9,331	87,732	1,091	2,973	9,173	5,171

Source: American Community Survey 2017

Housing Unit Types



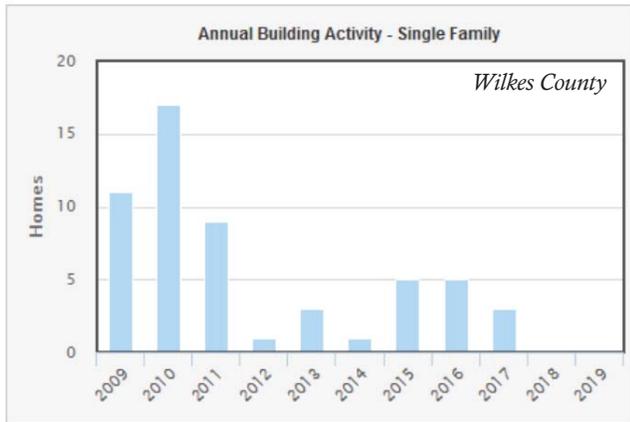
Small single-family detached bungalow and cottage-style homes are the most common housing type in Wilkes County. They can be found in a variety of settings ranging from large lots in the unincorporated areas of the county to historic districts surrounding Washington's central business district.



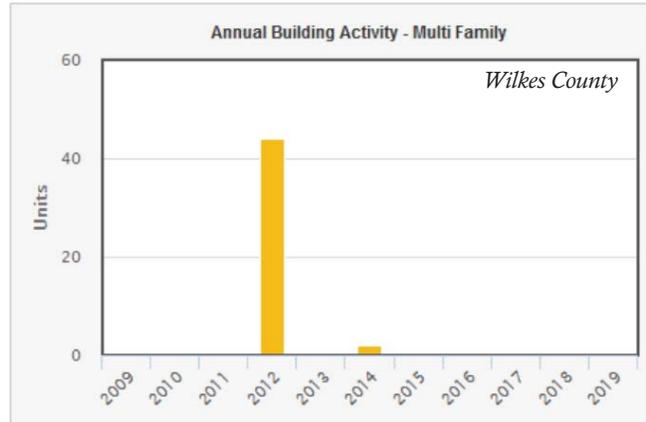
Mobile or manufactured homes constitute the second most common housing type in Wilkes County. These homes are part of a mobile home park in the Town of Rayle.

Permitting Activity

The Census Bureau surveys municipalities regarding building permit activity. This data supports the fact that new home construction declined significantly after 2010. More than 400 new single-family homes were added in the period between 2000 and 2010, but nearly no additional units appeared in the following seven years. Permit data suggests that building activity that did occur was likely replacement of previously existing structures, as the overall number of housing units did not increase.



Data Source: U.S. Census Bureau, Building Permits Survey



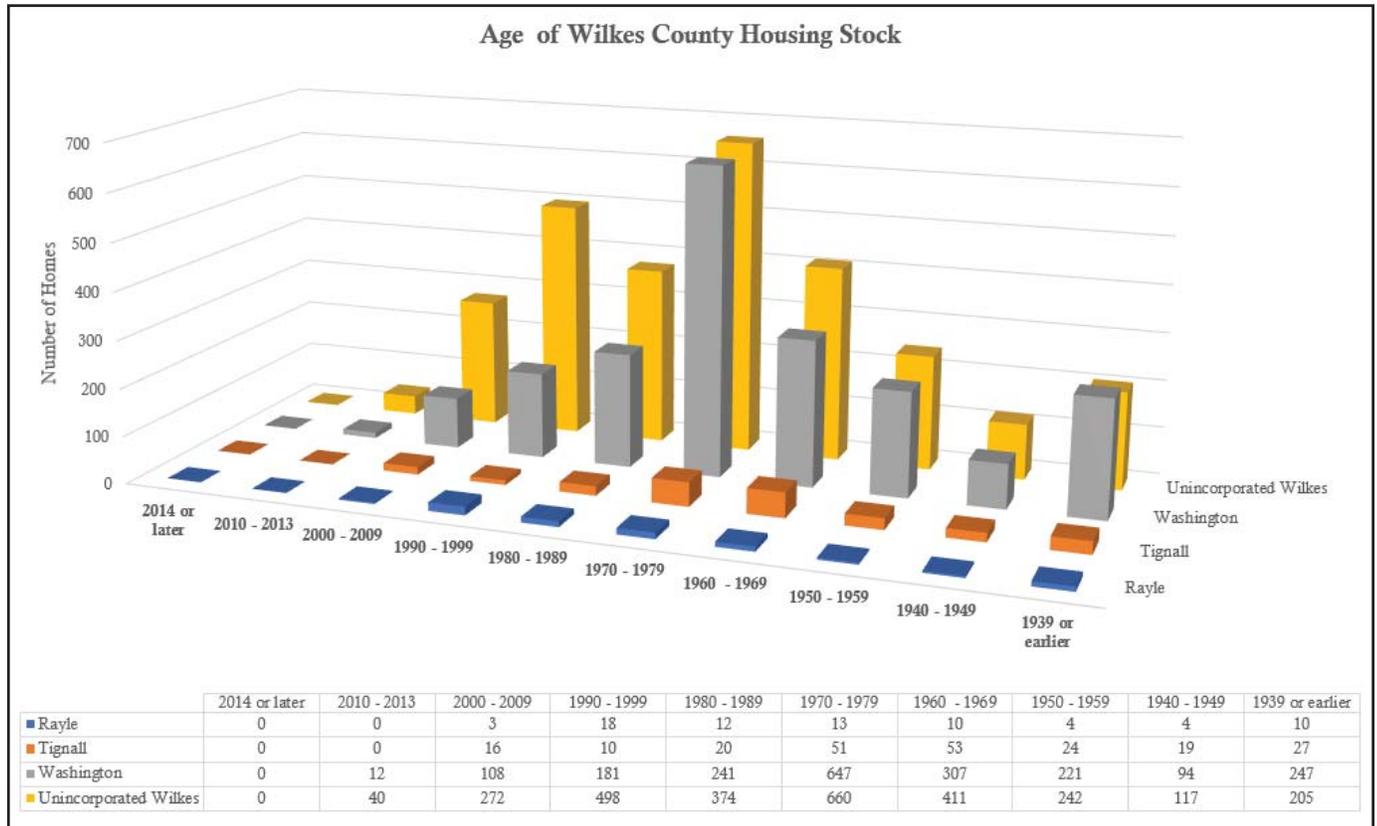
Data Source: U.S. Census Bureau, Building Permits Survey

Age of Housing

In addition to an absence of growth in recent years, Wilkes County's housing stock is aging. All Wilkes jurisdictions saw a spike in development in the 60's leading to a boom in the decade from 1970 to 1980. Activity continued, though at a less vigorous pace, in the 1980's. More than half (54%) of the current housing stock appeared during this 30-year cycle.

Another significant though less intense burst occurred between 1990 and 1999, mostly in the unincorporated County, followed by a slump in the early 2000s. In a relative sense, virtually no new housing has been constructed since 2010, though in the final years of development, a clear trend in preference for the unincorporated areas of the County had become evident. New housing that has appeared has been built primarily in unincorporated areas.

Age of Housing



Source: American FactFinder; American Community Survey 2017

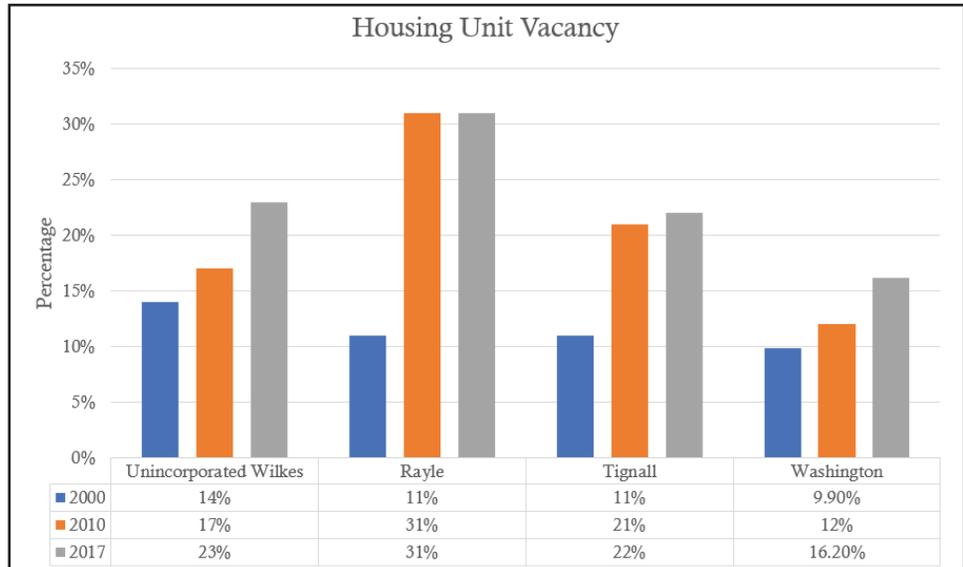


The legacy of Wilkes County's prominence as home to significant political figures and successful planters remains in the number of antebellum homes that can be found here. In fact, the County boasts the most antebellum homes per capita in the state of Georgia, with more than 100 that have maintained their structural and stylistic integrity.

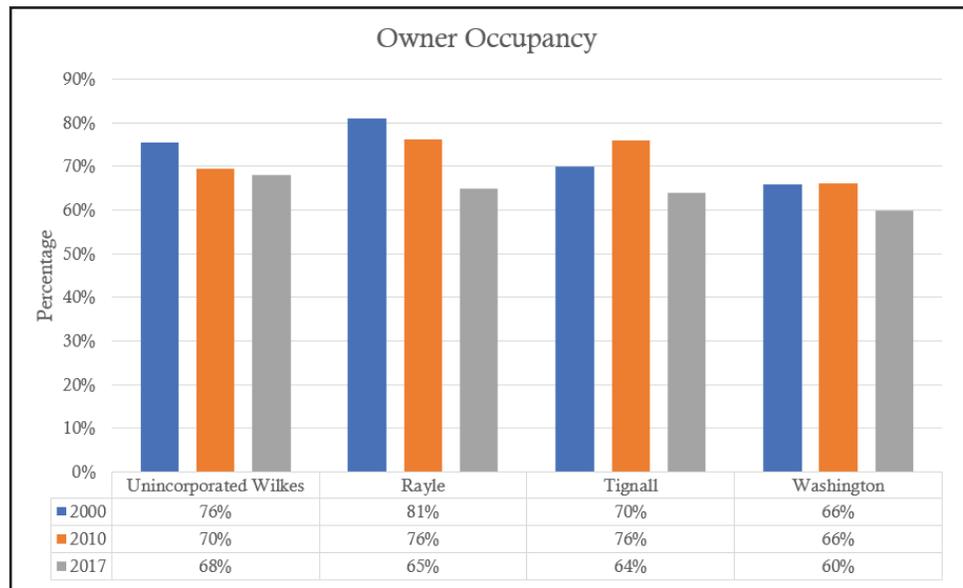
Housing Unit Vacancy and Tenure

Housing unit vacancy appears to have continued to increase in the period from 2010 to 2017. The number of vacant units has increased most significantly in the City of Washington and the unincorporated County. The Towns of Rayle and Tignall have maintained a consistent level of vacancy for this time period. HUD’s Augusta HMU outlook suggests that vacancy may decline in the near future, owing in part to an expected influx of population into the region of people pursuing emerging economic opportunities such as cyber.

Similarly, the rate of owner occupancy has declined across all areas of the county. This decline is most exaggerated in the incorporated areas. Rayle in particular has seen the greatest exodus of owners over the seventeen-year period since 2000. The unincorporated County, however, has also seen a slow and significant rise in renter occupancy.



Source: American FactFinder; Census 2000, 2010; ACS 2017



Source: American FactFinder; Census 2000, 2010; ACS 2017

A metal-roofed home built in 1923 ages quietly on Southwest Washington's Norman Street.



City of Washington and the Georgia Initiative for Community Housing

Rusher Street Target Area Redevelopment

The City of Washington has tackled the issues of aging and dilapidated housing in a direct and methodical manner. The City approached the CSRA Regional Commission in the summer of 2005 to assist in the preparation of an Urban Redevelopment Plan (URP) and Revitalization Area Strategy, citing primary concerns of blight and nuisance resulting from abandoned and dilapidated housing, and overall neighborhood disinvestment in the Southwest area of the City. According to the resulting 2007 Southwest Washington URP, the “Rusher Street Target Area contains the greatest concentration of properties that constitute a nuisance to the community due to their advanced state of deterioration.” Most of the properties in this area were unoccupied and deemed unsalvageable. The area was also found to have low levels of private investment, high levels of poverty and high incidence of crime.



Dilapidated structures in the Rusher Street area prior to redevelopment.



Sidewalks and streetlamps in the Rusher Street area after redevelopment.

Work in the Rusher Street Target Area was a critical first step in moving the URP forward, and provided inertia that continues to fuel revitalization of the broader URP study area. The Target Area saw an initial investment of more than \$1.1 million in 2008, with \$800,000 provided by CDBG and over \$308,000 in local match funds and in-kind services. A CHIP set aside of \$200,000 also facilitated housing rehabilitation and reconstruction

The investment enabled land and right-of-way acquisitions, permanent relocation of 5 residents, demolition of 18 uninhabitable structures, and improvements to public infrastructure and utilities (water, sewer, stormwater, etc.). The redevelopment also resulted in an enhanced public realm, with creation of wider streets and the installation of traffic-calming bump-outs, sidewalks and street lights.

In total, the Target Area redevelopment impacted approximately 15 acres, with 20 re-platted lots made available for new residential construction. The first new homes were constructed between 2011 and 2012, and, as of 2019, a total of 12 new homes have been constructed. In addition to modern, energy efficient homes, and a neighborhood fashioned using design guidelines to convey a unique sense of place, the Target Area was also redeveloped with a commitment to providing safe, quality housing to first-time home buyers and those earning a low-to-moderate income.

City of Washington and the Georgia Initiative for Community Housing

Rusher Street Target Area Redevelopment

Washington's implementation of the URP has led to numerous key partnerships, including its involvement with the Georgia Initiative for Community Housing, an intermediary program established to assist communities in gaining a better understanding of their housing needs and to provide them with valuable community development tools and resources to meet those needs. In addition to the establishment of local nonprofit housing advocacy and assistance organization, GICH empowered the City to effectively address challenges like blight, development finance, housing rehabilitation, homebuyer education, and land use policy amendments.

Georgia Initiative for Community Housing (GICH)

2011

Washington

The Washington GICH team is focused on addressing substandard housing and improving housing conditions in the City. The City has been successful in forming partnerships and developing housing programs for rehabilitation, energy efficiency, housing counseling and acquisition, demolition, and construction of homes for sale. Selected activities include:

- Using an \$800,000 CDBG grant, completed Rusher Street neighborhood revitalization infrastructure, demolished 14 dilapidated structures, and permanently relocated 5 families. Affordable home construction has started to be sold to low- to moderate-income, first-time homebuyers.
- Addressed 30-35 lots that were blighted and overgrown via City Code Enforcement Officer.
- Worked to amend the City's Land Development Regulations with the assistance of the CSRA Regional Commission.
- With a \$254,000 GEFA Energy Efficiency Grant, conducted Home Performance Audits on 350 homes, implemented a \$25,000 Rebate Program to financially assist homeowners in purchasing energy efficiency appliances, and provided Energy Efficiency education to 100 homeowners.
- With an \$8,000 Housing Counseling Grant from DCA, provided Home Buyer Education and Financial Literacy workshops for 250 people.
- Awarded a \$358,000 CDBG grant for rehabilitation, reconstruction, and land acquisition in the





Rusher Street Target Area
2007

Washington

2013

Washington

The City of Washington's GICH team focused on addressing substandard housing and improving housing conditions in the City. The team formed new partnerships and developed new programs, while continuing work on existing initiatives. Selected activities include:

- Working with the local Code Enforcement Officer, identified 35 substandard properties/lots. The goal is to develop affordable homes for first-time low- to moderate-income families or individuals to purchase.
- Began to develop a Hands-On Washington program to assist low-income, disabled homeowners in need of emergency repairs. Residents will provide volunteer and services.
- Marked the purpose and mission of the GICH Team and added several new team members to the roster.
- Partnered with a developer and was awarded Low-Income Housing Tax Credits for the development of 60 affordable housing units for individuals 55 years and older.
- Took a guided tour in Macon to learn about their community development initiatives, including innovative techniques such as mixed-use development and bond financing.
- Provided housing counseling services to 152 individuals, and joined the Region 7 newly established Housing Counseling Collaborative led by DCA to provide a continuum of housing related services.
- Provided down payment assistance to 3 families and submitted a CHIP application for Down Payment Assistance for up to 25 families.
- Established partnerships with two banks that are participating lenders for the Georgia Dream Program: Regions Bank and Queensboro Bank.
- Completed 2 major rehabilitation projects, including 1 reconstruction. CHIP funds were also used for relocation, demolition and asbestos removal. Removed 10 abandoned or dilapidated houses.






Rusher Street Target Area
2017

2012

2015

Washington receives an award for creative promotion of GICH goals

(2015-11-05 / News)

The City of Washington has been presented the Georgia Initiative for Community Housing (GICH) award for Community Outreach and Engagement. The award was given in recognition of creative use of media and other forms of promotion to effectively promote the goals of the local GICH team and creative partnerships that resulted in housing improvements and/or community revitalization to represent Georgia Initiative for Community Housing goals.

The City of Washington was represented at the 10th anniversary of the GICH program, held at the University Georgia Center for Continuing Education on October 21st. Community Development Manager Barbara Bacon (center photo above), who accepted the award (left), Deputy Commissioner of Georgia Community Affairs and Johnson Robinson (right), Manager of Community Development for

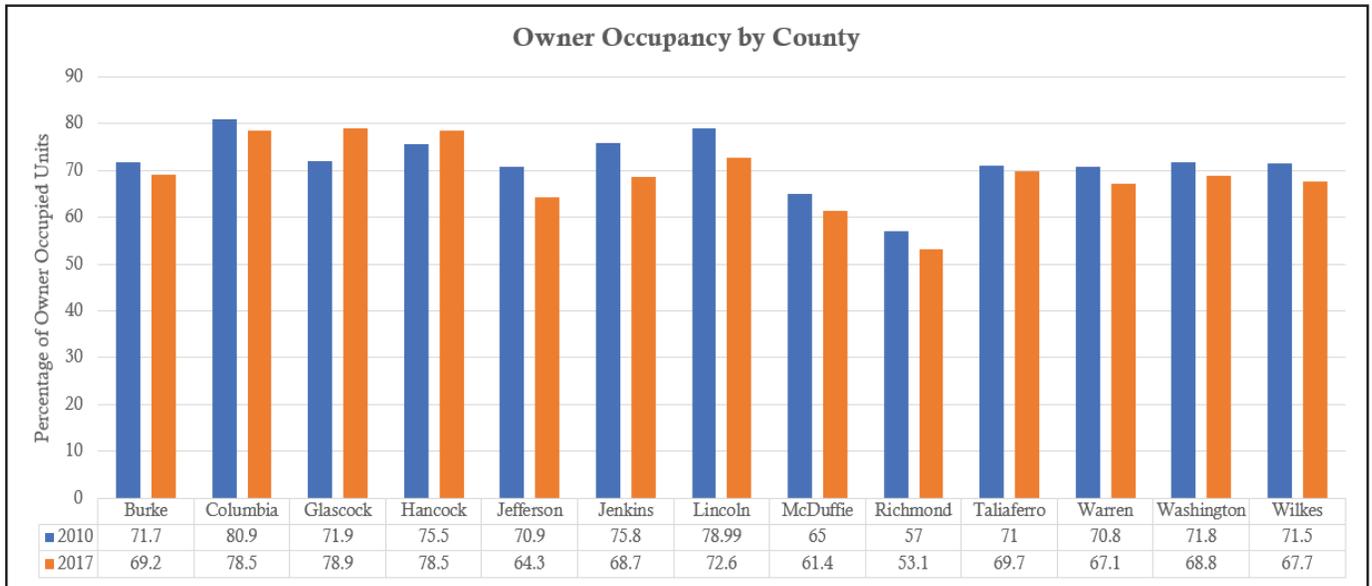


Source: GICH Annual Reports 2011 - 2013

Wilkes County Joint Comprehensive Plan

Regional Housing Tenue

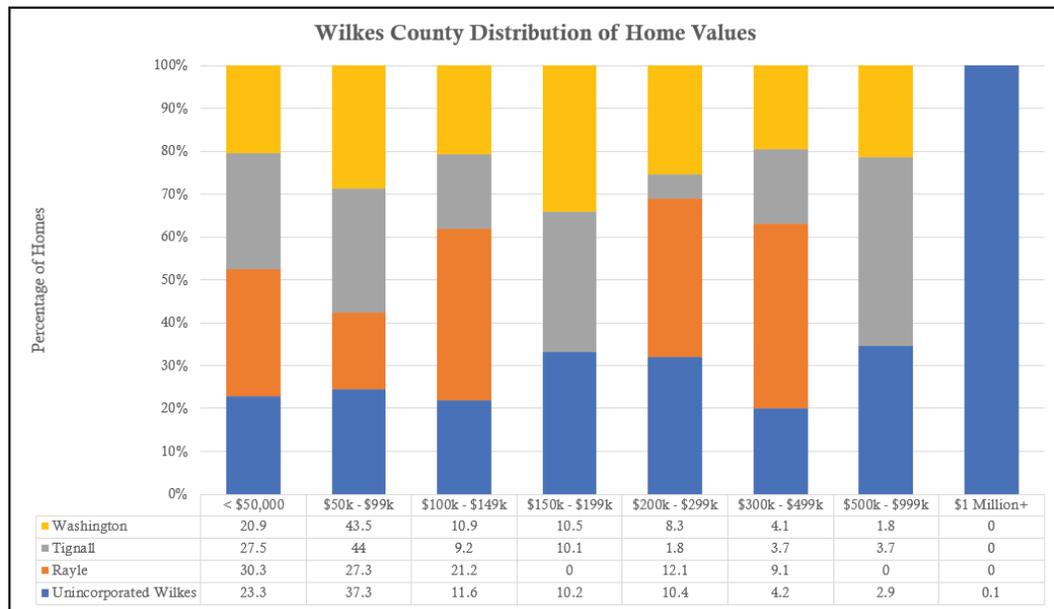
Wilkes County is not alone in the decline of owner occupancy. In fact, only Glascock and Hancock counties saw an increase in owner occupancy of housing units in the period from 2010 to 2017. Jefferson, Jenkins and Lincoln counties were among those who saw the most pronounced losses during this period.



