



Jefferson County



**JOINT COMPREHENSIVE PLAN
2023-2028**

Avera, Bartow, Louisville, Stapleton, Wadley, and Wrens

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Joint Comprehensive Plan

2023 - 2028

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

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Jefferson County, GA

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Adopted:

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The Town of Bartow

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Adopted:

The City of Wadley

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The City of Louisville

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The City of Wrens

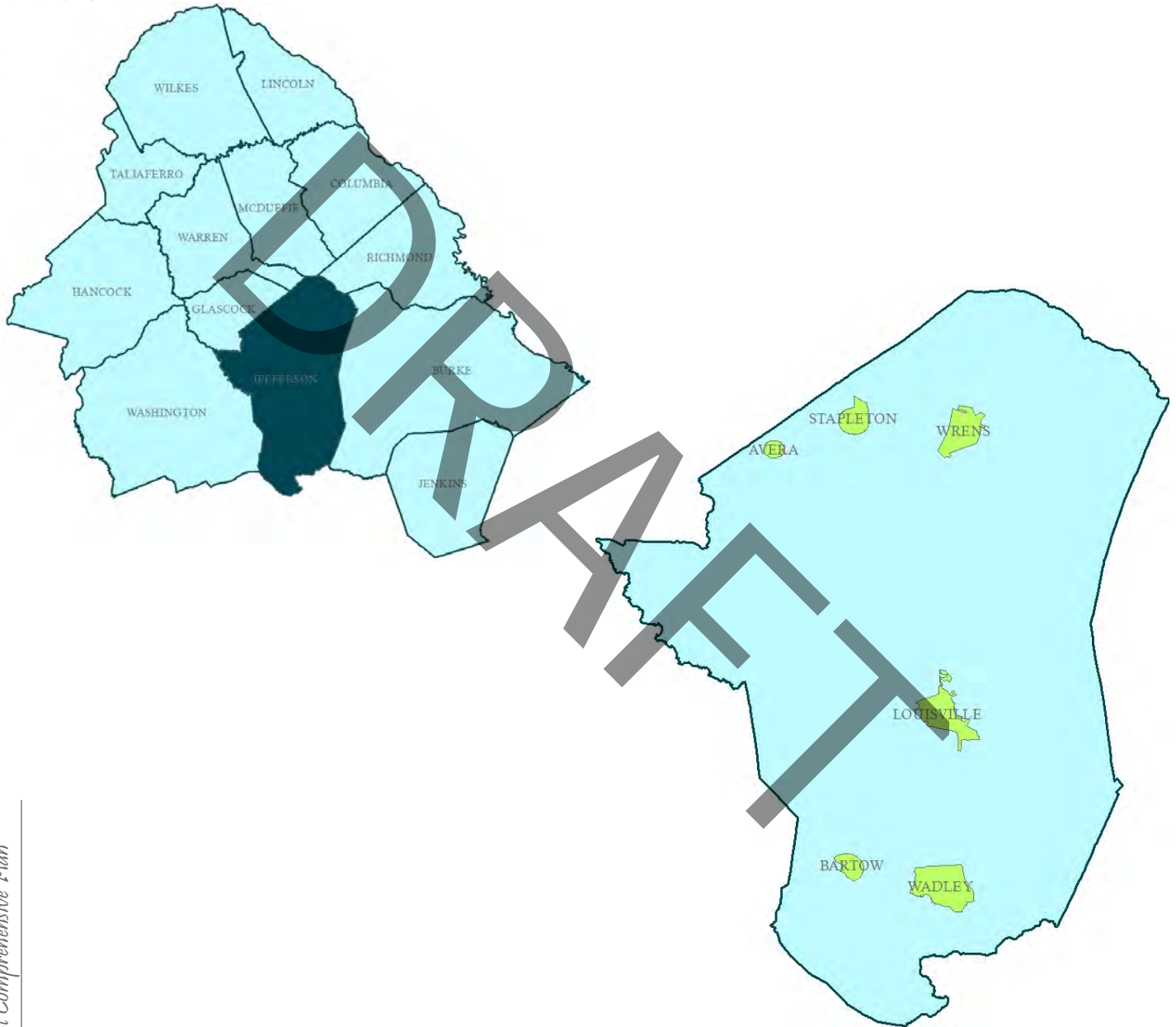
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The Central Savannah River Area Region



Jefferson County





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Introduction

Counties, cities, and towns in Georgia all desire to provide residents of all ages and backgrounds with a safe, affordable, healthy and beautiful place to live and thrive. These communities, large and small, all experience change at various points in their existence, whether it be environmental, political, geographic, economic, or demographic. For example, rapid, uncontrolled development can lead to sprawl, and declining or stagnant development can lead to dilapidated buildings and increased blight. Change is inevitable, and the long-term viability of every community is affected by it.

Community stabilization is a vital factor in remaining viable and encouraging quality growth. For a community to remain strong in an ever-changing world, it must accommodate its current needs, anticipate future needs, and take advantage of critical opportunities. It also requires adaptation in the face of unforeseen circumstances or emergencies. It is critical to recognize that the effects of change are different for communities that can anticipate, plan for and accommodate it.

Communities that fail to plan can face negative effects that could have been prevented or mitigated with proper planning. A vision which is consistent and locally generated, in conjunction with an implementation plan, can ignite economic opportunities and encourage social cohesiveness in any jurisdiction.

The Jefferson County Joint Comprehensive Plan focuses on unique community traits and assets while identifying present issues and presenting future solutions. The Jefferson County Joint Comprehensive Plan is the official guiding document for Jefferson County and the communities of Avera, Bartow, Louisville, Stapleton, Wadley, and Wrens. This document serves to:

- Outline a desired future
- Provide a guide for how to achieve that future
- Formulate a coordinated long-term plan

The comprehensive plan coordinates areas of significance in economic development, housing, community facilities, cultural/natural resources and land use in a guide for:

- Land development in relationship with the environment
- Retention and attraction of employment opportunities
- Continued maintenance and access to public services and facilities
- Recreational services created and improved

Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the “community work program.” Each community’s five-year community work program lists measurable projects that will be undertaken within the applicable community’s geographic area consistent with their stated comprehensive plan goals. This document includes data at a variety of scales, from the state and region, down to the municipal level. All of which provide valuable context and comparison information for plan users.

In conjunction with the Jefferson County Service Delivery Strategy, this document is a resource to provide a road map for each jurisdiction. Appointed and elected officials should use this resource as they deliberate land development issues and help their respective citizenry understand the benefits of proper community planning.



Community Background

Named in honor of Thomas Jefferson, in 1796 Jefferson County was established as the state of Georgia's twenty-third county on land formerly belonging to Warren and Burke Counties. Since its founding, Jefferson County has been primarily agriculturally driven. Historically, cotton and tobacco were the main crops of the county. However, today the county's farms have cotton, wheat, timber, cattle and dairy operations. According to the USDA's 2017 Census of Agriculture, Jefferson County has 318 farms and 508 farmers. Local industry and manufacturing also play a major role in the local economy. Although closures in some areas have affected local jobs, expansion efforts are underway in others, and the Development Authority is an active participant in industry recruitment.

Avera

Avera was founded in 1885, named after the beloved Dr. Alexander Avera. Dr. Avera donated the land for the town, which was named in his honor.

Bartow

Bartow was named "Wood's Fort" after Solomon Wood who built a log fortification to protect against attacks from the Creek Nation. Part of the area now known as Bartow was a partial payment for Wood's services as a Commander of all Georgia troops who fought in the Revolutionary War. The town was later incorporated in 1860, renamed Bartow in honor of Francis Bartow a Savannah native, who died during the Civil War's First Battle of Manassas. During the Civil War "March to the Sea," General William T. Sherman turned south prior to hitting the town, but briefly Union soldiers entered the town to take cotton and supplies. Bartow served as a source of supplies for Confederate soldiers.

Louisville

Louisville is the county seat and is named in honor of King Louis XVI of France. The City became Georgia's first permanent state capital in 1796, and remained the capital for 10 years. In the City's early years, tobacco and cotton crops helped to drive the economy, along with trade. During the Civil War in 1864, General William T. Sherman in his "March to the Sea" went through Broad Street in Louisville, burning homes and stores.

Stapleton

Stapleton originally served as a county post office named "Spread Oak." In 1885, when the railroad was built the town was renamed in honor of Colonel James Stapleton. During the Civil War the town was hit by General William T. Sherman's "March to the Sea", and homes and livestock suffered. In 1906, Stapleton was incorporated. The city has ideal land for agricultural purposes, and the chief crops are cotton and grain.

Community Background

Wadley

Wadley was known as “Shakerag” in 1873, when the town founder William Donovan put down a tram road running from his mill to the town. William Donovan named the town after his friend William Morrill Wadley, who was president of the Central of Georgia Railway. The newly named town coincided with Wadley becoming an official railroad stop.

Wrens

Wrens is named after an early settler, John Wren. The town developed due to its close proximity to the railroad. During the early 1900s, the town developed with churches, a school and soon after industry. Some of the noted industries in Wrens were a cottonseed oil mill, flour mill, woodwork factory, an ice factory and a Coca-cola bottling plant. One of the City’s unique assets is its gourd farm, the largest east of the Mississippi River.



Jefferson County Snapshot

Total Population



15,708

Poverty Rate



20.30%

Median Household Income



\$42,238

Total Households



5,625

Bachelors Degree or Higher



11.1%

Total Housing Units



7,168

Residents Without Health Coverage



15.2%

Hispanic or Latino Population



462

Median Gross Rent



\$ 624

Median Age



40.5

Planning Process and Community Involvement





What is the Comprehensive Plan

The Comprehensive Plan is a policy document that guides the future growth of Jefferson County. It is designed to facilitate a coordinated planning program that ultimately leads to desired future social and economic outcomes for all its jurisdictions. It serves as a guide to both the public and private sector, providing guidance on items such as land development, housing improvements, economic development, cultural/environmental asset protection, and provision of community services and facilities. In short, the comprehensive plan is a unified document encouraging overarching consistency and coherence in county and municipal policies.

The comprehensive plan is structured as a dynamic document that should be amended when local priorities or conditions change. Periodic updates are necessary to ensure that the document's stated policies align with the needs and aspirations of residents. Over time, local and external conditions have changed. Some objectives have been met, and others have changed or been overtaken by competing priorities. The current comprehensive planning effort addresses these changes and integrates new or evolving priorities among residents and community leaders.

How to use the Comprehensive Plan

This comprehensive plan is a guide for action and is intended to serve as a reference for potential users. A member of the City Council, Board of Commissioners or government staff should refer to this plan's policies when deciding on the approval of a rezoning or location of new development. Companion planning documents should be used in conjunction with the comprehensive plan. These include but are not limited to the CSRA Regional Plan, the County Solid Waste Management Plan, the comprehensive and solid waste plans of other nearby jurisdictions, the Regional Water Plan, the CSRA Regionally Important Resource Plan, and other local and state regulatory documents (e.g. zoning ordinance, subdivision regulations).

The Comprehensive Plan Components

The CSRA-RC is the county's selected planning coordinator for the Jefferson County Joint Comprehensive Plan 2023-2028. This document has been prepared to exceed the minimum requirements of Georgia DCA's 2018 Minimum Standards and Procedures For Local Comprehensive Planning (effective October 2018). The 2023 Comprehensive Plan includes the following state-required and elective components:

Community Goals | Needs and Opportunities | Report of Accomplishments
Community Work Program | Public Involvement Overview
Economic Development | Land Use | Housing | Broadband Services
Natural & Cultural Resources | Community Facilities & Services

All state-required comprehensive planning components and additional elective elements listed are distributed throughout the Jefferson County Joint Comprehensive Plan in various chapters and appendices.

The Service Delivery Strategy

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990.

The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

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

The Jefferson County joint service delivery strategy document has been reviewed and updated in coordination with this comprehensive planning effort.

Overview of the Plan Development Process

First Required Public Hearing: Briefs the public on the process and describes opportunities to participate.

Plan Development: Includes data collection and analysis; includes opportunities for involvement from stakeholders and community members.

Second Public Hearing: Provides an opportunity for comment on the publicly available draft plan and notifies the public of plan submittal for official review.

Submittal of Draft Plan for Review: Requires a formal letter from the highest elected official to the CSRA-RC; CSRA-RC submits the plan to DCA .

Notification of Interested Parties: Provides all interested parties (other governments, state agencies, etc.) the opportunity for plan for review and comment.

Regional Commission & DCA Review: Includes CSRA-RC review for potential conflicts and DCA review for statute compliance.

Report of Findings and Recommendations: Is transmitted within 40 days after submittal.

Plan Revisions: May be made to the plan to meet state requirements or address comments from interested parties.

Plan Adoption: Occurs after official DCA approval of the plan.

Notification of Local Adoption: Requires the submittal of a signed resolution and adopted plan to the CSRA-RC within 7 days; CSRA-RC forwards this to DCA
Qualified Local Government status (QLG): Includes a written notification from DCA that the jurisdiction's QLG status has been extended.

Publicizing the Plan: Occurs after plan adoption and informs citizens of final plan availability.



Public Involvement Overview

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The Georgia Department of Community Affairs requires the planning process for comprehensive plans to follow a set of minimum procedures to ensure 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 and completion of the comprehensive plan document. One significant part of the process is forming a stakeholder committee of community members. This group of people is critical to the plan creation and informs the decision-making process. A primary purpose of the stakeholder committee is ensuring that CSRA-RC staff adequately presented the aforementioned shared vision, goals, and objectives of the community.

The members of the Jefferson County stakeholder committee for this planning process were:

Mitchell McGraw, Chairman, Jefferson County Board of Commission
Wayne Davis, Commissioner, Jefferson County Board of Commission
Sam Dasher, Superintendent, Jefferson Count Board of Education
Lil Easterlin, Executive Administrative Director, Development Authority
Greg Sellers, Executive Director, Development Authority
Avery Berry, President, Chamber of Commerce
Tommy Sheppard, Mayor City of Avera
Amy Hadden, Clerk, City of Avera
Jeffrey White, Mayor, City of Bartow
Brittany Kurtz, Clerk, City of Bartow
Jenny Smith, Mayor, City of Louisville
Ricky Sapp, Administrator, City of Louisville
Lisa Cranford, Mayor, City of Stapleton
Kimberly Poss, Clerk, City of Stapleton
Howard Moore, Mayor, City of Wrens
Dwayne Flowers, Administrator, City of Wadley
John Rabun, Mayor, City of Wrens
Arty Thrift, Administrator, City of Wrens
Leigh Davis, County Nurse Manager, Health Department
Robert Strickland, Environmental Health, Health Department
Wendy Martin, Hospital Administrator, Jefferson Hospital
Jim Harrison, Hospital CFO
Chris Dillard, CEO, Jefferson EMC
Gary Hutchins, Sheriff, Sheriff's Office
Tim Moore, Chief Deputy, Sheriff's Office
Jerry Coalson, Administrator, Jefferson County
Johnny Davis, Commissioner, Jefferson County
Gonice Davis, Commissioner, Jefferson County
William Toulson, Commissioner, Jefferson County

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective:

March 6, 2023 | May 18, 2023 | June 29, 2023

Two public hearings were also held as a part of this process on April 20, 2023 and August 17, 2023

Included in the community planning process this iteration was an electronic survey that received 220 responses. The survey responses were reviewed and used to generate new ideas and provide community confirmation of priorities created by the stakeholder committee. Staff compared what the stakeholder committee developed with what survey results revealed when crafting the plan to ensure that voices were being heard. Local officials also retained survey results, including open ended responses for future consultation.

Public awareness efforts included the newspaper, website posts, social media posts, and online document hosting.