Source: American FactFinder; American Community Survey 2010, 2017

Home Values

Approximately 60% of homes in all Wilkes County jurisdictions are valued at \$100,000 or less; this number rises to greater than 70% in Tignall. This fact is tempered, though, by the age of the County's housing stock. Nonetheless, there are, high value homes in each community, some of which are of historic significance.



Source: American Community Survey 2013-2017

Regional Home Values

Regional Median Home Values 2010 to 2017

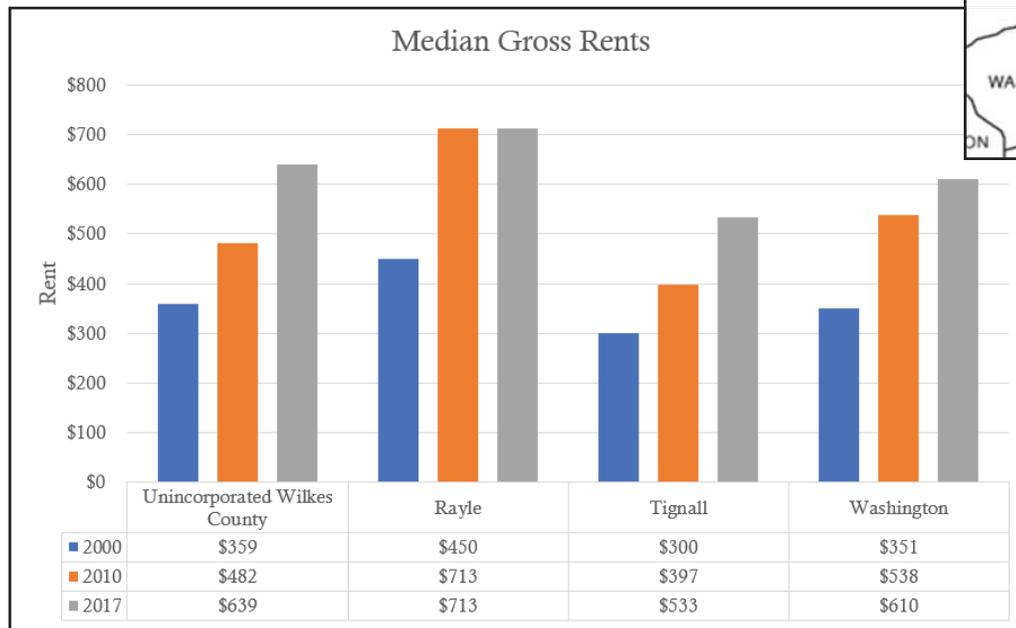
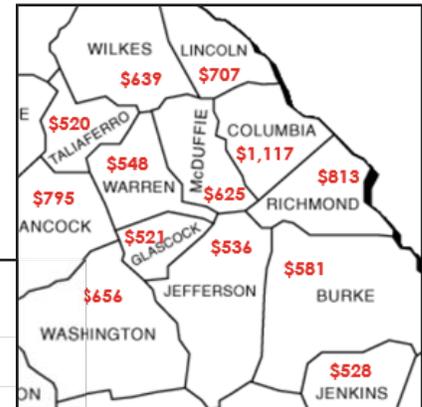
	2010	2014	2017	Trend
Burke	\$ 77,000	\$ 79,700	\$ 86,500	
Columbia	\$ 168,700	\$ 170,100	\$ 183,800	
Glascocok	\$ 69,500	\$ 63,800	\$ 66,600	
Hancock	\$ 73,800	\$ 66,800	\$ 66,100	
Jefferson	\$ 74,500	\$ 66,800	\$ 69,200	
Jenkins	\$ 69,700	\$ 61,900	\$ 59,100	
Lincoln	\$ 98,100	\$ 99,100	\$ 115,600	
McDuffie	\$ 93,600	\$ 106,300	\$ 102,500	
Richmond	\$ 99,300	\$ 100,400	\$ 100,200	
Taliaferro	\$ 67,200	\$ 57,800	\$ 59,100	
Warren	\$ 61,100	\$ 67,700	\$ 62,300	
Washington	\$ 77,500	\$ 82,300	\$ 82,400	
Wilkes	\$ 84,700	\$ 92,800	\$ 83,400	

From a regional perspective, Wilkes County's median home value is relatively high, ranking 4th even after a decline in the period from 2010 to 2017. The county's wealth of historic properties likely adds appreciable value.

Source: ACS 2010, 2014, 2017

Median Rents

Minimal development has served to keep the local housing market relatively affordable. While rents have steadily increased in the period from 2000 to 2017, they have not reached the levels of some neighboring counties. The Town of Rayle is the outlier in this regard, in that its median rents reached an area high of \$713 in 2010 and have remained equally high through 2017.



CSRA Region Median Rents

Source: American FactFinder; ACS 2017

Unincorporated Wilkes County and Contained Jurisdictions Median Gross Rents

Source: American FactFinder; ACS 2017

Source: American FactFinder; Census 2000, 2010; ACS 2017

Increasing The Quantity and Quality of Washington’s Housing Stock

While progress has been made in addressing housing quality in some of the most distressed areas, Wilkes County still lacks the variety of housing options needed to accommodate its population. Demographic data has also shown that many households are cost-burdened when the cost of housing and transportation to work are considered.

To begin alleviating these concerns, **the coming five year work program will include projects that seek to:**

- Promote the development of quality multi- family housing options in appropriate locations (Greens Grove, Depot Street, and Lincoln Circle);
- Promote the development of accessory dwelling units where appropriate;
- Continue local efforts to eliminate barriers to home ownership for low-to-moderate income households;
- Continue local efforts to provide financing options for seniors to conduct small-scale home repairs.



These apartments are among the few multi-family options available in Wilkes County.



Accessory dwelling units like this one, often referred to as “garage apartments,” could be one means of reding the local shortage of affordable housing.

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Natural & Cultural Resources

Natural and cultural resources are often unrecognized community assets that contribute to the vitality and sustainability of the county. They also have the potential to draw visitors who value natural beauty or historic character. These assets can also be connected to similar resources in other counties for regional tourism.

As conditions change, it is important to focus efforts on protecting critical natural features like watersheds, and avoiding hazards like floodplains. When development decisions are made, the natural and cultural resources that make Wilkes County unique must also be considered.



Natural and Cultural Resources

The purpose of this chapter is to inventory those natural resources that should be protected in order to promote the long-term health and well-being of Wilkes County's residents; and, to inventory the communities' cultural assets that enhance residents' quality of life and provide Rayle, Tignall, Washington and Wilkes County with their own unique identity. This section also considers how new development will affect these resources and recommend ways to mitigate impacts through resource protection.



Natural Resources - Environmental Planning Criteria

The State of Georgia's *Environmental Planning Criteria* recognize the inherent need of balancing human development activity with the protection of the natural environment. This recognition is represented by minimum planning criteria established by the state (and implemented by the Georgia Department of Natural Resources) for the protection of: water supply watersheds, groundwater recharge areas, wetlands, and river corridors.

The locations of three (3) of these critical environmental areas in Wilkes county (groundwater recharge areas, wetlands, and river corridors) are illustrated on the maps below.

Local regulations that are consistent with state recommendations, have been adopted by Wilkes County and the City of Washington to ensure that these critical environmental assets are not degraded by local development activity.

Water Supply Watershed

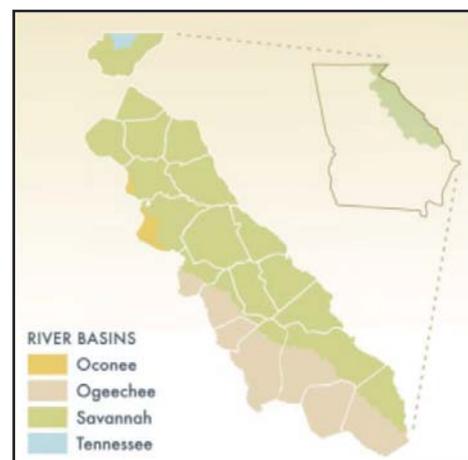
Wilkes County is located within the Savannah River drainage basin. Within this basin, portions of three major watersheds can be found: the Broad River Watershed across the northern third of the county, the Upper Savannah Watershed in the central and eastern portion of the county, and the Little River Watershed across the county's southern third.

DNR's Rules for Environmental Planning Criteria define a water supply watershed as an area of land upstream from a governmentally owned public drinking water intake. Wilkes County lies entirely within the Augusta Canal and Abercorn Creek water supply watersheds. In addition, the smaller Lake Boline (Beaverdam Creek) and Lake Wall (Little Beaverdam Creek) water supply watersheds are located between Rayle and Washington and provide the City of Washington with a significant portion of its public drinking water supply. All water supply watersheds in Wilkes County are subject to DNR's Criteria for Water Supply Watersheds.

The City of Washington is the only Wilkes County jurisdiction that operates a public water supply system that is drawn from surface water sources. Washington's water system not only supplies roughly half of the residents of Washington-Wilkes with drinking water, it serves as the principal provider for water designated to non-residential uses – and is thus a great catalyst for economic development in the county.

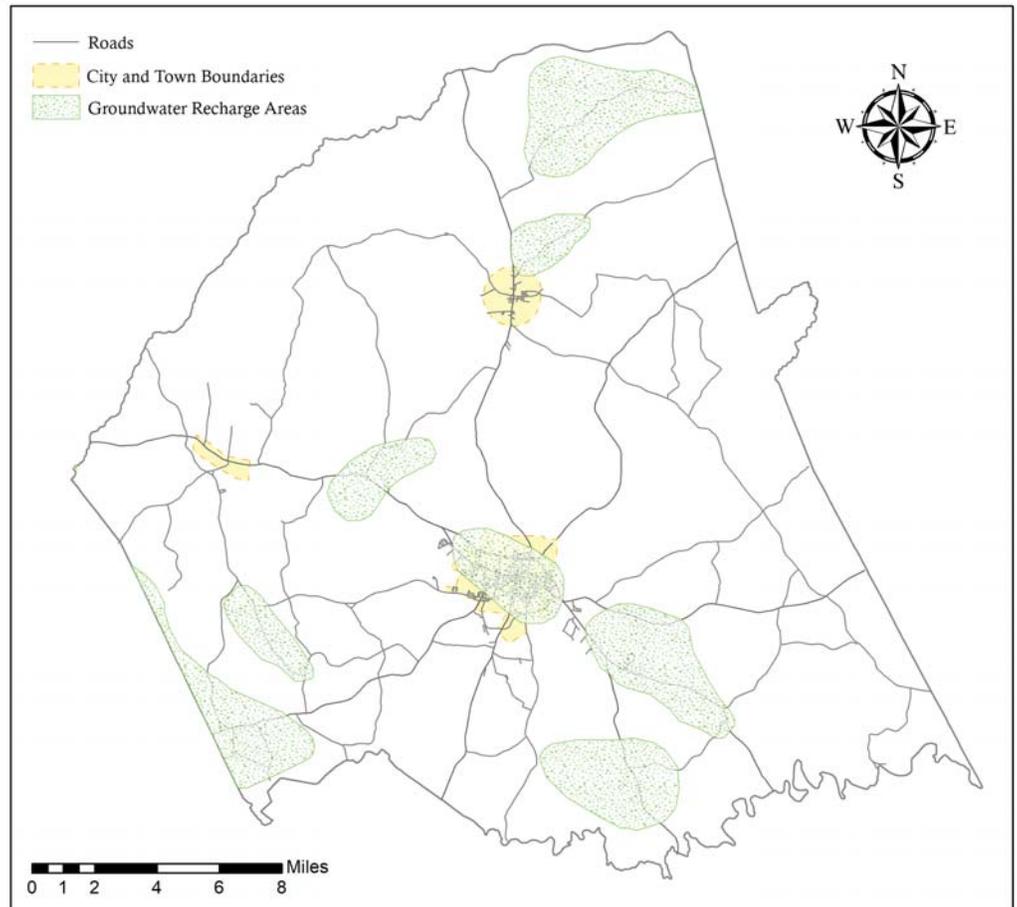
Groundwater Recharge Areas

Groundwater recharge areas are portions of the earth's surface where water infiltrates the ground to replenish an aquifer, which is any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well. In order to avoid toxic and hazardous waste contamination to drinking water supplies, groundwater or aquifer recharge areas must be protected. While recharge takes place throughout almost all of Georgia's land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending on geologic conditions.



Source: 2017 Regional Water Plan

Groundwater Recharge Areas



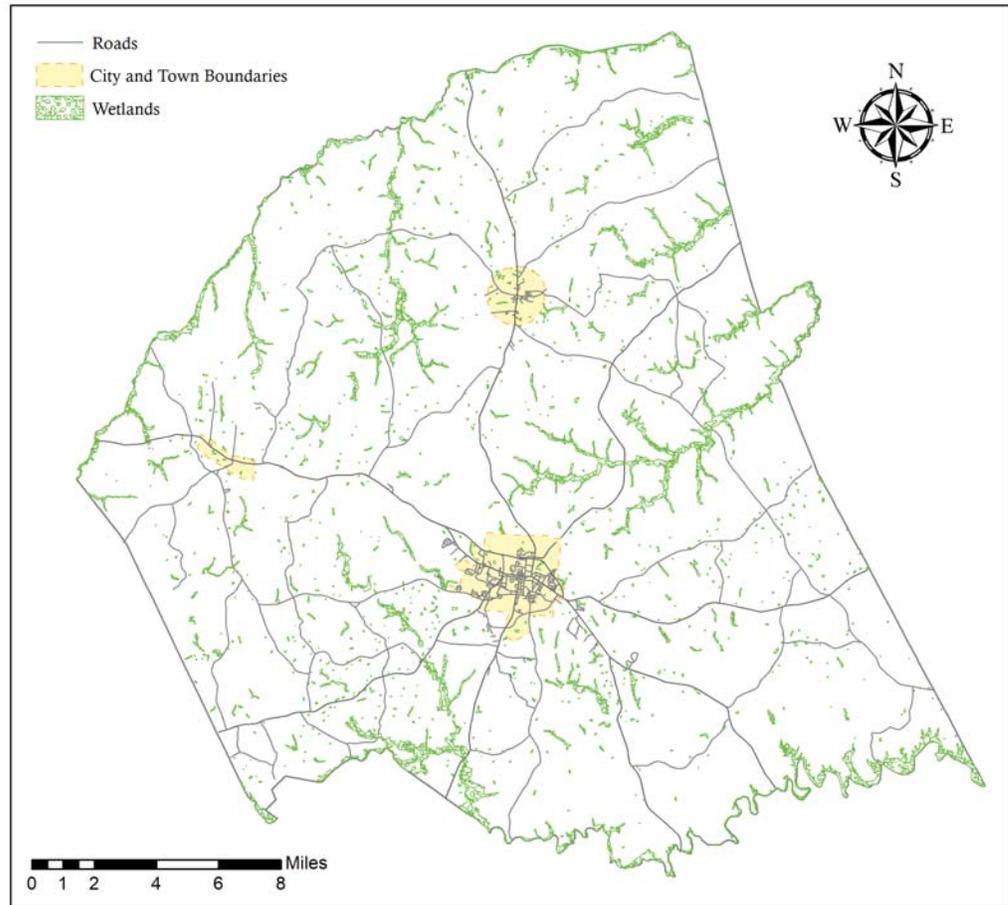
Wetlands

Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

The vast majority of Wilkes County's wetlands lie within or in close proximity to floodplains. A thorough review of existing floodplain, storm water, and erosion and sedimentation control standards and ordinances should take place by each jurisdiction. Additional wetlands protections – referencing DNR's Rules for Environmental Planning Criteria – should be considered to provide additional protection to sensitive wetland habitats.

Preservation of wetlands is vital because of the many important functions they serve. They are among the world's most biologically productive ecosystems and serve as crucial habitats for wildlife. Wetlands can help maintain water quality or improve degraded water by performing functions similar to a wastewater treatment plant, filtering sediment, toxic substances and nutrients. Wetland vegetation filters and retains sediments which otherwise enter lakes, streams and reservoirs often necessitating costly maintenance associated with dredging activities. Wetlands are also important for flood protection, as they act as water storage areas, significantly reducing peak flows downstream; and, the meandering nature of wetlands combined with abundant vegetation reduce flood velocities.

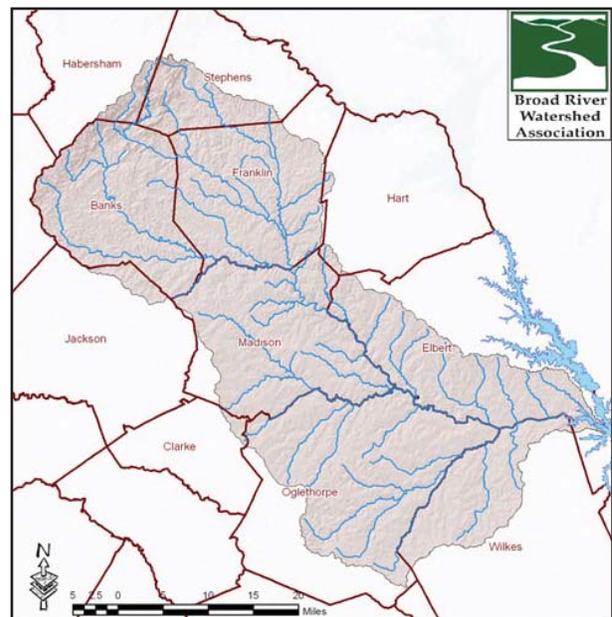
Wetlands



Protected River Corridors

River corridors and their immediate shore land environment (sometimes referred to as the riparian zone) are areas of critical environmental significance. They provide a number of benefits including: drinking water, wildlife habitat, recreational opportunities, flood storage capacity, and assimilative capacity for wastewater discharges – the river or stream’s ability to dilute wastewater to a point when it is no longer a threat to human health.

Section 305(b) of the Federal Clean Water Act requires that all states biennially list navigable waters throughout the state and provide a description of the water quality of such streams and its impact on its designated uses. Consistent with these requirements, DNR has developed minimum planning criteria for its river corridors in order to protect these vital resources. Wilkes County has one protected river corridors currently on EPA’s list of protected rivers, the Broad River. Broad River forms the northern border of the county.