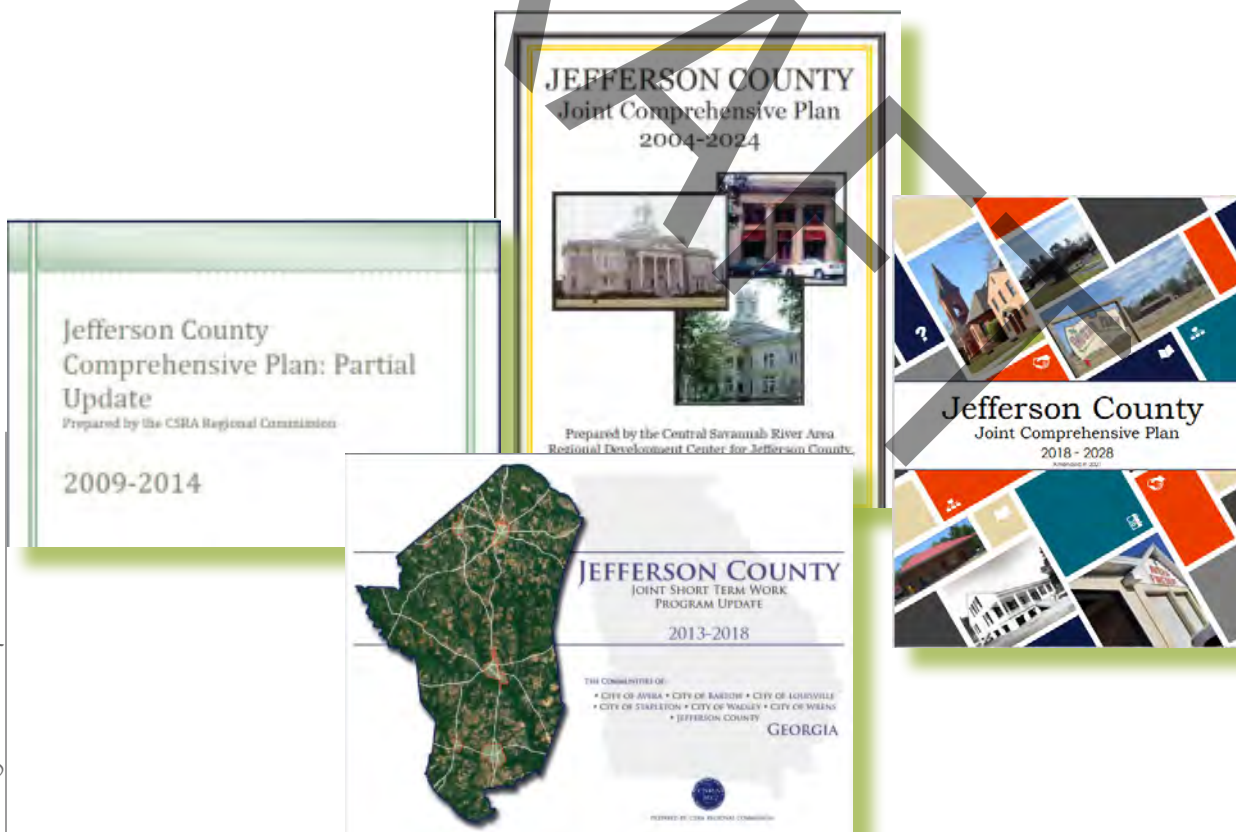


Prior Plans

The Minimum Standards for Local Comprehensive Planning have evolved through past years to make the comprehensive plans more of a user-friendly document for community members. The Jefferson County joint plan 2004-2024 (a 20-year vision) included many of the same elements as today: population, housing, economic development, natural resources, cultural resources, community facilities and services, land use, intergovernmental coordination, and a five-year short term work program (2005-2009).

The next plan, Jefferson County Joint Comprehensive Plan: Partial Update 2009-2014 reflected the state's newly adopted approach to meeting planning requirements. Elements in this plan included a quality community objectives assessment, analysis of areas requiring special attention, identification of issues and opportunities, and an updated implementation program that had the short term work program.

In transition, the Georgia Department of Community Affairs offered an option to defer a full plan update that was required every ten years with the option to develop a short term work program every five years. Jefferson County opted to defer their full plan update to 2018, but revised their short term work program from 2013-2018. As of 2018 when the last full plan update was conducted, full plan updates were required every 5 years.







S. W. O. T Analysis

As part of the planning process, the public was asked to complete a ‘SWOT’ Analysis. SWOT stands for strengths, weaknesses, opportunities, and threats. 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 few pages. Full results of the SWOT Analysis is in the appendix.

Strengths

- CTAE at Jefferson County High School
- Pathways in Career, Technical, and Agricultural Education
- 'Work-Based Learning' Program at Jefferson County High School
- Local government cooperation between the cities, county, economic development, and hospital
- Land available to business and residential development
- Agricultural production
- Diverse population
- Schools with dual enrollment programs with Oconee Fall Line Technical and East Georgia University
- TSPLOST funds
- Municipal water available, often provided outside city/town limits
- Municipal airports
- Community centers
- Chamber and Development Authority opportunities
- City parks
- Ogeechee Crossing
- US 1 finished
- Municipal Airport (Louisville)
- Hospital

Weaknesses

- Contaminated properties that could be incredibly valuable for responsible growth
- Soil Amendments from outside companies
- No Brand Name National hotel chain
- Need trained workforce
- Residential housing
- No animal control
- Ambulance service
- Federally funded health clinics taking away from hospital
- Absentee property owners
- Lack of skilled labor
- Lack of quality, affordable housing for rent or purchase
- Poverty
- Poor citizen health
- Lack of commercial businesses
- Aging water/sewer infrastructure
- Vacant buildings
- Dilapidated buildings
- Flood and drainage issues

Opportunities

- Utilities from the City of Wadley out to our industrial property outside of Wadley
- Workforce Housing
- Weak water system (Bartow)
- Transportation
- Retain skilled labor
- Increasing intergovernmental cooperation
- Potential industry expansion
- Use of UGA extension credit counselor
- Available, quality industry sites
- Tourism and recreation on/near the Ogeechee River
- Proximity to Augusta, Fort Gordon, and Columbia County
- Natural gas expansion to Wadley
- Water and/or sewer expansions within or near the municipalities
- Revitalization of downtowns
- Adaptive reuse of structures/facilities
- Expansion of agri-tourism and heritage tourism

Threats

- Possible legislation pertaining to limiting and/or controlling particular activities of development authorities
- Gang activity and people practicing gang activities
- Declining population in the county and region
- Aging population
- Decline in workforce
- Memorial Airport (Wrens)
- Landlocked (Wrens)
- Recruitment and retention of police officers
- Opioid and mental health
- No school social worker available in the county
- Youth mental health threats
- Lack of services for youth and adults with special needs
- Skilled labor leaving county for other cities

Community Need and Opportunities

The needs and opportunities included in this section of the plan present issues to address and possibilities to pursue across both jurisdictions.

These items were generated during the 2023 comprehensive planning process utilizing: input from the stakeholder committee, the previous plan, community survey, and SWOT analysis. This plan section also informed other parts of the plan, including goals and work program activities. As a reminder, these aren't the only possible needs and opportunities, and this document is flexible to change as the community does.

Community Needs and Opportunities

Economic Development

Needs

- More commercial businesses
- Increased resident knowledge in finance
- Better qualified workers
- Improved broadband access and quality
- Revitalized downtowns
- Recruit and expand industry jobs

Opportunities

- Available land for development
- Expansion of natural gas to Wadley
- Space available for telecommunications antennas on the water tanks
- Expansion of Dual Enrollment programs between the high school and nearby colleges, universities, and technical schools
- Better utilization/promotion of the airports
- Evaluate the expansion of the solar industry
- Renovate, reuse, or demolish vacant buildings
- Create and promote tourism opportunities for natural, agricultural and historic assets
- Refine permit process for fiber optic placement

Housing

Needs

- More diverse housing options
- Additional housing for rent or purchase
- Additional quality, available affordable/workforce housing
- Redevelopment and/or rehabilitation of deteriorated housing stock
- Demolition of vacant, dilapidated structures
- Financial literacy
- Homebuyer education

Opportunities

- Available land for housing development
- North end growth in the county is capable of absorbing residents from neighboring counties
- Refine permit process, make it easier to get a permit to build quality housing.

Community Needs and Opportunities

Community Facilities

Needs

- More recreation opportunities for residents
- Improved and expanded water and sewer infrastructure
- Flood and drainage improvements
- Additional support for the county hospital
- Public access to information and technology for improved quality of life
- Improved community health
- More community collaborative events

Opportunities

- Available land for development
- Using TSPLOST funding, especially discretionary funds for critical projects
- Community centers that can be rented out
- Continue review and evaluation of courses offered through CTAE
- Promotion the scenic byway and historic sites nearby
- Expand recreation facilities at Ogeechee Crossing
- Expand recreation facilities county-wide

Land Use

Needs

- Improved code enforcement
- Updated digital zoning maps
- Current, codified ordinances that address current conditions

Opportunities

- Available land for development
- Utilizing the RC to create or update GIS maps and review ordinances
- Shared code enforcement

Community Needs and Opportunities

Natural and Cultural

Needs

- Additional recreation options
- Protect the quality of drinking water sources and sensitive natural areas
- Protect valuable redevelopment forces and/or historic properties from demolition by neglect

Opportunities

- Expansion of existing walking trails and parks
- Expand and construct new community, service and senior centers
- Promotion of community assets like local museums
- To include greenspace in new developments
- Use Ogeechee Crossing as an orientation and ROTC training ground

Intergovernmental

Needs

- Continued cooperation and more opportunities to work together between jurisdictions
- School safety

Opportunities

- Service consolidation where logical
- Utilizing the RC for joint planning efforts
- County-wide community events
- County-wide viable school safety program

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Community Goals and 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 Jefferson County's goals and policies.

Community Goals & Policies

Broadband

Goal: To ensure that all residents, businesses and institutions have access to quality, affordable high speed internet throughout the county.