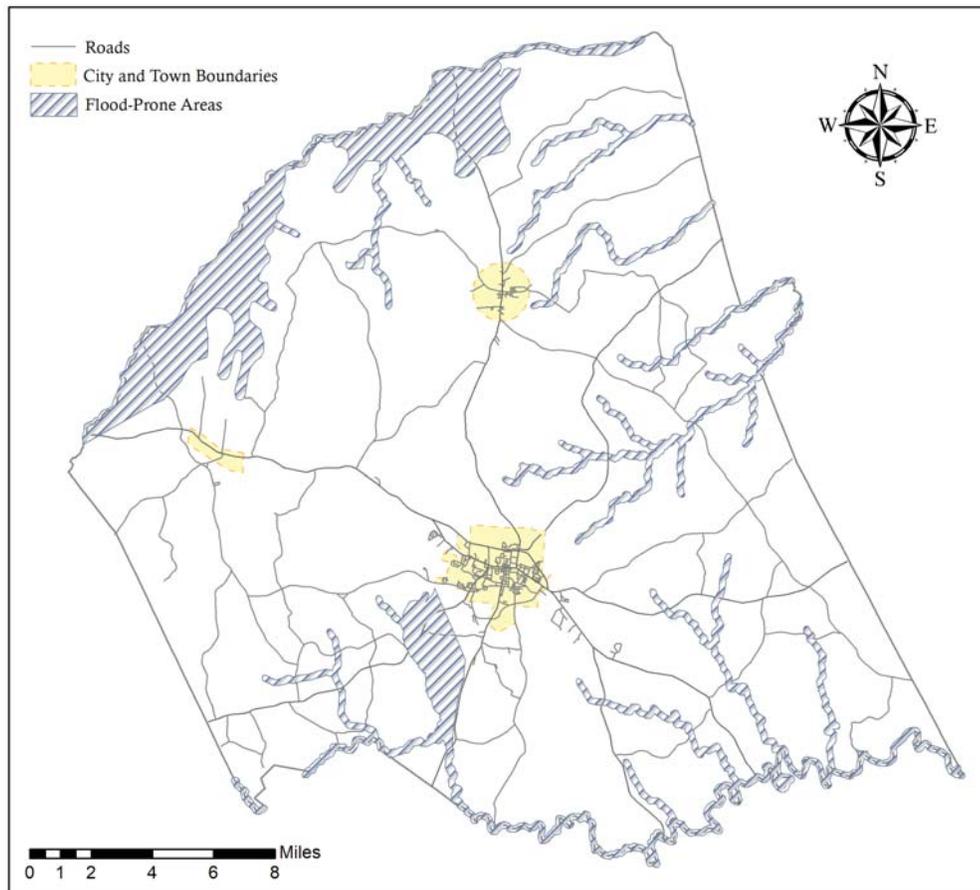
Source: Broad River Watershed Association

Floodplains

Flood plains are relatively flat lands that border streams and rivers that are normally dry, but are covered with water during substantial rain events. The severity of a flood is usually measured in terms of loss to human life or property, which is directly proportional to the amount of development in the flood plain surrounding the stream or river.

Flooding occurs when the volume of water exceeds the ability of a water body (stream, river, or lake) to contain it within its normal banks. Floodplains serve three major purposes: Natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes are greatly inhibited when floodplains are misused or abused through improper and unsuitable land development. Floodplain development is usually discouraged with the exception of recreational facilities.

The steps that Washington-Wilkes has taken to address floodplain management are consistent with many communities across the country. Jurisdictions should monitor existing development standards to determine whether their current floodplain related provisions should be amended in the future to balance development and its impacts. In addition, all Washington-Wilkes communities should consider amendments to existing land development ordinances that increase stream-side buffers and reduce allowable development activity in the floodplain above and beyond minimum state and federal requirements. Such amendments can provide for a large percentage of open space necessary to preserve natural wildlife corridors and ultimately, a county-wide trail system.



Trails and Passive Recreation

Parks and trails like this one utilize land that would otherwise be undevelopable due to environmental constraints or the need for natural resource protection.





Historic and Cultural Resources

Wilkes County and the cities of Washington, Tignall, and Rayle have a rich history with many historic resources they are responsible for preserving and maintaining. Listed below are 23 historic individual and 5 historic district nominations, documented architecturally and historically, that are listed in the National Register of Historic Places (NR), National Park Service, U.S. Department of the Interior. In 2004, the Washington Historic District was listed as a citywide NR nomination and encompasses almost all contiguous historic properties in the city of Washington, including those already NR listed as one large district. One additional historic property was recently added in 2019 to the Georgia Register of Historic Places in Wilkes County, Cherry Grove Baptist Church Schoolhouse.

In 2010, as a way of learning about and planning for preservation of historic resources located in unincorporated Wilkes County, the University of Georgia's Find It program used students in the Masters of Historic Preservation Program to inventory all historic properties. A total of 234 resources were recorded ranging from 1790 to 1984; the greatest number of historic resources were inventoried in the period from 1890-1899 with 50 (21.4 percent) followed by 1900-1909 with 49 (21 percent). The identified resources were buildings (92 percent) and sites (3.4 percent) and one object. There are 36 cemeteries, 5 religious structures, 43 vacant structures, and 144 single family dwellings. The most common styles identified among the single dwellings were Folk Victorian (14), Craftsman (31), and Queen Anne Revival (33). The majority of buildings (126) did not exhibit any type of High Style architecture, and are consider to be of no academic style.

(Citation: Website: <https://ced.uga.edu/psd/findit/>)

Wilkes County NR Listings

Anderson House, Danburg
Willis-Sale-Stennett House (Great Oaks), north of Danburg
James and Cunningham Daniel House (Kettle Creek Manor), south of Rayle
Gartrell Family House (Joseph Gartrell House), Tignall
Thomas M. Gilmer House, W of Washington
Pharr-Callaway-Sethness House (Old Pharr Place), north of Tignall
Kettle Creek Battlefield, SW of Washington
Wilkes County Courthouse (owned by Wilkes County located in City of Washington, part of a statewide NR thematic courthouse nomination)

Washington NR Individual Listings

Arnold-Callaway Plantation, NW of Washington (owned by City of Washington)
Campbell-Jordan House, Liberty Street
The Cedars, Sims Street
Fitzpatrick Hotel, Public Square
Gilbert-Alexander House, Alexander Drive
Holly Court, Alexander Street
Mary Willis Library, E. Liberty and S. Jefferson Streets
Old Jail, Court Street
Peacewood (Wingfield-Cade-Saunders House), Tignall Road
Popular Corner, Liberty Street
Robert Shand Smith House, Spring Street
Robert Toombs House, Robert Toombs Avenue (also National Historic Landmark)
Tupper-Barnett House (also National Historic Landmark)
Washington Presbyterian Church, Robert Toombs Avenue
Washington-Wilkes Historical Museum (owned by City of Washington) (Barnett-Slaton House)

Certified Local Government

The CLG program extends federal and state preservation programs to the local level, expanding the scope of local responsibilities and opportunities for preservation. Georgia has the highest number of CLG designated communities in the United States, and the City of Washington is among the 99 designated cities that have successfully pursued the CLG program in the state. Participation requires the community to create a preservation ordinance that establishes a design review commission as well as other state and federal requirements. The program is based on the Georgia Historic Preservation Act (O.C.G.A. 44-10-20) and is established in the Washington City Code, Chapter 42 – Historical Preservation (codified).

This program is based in the National Park Service and extends through the DNR/Historic Preservation Division to the City of Washington.

In order to preserve the exterior of historic properties and their environment, the City is active in the Certified Local Government program. The City of Washington has adopted an historic preservation “enabling” ordinance, set up bylaws and rules of procedure, appointed an historic preservation commission (HPC) that meets regularly, has design guidelines, and has by ordinance adopted a “local district for design review.” When an owner wishes to make an external change to a property in the local district that requires a building permit, the building inspector then gives the owner an application called a Certificate of Appropriateness that triggers the owner of the property to present their plans before the HPC. Ninety-seven percent of all COAs are approved, but the program helps the City with preservation of properties through the review of additions, alterations, moved buildings, demolitions, and in-fill construction.

As part of the required program elements, the historic preservation commission is required to have a preservation professional conduct a historic resources survey every 10 years. The last historic resources survey in the City of Washington was conducted in 1997 through a CLG grant with the DNR/Historic Preservation Division that inventoried 489 historic resources in the city pre-dating 1947.

The City of Washington received a 2018 CLG grant and is updating the historic resources survey with a digital component that should be completed in 2019. This survey will extend the period of significance for inventoried historic resources to after World War.

Washington one of seven in Georgia to receive funding for preservation

The City of Washington is one of seven Georgia municipalities which will receive federal subgrants totaling more than \$95,000 to support historic preservation activities in their respective communities, the Georgia Historic Preservation Division announced last week.

The 2018 Historic Preservation Fund grants facilitate historic preservation planning initiatives and projects such as historic resource surveys, outreach efforts, and brick-and-mortar projects

– Creation of downtown design guidelines.

- McIntosh County – \$15,000
- Final phase county-wide historic resources survey.

Each year, Georgia’s 97 Certified Local Governments (CLGs) are eligible to apply for these matching (60 percent federal/40 percent local) grants.

To be eligible to become a federal Certified Local Government, a city or county must have passed a preservation ordinance and have

ical surveys, design guidelines, educational/promotional/tourism activities, and publications.

For information on the Historic Preservation Fund grant program, contact Allison Asbrock at 770-389-7868 or allison.asbrock@dnr.ga.gov. For information on the Certified Local Government program, contact Sara at 770-289-7869 or sara@dnr.ga.gov.

The HPD of the Georgia Department of Natural Resources

- City of Washington – \$8,200 – Updated historic resources survey.
- City of Augusta – \$15,000 – Historic structures report for Trinity CME Church.

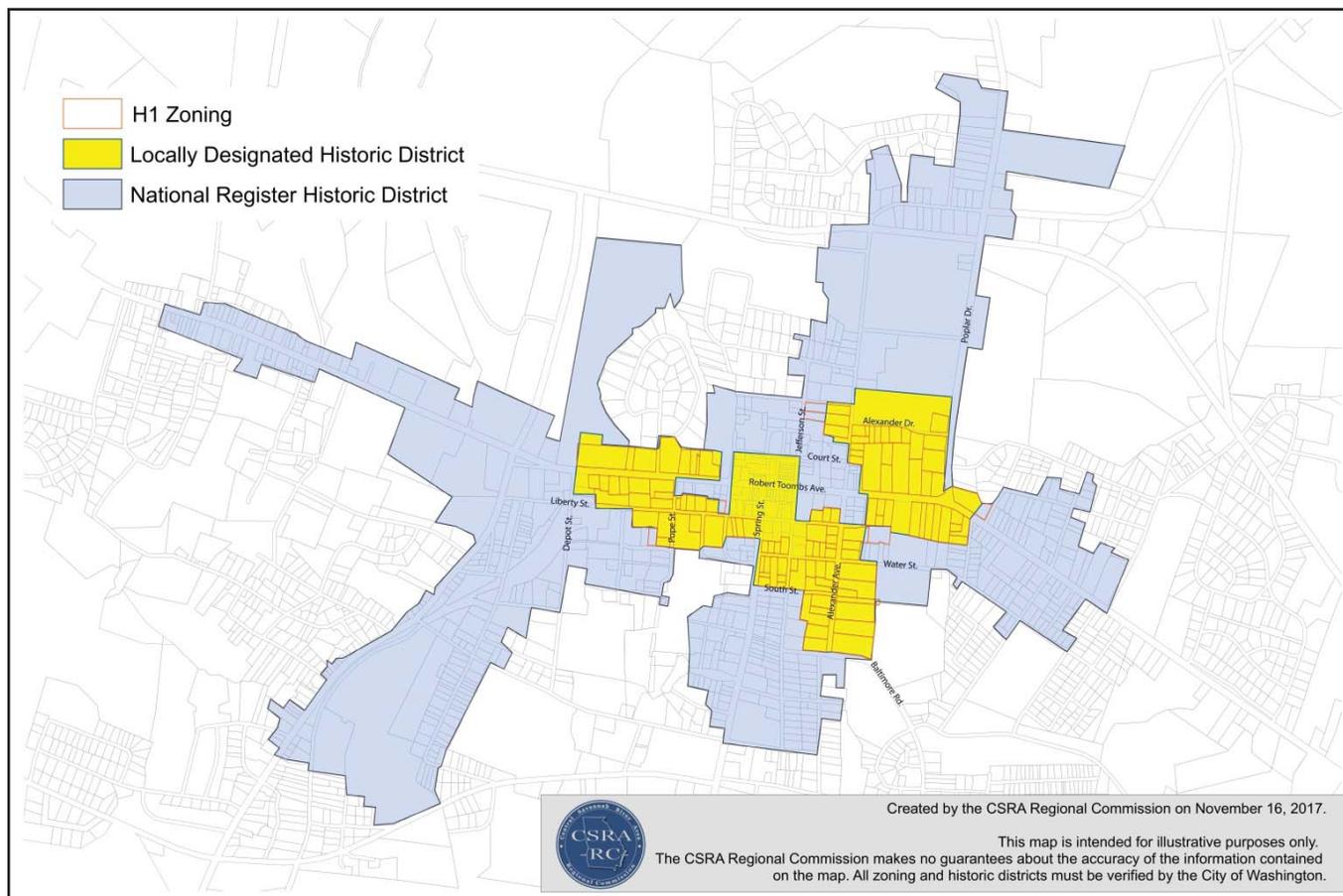
City of Washington Historic Districts and H1 Zoning

Washington NR District Listings

- East Robert Toombs Historic District
- North Washington District
- Washington Commercial Historic District
- Washington Historic District
- West Robert Toombs District

H-1 Zoning

In the zoning ordinance for the City of Washington (Chapter 90 Zoning, Article V. Special Districts, Division 2. H-1 Historic District, Sec. 90-442 Conditional uses of land and structures) the H-1 Special District regulates uses that may be permitted in the H-1 historic district subject to the planning commission's favorable decision.



Tourism and Cultural Resources

Tourism is economic development, and Wilkes County and its local governments are promoting historic sites for public and private visitation. The Chamber of Commerce, Downtown Development Authority, and MainStreet Washington are involved in tourism and economic development. The Chamber of Commerce can arrange tours for any group. The Washington-Wilkes Historical Foundation promotes tourism and historical projects within the county. The Kettle Creek Battlefield Association is promoting development of the Revolutionary War Era Kettle Creek Battlefield at War Hill.

Historically Significant Sites

Kettle Creek Battlefield

In February 2018, during the annual Revolutionary Days celebration for the public, in a unique double ceremony the “War Hill Trail: 1779 Battle of Kettle Creek” opened to the public with a .55 mile trail funded with a DNR/Recreational Trails Grant and locally provided funds and labor. A required archaeological study of the trail excavated many artifacts exhibited in the Washington-Wilkes Historical Museum. This trail traces the path at the base of War Hill and provides interpretive and informational signage and rest areas. Wilkes County had the CSRA RC develop a Kettle Creek Battlefield Park Master Plan, adopted by the County in 2013 that lays out land acquisition preferences and interpretive concepts. Wilkes County has worked with the Kettle Creek Battlefield Association, Inc. (KCBA) in developing the battlefield. Two grants provided funding to use cadaver search dogs to locate Revolutionary War gravesites that have been marked by white crosses. Boy scouts have made wayfinding signs to show visitors the directions to different areas of the battle ground.

A Floristic Inventory of all plants growing in the original 14 battlefield acre area over the course of a year has been completed by the UGA Botanical Gardens (UGA Herbarium) funded by KCBA (332 plant species observed with 240 new plant species documented for Wilkes County). A pedestrian-friendly geological rock study guide is available for the battlefield area put together by a volunteer. A Preserve America grant provided funding to conduct a windshield archaeological survey that uncovered use of over 400 acres of previously unknown Kettle Creek battle ground.

The American Battlefield Trust (AMT) purchased 180 acres of additional Kettle Creek battlefield acreage after receiving funding from grants to the American Battlefield Protection Program and the Watson-Brown Foundation. At the double ceremony in February 2018, the ABT transferred the deed for the 180 acres to Wilkes County.

In the past five years, a fund-raising effort of the Daughters of the American Revolution and the Sons of the American Revolution purchased about 60 acres of battlefield. This brings the ownership of Wilkes County’s Kettle Creek Battlefield acreage up to approximately 255 acres.

Wilkes County is working with KCBA to acquire all battlefield property and to develop an interpretive park for preservation of the site and for recreational use.

“Located in Wilkes County, the Battle of Kettle Creek is considered one of the most significant Patriot victories in the state during the Revolutionary War.”

Rep. Jody Hice introduced H.R. 7077, The Kettle Creek Battlefield Study Act, seeking evaluation of the site by the U.S. Dept. of the Interior for designation as a unit of the National Park System.

Source: The News-Reporter, October 25, 2018

Slide from Floristic Inventory, Wilkes County, Kettle Creek Battlefield, of Poaceae (Splitbeard Bluestem), UGA Herbarium, Linda G. Chapin, s.n., 14 May 2015.

Opening of War Hill Trail: 1779 Battle of Kettle Creek, a .55 mile trail along the base of War Hill in February 2018.



Wilkes County Joint Comprehensive Plan

Historically Significant Sites

The Robert Toombs House

The Robert Toombs House is owned by the State of Georgia but managed by Wilkes County. Robert Toombs led a turbulent career as a state legislator, U.S. Congressman and Senator. During the Civil War, Georgia seceded from the Union and Toombs served five months as Secretary of State of the Confederacy. He resigned and served as brigadier general in the Army of Northern Virginia. In 1870, Toombs helped create the Georgia Constitution of 1877 which was not amended until 1945. Visitors may tour the Greek Revival style house, grounds, and view exhibits in the museum.



The Robert Toombs House

The Washington-Wilkes Historical Museum

The Washington Wilkes Historical Museum is located in an 1835 house that has exhibits of local history including Civil War history and an exhibit of the artifacts from Kettle Creek Battlefield. There are also period rooms of furnishings and a bookstore. The City of Washington-owned museum is open year round.



The Washington-Wilkes Historical Museum

Historically Significant Sites

The Callaway Plantation

This brick Greek Revival House dates to 1869 and is situated on 56 acres of farm land. The Callaway House was lived in by the family from 1869-1910, and it is furnished with period rooms containing much original furniture. The brick house is important as it has never been modernized so it does not have indoor plumbing or electricity. Other buildings include the Grey House, the second residence of the family until the main house was finished, a school house, two cabins dating to circa 1785 and circa 1840, a general store, and other buildings. The City of Washington owns and maintains Callaway Plantation for public visitation. Annually, the Mule Day Festival is held in October to re-enact 19th century life in Wilkes County.



The Callaway Plantation

*“Big Sheriff Callaway’s
Georgia Barbecue*

*Washington-Wilkes Co.
Ga.”*

*date:
1910 - 1920*

*Source:
Vanishing Georgia*

<http://dlg.galileo.usg.edu/vang/id:wlk138>



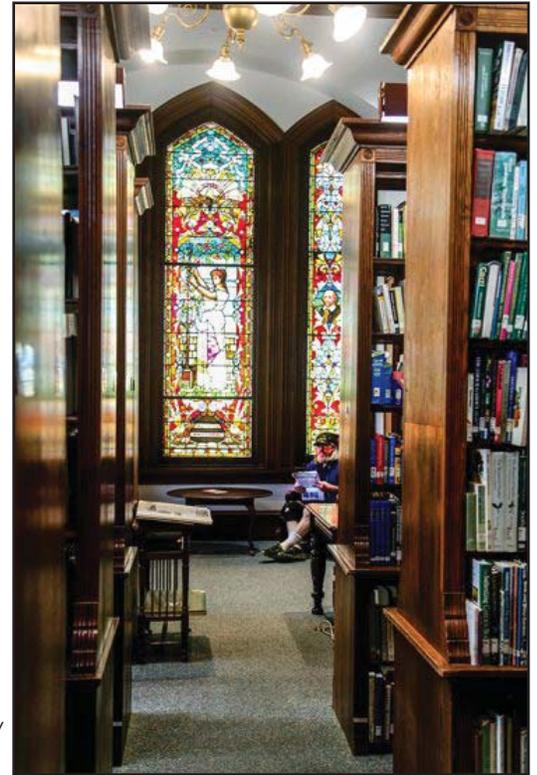
Historically Significant Sites

The Mary Willis Library

The Mary Willis Library was the first free library to check out books in the state of Georgia, and opened in 1889. It was given as a gift by Dr. Francis T. Willis in memory of his daughter, Mary. Dr. Willis donated his own collection of books and \$15,000 for the library's construction, \$2,000 to purchase furnishings and additional books, and \$10,000 as an endowment fund. The library is designed in the Queen Anne style as a brick building with detailed brickwork and a dome-capped tower. Tiffany Studio designed the central memorial window. The library is part of the PINES/Bartram Trail Regional Library system, and is the only public building available in Wilkes County with free usage of computers and broadband.