Policies:

- Provide residents, businesses and institutions with opportunities to discuss their broadband
- Pursue funding opportunities to expand and/or improve access
- Maintain the “Broadband Ready” site designation for community and designated buildings, as defined in the 2018 ACE Act
- Seek opportunities to partner with neighboring jurisdictions to create or expand high speed internet infrastructure where feasible

Economic Development

Goal: To have a diverse local economy built on a prepared workforce, business attraction and retention, creation of new employment opportunities and utilization of natural and cultural resources.

Policies:

- Maintain an updated list of available industrial sites
- Increase water/sewer/natural gas capacity and extend service
- Maintain an inventory and map of publicly owned land that's suitable for development
- Periodically review dual enrollment program options and update as feasible
- Encourage collaboration on tourism efforts
- Encourage the Chamber of Commerce to meet with all businesses
- Encourage adaptive reuse of structures and brownfield redevelopment
- Expand workforce and talent through community development
- Develop new and existing industry that expands the tax digest and/or increases opportunities to expand the county workforce
- Dedicate a portion of ad-valorem taxes will be allotted for the purposes of economic development within the county
- Focus on attracting new industry to the industrial parks
- Cities will coordinate with the Jefferson County Chamber of Commerce to attract new retail businesses, particularly to the downtown areas
- Cities will coordinate with the Development Authority of Jefferson County to attract new industries to the area
- Continue Development Authority member training when needed
- Engage in efforts to improve downtown storefronts



Housing

Goals: To provide a mix of housing options in a variety of price ranges for all residents that establishes an adequate, safe supply of units for owners and renters.

Policies:

- Encourage new housing development to locate in proximity to existing or planned infrastructure and near important community attractions
- Examine patterns of non-resident commuters and develop housing options to encourage them to settle in Jefferson County
- Encourage incorporation of green space in new subdivision developments
- Maintain a housing inventory at the municipal level, noting unit type and condition
- Encourage sewer tap on, not septic tanks
- Encourage water tap on, not wells
- Educate the public on down payment assistance, USDA Rural Development guaranteed loans and other home ownership options
- Encourage rehabilitation or removal of dilapidated housing stock
- Improve access to low and moderate income housing to provide housing options for current and future residents
- Use code enforcement to designate vacant, dilapidated properties and use local funds or pursuing grants to do demolition where necessary
- Perform and update housing inventories or similar process at the municipal level
- Periodically review building permits and real estate data from the previous few years to get a better picture of housing availability, type and price

Community Facilities

Goal: To ensure that residents of all ages, ability and income have access to critical facilities, resources and recreational opportunities.

Policies:

- Identify potential passive and active recreation opportunities and apply for funding to develop them
- Update and renovate public buildings and look for opportunities to reuse vacant ones
- Explore opportunities to expand collegiate and vocational programs
- Continue to provide financial and human resource support to the Jefferson County Public Library System to meet identified needs
- Replace fire protection and public safety equipment and vehicles as needed
- Improve flood and drainage throughout the county
- Pave roads within municipal limits and in designated county areas
- Maintain quality water and sewer infrastructure and make improvements as needed
- Repair and replace insufficient bridges throughout Jefferson County

Land Use

Goal: To maximize the efficient use of available land and existing infrastructure that creates areas with access to necessary resources, while determining the best areas to extend services and eliminate incompatible uses.

Policies:

- Encourage appropriate infill housing and the revitalization of older neighborhoods
- Encourage rehabilitation and reuse of downtown buildings
- Coordinate new development with siting of public facilities and utilities
- Base project approval decisions on the ability of the existing or planned public facilities to accommodate increased use
- Maintain updated digital and paper zoning maps
- Encourage staff and planning commissioner attendance at planning and zoning trainings
- Review and update land use regulations and ordinances as needed
- Annually review the Comprehensive Plan
- Focus residential development along Calhoun Street with the possibility of some mixed-use development also occurring (Wadley)

Natural and Cultural Resources

Goal: To adequately protect sensitive natural areas and cultural resources while encouraging public access and visitation.

Policies:

- Monitor naturally sensitive areas for pollution and or degradation
- Review and update natural resource protection ordinances as needed
- Prevent landfills from being developed near or adjacent to streams, rivers, and/or creeks
- Encourage development away from naturally sensitive areas
- Consider the negative effects of development on cultural resources
- Develop and promote scenic views and sites
- Periodically update historic resource surveys
- Encourage expansion of existing trails and parks where feasible
- Conduct activities to maintain the “Tree City” certification (Louisville)
- Implement streetscape enhancements that conform to center city conceptual designs, improve safety and aesthetics, and support multiple modes of transportation



Intergovernmental Coordination

Goals: Maintain existing formal and informal intergovernmental coordination mechanisms within county jurisdictions (including quasi-governmental institutions), among neighboring jurisdictions, and within regional organizations.

Policies:

- Encourage, where outlined, formal intergovernmental coordination mechanisms
- Examine consolidation of similar services
- Hold meetings to discuss projects occurring at different levels of government or within different agencies that affect other levels or agencies
- Actively seek opportunities for county and city officials to meet

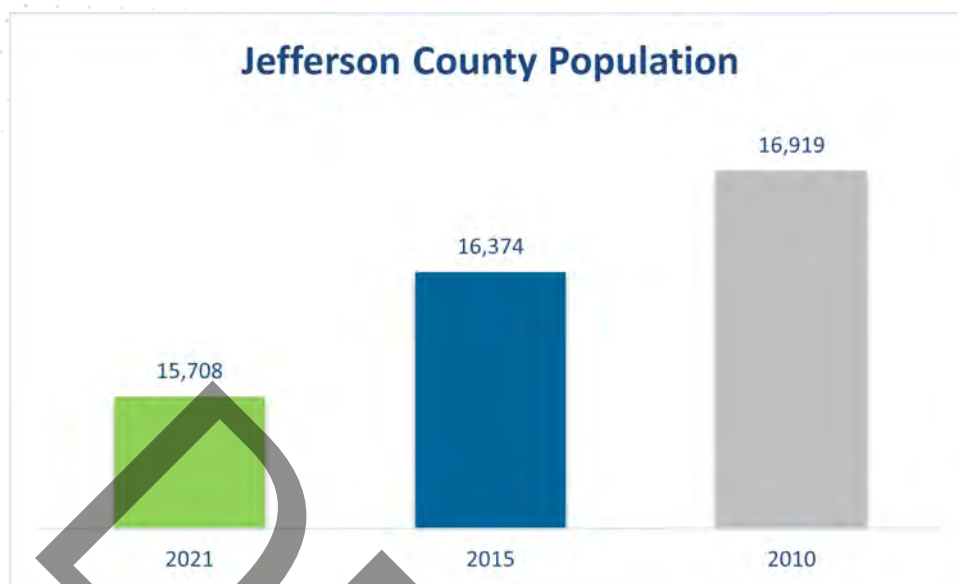
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Demographic Overview

The demographic overview aims to provide an understanding of who Jefferson County's residents are, and how the County is changing. 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.



Population



Source: American Community Survey, 5-year estimates , S0101, 2010, 2015, 2021

According to the American Community Survey, the population in Jefferson County in 2021 was 15,708, which reflects a decrease of 7% from 2010. In 2021 the median age in Jefferson County was 40.5.