An inside view of the stained glass window at the Mary Willis Library.

*Source:
<https://okramagazine.com/2017/12/washington-ga-southern-jewel/>*



The Mary Willis Library

By TampAGS, for AGS Media - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=8791828>

Local Events

Mule Day

Mule Day takes place annually at Callaway Plantation, and brings historic traditions to life through hands on demonstration. Thousands of people attend the event to see soapmaking, chair caning, weaving, basketmaking and other traditional crafts, as well as mule drawn plows, livestock and other agricultural demonstrations. In its 38th year, Mule Day has the largest draw of any event on the property throughout the year. The event is produced through a partnership between City of Washington and Washington Wilkes Chamber of Commerce



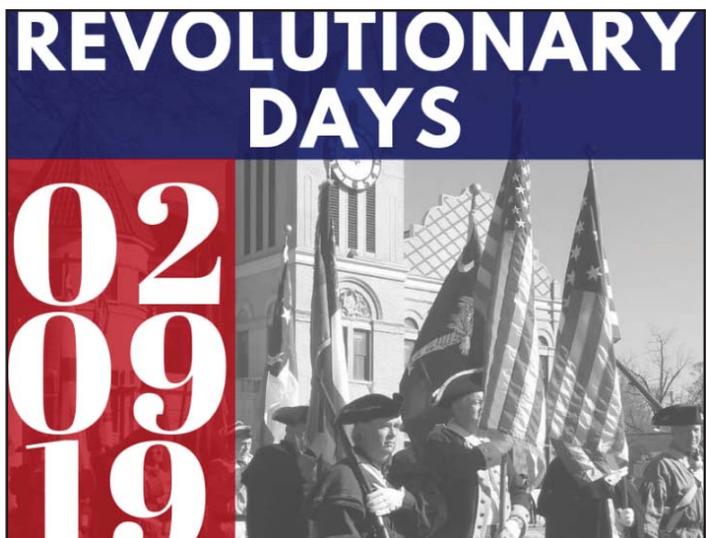
Tour of Homes

Washington Georgia, home to the largest number of antebellum homes per capita in the state, loves to extend its southern hospitality to visitors twice a year through a Spring and a Christmas Tour of Homes. Each tour is organized by a civic club - the Spring Tour by Kiwanis Club and Washington Woman's Club, and the Christmas Tour by Washington Wilkes Historical Foundation using scores of volunteers to help execute the event. Attended by hundreds of visitors each year, dozens of homes are on display for each of the tours.



Revolutionary Days

The anniversary of the Battle of Kettle Creek, the only Revolutionary War battle won by the Patriots, is celebrated each Valentine's Day weekend in Washington and Wilkes County. A citywide event, the program starts downtown with a parade of reenactors in period appropriate garb, followed by a musket volley and flag raising. The event continues at the battlefield site in the afternoon hours for a reenactment and historic demonstrators. This event is organized by the Kettle Creek Battlefield Association and the Sons of the American Revolution.



SPEED
CHECKED
BY
DETECTION
DEVICES

WILKES
COUNTY

LITTLE
RIVER



Community Facilities

Community facilities and services are a critical component of life in Wilkes County. These facilities and services contribute to the health, safety and welfare of residents, help to improve the overall quality of life, and often foster new business and residential development opportunities. Community facilities include public safety, education, parks and recreation, hospitals, and cultural and historic assets.

An effective local government continually assesses and makes efforts to enhance the service operations of the facilities provided in an effort to offer residents and other stakeholders value for their investment in the community.



Community Facilities

In order to promote community-wide economic development and improve the quality of life for a community's residents, the effective maintenance of public facilities and services is crucial. rural communities like as Wilkes County which have experienced population decline may find it particularly difficult to maintain existing infrastructure in a manner that does not stress the personal finances of the existing population - not to mention searching for resources to fund new infrastructure to attract additional growth.

Wilkes County communities collectively provide or support numerous public services which benefit citizens, business owners and property owners. Local public services include standard infrastructure categories such as: water, sewer, streets, public safety, EMS, educational facilities, among other. In addition, the jurisdictions have collaborative arrangements for specialized service categories such as: economic development, community development, code enforcement, and parks and recreation.

This section does not provide a detailed inventory, but rather an overview of key community-provided services and facilities.

Service Delivery Strategy

Wilkes County, Rayle, Tignall, and Washington jointly maintain the Wilkes County, Georgia, Service Delivery Strategy document – prepared and maintained in accordance with the state of Georgia's "Service Delivery Act" (O.C.G.A. § 36-70-20). The purpose of the service delivery strategy is to ensure that public facilities and services are provided to citizens in an efficient and consistent manner – in part through the elimination of overlapping or duplicative services which may result in local government competition. Consistent with the Service Delivery Act, Washington-Wilkes communities have reviewed the Wilkes County, Georgia, Service Delivery Strategy document in conjunction with the comprehensive planning process, and have taken steps to extend local service delivery arrangements, with some modifications.

Wilkes County Joint Comprehensive Plan

   <p>Georgia Department of Community Affairs</p> <p>SERVICE DELIVERY STRATEGY FORM 1</p> <p>COUNTY: WILKES COUNTY</p>																																																																													
<p>I. GENERAL INSTRUCTIONS:</p> <p>1. FORM 1 is required for ALL SDS submittals. Only one set of these forms should be submitted per county. The completed forms should clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.</p> <p>2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.</p> <p>3. List all services provided or primarily funded by each general purpose local government and authority within the county that are continuing <i>without change</i> in Section III, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)</p>																																																																													
<p style="text-align: center;">OPTION A <i>Revising or Adding to the SDS</i></p> <p>4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)</p> <p>5. For each service or service component listed in Section IV, complete a separate, updated <i>Summary of Service Delivery Arrangements</i> form (FORM 2).</p> <p>6. Complete one copy of the <i>Certifications</i> form (FORM 4) and have it signed by the authorized representatives of participating local governments. (Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see instructions, FORM 4).)</p>	<p style="text-align: center;">OPTION B <i>Extending the Existing SDS</i></p> <p>4. In Section IV type, "NONE."</p> <p>5. Complete one copy of the <i>Certifications for Extension of Existing SDS</i> form (FORM 5) and have it signed by the authorized representatives of the participating local governments. (Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see instructions, FORM 5).)</p> <p>6. Proceed to step 7, below.</p> <p style="text-align: center; font-size: small;">For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at www.dca.servicedelivery.org, or call the Office of Planning and Quality Growth at (404) 679-5279.</p>																																																																												
<p>7. If any of the conditions described in the existing <i>Summary of Land Use Agreements</i> form (FORM 3) have changed or if it has been ten (10) or more years since the most recent FORM 3 was filed, update and include FORM 3 with the submittal.</p> <p>8. Email the completed forms and any attachments as pdf attachments to: peind.opga@dca.ga.gov, or mail the completed forms along with any attachments to: GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS OFFICE OF PLANNING AND QUALITY GROWTH 60 Executive Park South, N.E. Atlanta, Georgia 30329</p> <p style="font-size: x-small;">NOTE: ANY FUTURE CHANGES TO THE SERVICE DELIVERY ARRANGEMENTS DESCRIBED ON THESE FORMS WILL REQUIRE AN OFFICIAL UPDATE OF THE SERVICE DELIVERY STRATEGY AND SUBMITTAL OF REVISED FORMS AND ATTACHMENTS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE "OPTION A" PROCESS DESCRIBED ABOVE.</p>																																																																													
<p>II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY: In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.</p> <p>City of Rayle City of Tignall City of Washington Wilkes County</p>																																																																													
<p>III. SERVICES INCLUDED IN THE EXISTING SERVICE DELIVERY STRATEGY THAT ARE BEING EXTENDED WITHOUT CHANGE: In this section, list each service or service component already included in the existing SDS which can continue as previously agreed with no need for modification.</p> <table border="0" style="width: 100%;"> <tr> <td>Administration</td> <td>Capital Outlay</td> </tr> <tr> <td>Buildings & Grounds</td> <td>Zoning Administration</td> </tr> <tr> <td>Voter Registrar</td> <td>Code Enforcement</td> </tr> <tr> <td>Tax Assessor</td> <td>Cemeteries</td> </tr> <tr> <td>Tax Commissioner</td> <td>National Guard</td> </tr> <tr> <td>Tax Collection</td> <td>Trash Pickup</td> </tr> <tr> <td>Elections</td> <td>Museums</td> </tr> <tr> <td>Planning Commission</td> <td>Street Lights</td> </tr> <tr> <td>Superior Court</td> <td>Traffic Lights</td> </tr> <tr> <td>Municipal Court</td> <td>Sidewalks</td> </tr> <tr> <td>Coroner</td> <td>Hospital</td> </tr> <tr> <td>District Attorney</td> <td>Retail Electric Service</td> </tr> <tr> <td>Magistrate</td> <td>Water</td> </tr> <tr> <td>Probate Judge</td> <td>Sewer</td> </tr> <tr> <td>Airport</td> <td>Courthouse Lawn & Square</td> </tr> <tr> <td>Emergency Management</td> <td>D.A.R.E.</td> </tr> <tr> <td>Sheriff</td> <td>Housing Authority</td> </tr> <tr> <td>Sheriff - Jail</td> <td>Planning & Development</td> </tr> <tr> <td>Police</td> <td>Fire & Rescue</td> </tr> <tr> <td>E-911</td> <td>Fort Washington Park</td> </tr> <tr> <td>Roads</td> <td></td> </tr> <tr> <td>Indigent Legal</td> <td></td> </tr> <tr> <td>Streets</td> <td></td> </tr> <tr> <td>Street Cleaning</td> <td></td> </tr> <tr> <td>Solid Waste Transfer Station</td> <td></td> </tr> <tr> <td>Recycling</td> <td></td> </tr> <tr> <td>Garbage Collection</td> <td></td> </tr> <tr> <td>Emergency Medical Services</td> <td></td> </tr> <tr> <td>Animal Shelter</td> <td></td> </tr> <tr> <td>Family & Child Services</td> <td></td> </tr> <tr> <td>Health Department</td> <td></td> </tr> <tr> <td>Nutrition</td> <td></td> </tr> <tr> <td>Public Transit</td> <td></td> </tr> <tr> <td>Library</td> <td></td> </tr> <tr> <td>Parks & Recreation</td> <td></td> </tr> <tr> <td>Regional Commission</td> <td></td> </tr> <tr> <td>County Extension</td> <td></td> </tr> <tr> <td>Forestry</td> <td></td> </tr> </table>		Administration	Capital Outlay	Buildings & Grounds	Zoning Administration	Voter Registrar	Code Enforcement	Tax Assessor	Cemeteries	Tax Commissioner	National Guard	Tax Collection	Trash Pickup	Elections	Museums	Planning Commission	Street Lights	Superior Court	Traffic Lights	Municipal Court	Sidewalks	Coroner	Hospital	District Attorney	Retail Electric Service	Magistrate	Water	Probate Judge	Sewer	Airport	Courthouse Lawn & Square	Emergency Management	D.A.R.E.	Sheriff	Housing Authority	Sheriff - Jail	Planning & Development	Police	Fire & Rescue	E-911	Fort Washington Park	Roads		Indigent Legal		Streets		Street Cleaning		Solid Waste Transfer Station		Recycling		Garbage Collection		Emergency Medical Services		Animal Shelter		Family & Child Services		Health Department		Nutrition		Public Transit		Library		Parks & Recreation		Regional Commission		County Extension		Forestry	
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Parks & Recreation																																																																													
Regional Commission																																																																													
County Extension																																																																													
Forestry																																																																													

Shown: 2009 Service Delivery Strategy

Government Management Indicators Survey (GOMI)

In an effort to understand and compare local government operations across the State, DCA administers a survey to each municipality soliciting information about the nature of services and facilities provided within their boundaries. The data is self-reported, which presents challenges with regard to accuracy. However, the information provided is insightful, nonetheless, to understand how Georgia's local governments go about providing much-needed community services and facilities to their residents and stakeholders

Information about government operations in Wilkes County, the City of Washington, and the Town of Tignall was obtained from the published 2018 GOMI. Information about the Town of Rayle was obtained through a 2017 GOMI paper survey completed by a local official at a later date.

Survey of Community Services and Facilities

Service/Facility	Wilkes	Tignall	Washington	Rayle
Water Supply/Distribution	Not Provided	Own Govt	Own Govt	Own Govt
Wastewater Collection/Treatment	Not Provided	Own Govt	Own Govt	Not Provided
Law Enforcement	Own Govt	Available	Other Govt	Agreement
Emergency Medical Services	Own Govt	Other Govt	Available	Agreement
E911	Other Govt	Other Govt	Other Govt	Agreement
Fire	Own Govt	Own Govt	Own Govt	Own Govt
Parks and Rec	Authority	Own Govt	Agreement	Not Provided
Libraries	Authority	Available	Agreement	Not Provided
Public Hospital	Authority	Available	Available	Available
Transit	Own Govt	Available	Available	Available
Senior Citizen Program	Own Govt	Available	Other Govt	Available
Community Center	Available	Own Govt	Agreement	Own Govt
Airport	Own Govt	Available	Available	Available
Zoning Ordinance	Yes	No	Yes	No
Building Inspection	Own Govt	Not Provided	Own Govt	Agreement
Building permits	Own Govt	Not Provided	Own Govt	Agreement
Construction and Code Enforcement	Own Govt	Not Provided	Own Govt	Agreement

- Own Govt - Service provided directly by the local government
- Other Govt - Service available through agreement with other local government(s)
- Authority - Service provided through a local government authority
- Agreement - Service available through agreement with other local government(s)
- Available - Service or facility available, but not through local government
- Not Provided - Service or facility not available

Community Facilities

Water

The Towns of Rayle and Tignall, and the City of Washington operate independent municipal water systems. All three communities serve primarily residential and commercial customers within the municipal limits. A major exception is the provision of water from Washington’s municipal system to industrial clients in the unincorporated portion of the county just south of the city. The City of Washington’s water system is by far the largest in the county and is dependent on surface water sources for its water supply. Because of their small customer base, the water systems for Rayle and Tignall are supplied exclusively by groundwater sources. With some limited exceptions, residents within the unincorporated portions of Wilkes County rely on private wells for potable water.

In the forthcoming five-year work program, The Town of Rayle intends to address growing concerns regarding its water supply. Among identified issues with the water system are three dead-end lines, which tend to cause low water pressure and stagnant water, and aging clay pipes which were installed in 1968. The City will apply for a 2020 Community Development Block Grant to dig a new, more reliable well, replace clay pipes, loop water lines, and replace service line connections to households. The Town Council recently adopted an updated water ordinance to provide greater efficiency and management of the water system.

The City of Washington currently has approximately 2,101 residential water customers, 293 commercial water customers and 3 industrial water customers for a total of 2,397 water customers. The water system consists of two surface water treatment plants, water distribution and elevated storage tanks. Water is currently available to each resident in Washington.

The City of Washington has applied for a Community Development Block Grant for Water System Improvements in two targets. The target areas include: 1) Merriweather Drive, Tate Street, Old Skull Shoals Road and 2) Washington Heights Apartments, Lincoln Circle, Meredith Circle, Meredith Court, Abbey Court, Dexter Court, and Bishop Court. The CDBG grant would benefit 299 beneficiaries, of whom 297, or 99 percent are considered low to moderate income. Planned CDBG projects would address water system improvements in all the low-income areas of Washington where infrastructure is failing.



The Aonia water treatment facility opened in 1978 and provided a capacity of 2 million gallons per day.

Community Facilities

Wastewater Treatment/Sewer

The City of Washington owns and operates their sanitary sewerage system. Recently, the City took over operation of the system from OMI, a contract operations company. The system consists of primarily 8-inch gravity sewers, but they also have 10, 12, 15, 18 and 24-inch sewer trunk lines. A variety of materials have been used over the years to construct the gravity sewer pipes including vitrified clay, PVC, concrete, and ductile iron pipes. The sewerage collection system also has several pump stations and force mains and one (1) activated sludge wastewater treatment plant to treat the raw sewage before it is discharged to a nearby creek. The wastewater treatment plant is permitted by the Georgia Department of Natural Resources, Environmental Protection Division at 4.0 MGD and is in compliance with its permit conditions. There are approximately 1,778 residential, 293 commercial and 3 industrial sewer customers for a total of 2,074 sewer customers.

The City is faced with Wastewater Treatment Plant upgrades to replace failing equipment, and preliminary design indicates the City will incur an additional \$4-6 million in debt to make those necessary upgrades.

Solid Waste

Solid waste generated by the residents of Rayle, Tignall and Wilkes County may be disposed of throughout the county at a number of unstaffed green-box collection sites. All four communities consolidate their waste at the Wilkes County Transfer Facility. This consolidated waste is then transported by Republic Services to the Oak Grove MSW landfill located in Winder, Georgia, per the 2007 *Joint Solid Waste Management Plan* (SWMP). According to the EPD, this solid waste disposal facility has a life span of approximately 10 years, with an anticipated fill date in 2029. The SWMP should be updated to reflect waste management needs of the County in the future, and to explore the adoption of policies aimed at the overall reduction of solid waste.



Wilkes County residents currently deposit their household waste into receptacles like those on the left. However, an update of the SWMP could be an opportunity to introduce policies and practices that could both reduce the volume of solid waste generated and encourage recycling among residents. Containers that separate different types of waste to facilitate recycling, like the one shown on the right, could be introduced as an alternative.

Community Facilities

Educational Facilities

Wilkes County public school students attend Washington-Wilkes primary, elementary, middle and comprehensive high schools. Total student enrollment in the Wilkes County School District for the 2018-2019 school year is approximately 1,470 students. The district is regarded as Title I for its high proportion of students from economically disadvantaged backgrounds. Title I is part of the Every Student Succeeds Act, a federal legislative effort to ensure all pupils have the resources needed to meet high State educational achievement standards. The *Governor's Office of Student Achievement* has given the District a grade of "C" for the past three years, indicating that approximately 83.5% of graduates are "college and career ready."



Washington-Wilkes Comprehensive High School was designated a Title I Reward School in 2015 indicating significant progress in improving student achievement and/or in closing the achievement gap between students from economically disadvantaged backgrounds and those who are not.

Community Centers

In the process of building community, community centers, much like parks and recreational facilities, act as vital anchors. People of all ages and walks of life gather at these facilities for shared enrichment, often academic, social or spiritual. Currently, the Pope Center and Mary Willis Library are the primary facilities that serve this purpose in Wilkes County.

These community centers could play an important role in helping the County realize the full benefits of its broadband access. The Pope Center and other community buildings can be fitted with equipment to enable high-speed internet access by residents, whether for students completing assignments, job seekers, or residents conducting business online.



The Edward B. Pope Conference Center in Washington

Community Facilities

Transportation - Transportation Investment Act (TIA)

In 2012, Wilkes County voters, and the voters in the 12 other CSRA-area counties approved a one (1) cent sales tax increase in a referendum established by the Transportation Investment Act of 2010 (TIA). Approval of the TIA referendum will bring nearly \$6,000,000 for the construction of three (3) specific projects in Wilkes County, and the allocation of discretionary funds directly to Wilkes County, Rayle, Tignall, and Washington governments for use on transportation projects of their choosing. Wilkes County's projects include the resurfacing of Robert Toombs Avenue, the widening of SR 17, and the installation of passing lanes on SR 10. TIA is nearing its date for reauthorization, and Wilkes, along with the 12 other CSRA-area counties, is currently involved in the regional roundtable process to determine a potential second round of projects.



Representatives from the CSRA region's 13 counties met at the Columbia County Exhibition Center for the second TIA Regional Roundtable.

Transportation - Transit

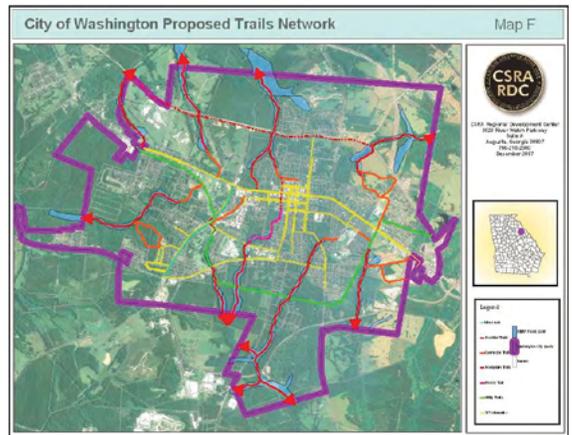
Residents are currently served by Wilkes County Transit – a direct demand rural transit system largely funded by the federal Rural Transit Assistance Program. The system operates Monday through Friday from 7:30 am to 4:00 pm. Generally, riders can travel one-way for a cost of \$3.00, with reduced fares for children and seniors. This van service is available by appointment and can provide customers with access to destinations within Wilkes County. Wilkes County's rural transit development plan provides a periodic analysis of system efficiency, and should be reviewed in the near future to determine how the system can be modified to meet resident travel needs.



A Wilkes on-demand transit vehicle takes passengers to destinations around the County.

Transportation - Trails

The term “active transportation” refers collectively to non-motorized means of transportation (e.g. bicycling, walking). Bicycle-specific transportation facilities are absent across Wilkes County, and communities have not incorporated bicycle facility requirements into their development regulations. The local pedestrian network is largely limited to established neighborhoods in Tignall and Washington. Sidewalks and other pedestrian facilities are largely lacking in more recently developed areas – in part due to omissions in local land development regulations. Detailed recommendations regarding the development of bicycle and pedestrian networks are contained within the Washington Multi-use Trails Plan.



Proposed Washington Trails Network



Land Use

Land use is at the heart of planning for the future of any community. The timing and location of new development, or reuse of existing developed land, depend in large part on factors discussed in previous sections: population change, economic growth, availability of or need for community facilities and infrastructure, housing stock, and natural and historic resources. Each of these components of a community has a direct impact on how land will be used. In essence, land use is the intersection of all other facets of community planning.

This section details the tools currently in place to shape development, and provides prescriptive guidance to ensure that future development occurs in a manner that moves Wilkes County toward realizing its desired end.



Land Use Regulations

Zoning

The City of Washington administers and enforces a city-wide zoning ordinance containing 16 base, overlay and special zoning districts. The ordinance has undergone recent changes to incorporate a new form-based district related to land uses and building design in the city's Rusher Street Revitalization Area.

Wilkes County administers and enforces a zoning ordinance referred to as the Wilkes County Comprehensive Land Use Ordinance. The ordinance was adopted by the county in 2004, includes four (4) mapped zoning districts, sign standards, mobile home requirements, and the county's environmental protection ordinances.

Subdivision Regulations

Only the City of Washington administers and enforces subdivision regulations, which govern the subdivision of land and placement of new public infrastructure to support development. Recent changes to the city's subdivision regulations resulted in the adoption of context sensitive street design standards that can be required by the City when a development is proposed within, or in close proximity to, historic areas of the city.

Historic Preservation

The Washington (Local) Historic District was created by ordinance in 1999, and is referenced in Chapter 42 (Historic Preservation) of municipal code. The district standards establish and give duties to the City's Historic Preservation Commission, and formalize the process of improving historic properties.

Wilkes County, Rayle, and Tignall do not administer land development regulations related to historic preservation.

Character Areas

The County's preliminary development scenario is presented in the form of a "character areas" map. Character areas not only identify existing and future land uses that may be appropriate for a particular area, they can highlight a variety of other factors such as: the desired form, function and style new development will take; existing features that should be incorporated into future development scenarios; and, relationships to adjacent development. In short, a character area addresses not only WHAT a piece of land should be used for; but, also HOW that land should be used.

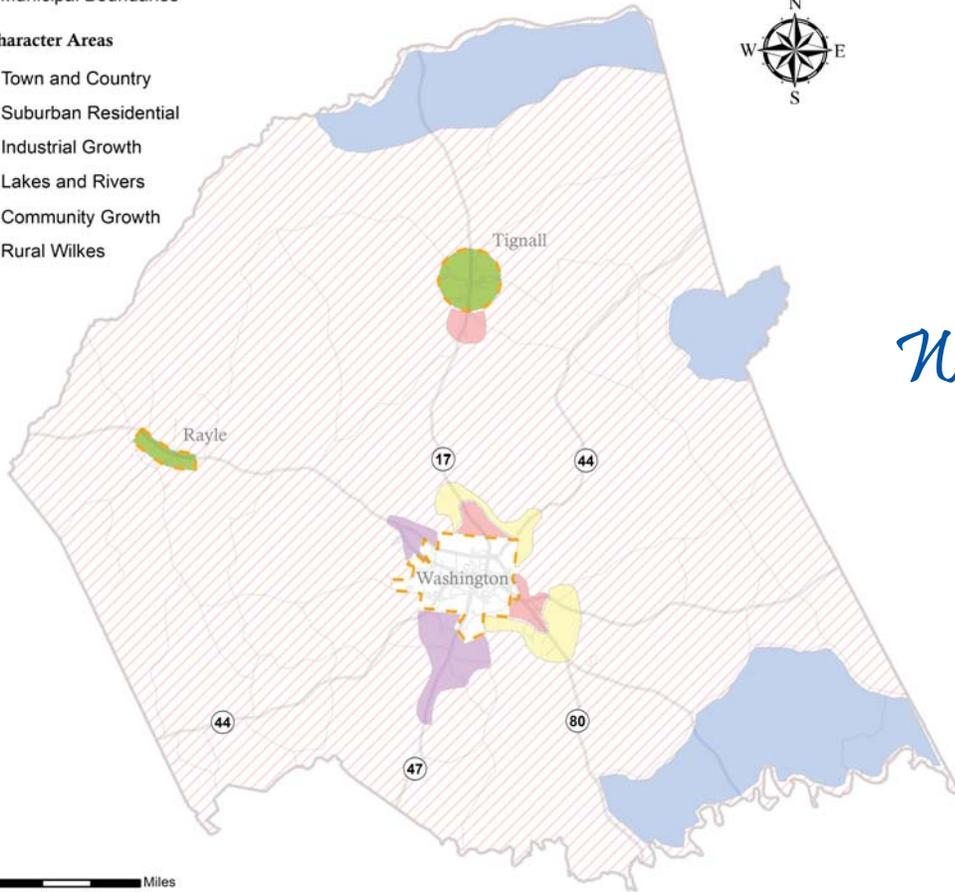
Unlike a parcel-specific future land use map, boundaries on a character area map are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future land use map.

Granted that the Character Areas map is a guide, and the Comprehensive Plan a policy document, generally, tracts should develop according to the parameters established in the specific character area in which it is located. All jurisdictions are strongly encouraged to initiate amendments to their future development map whenever they intend to promote a development pattern in an area that is inconsistent with the adopted map and attending land use policy documents.

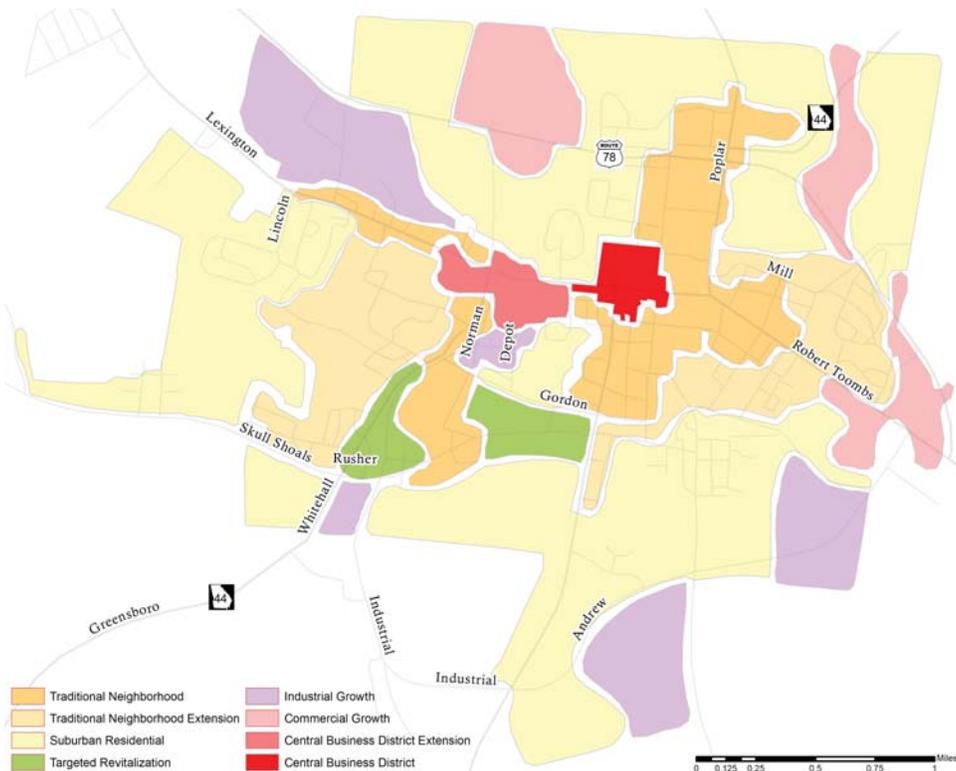
 Municipal Boundaries

Character Areas

-  Town and Country
-  Suburban Residential
-  Industrial Growth
-  Lakes and Rivers
-  Community Growth
-  Rural Wilkes



Wilkes County Character Areas



-  Traditional Neighborhood
-  Industrial Growth
-  Traditional Neighborhood Extension
-  Commercial Growth
-  Suburban Residential
-  Central Business District Extension
-  Targeted Revitalization
-  Central Business District

City of Washington Character Areas



Wilkes County

Community Growth

Description:

“Community Growth” character areas can be found in close proximity to the cities of Tignall and Washington. These areas are either slowly developing - or are intended for more intense development. Community Growth areas contain large lots adjacent to major thoroughfares, and provide the room and visibility to accommodate large-scale regional commercial development should Wilkes County begin experience population growth. Community Growth areas are intended to limit most new commercial development to areas adjacent to current population centers – rather than promoting their linear extension down long expanses of highway.

Appropriate Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Residential

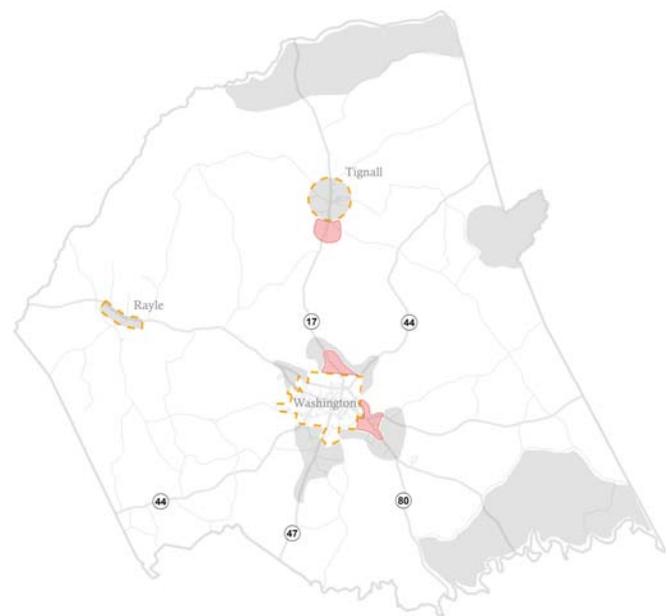
Implementation Measures:

The following measures may assist in the implementation of the Community Growth recommended development patterns:

Access Management. Develop an ordinance to manage motor vehicle ingress and egress from development sites through design controls and shared-access easement agreements.

Active Transportation. Incorporate active transportation provisions into Wilkes county land development ordinances that require the provision of pedestrian and bicycle facilities as part of new development.

Corridor Overlay. Zoning provisions to address recommended development patterns regarding corridor character.



Wilkes County Industrial Growth

Description:

The “Industrial Growth” character area extends south of the city of Washington along S.R. 47, and projects west of the Washington municipal limits along U.S. 78. In both locations, the character area extends industrial growth areas within the city of Washington. Industrial Growth areas contain a variety of manufacturing facilities close to the city - transitioning to low-density residential uses or undeveloped tracts further into the county. Partially serviced by city of Washington water and sewer, transportation links and infrastructure in the area provide growth potential for major employers seeking new locations or room for expansion. Development of the area for industrial or warehousing activities will not preclude the continuing use of surrounding tracts of land for agrarian uses.

Appropriate Land Uses:

- Agriculture/Forestry
- Industrial
- Parks/Recreation/Conservation
- Low Density Residential
- Transportation/Communication/Utilities

Implementation Measures:

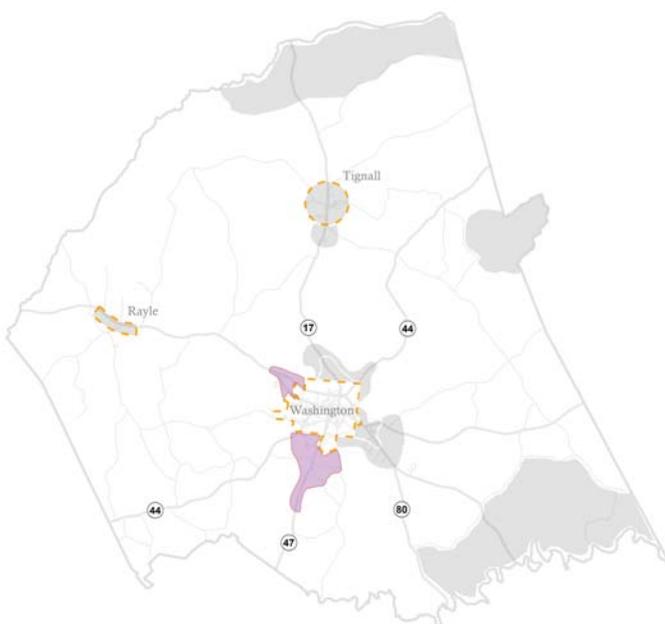
The following measures may assist in the implementation of the Industrial Growth recommended development patterns:

Open space. Incorporate minimum open space requirements into county ordinances.

Landscaping. Draft vegetative screening and buffer yard requirements.

Transportation Improvements. Require the improvement of existing county roads where motor vehicle access into new development is proposed. Draft industrial street standards for large vehicles. Develop a transit shuttle to major employment centers.

Active Transportation. Incorporate active transportation provisions into Wilkes county land development ordinances that require the provision of pedestrian and bicycle facilities as part of new development.



Wilkes County

Lakes and Rivers

Description:

The “Lakes and Rivers” character area of unincorporated Wilkes County is distinguished from other rural portions of the county by the combined presence of significant low-lying wetland areas and increased development pressure due to the proximity to Clarks Hill Lake, the Broad River and wildlife management areas. With no direct access to public water or sewer, and significant distance from shopping and public services, development in these environmentally sensitive/significant areas should remain limited. Development features must include techniques to reduce impacts of the built-environment to adjacent natural areas.



Appropriate Land Uses:

- Agriculture/Forestry
- Industrial
- Residential (Single-family, large tract)
- Parks/Recreation/Conservation
- Transportation/Communication/Utilities

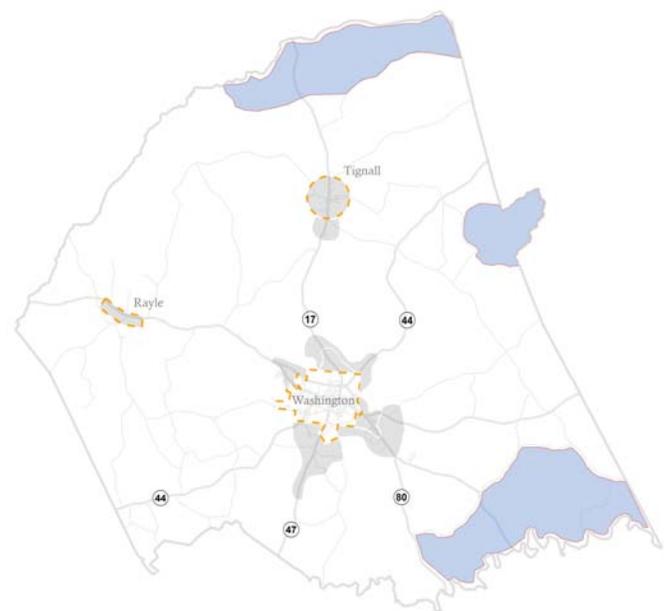
Implementation Measures:

The following measures may assist in the implementation of the Lakes and Rivers recommended development patterns:

Conservation Subdivision. Develop standards to promote low-impact development through clustering, open space preservation, retention of tree canopy.

Transfer of Development Rights. Develop a program linking conservation subdivisions with developments in other character areas.

Agricultural Zoning District. Amend current standards to require 10 to 20 acre minimum lot sizes for most types of development.



Wilkes County

Rural Wilkes

Description:

Comprising the vast majority of unincorporated Wilkes County, the “Rural Wilkes” character area is primarily comprised of agricultural/pasture lands, woodlands, and very low density residential development. The area includes clusters of buildings which are the remnants of settlements from a time when Wilkes County’s population was greater than it is today. While character areas in Tignall, and in and around Washington provide for future concentrated growth, the Rural Wilkes character area will remain largely undeveloped – preserving Wilkes County’s rural heritage and increasing its attraction for nature enthusiasts. Public infrastructure improvements will be limited only to those that are necessary to support the existing population rather than to promote development.

Appropriate Land Uses:

- Agriculture/Forestry
- Residential (Single-family, large tract)
- Parks/Recreation/Conservation
- Transportation/Communication/Utilities

Implementation Measures:

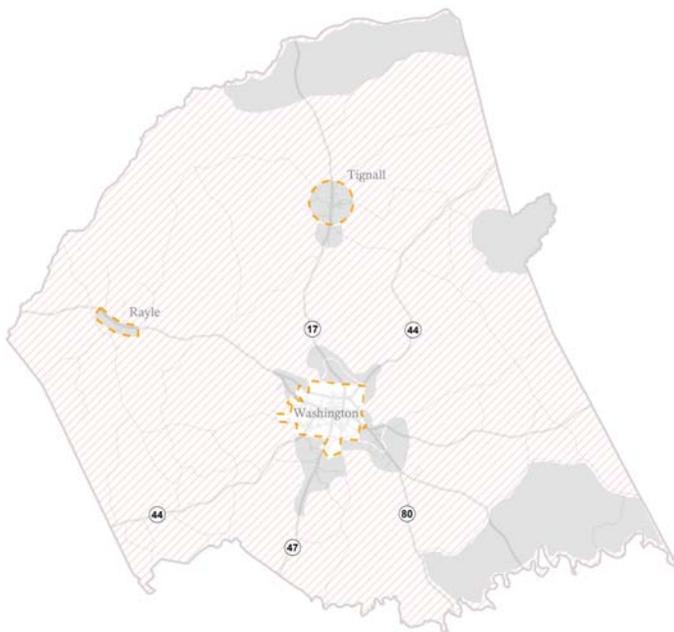
The following measures may assist in the implementation of the Rural Wilkes recommended development patterns:

Kettle Creek. Implement the recommendations of the Kettle Creek Battlefield Park Master Plan (2013).

Transfer of Development Rights. Develop a program linking conservation subdivisions with developments in other character areas.

Agricultural Zoning District. Amend current standards to require 10 to 20 acre minimum lot sizes for most types of development.

Scenic By-Way. Develop a scenic by-ways master plan.



Wilkes County

Suburban Residential

Description:

Largely displaying the same characteristics as the Rural Wilkes character area, the “Suburban Residential” character area’s proximity to Washington has gradually resulted in the construction of new large-lot suburban style residential development – particularly to the southeast of the city. While still predominantly rural in character, the Suburban Residential character area provides a location to channel future residential development by substantially increasing housing density and housing type options, in conjunction with the provision of city water and sewer. The Suburban Residential character area will essentially develop as an extension of the city grid – promoting traffic dispersal through interconnectivity.