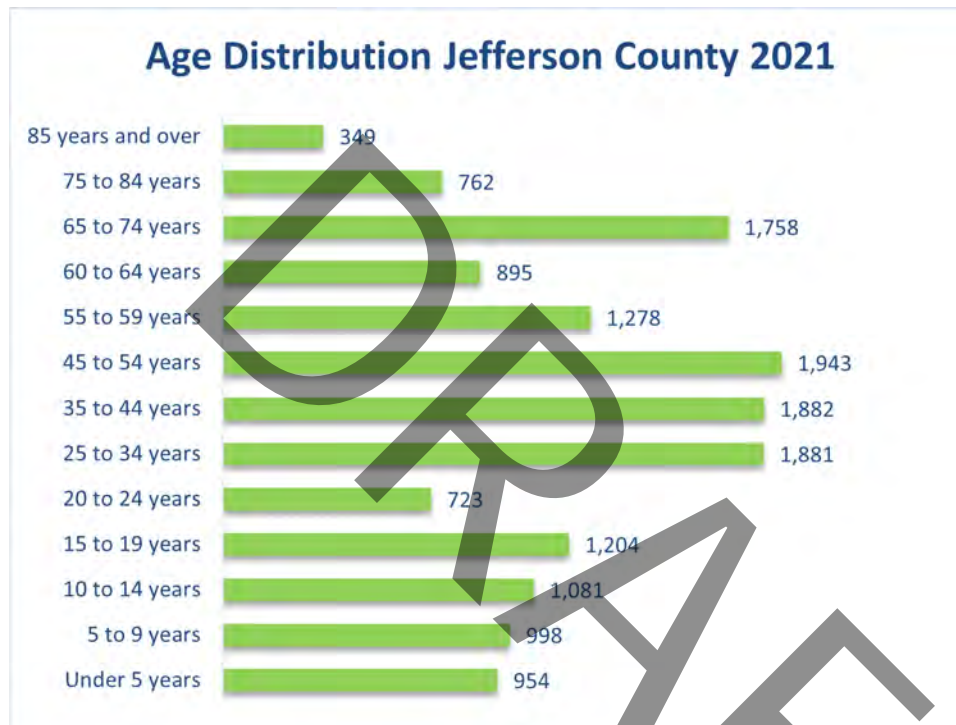
Wrens, Louisville, and Avera all saw a decrease in population since 2010. Wrens saw the largest decrease in population at almost 24%, Louisville saw a 10% decrease, and Avera 7%. Cities of Wadley, Stapleton, and Bartow saw an increase in population over this same period of time. Wadley saw an almost 15% increase, Stapleton 13%, and Bartow almost 3%.



Source: American Community Survey, 5-year estimates , S0101, 2010, 2015, 2021

Population

In Jefferson County, the age group with the largest portions of the population in 2021 were 45 to 55 year olds. The age group with the smallest population was age 85 and older.



Source: American Community Survey, 5-year estimates, S0101, 2010, 2015, 2021

FREE
Wireless
Hot Spot

Broadband Services

Access to high speed Internet (broadband) is an important part of life today. Broadband enables greater connectivity and expands possibilities for individuals and families to improve their quality of life. From students in the classroom and professionals providing telemedicine to patients with no rural hospital or clinic, to county staff streaming online training and residents using library computers, broadband touches the lives of citizens of all ages and backgrounds.

This section of the plan provides an overview of broadband and the ACE Act reviews the state of local and regional connectivity.



What is Broadband?

Broadband is high speed Internet. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.” Mbps is megabits per second. These minimum upload and download speeds are essential to quality of service for end user customers. Broadband includes several high-speed transmission technologies, such as fiber optic, wireless, Digital Subscriber Line (DSL) and coax cable. The goal in many communities may be terrestrial service, but mobile or satellite may be the only option. Jefferson County is no exception in many parts of the county.

Different technologies:

- Fiber optic cable - buried underground and transmits data over light through glass or plastic
- Coax Cable - copper-based infrastructure deployed by cable TV and telephone broadband providers; is described as durable and the dominant technology for residential broadband service. It involves wireless devices or systems providing service in fixed locations.
- DSL - copper-based and offered over traditional telephone networks. It is not as rapid as other technologies and may degrade over distance.
- Wireless is fixed where the wireless systems provide service in fixed locations. Mobile wireless consists of cellular networks that deliver service to mobile end-users. Satellite wireless utilizes geostationary satellites that provide service in low-density locations. Lastly, microwave wireless uses mid-to-high frequency signals to deliver service between line-of-sight locations.

THE ACE ACT

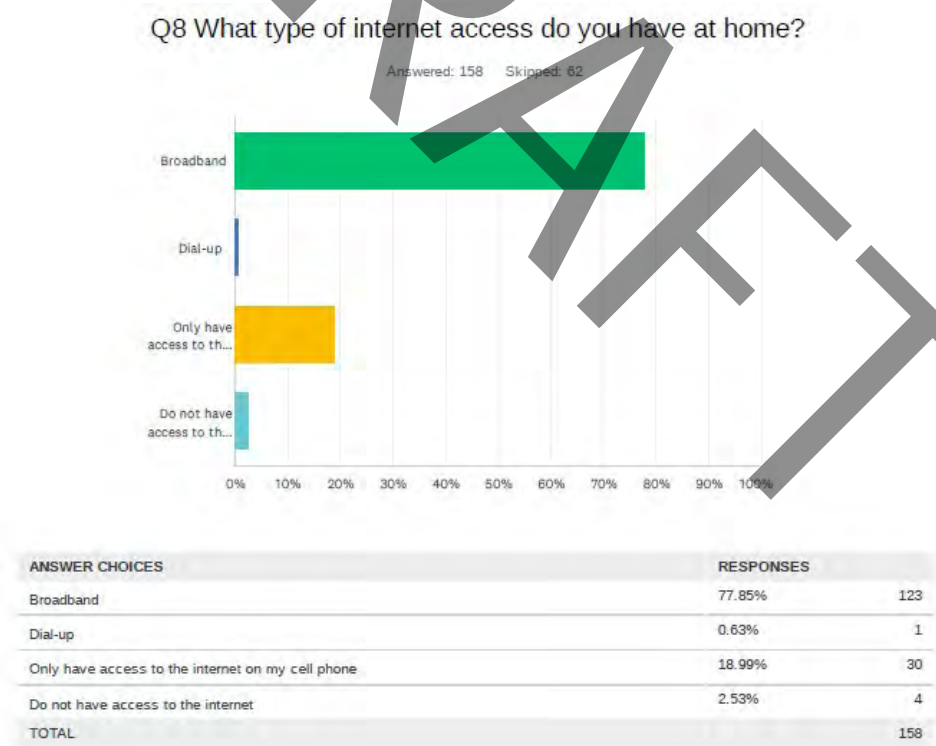
In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” (Senate Bill 402). Provisions in the Act include:

- Requires that each local government in the state incorporate a “Broadband Services Element” into its local comprehensive plan.
- Enables local governments to take advantage of applying for financial incentives (such as grants) for broadband services, if they meet certain criteria.
- Enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies.
- Enables a political subdivision that has a comprehensive plan that includes the promotion of the deployment of broadband services to the Department of Community Affairs for certification as a broadband ready community.
- The Georgia Department of Community Affairs - determine and publish which areas in the state are served and unserved; development and deployment of the Broadband Ready certification program. A served area means a census block that is not designated by DCA as an unserved area. An unserved area means a census block in which broadband services are not available to 20 percent or more of the locations as determined by DCA. The map below is provided by DCA to determine served and unserved areas of broadband service, based on service information collected for the locally-provided addresses.

Rate of Broadband Adoption

Much attention has been paid to the problem of sparse rural broadband infrastructure provision. However, relatively little has been said about how to activate the latent potential that broadband brings to exurban communities. Research on the outcomes of broadband expansion has revealed unexpected trends, among which is the revelation that provision of the infrastructure itself is not typically sufficient to realize the myriad benefits touted. In fact, results suggest that policy makers must broaden their focus to include adoption and efficient use of the technology. More directly, once broadband is available, residents must be willing and able to pay for subscriptions and adequate hardware, and competent to employ the technology for their personal and professional benefit. Research sponsored by the Benton Institute for Broadband and Society developed a four part strategy as being essential to promoting meaningful broadband adoption. The four-part strategy is on the next page.

Based on the Jefferson County Community survey, 2.53% of respondents indicated that they did not have access to the internet.



1. Providing Low-Cost Broadband
2. Connecting digital literacy training with relevant content and services
3. Making Low-Cost Computers Available
4. Operating Public Access Computer Centers

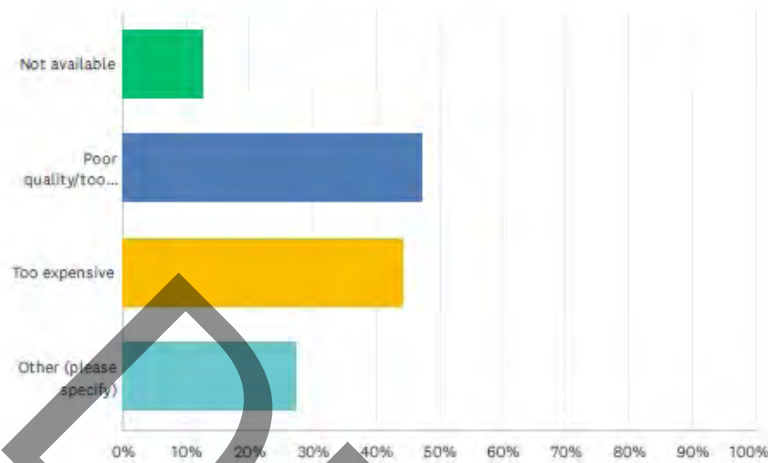


Source: American Community Survey 2020 5-year estimates S2801

The table above shows the total number of households that do not have a computer or internet subscription according to the American Community Survey. Jefferson County has about 30% households without an internet service subscription. Avera has 16% of households without an internet subscription. Bartow 44% of households without internet subscription. Louisville 35% of households without internet subscription. Stapleton has almost 30% of households without internet subscription. Wadley has about 48% of households without internet subscription, and Wrens has about 32% of households without internet subscription.

Q9 What issues do you have with internet at home? Check all that apply.

Answered: 135 Skipped: 85



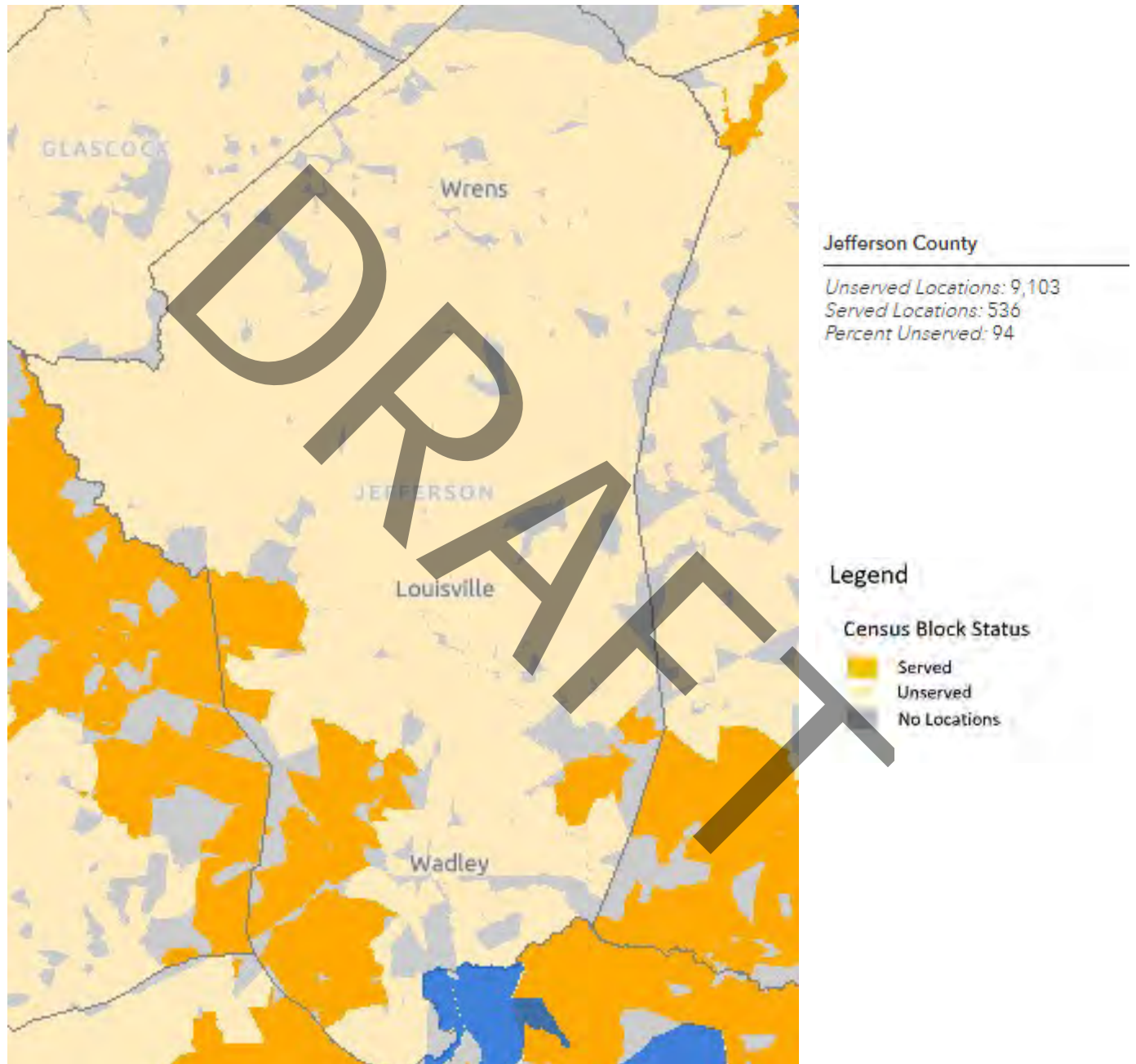
ANSWER CHOICES	RESPONSES	
Not available	12.59%	17
Poor quality/too slow	47.41%	64
Too expensive	44.44%	60
Other (please specify)	27.41%	37
Total Respondents: 135		

According to the Jefferson County Community survey , 12.59% of respondents indicated that they do not have internet available at home. 47.41% of respondents indicated that they have poor quality or too slow internet service at home. 44.44% of respondents indicated that internet service at their home is too expensive.



2022 Georgia Broadband Availability Map : Jefferson County

According to the Department of Community Affairs, Georgia Broadband Availability Map, there are around 9,103 location in Jefferson County that are unserved by broadband. The map depicts access to broadband, not subscription to broadband.



Source: <https://broadband.georgia.gov/2022-georgia-broadband-availability-map>



CITY OF
AVERA

DRAFT

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 Jefferson County and the industries in which Jefferson 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.



Labor Force Participation in Jefferson County

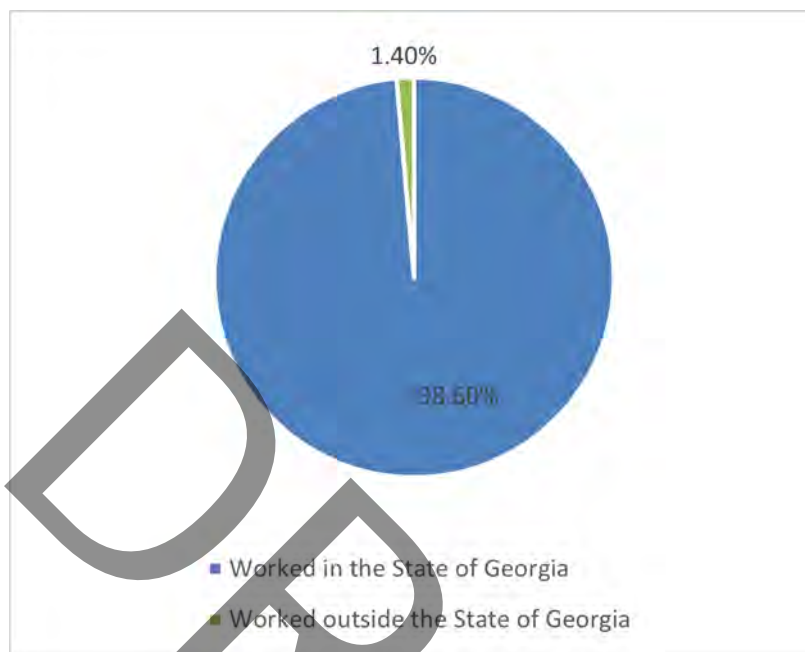
	2021	2010
Population age 16 and over	12,422	13,079
Population in Labor Force	6,620	7,263
Employed	6,236	6,309
Unemployed	384	923
Unemployment Rate	5.80%	12.80%
Population not in Labor Force	5,802	5,816

Source: American Community Survey 2021, 2010 DP03

The American Community Survey shows that the population over the age of 16 has decreased since 2010 by 5%. The total population in the workforce also decreased by almost 9% since 2010. The percentage of population aged 16+ that is unemployed has decreased by 50% since 2010. This decrease in the number of unemployed citizens should have also decreased the number of citizens not in the labor force. The percentage of residents not in the labor force has remained relatively stable and only decreasing by 0.24% since 2010.

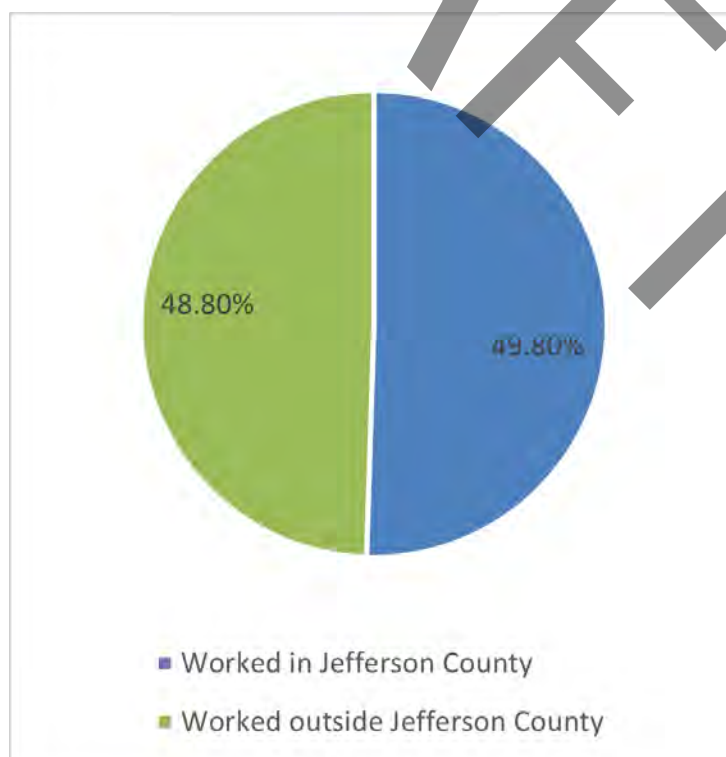
Location of Employment

According to the American Community Survey, nearly all residents of Jefferson County work in the State of Georgia, with only 1.4% of residents working outside the state.