Appropriate Land Uses:

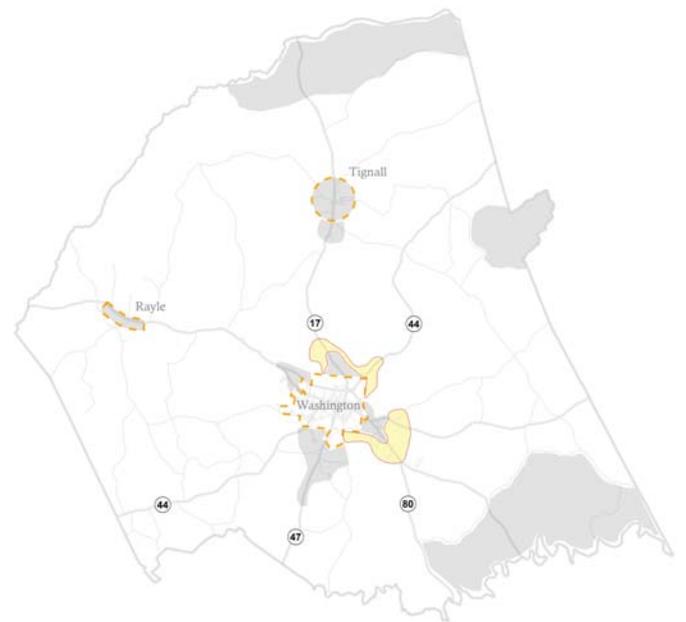
- Residential
- Parks/Recreation/Conservation

Implementation Measures:

The following measures may assist in the implementation of the Suburban Residential recommended development patterns:

Subdivision Regulations. Draft a county subdivision ordinance to ensure orderly growth and development.

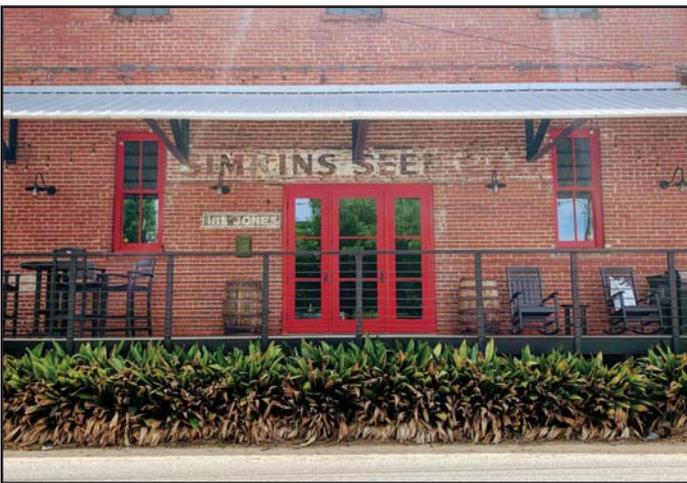
Zoning Ordinance. Adjust county zoning standards to allow for greater variety in residential densities and limit location of manufactured housing.



Wilkes County Town and Country

Description:

Wilkes County's rural municipalities of Rayle and Tignall provide an additional focal point for future potential county growth. Containing a small central business district and low-density residential development, Tignall provides public water and sewer and other community services to its residents. Rayle provides city sewer service. With upgrades to public infrastructure, adequate land exists within the municipal limits of Rayle and Tignall to provide an additional option for concentrated residential and non-residential growth in Wilkes County.



Appropriate Land Uses:

- Commercial
- Residential
- Parks/Recreation/Conservation
- Transportation/Communication/Utilities

Implementation Measures:

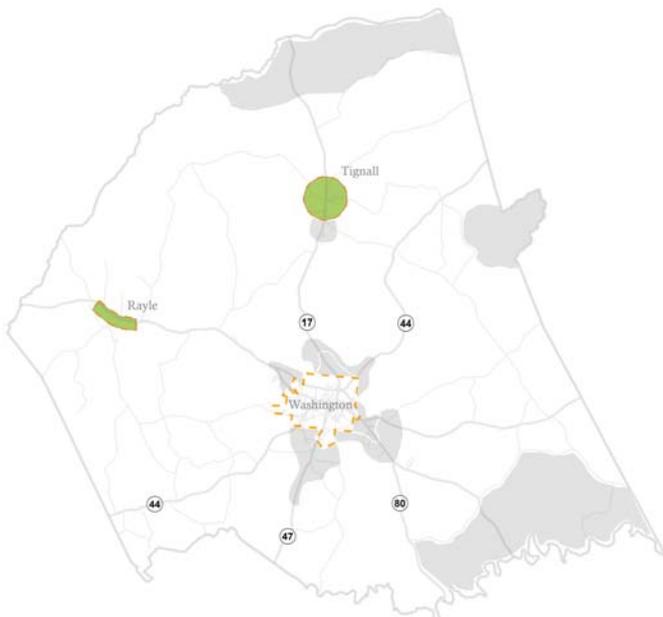
The following measures may assist in the implementation of the Town and Country recommended development patterns:

Subdivision Regulations. Draft municipal subdivision ordinances to ensure orderly growth and development.

Design Guidelines. For recommended design parameters in Tignall.

Nuisance Codes. Develop health and sanitation ordinances.

Intergovernmental Agreement. Enter into agreements with city of Washington or Wilkes County to provide code administration and enforcement.



City of Washington

Central Business District

Description:

The “Central Business District” character area provides Washington with a mixed-use built environment attractive to pedestrian activity, and serving as Wilkes County’s focal point and activity center. The historic Washington square and surrounding blocks should remain the center of business and pleasure in Washington-Wilkes, and will develop in a traditional characteristic – with an even greater concentration of structures that promote a live and work environment – combined with public spaces that enhance Washington’s status as a destination. A renewed focus on appropriate design will gradually extend the historic streetscape to the edge of residential neighborhoods and eliminate inappropriate building and site design which caters to the automobile.

Appropriate Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Residential

Implementation Measures:

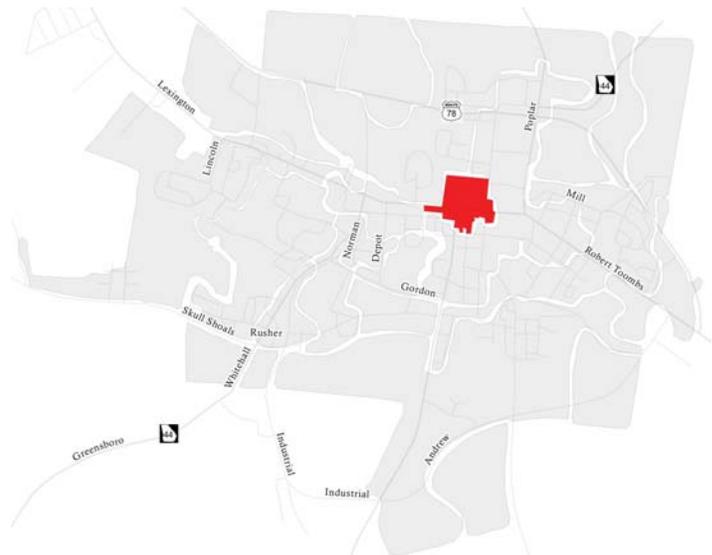
The following measures may assist in the implementation of the Central Business District recommended development patterns:

Historic Preservation Code Modification. Washington’s varying local historic preservation standards are confusing, overlapping, and unstructured. The codes should be modified to provide for clear administration and design guidance.

Form-Based Standards. In conjunction with historic preservation code modification, incorporate basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.

Maintenance Fund. Create a locally-managed revolving fund to assist in the maintenance of contributing historic properties in the character area.

Signs. Adjust current sign standards.



City of Washington Central Business District Extension

Description:

The “Central Business District Extension” character area contains a diverse collection of land uses in varying conditions. Although historic residential properties in the character area must be protected and preserved, redevelopment potential on many underutilized parcels in the character area make it the most appropriate area to extend denser mixed-use urban style development. Most streetscapes and private property should develop in a traditional pattern similar to the downtown core, but with a greater percentage and mix of housing types. The Central Business District Extension will allow downtown to expand, and will create a western gateway for the community with greater engagement with the street.

Appropriate Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Residential

Implementation Measures:

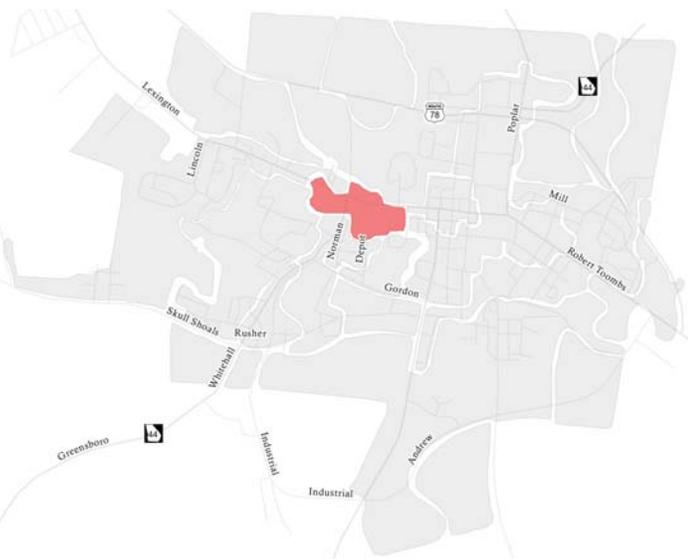
The following measures may assist in the implementation of the Central Business District Extension recommended development patterns:

Historic Preservation Code Modification. Washington’s varying local historic preservation standards are confusing, overlapping, and uninstructed. The codes should be modified to provide for clear administration and design guidance.

Form-Based Standards. In conjunction with historic preservation code modification, incorporate basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.

Maintenance Fund. Create a locally-managed revolving fund to assist in the maintenance of contributing historic properties in the character area.

Signs. Adjust current sign standards.



City of Washington

Commercial Growth

Description:

Washington's "Commercial Growth" character areas are areas intended for more intense development – and which contain large lots adjacent to major thoroughfares. These areas provide room for large-scale regional commercial development should Washington-Wilkes begin to experience population growth. The Commercial Growth character areas are intended to limit most new commercial development to areas adjacent to current population centers – rather than promoting their linear extension down long expanses of highway.



Appropriate Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Residential

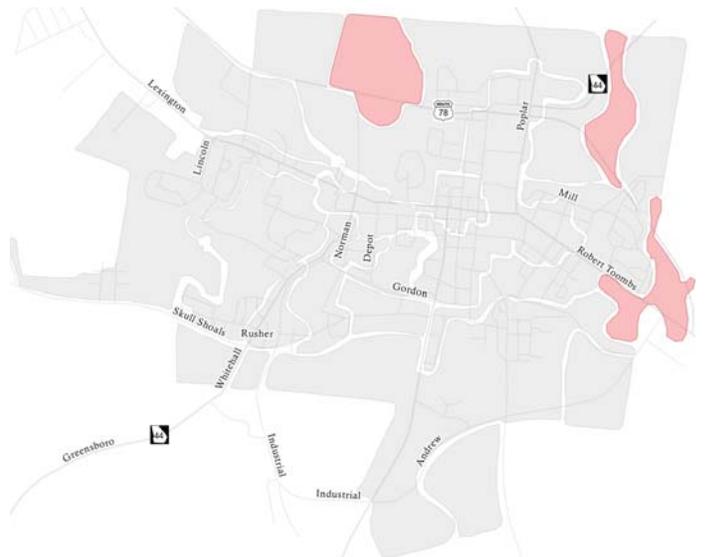
Implementation Measures:

The following measures may assist in the implementation of the Commercial Growth recommended development patterns:

Access Management. Develop an ordinance to manage motor vehicle ingress and egress from development sites through design controls and shared-access easement agreements.

Active Transportation. Incorporate active transportation provisions into Wilkes county land development ordinances that require the provision of pedestrian and bicycle facilities as part of new development.

Corridor Overlay. Zoning provisions to address recommended development patterns regarding corridor character.



City of Washington Industrial Growth

Description:

Washington's "Industrial Growth" character areas are scattered throughout the municipal limits. Industrial Growth areas closer to the center of town are of smaller scale and lend themselves to enterprises of limited scale. Industrial Growth areas along the periphery of town roughly correspond to the location of corresponding Wilkes County character areas and - when used in conjunction - provide room for modern and larger-scale corporate operations. Industrial Growth areas already contain a variety of manufacturing facilities of varying age and condition. Serviced by city of Washington water and sewer, transportation links and infrastructure in the area provide growth potential for major employers seeking new locations or room for expansion.

Appropriate Land Uses:

Industrial
Transportation/Communication/Utilities

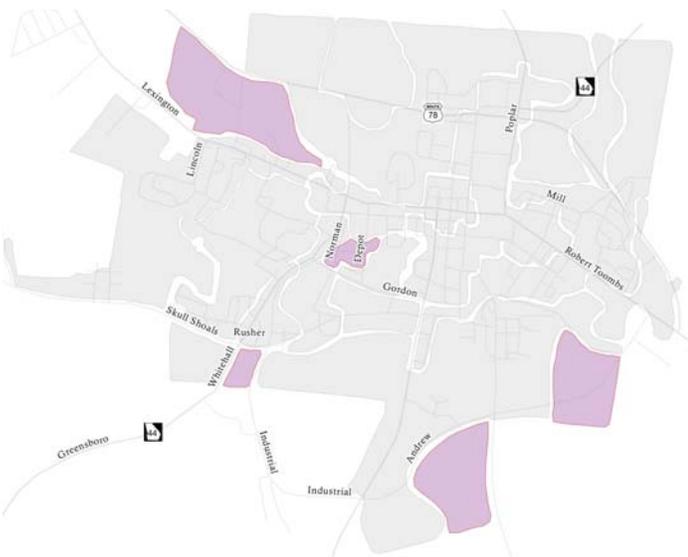
Implementation Measures:

The following measures may assist in the implementation of the Industrial Growth recommended development patterns:

Landscaping. Draft vegetative screening and buffer yard requirements.

Transportation Improvements. Require the improvement of existing city streets where motor vehicle access into new development is proposed. Draft industrial street standards for large vehicles. Develop a transit shuttle to major employment centers.

Active Transportation. Incorporate active transportation provisions into Wilkes county land development ordinances that require the provision of pedestrian and bicycle facilities as part of new development.



City of Washington

Suburban Residential

Description:

The “Suburban Residential” character areas include developed and undeveloped properties intended for a range of low to high density residential land uses including single-family dwellings, duplexes, townhouses, multi-family dwellings; and small-scale non-residential uses that are directly associated with and support residents. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts, and comfort for pedestrians and bicyclists.



Appropriate Land Uses:

- Residential
- Parks/Recreation/Conservation
- Transportation/Communication/Utilities



Implementation Measures:

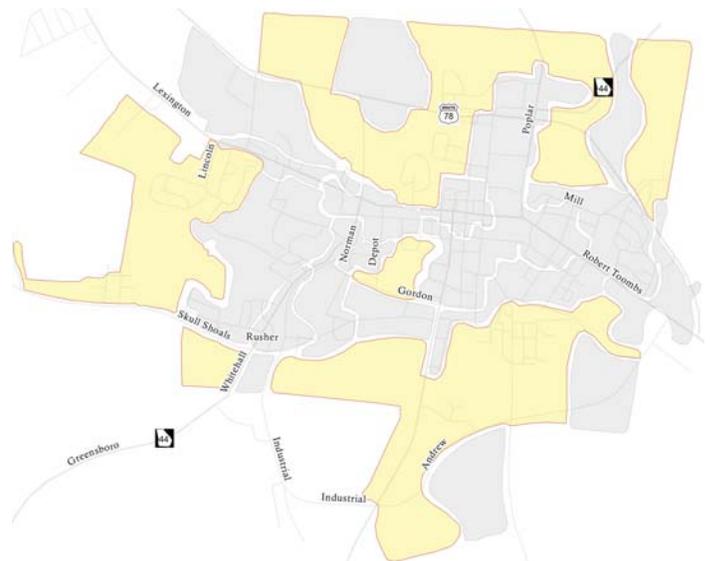
The following measures may assist in the implementation of the Suburban Residential recommended development patterns:

Form-Based Standards. Apply basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.

Urban Street Standards. Apply the city subdivision regulations’ “character district” street standards to this character area.

Tree Fund. Adjust tree preservation ordinance to allow for a fee-in-lieu of specimen tree preservation under certain conditions.

Active Transportation. Adopt active transportation standards to ensure interconnectivity of the non-motorized transportation network between neighborhoods and activity centers.



City of Washington Targeted Revitalization

Description:

“Target Revitalization Area” character areas are located exclusively within the boundaries of the Southwest Washington Redevelopment Area and contain the city’s greatest concentration of poverty and blight. Substantial public sector activity is necessary to generate redevelopment which would gradually transition to privately driven activity. Extensive city energy will be focused on these areas through infrastructure improvements, property acquisition, site preparation, and home-building activity. Redevelopment should incorporate building and site features that create “neighborhoods” through physical uniformity via streetscaping and select building elements; and, should adhere to the recommendations of both of the Southwest Washington Urban Redevelopment Plans (URP & URP2).

Appropriate Land Uses:

- Commercial (limited to major streets)
- Mixed use
- Public/Institutional
- Residential
- Parks/Recreation/Conservation

Implementation Measures:

Targeted Revitalization character area implementation measures shall adhere to the recommendations of the Southwest Washington Urban Redevelopment Plan (URP) and Southwest Washington Urban Redevelopment Plan 2 (URP2).



City of Washington

Traditional Neighborhood

Description:

“Traditional Neighborhood” character areas contain the largest concentration of Washington’s National Register and locally protected historic properties. Along with the central business district, these properties establish Washington’s status as one of Georgia’s most aesthetically pleasing small communities. Existing historic development patterns must be maintained and enhanced, while infill development must further compliment existing neighborhood characteristics. Long-term protection of historic properties in the Traditional Neighborhood character area will not only require the application of proper design standards, but also the development of incentives that expand the attractiveness Washington’s residential properties to broader investment interests.

Appropriate Land Uses:

- Commercial (Neighborhood Service)
- Mixed Use
- Residential
- Parks/Recreation/Conservation

Implementation Measures:

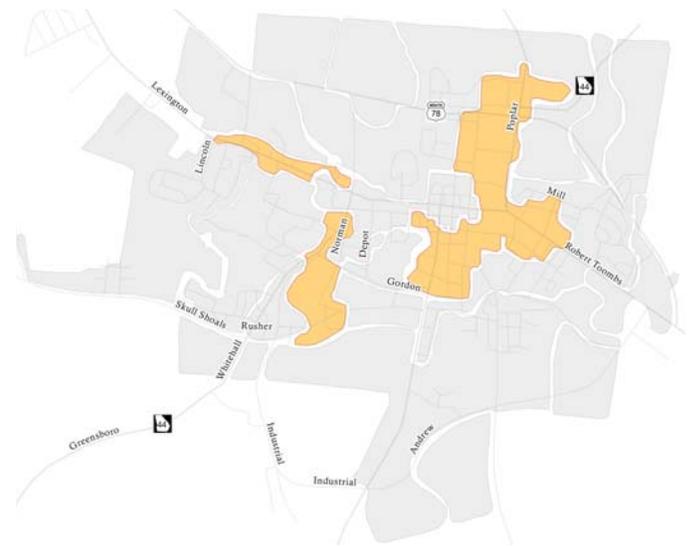
The following measures may assist in the implementation of the Traditional Neighborhood recommended development patterns:

Historic Preservation Code Modification. Washington’s varying local historic preservation standards are confusing, overlapping, and uninstructed. The codes should be modified to provide for clear administration and design guidance.

Form-Based Standards. In conjunction with historic preservation code modification, incorporate basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.

Urban Street Standards. Apply the city subdivision regulations’ “character district” street standards to this character area.

Adaptive Land-Uses. Expand the list and allowable location of non-residential uses for contributing historic properties in the character area.



City of Washington

Traditional Neighborhood Extension

Description:

Containing largely developed portions of the city extending beyond recognized historic districts, “Traditional Neighborhood Extension” character areas should continue to support residential uses at low to medium densities while incorporating form-based building and site design features that compliment historic areas. Variation of residential densities and building types should be promoted on a block-by-block basis – rather than lot-by-lot. Infill on single lots should maintain existing residential density while higher density single-family residential use should be targeted to new street segments. Street network expansions should provide for interconnectivity unless topographically constrained and connections can otherwise be promoted by trail and walkway extensions.

Appropriate Land Uses:

- Commercial (Neighborhood Service)
- Mixed Use
- Residential
- Parks/Recreation/Conservation

Implementation Measures:

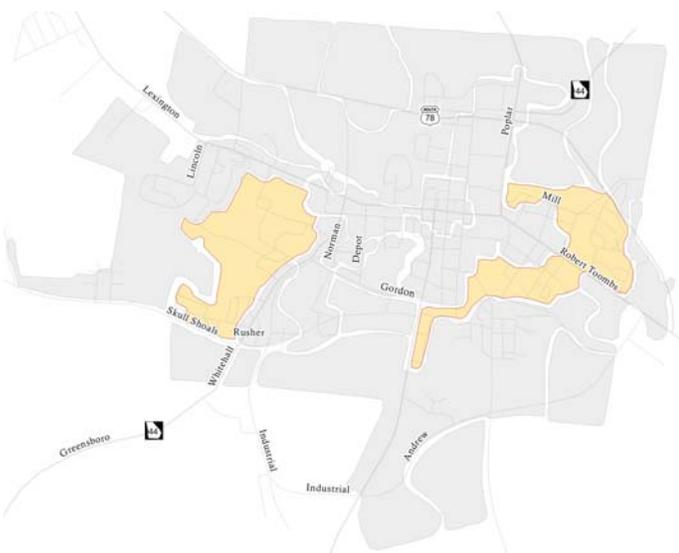
The following measures may assist in the implementation of the Traditional Neighborhood recommended development patterns:

Form-Based Standards. Apply basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.