Source: American Community Survey 2021 S0801

2021 data for the American Community Survey reports nearly half of all residents work outside of Jefferson county with 49.8% of residents working in Jefferson County.



Source: American Community Survey 2021 S0801

Educational Attainment

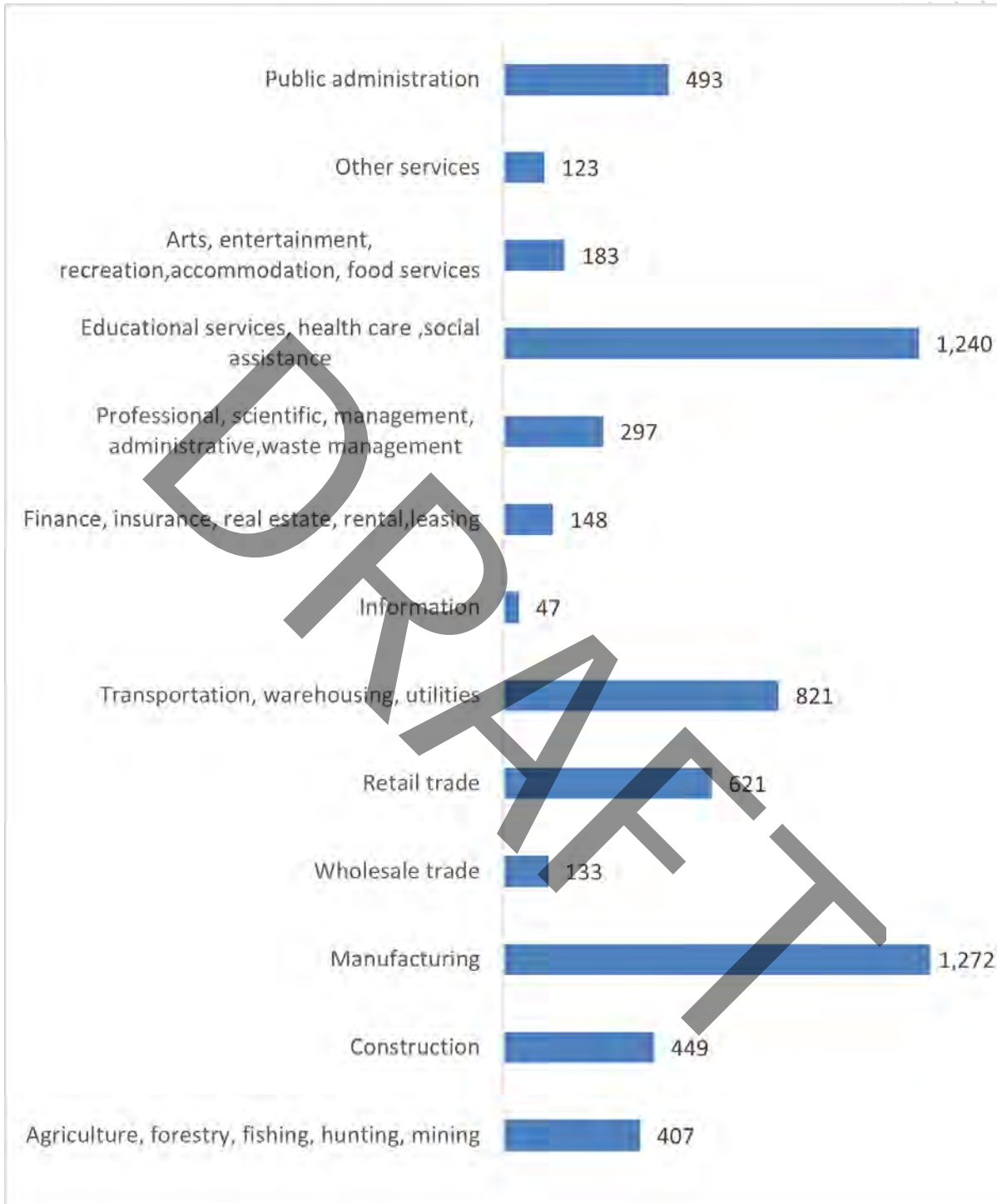
Population 18 years and older	12,003
Attended School/No HS diploma	2,702
High School Graduate	4,976
Attended College/No diploma	2,413
Associates Degree	695
Bachelors Degree	982
Graduate Degree or Higher	235

Source: American Community Survey 2021 S1501

According to the 2021 American Community Survey, 77.4% of the population over the age of 18 in Jefferson County has a high school equivalency or higher. In 2021, 16% of residents over the age of 18 were reported to have an associates degree or higher.

Manufacturing trade was the largest industry of employment by citizens in Jefferson County in 2021 at 19%. Educational services/healthcare/social assistance was the second largest industry at 18% of employment. Transportation/warehousing/and utilities was the third largest industry of employment in Jefferson County at 12% in 2021.

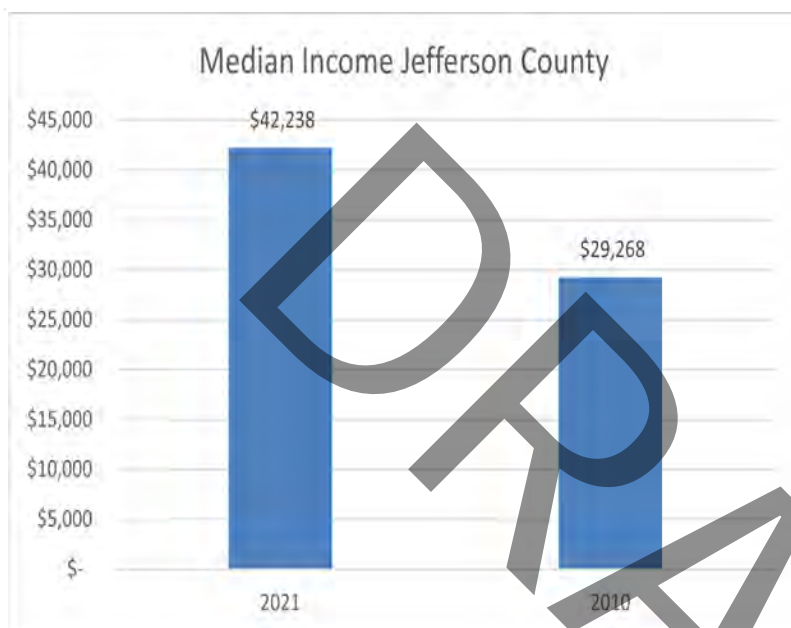
Employment by Industry



Source: American Community Survey 2021 DP03

Average Annual Income

In general, poverty describes an absence of money or resources that would allow an individual to satisfy their basic needs. In an effort to qualify poverty, the U. S. Census Bureau along with the Office of Management and Budget (OMB) established monetary thresholds using the Consumer Price Index, but do not change based on geography. For example, in 2021, a family of four was considered to be living beneath the poverty threshold if their combined income was under \$27,479.



The U.S. Census Bureau gauges a geographic area's income using Median Household Income (MHI). The MHI is meant to represent the average person living in a respective area. The MHI in Jefferson County in 2021 was \$42,238. This was an increase of 44% in annual income since 2010.

Source: American Community Survey 2010, 2021 S1901

Since 2010, Avera saw an increase of average income of about 48%, Bartow saw an increase of about 36%, Louisville saw an increase income about 32%, Stapleton saw a 28% increase, Wadley saw the greatest increase in income of about 124%, and Wrens saw an increase of about 20%.



Source: American Community Survey 2010, 2021 S1901



DRAFT

Housing

Housing types and conditions 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.