Urban Street Standards. Apply the city subdivision regulations’ “character district” street standards to this character area.

Tree Fund. Adjust tree preservation ordinance to allow for a fee-in-lieu of specimen tree preservation under certain conditions.

Active Transportation. Adopt active transportation standards to ensure interconnectivity of the non-motorized transportation network between neighborhoods and activity centers.



A stone pillar with a dark plaque containing text about Kettle Creek Revolutionary Battle Ground. The pillar is constructed from irregular, light-colored stones set in a greyish mortar. The plaque is rectangular with a gold border and contains the following text:

KETTLE CREEK
REVOLUTIONARY BATTLE GROUND

FEBRUARY 14, 1779

The pillar is situated outdoors, with green foliage visible in the background. To the right, a portion of a dark metal fence is visible.

FEBRUARY 14, 1779

Report of Accomplishments

The Report of Accomplishments reviews the current status of activities identified as priorities in the previous five-year work program. The status of each activity is indicated as one of the following four categories: completed, ongoing, postponed, not accomplished. Activities indicated as 'ongoing' are carried over to the upcoming five-year work program. For activities indicated as 'postponed' or 'not accomplished' a supporting rationale is also provided.



Wilkes County

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Continue to fund efforts to recruit clean, responsible industry to all areas of Wilkes County capitalizing on our infrastructure and multi-modal transportation access.		X			This activity has been revised for inclusion in the 2020-2024 Community Work Program (CWP) as “develop a targeted industry strategy to identify industries most suitable based on the local workforce, industry mix, and available assets.”
Establish facilities and services that will enhance the development of an educated, motivated workforce.		X			Wilkes County will continually seek opportunities and partnerships to enhance the readiness of its workforce. This activity has been moved to ‘Goals and Policies,’ and will not appear in the 2020-2024 CWP.
Promote Washington-Wilkes as a day-trip destination for people in the Athens and Augusta Metro areas.		X			This activity has been revised and included in the CWP under Natural and Cultural Resources as “develop a coordinated marketing strategy for Wilkes County’s historic properties and assets in support of heritage tourism.”
Conduct clearance and other site preparation work on County property being marketed for development.		X			Specific sites have been identified on Harris Rd., Paper Pak Pkwy. and Branham Rd.
Pursue targeted expansion of infrastructure in areas deemed appropriate to support new industrial growth.		X			Specific sites have been identified on Harris Rd., Paper Pak Pkwy.
Expand transit service in order to increase options for local workers.			X		This activity has been revised for inclusion in the 2020-2024 CWP as “assess the feasibility of fixed-route transit to increase options for local workers.”

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Assist Hands on Washington with their efforts to attain 501 (c)(3) status and to promote subsequent efforts to improve housing conditions for seniors.		X			Hands on Washington has achieved 501(c) (3) status, and its work to improve the housing conditions of seniors will continue. However, their work is centered on the City of Washington, and not unincorporated Wilkes. This activity will not appear in the 2020-2024 CWP.

Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Upgrade the Kettle Creek Battlefield Park entry road.				X	This activity was not pursued because an alternative course of action was chosen.
Construct Kettle Creek Battlefield Park interpretive trail surrounding Monument Hill.	X				
Erect signage related to the Kettle Creek Battlefield Park interpretive trail.	X				
Purchase additional acreage to expand the boundaries of the Kettle Creek Battlefield Park.		X			The County will continue to pursue this activity with the assistance of the American Battlefield Trust and Kettle Creek Battlefield Association.
Actively market Kettle Creek Battlefield as a unique and significant Georgia historical site.		X			Kettle Creek Battlefield has achieved a National Park designation. This activity has been revised and included as “develop a coordinated marketing strategy for Wilkes County’s historic properties and assets in support of heritage tourism.”
Develop walking, biking, and driving tours to show off Washington-Wilkes variety of attractions.		X			
Review current development procedures to ensure that natural and cultural resources as well as identified areas requiring special attention are protected from the unintended consequences of development.			X		As assessment of development regulations should occur on a continual basis, this activity is regarded as a policy, and has been moved to ‘Goals and Policies.’ It will not appear in the 2020-2024 CWP.

Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Prepare and adopt recommended design guidelines for use in identified character areas. (includes facades, signs, etc.)		X			



Wilkes County

Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Pave/resurface county roads based on a prioritized annual schedule.		X			This activity has been revised for inclusion in the 2020-2024 CWP as “Pave/resurface the following county roads based on a prioritized annual schedule: Aonia Rd., Delhi Rd., Holliday Rd, Quaker Springs Rd., Philomath Rd., West Rd., Rocker Rd., Bartram Trace Rd., Wheatley Rd. and Metasville Rd.”
Upgrade surfacing and storm drainage of Baston Trailer Park Road.	X				
Repair the Sandtown Road bridge at Fishing Creek that has been deemed structurally deficient by GDOT.	X				
Update the Wilkes County Rural Transit Development Plan.		X			
Implement the recommendations of the adopted Washington-Wilkes Multi-Use Trails Plan.		X			
Maintain and actively promote the rail link of the Georgia Woodlands Railroad provides for the county.		X			
Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Fund renovations and enhancements of the Robert Toombs House and associated exhibits.		X			
Construct three (3) to five (5) new fire stations as part of fire protection service reorganization.	X				
Construct a building for E911 service as part of departmental reorganization.	X				

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Assess the condition of, and replace, public safety equipment.		X			As assessment of critical public safety equipment should occur on a regular basis, this activity has been moved to 'Goals and Policies,' and will not appear in the 2020-2024 CWP.
Upgrade recreational facilities consistent with priorities identified by the recreation commission.		X			This activity has been revised for inclusion in the 2020-2024 CWP as "upgrade Holliday Park RV electrical hookups."
Install fire hydrants along the S.R. 17 corridor.				X	This activity was not pursued because there are no water lines in County territory along that route.
Update the Wilkes County Joint Solid Waste Management Plan.		X			



Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Continue to fund efforts to recruit clean, responsible industry to all areas of Wilkes County capitalizing on our infrastructure and multi-modal transportation access.		X			This activity has been revised for inclusion in the 2020-2024 CWP as “develop a targeted industry strategy to identify industries most suitable based on the local workforce industry mix, and available assets.”
Establish facilities and services that will enhance the development of an educated, motivated workforce.		X			The City of Washington will continually seek opportunities and partnerships to enhance the readiness of its workforce. This activity has been moved to ‘Goals and Policies,’ and will not appear in the 2020-2024 CWP.
Create an entry road, prepare environmental assessments, demolish structures, and engage in other site preparation work on the Gordon Street School site in accordance with the recommendations of the SW Washington URP2.	X				
Create a Revitalization Area Strategy to improve potential access to funds that assist in the implementation of the Southwest Washington Urban Redevelopment Plans.		X			

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Assist Hands on Washington with their efforts to attain 501 (c)(3) status and to promote subsequent efforts to improve housing conditions for seniors.		X			Hands on Washington has achieved 501(c)(3) status; however, efforts to improve housing conditions for seniors continue. This activity has been revised for inclusion in the 2020-2024 CWP as “assist Hands on Washington with their efforts to improve housing conditions for seniors through maintenance assistance.”
Promote home ownership through maintenance of the city of Washington’s down-payment assistance program.		X			

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Construct single-family homes in the Rusher Street and Norman Street Target Areas (SW Washington URP & URP2). Continued implementation of housing recommendations of the adopted SW Washington Urban Redevelopment Plan.		X			
Rehabilitate historic homes for low-to-moderate income households.			X		This activity has been postponed due to lack of funding.
Increase quality multi-family options in areas identified as appropriate.		X			This activity will be updated in the CWP as “increase quality multi-family options in the Green’s Grove, Depot Street and Lincoln Street areas.”
Establish local programs for small scale home maintenance loans, down payment assistance to improve the overall quality of housing stock in the smaller urban and unincorporated areas.	X				
Work with local non-profit groups to increase the number and quality of housing for elderly residents in all jurisdictions.	X				
Natural and Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Actively develop and market historic sites for adaptive re-use and infill development.			X		As the City of Washington will continually seek to rehabilitate its historic structures for adaptive reuse and pursue appropriate infill development, this activity has been moved to ‘Goals and Policies.’ “Inventory historic structures and sites appropriate for adaptive reuse and infill development” has been added to the 2020-2024 CWP.
Develop walking, biking, and driving tours to show off Washington-Wilkes variety of attractions.		X			



Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Review current development procedures so natural and cultural resources and identified areas of special attention are protected from unintended consequences of development.		X			As assessment of development regulations should occur on a continual basis, this activity is regarded as a policy, and has been moved to 'Goals and Policies.' It will not appear in the 2020-2024 CWP.

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Install fire hydrants along the S.R. 17 corridor.	X				
Assess the status of and replace failing public service equipment.		X			This activity will be updated in the CWP as “purchase new City vehicles and equipment for ROW cutting and street cleaning.”
Continue to provide water and sewer service to city residents through targeted repair and maintenance of the existing system.		X			This activity has been revised for inclusion in the 2020-2024 CWP as “conduct phased assessment of City water and sewer systems and conduct targeted repair and maintenance of the system.”
Improve accessibility of park facilities and seek input on expansions in the future.		X			Simpson and Booker Park upgrades have taken place. Rehab of tennis courts at Simpson Park and redevelopment of Fort Washington Park are planned. Activity will be revised in the 2020 to 2024 CWP as “rehab tennis courts at Simpson Park and redevelop Fort Washington Park.”

Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Prepare and adopt recommended design guidelines for use in identified character areas.		X			
Upgrade subdivision regulations and zoning ordinance to implement character area recommendations.	X				
Establish Transfer of Development Rights program to implement recommendations of identified character areas				X	This activity was not accomplished due to lack of staff capacity.



Town of Rayle

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Establish facilities and services that will enhance the development of an educated, motivated workforce.				X	This activity was not accomplished due to lack of staff capacity.
Promote Washington-Wilkes as a day-trip destination for people in the Athens and Augusta Metro areas.				X	This activity was not accomplished due to lack of staff capacity.
Actively promote support of locally grown and produced agricultural products.		X			The Town of Rayle has an open market annually April-October during the growing season where a farmer can sell agricultural products, if a business license is purchased for \$30. However, due to the continual nature of this project, it will not be carried forward in the CWP, but will be placed in policy.
Pursue targeted expansion of infrastructure in areas deemed appropriate to support new industrial growth.				X	The community opted to pursue commercial development.

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Actively work to increase quality multi-family options in areas identified as appropriate.				X	This activity was not accomplished due to lack of staff capacity.
Establish local programs for small scale home maintenance loans, down payment assistance to improve the overall quality of housing stock in the smaller urban and unincorporated areas.	X				

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Work with local non-profit groups to increase the number and quality of housing for elderly residents in all jurisdictions.				X	This activity was not accomplished due to lack of staff capacity.
Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Expand and enhance the water systems in Rayle and Tignall to decrease dependence on ground water sources.		X			This activity has been revised for inclusion in the 2020-2024 CWP as “Apply for 2020 CDBG for city-wide water system improvements (replace asbestos water lines, loop water mains and lines, and dig new well).”
Population					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Assess current level of service to aging population to determine where services are lacking and can be expanded				X	This activity was not accomplished due to lack of staff capacity. Senior services are provided through an agreement with Wilkes County.
Continue to support and engage local non-profit organizations that aim to address child and family welfare.				X	This activity was not accomplished due to lack of staff capacity.



Town of Tignall

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Continue to fund efforts to recruit clean, responsible industry to all areas of Wilkes County capitalizing on our infrastructure and multi-modal transportation access.		X			This activity has been revised for inclusion in the 2020-2024 CWP as “develop a targeted industry strategy to identify industries most suitable based on the local workforce industry mix, and available assets.”
Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Assist Hands on Washington with their efforts to attain 501 (c)(3) status and to promote subsequent efforts to improve housing conditions for seniors.				X	Hands on Washington has achieved 501(c) (3) status. However, their work is centered on the City of Washington, and not Tignall, so this activity will not appear in the 2020-2024 CWP.
Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Prepare and adopt a land development ordinance for Tignall.	X				
Prepare and adopt a manufactured housing ordinance for Tignall.	X				

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HISTORIC



WASHINGTON

Community Work Program

The Work Program consists of the specific activities that Wilkes County and each of its contained jurisdictions will undertake in the five-year period from 2020 through 2024 to meet identified community needs and advance local goals. Although the plan was developed jointly, each jurisdiction has developed its own set of work program activities. Some activities will be completed as joint effort with participation by all local governments. Each work program entry includes: *a description of the activity, a timeframe for completion, parties responsible for implementation, a cost estimate, and a funding source.*



Wilkes County

Economic Development

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Develop a targeted industry strategy to identify industries most suitable based on the local workforce industry mix, and available assets.	X	X				Wilkes Co., Rayle, Tignall, Washington	TBD, Staff Time	General Funds
Conduct clearance and other site preparation work on County property being marketed for development (Harris Road, Paper Pak Pkwy, Branham Road).	X	X	X	X	X	Wilkes County Roads Dept.	\$30-\$40,000 Annually	General Fund, PDA
Pursue targeted expansion of infrastructure in areas deemed appropriate to support new industrial growth (Harris Road and Paper Pak Pkwy.).		X	X			Wilkes County Roads Dept.	\$25,000	General Funds, PDA
Assess the feasibility of fixed-route transit to increase options for local workers	X	X				Wilkes Co., Washington	Staff Time	General Funds
Sponsor the establishment of a rural innovation hub to support local entrepreneurship, business creation and small business development.		X	X			Wilkes Co., Washington DDA	TBD	PDA
Provide the RC with a list of important County locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X	X				Wilkes Co., Historic Washington	Staff Time	General Fund

Housing

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Update land development regulations to accommodate the addition of accessory dwelling units where appropriate	X	X				Wilkes County	Staff Time	General Fund

PDA = Washington-Wilkes Payroll Development Authority

TBD = To Be Determined

DDA = Downtown Development Authority

Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Purchase additional acreage to expand the boundaries of the Kettle Creek Battlefield Park.		X				American Battlefield Trust, KCBA	TBD	American Battlefield Trust
Complete Recreational Trails Program grant for “War Hill Trail: 1779 Battle of Kettle Creek”	X					Wilkes County	\$11,433 (local)	RTP Grant, Local Funds
Develop walking, biking, and driving tours to show off Washington-Wilkes variety of attractions.	X	X				Wilkes Co., Washington	Staff Time	General Fund
Develop a coordinated marketing strategy for Wilkes County’s historic properties and assets in support of heritage tourism.	X	X				Wilkes Co., Washington	Staff Time	General Fund
Apply for funding to clear and widen to 6 feet the existing hiking trails at Kettle Creek Battlefield, including Hammett, Patriot’s Point, Settlement, Liberty Church, Cane Break, and Summit Trails. Install necessary culverts and railroad ties with gravel.	X					Wilkes Co.	\$10,000	Watson-Brown Foundation, Local Funds
Kettle Creek Battlefield: Apply for Recreation Trails Program grant for trail development of Patriot’s Point – a new trail to be improved along with other existing trails to include landscape design, amenities, informational and safety signage, and signage for history and flora and fauna.	X	X				KCBA, Wilkes Co.	\$100,000, \$15,000	DNR Rec Trails Grant, Local Funds
Kettle Creek Battlefield: Apply for funding to construct an educational seating area for 40 students with podium at new parking area. An informational kiosk will be included.	X					Wilkes Co.	\$10,000	Watson-Brown Foundation, Local Funds
Kettle Creek Battlefield: Apply for funding to install electricity along War Hill Road to educational seating area at new parking area. This will provide a future interpretive center.			X			Wilkes Co.	\$30,000	TBD

KCBA = Kettle Creek Battlefield Association

Wilkes County

Land Use								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Prepare and adopt recommended design guidelines for use in identified character areas (includes facades, signs, etc.).			X	X		Wilkes Co., Washington, CSRARC	Staff Time	General Funds
Identify potential key gateways and corridors for improvement.		X	X			Wilkes Co., Washington, CSRARC	Staff Time	General Funds
Transportation								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Pave/resurface the following county roads based on a prioritized annual schedule: Aonia Rd., Delhi Rd., Holliday Rd, Quaker Springs Rd., Philomath Rd., West Rd., Rocker Rd., Bartram Trace Rd., Wheatley Rd. and Matasville Rd.	X	X	X	X	X	Wilkes County	\$70,000 Annually	TSPLOST, LMIG
Maintain and actively promote the rail link of the Georgia Woodlands Railroad provides for the county.		X		X		Wilkes County	\$5,000	PDA
Develop a list of projects for the next regional TSPLOST initiative.	X					Wilkes County	Staff Time	General Funds
Update the Wilkes County Rural Transit Development Plan.		X	X			Wilkes Co., Washington, Rayle, Tignall	Staff Time	General Funds
Implement the recommendations of the adopted Washington-Wilkes Multi-Use Trails Plan.		X	X	X		Wilkes Co., Washington, CSRARC	Staff Time	General Funds

CSRARC = Central Savannah River Area Regional Commission

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Fund renovations and enhancements of the Robert Toombs House and associated exhibits.	X	X	X			Wilkes County	TBD	General Funds
Upgrade Holliday Park RV electrical hookups.		X	X			Wilkes County	TBD	General Funds
Update the Wilkes County Joint Solid Waste Management Plan.		X	X			Wilkes Co., Rayle, Tignall, Washington	Staff Time	General Funds
Provide the RC with a list of school and community gardens and farmer's markets for inclusion in regional food asset mapping.	X	X				Wilkes County	Staff Time	General Funds

Broadband

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Evaluate County buildings in an effort to create one or more connected community centers or wi-fi hotspots offering public access to high speed internet.	X	X				Wilkes County	Staff Time	General Funds
Assist the RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X	X				Wilkes Co., CSRARC	Staff Time	General Funds

BOE = Wilkes County Board of Education
PDA = Washington-Wilkes Payroll Development Authority



Economic Development

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Develop a targeted industry strategy to identify industries most suitable based on the local workforce, industry mix, and available assets.	X	X				Wilkes Co., Rayle, Tignall, Washington	TBD, Staff Time	General Funds
Redevelop the former Gordon Street School in accordance with the recommendations of the Southwest Washington Urban Redevelopment Plan 2.	X					City of Washington	\$530,000	CDBG, General Funds
Create a Revitalization Area Strategy to improve potential access to funds that assist in the implementation of the Southwest Washington Urban Redevelopment Plans.	X					City of Washington	Staff Time	General Funds
Sponsor the establishment of a rural innovation hub to support local entrepreneurship, business creation and small business development.		X	X			W-W Dev. Authority, CSRARC	Staff Time	General Funds
Complete CDBG Redevelopment Grant for Gordon Street School		X				Washington, CSRARC	Staff Time	General Funds

Housing

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Assist Hands on Washington with their efforts to improve housing conditions for seniors through maintenance assistance.	X	X				City of Washington	Staff Time	General Funds
Rehabilitate historic homes for low-to-moderate income households				X	X	City of Washington	\$90,000	USDA

Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Promote home ownership through maintenance of the City of Washington's down-payment assistance program.	X		X		X	City of Washington	\$330K every other year	CHIP
Increase quality multi-family options in the Green's Grove, Depot Street and Lincoln Street areas.			X	X		City of Washington	Staff Time	General Funds
Construct single-family homes in the Rusher Street and Norman Street Target Areas (SW Washington URP & URP2). Continued implementation of housing recommendations of the adopted SW Washington Urban Redevelopment Plan.	X		X			City of Washington	\$400K every other year	HOME
Update land development regulations to accommodate the addition of accessory dwelling units where appropriate		X	X	X		City of Washington	Staff Time	General Funds
Natural and Cultural Resources								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Inventory historic structures and sites appropriate for adaptive reuse and infill development				X	X	City of Washington	Staff Time	General Funds
Develop walking, biking, and driving tours to show off Washington-Wilkes variety of attractions.	X	X				W-W Dev. Authority	\$25K	GDNR Rec. Trails Grant; Local Match



City of Washington

Natural and Cultural Resources								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Develop a coordinated marketing strategy for Washington's downtown and historic assets in support of heritage tourism.	X	X				Main Street, Historic Washington, PDA	Staff Time	General Funds
Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Purchase new City vehicles and equipment for ROW cutting and street cleaning.			X	X	X	City of Washington	\$25K - \$50K	General Funds
Conduct phased assessment of City water and sewer systems, and conduct targeted repair and maintenance of the system.	X	X	X	X	X	City of Washington	Staff Time	General Funds
Rehab tennis courts at Simpson Park and redevelop Fort Washington Park	X	X	X			City of Washington	TBD	General Funds
Implement the recommendations of the adopted Washington Multi-Use Trails Plan.				X	X	City of Washington	TBD	TBD
Participate in an update of the Wilkes County Rural Transit Development Plan.		X	X			PDA, \ CS-RARC	Staff Time	General Funds

Land Use								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Prepare and adopt recommended design guidelines for use in identified character areas.		X	X			City of Washington	Staff Time	General Funds
Identify potential key gateways and corridors for improvement.				X	X	City of Washington	Staff Time	General Funds
Broadband								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Evaluate City buildings in an effort to create one or more connected community centers or wi-fi hotspots offering public access to high speed internet.	X	X				City of Washington	Staff Time	USDA



Town of Rayle

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Develop a targeted industry strategy to identify industries most suitable based on the local workforce, industry mix, and available assets.	X	X				Wilkes Co., Rayle, Tignall, Washington	TBD, Staff Time	General Funds
Natural and Cultural Resources								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Develop a coordinated marketing strategy for Rayle's historic properties and assets in support of heritage tourism.	X	X				Wilkes Co., Rayle, Tignall, Washington	Staff Time	General Funds
Purchase land for walking track (.5 miles)	X					Rayle	\$16,000	Local Funds
Construct walking track (.5 miles)	X	X				Rayle	TBD	Local Funds
Purchase benches and trash receptacles for walking track.		X				Rayle	\$1,500	Local Funds

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Apply for 2020 CDBG for city-wide water system improvements (replace asbestos water lines, loop water mains and lines, and dig new well).	X					CSRARC	Staff Time	General Funds
Replace asbestos water lines, and loop water mains and lines.		X	X	X		Rayle	TBD	Grants, Loans, Local Funds
Dig new well.		X	X	X		Rayle	TBD	Grants, Loans, Local Funds
Purchase land for fire station within City limits.	X					Rayle		General Funds
Construct new fire station.	X	X				Rayle	\$260,000	FEMA

Broadband

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Create one or more connected community centers or wi-fi hotspots offering public access to high speed internet.		X	X	X		Wilkes Co., Rayle, Tignall, Washington	TBD	USDA

Town of Tignall

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Develop a targeted industry strategy to identify industries most suitable based on the local workforce, industry mix, and available assets.	X	X				Wilkes Co., Rayle, Tignall, Washington	TBD, Staff Time	General Funds
Natural and Cultural Resources								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Develop a coordinated marketing strategy for Tignall's historic properties and assets in support of heritage tourism.	X	X				Wilkes Co., Rayle, Tignall, Washington	Staff Time	General Funds

Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Improve wastewater aeration ponds.		X	X	X		Tignall	TBD	Grants, Local Funds
Assess condition of local roads and prepare a prioritized list for paving/repaving.	X	X	X			Tignall	TBD	LMIG, Local Funds, TSPLOST
Broadband								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2020	2021	2022	2023	2024			
Create one or more connected community centers or wi-fi hotspots offering public access to high speed internet.		X	X	X		Wilkes Co., Rayle, Tignall, Washington	TBD	USDA





Appendix

The appendix contains documents which serve as evidence of public notification of the planning process, and of stakeholder participation in the development of the Plan.

Public Participation

This section of the Plan focuses on its development at the local level. It details the agencies responsible, the steps taken, and provides documentation of the outcomes of public participation in the process. The public participated in the planning process through the following outreach methods:

- Stakeholder meetings
- Public hearings
- Public engagement at a local event
- Survey
- Social media posts

Stakeholder Committee

A Stakeholder Committee comprised of one or more representatives from each jurisdiction was appointed to lead the planning process. The primary purpose of this committee was assuring that CSRA-RC staff reflect the aforementioned shared vision, goals, and objectives of the community. Representatives included mayors, commissioners, administrators, and other municipal staff. Following is a list of members of the Comprehensive Plan Stakeholder Committee:

Wilkes County

Sam Moore, Chairman of the Wilkes County Commission

Karen Burton, Clerk of the Wilkes County Commission

Ruthie Clements, Director of the Washington-Wilkes Payroll Development Authority (PDA)

City of Washington

Ames Barnett, Mayor of the City of Washington

Sherri Bailey, City Administrator

Debbie Danner, Clerk of the City of Washington

Janet Parker, Director of Historic Properties and Mainstreet Washington

City of Rayle

Jake Buff, Mayor of the Town of Rayle

City of Tignall

Henry Brown, Mayor of the Town of Tignall

Elaine Jackson, Clerk of the City of Tignall

CSRA RC staff solicited community input in the planning process at Washington's Georgia Cities Week celebration on April 24, 2019.



Stakeholder Meetings

A joint Stakeholder Committee kickoff meeting was held on March 25, 2019 with topics covering items such as the purpose and goals of comprehensive planning, components of the plan document, the timeline for plan development and submittal, recent demographic and economic trends, and completion of a S.W.O.T (Strengths, Weaknesses, Opportunities and Threats) exercise.

The second Stakeholder Committee meeting was held on April 15, 2019. At this meeting, topics discussed included: needs and opportunities, community goals, and potential policies. Each representative was provided with The Community Work Program from the previous Comprehensive Plan and asked to provide feedback regarding the status of the projects that were identified as priorities for that five-year period. Representatives were also asked to discuss new projects for the upcoming five-year Work Program period.

Public Hearings

A joint public hearing was held April 1, 2019 to formally announce the initiation of the comprehensive planning process. A second public hearing was held on May 10, 2019 to solicit public feedback on the contents of the draft document.

Additional Public Outreach

In observance of the Georgia Municipal Association's Georgia Cities Week, the City of Washington hosted a celebration in its square on the evening of April 24, 2019. It also used this opportunity to engage the public in the comprehensive planning process. Municipal representatives and CSRA Staff were on hand to provide information about the planning process, and to solicit public feedback regarding community needs and concerns, and to capture a glimpse of the public's desires for the Wilkes County of the future. Both the event and the planning process were publicized through social media, municipal websites, and community based social organizations.

Literature about proposed policies was distributed and surveys were collected from more than 60 attendees at the celebration. A review of the surveys revealed that most respondents have confidence in the effectiveness of their local government, and believe they know who to contact when they have a need. Responses were mixed regarding the quality of services for children and the elderly, as well as health care. There was an overall negative perception of local internet access.

A meeting of the Stakeholder Committee



Stakeholder Meeting #1

March 25, 2019

SWOT Analysis and discussion of needs, opportunities, and goals

Municipality Tisbury, GA.
MAYOR HENRY BROWN

Strengths	Weaknesses
-----------	------------

Elaine Jackson Municipality Signal
 8-2519

Strengths	Weaknesses
-----------	------------

Municipality Wilkes Co.
SAM MOORE

Strengths	Weaknesses
-----------	------------

Karen M. Burt Municipality Wilkes County
Co. Clerk

Strengths Broadband Internet > Fiber Infrastructure Mfg. History - (Historical)	Weaknesses Housing - micro retail
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Municipality Washington
Abbie Danner 3-25-19

Strengths reliable utilities tourism location - broadband coverage	Weaknesses old infra-structure - water/sewer work force ready - (DOS) housing - retail -
Opportunities Athens Tech - growth - Pope Ctr - Conference space	Threats w/s treatment plants -

Municipality Shore
Sharon Bailey

Strengths * Broadband * Community * Water - Part of it * Utilities - City of Wash. MEAG * Quality of life	Weaknesses * * * *
Opportunities * Natural Resources	Threats * water treatment plants

lack positive growth

Wilkes County Joint Comprehensive Plan

Wilkes County Joint Comprehensive Plan
 2nd Stakeholder Meeting
 April 15, 2019, 10:00 am. | Wilkes County Courthouse

NAME	EMAIL	JURISDICTION REPRESENTED
<i>[Signature]</i>	<i>htclem@aol.com</i>	<i>Wilkes</i>
<i>ED GEDDING</i>	<i>egedding@no-2.net</i>	<i>Wilkes</i>
<i>Sherri Bailey</i>	<i>sbailey@washingtonwilkes.org</i>	<i>Washington</i>
<i>Henny Brown</i>	<i>ginhousebrown@gmail.com</i>	<i>Tigard</i>
<i>Sam Moore</i>	<i>wilkesabc@yahoo.com</i>	<i>Wilkes Co.</i>
<i>Karen Burth</i>	<i>countyclerk@wilkescountyga.org</i>	<i>Wilkes</i>
<i>John [Signature]</i>	<i>lsbeff@no-2.net</i>	<i>Wilkes</i>

Stakeholder Meeting #2
 April 15, 2019



... Baptist Church. Dinner will be served. The public is invited. ... of New Hope Baptist Church of Harlem. The public is invited. ... Anthony Jones from House of G House of Prayer in Warrenton.

Public Hearing #1
April 1, 2019

Published March 14, 2019
Wilkes News-Reporter

Joint Public Hearing Notice
Initiation of Wilkes County Joint Comprehensive Plan

Wilkes County, the City of Rayle, the City of Tignall and the City of Washington will hold a Joint Public Hearing on April 1, 2019 at 5:00 p.m. at the Wilkes County Courthouse, 23 East Court Street, Washington, GA.

The purpose of the joint public hearing will be to initiate the Wilkes County Joint Comprehensive Plan by briefing members of the community on the process for plan development, pending opportunities for public participation, and to gather general input. The Wilkes County Joint Comprehensive Plan is being prepared cooperatively by the jurisdictions of Wilkes County, the City of Rayle, the City of Tignall, and the City of Washington. Residents wishing to comment or make suggestions should be in attendance.

Persons with special needs relating to handicapped accessibility or foreign language should contact Karen Burton, Clerk of the Wilkes County Commission, at (706)-678-2511 by March 28, 2019. Ms. Burton can be found at the Wilkes County Courthouse, 23 East Court Street, Washington, GA, Monday-Friday, 8:00 a.m.-5:00 p.m. except holidays. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

Wilkes County Joint Comprehensive Plan Public Hearing, April 1, 2019, at 5:00 p.m. Wilkes County Courthouse, 23 East Court Street, Washington, GA				SIGN-IN SHEET
NAME	EMAIL	JURISDICTION REPRESENTED	PHONE	
1. Sam Moore	wilkescobac@yahoo.com	Wilkes	(706) 678-2511	
2. Karen Burton	countyclerk@wilkescountyga.org	Wilkes	(706) 678-2511	
3. Ruthie Clements	ffclem@aol.com	Wilkes	(706) 274-1144	
4. Carl Jackson	cljackson@gmail.com	Wilkes	(706) 406-3518	
5. Sherri Bailey	sbailey@washingtonwilkes.org	Washington	(706) 678-3577	
6. Debbie Denny	debden@washingtonwilkes.org	Washington	() 706-678-3277	
7. John Buff	1sboff@11-2.net	RAYLE	() 706 340-8561	
8.			()	
9.			()	
10.			()	
11.			()	

Wilkes County Joint Comprehensive Plan

Public Hearing #2
 May 10, 2019

Published April 25, 2019
 Wilkes News-Reporter

Tignall News



Everyone was glad to see Chris and Kathy. The special music "He is Alive Medley" was presented by the adult choir and youth; soloist was Bekah Jones; with narrators, Chloe Fain, Jade Fincher, Emily Weaver, and Kylie Weaver. The music was awesome.

- The Good Friday service Friday night at Tignall Baptist with Rev.

the birthday of Buddy Myers. There were 18 family and friends there helping him celebrate.

- Weekend guest of Mike and

GEORGIAPUBLICNOTICE.COM

Georgia Statewide Database of Public Notices

Joint Public Hearing Notice

Wilkes County, the City of Rayle, the City of Tignall and the City of Washington will hold a Joint Public Hearing on May 10, 2019 at 10:00 a.m. at the Wilkes County Courthouse, 23 East Court Street, Washington, GA.

The purpose of the joint public hearing will be to brief the community on the contents of the Wilkes County Joint Comprehensive Plan and notify the community of when the Plan will be submitted to the CSRA Regional Commission for review. Residents wishing to comment or make suggestions or revisions should be in attendance. The draft plan can be obtained by contacting Sam Moore, Chairman of the Wilkes County Commission, at 706-678-2511, or by visiting the office of the Wilkes County Commission at 23 East Court Street, Washington, GA.

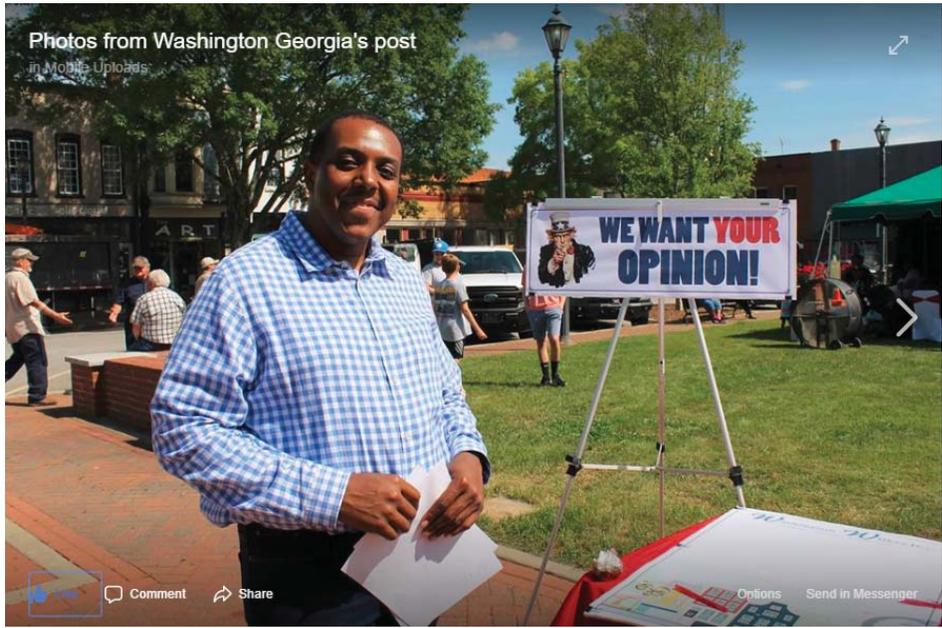
Persons with special needs relating to handicapped accessibility or foreign language should contact Karen Burton, Clerk of the Wilkes County Commission, at (706)-678-2511 by May 8, 2019. Ms. Burton can be found at the Wilkes County Courthouse, 23 East Court Street, Washington, GA, Monday-Friday, 8:00 a.m.-5:00 p.m. except holidays. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

Wilkes County Joint Comprehensive Plan 2nd Public Hearing May 10, 2019, 10:00a.m. Wilkes County Courthouse		
NAME	EMAIL	JURISDICTION REPRESENTED
Janet Parker	mainstreet@washingtontilkes.org	City of Washington
Ruth Clements	rtclem@aol.com	Wilkes Cty
John Buff	jsbuff@nu-2.net	Town of Rayle
Karen M. Burton	countyclerk@wilkescountyga.org	Wilkes Co. BOC
SAM Moore	wilkescoboc@yahoo.com	Wilkes Co. BOC
Shawn Bailey	sbailey@washingtontilkes.org	City of Wash.

Social media advertisement of the comprehensive planning process

Survey participants were entered into a raffle for one of three prizes.

The drawing was broadcast live on the City of Washington's Facebook page.



Mayor Ames Barnett addresses the crowd at Washington's Georgia Cities Week celebration on April 24, 2019.



**A Resolution of Wilkes County for the Adoption of the
Wilkes County Joint Comprehensive Plan: 2020-2024**

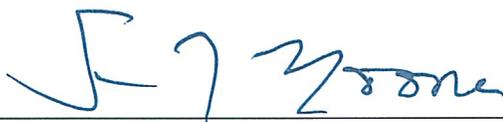
WHEREAS, the Wilkes County Commission, the governing authority of Wilkes County, Georgia in conjunction with the City of Washington, Georgia, the Town of Rayle, Georgia and the Town of Tignall, Georgia has prepared the *Wilkes County Joint Comprehensive Plan: 2020-2024* to replace their prior joint comprehensive plan and,

WHEREAS, the *Wilkes County Joint Comprehensive Plan: 2020-2024* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Wilkes County Joint Comprehensive Plan: 2020-2024* 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 Wilkes County Commission that the *Wilkes County Joint Comprehensive Plan: 2020-2024* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 19th day of June, 2019



Samuel Moore, Chairman
Wilkes County Commission

ATTEST:



Karen Burton, Clerk
Wilkes County



**A Resolution of the City of Washington for the Adoption of the
Wilkes County Joint Comprehensive Plan: 2020-2024**

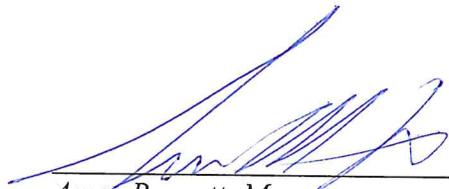
WHEREAS, the Washington City Council, the governing authority of the City of Washington, Georgia in conjunction with Wilkes County, Georgia, the Town of Rayle, Georgia, and the Town of Tignall, Georgia has prepared the *Wilkes County Joint Comprehensive Plan: 2020-2024* to replace their prior joint comprehensive plan and,

WHEREAS, the *Wilkes County Joint Comprehensive Plan: 2020-2024* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Wilkes County Joint Comprehensive Plan: 2020-2024* 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 Washington City Council that the *Wilkes County Joint Comprehensive Plan 2020-2024*: is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 26th day of June , 2019

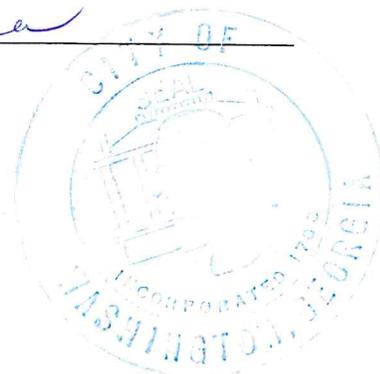


Ames Barnett, Mayor
City of Washington

ATTEST:



Debbie Danner, Clerk
City of Washington



**A Resolution of the Town of Tignall for the Adoption of the
Wilkes County Joint Comprehensive Plan: 2020-2024**

WHEREAS, the Tignall Town Council, the governing authority of the Town of Tignall, Georgia in conjunction with Wilkes County, Georgia, the City of Washington, Georgia, and the Town of Rayle, Georgia, has prepared the *Wilkes County Joint Comprehensive Plan: 2020-2024* to replace their prior joint comprehensive plan and,

WHEREAS, the *Wilkes County Joint Comprehensive Plan: 2020-2024* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Wilkes County Joint Comprehensive Plan: 2020-2024* 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;"

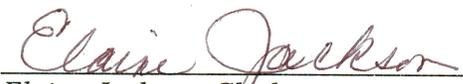
NOW, THEREFORE, BE IT RESOLVED by the Tignall Town Council that the *Wilkes County Joint Comprehensive Plan: 2020-2024* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 10th day of July, 2019



Henry Brown, Mayor
Town of Tignall

ATTEST:



Elaine Jackson, Clerk
Town of Tignall

A RESOLUTION OF THE TOWN OF RAYLE FOR THE ADOPTION OF THE
WILKES COUNTY JOINT COMPREHENSIVE PLAN: 2020-2024

WHEREAS, the Rayle Town Council, the governing authority of the Town of Rayle, Georgia in conjunction with Wilkes County, Georgia, the City of Washington, Georgia, and the Town of Tignall, Georgia, has prepared the *Wilkes County Joint Comprehensive Plan: 2020-2024* to replace their prior joint comprehensive plan and,

WHEREAS, the *Wilkes County Joint Comprehensive Plan: 2020-2024* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Wilkes County Joint Comprehensive Plan: 2020-2024* 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 Rayle Town Council that the *Wilkes County Joint Comprehensive Plan: 2020-2024* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 14 day of June, 2019



Jake Buff, Mayor
Town of Rayle

ATTEST:



Linda Buff, Clerk
Town of Rayle