Existing Housing Stock

Jefferson County's housing stock includes both owned and rental units and mix of housing types. The majority of the county's housing stock is classified as single-family. Approximately 78 percent of housing units are occupied and 22 percent are vacant units.

Housing inventories suggest that the county's housing stock is aging, almost 49 percent being built before the 1980s. In areas where residents are also low-income, housing repair can be a major issue. Some home owners have been able to utilize Community HOME Investment Program (CHIP) grants for housing rehab, although issues of their property has been a problem. The CSRA has a need for more housing options for those who are working lower-wage jobs, retired, aging in place, and in poverty.

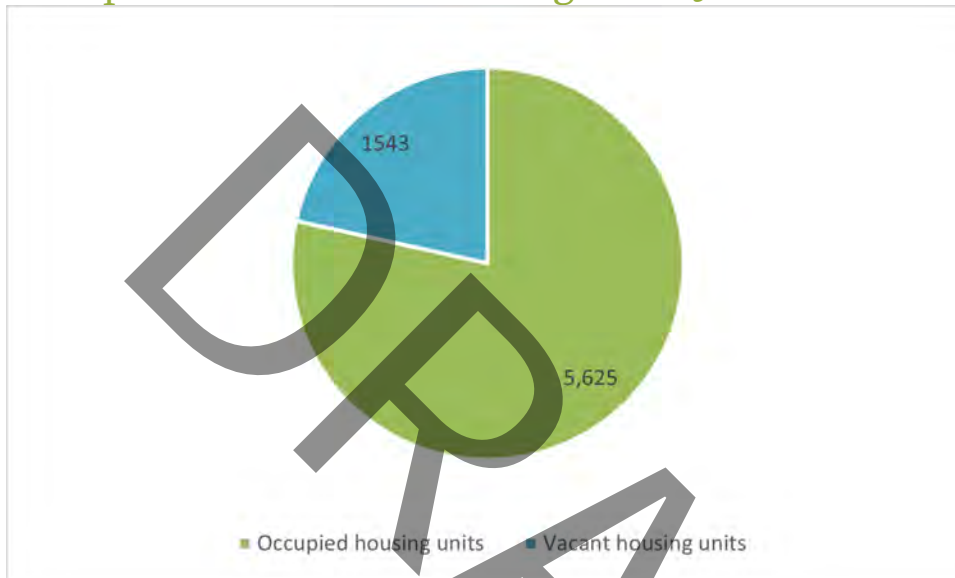
Housing constructed through CHIP could fill some of this need. The demand for affordable housing is rising in the region, and although many residents want to see single-family homes in their area, apartments, duplexes, and other multi-family options are necessary.



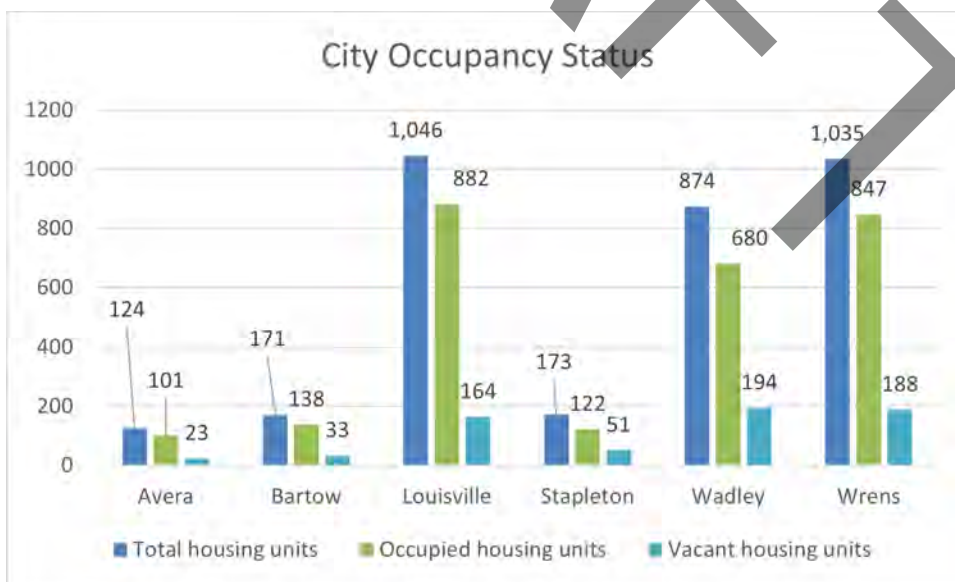
Number of Housing Units

Jefferson County as a whole contains 7,168 housing units according to the 2021 American Community Survey (ACS). The city's of Avera and Bartow have an 81 percent occupancy, Louisville 84 percent, Stapleton 71 percent, Wadley 78 percent, and Wrens 82 percent.

Occupied and Vacant Housing Units Jefferson County



Source: 2021 American Community Survey 5-year estimates DP04



Source: 2021 American Community Survey 5-year estimates DP04

Housing Unit Types

According to the 2021 ACS, roughly 90 percent of the housing stock in Jefferson County is comprised of either single family detached residences (60 percent) or mobile homes/trailers (30 percent).

The development of multifamily housing in Jefferson County would be beneficial. Currently small (3-9 unit) housing makes up only 4 percent of the multifamily housing. Medium sized (10-19 unit) developments 1 percent and large (20+ unit) developments only make up 0.02 percent of the housing stock.

1-unit, detached	4,285
1-unit, attached	16
2 units	321
3 or 4 units	154
5 to 9 units	149
10 to 19 units	74
20 or more units	2
Mobile home, RV, Etc.	2,167

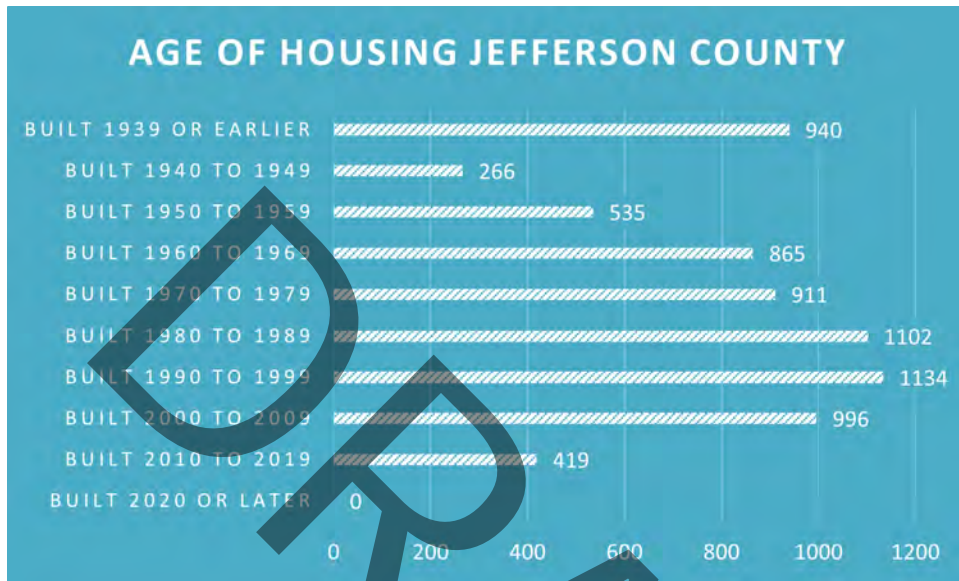
Source: 2021 American Community Survey 5-year estimates DP04





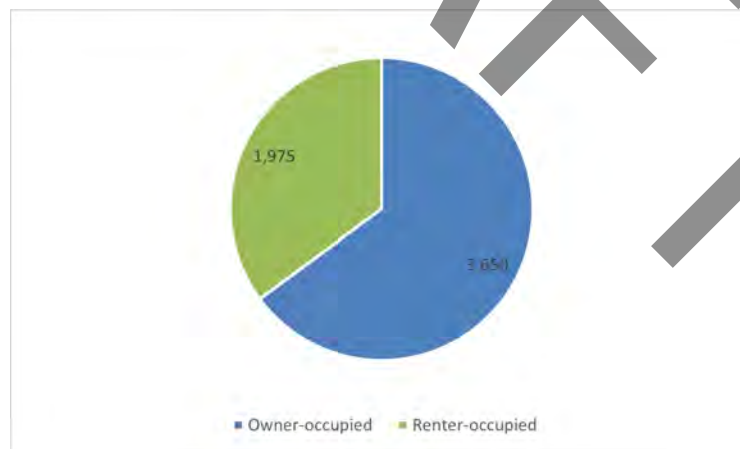
Age of Housing

Jefferson County's housing stock is aging. All of Jefferson County had a spike in development in the 1980's leading to a boom in two decades from 1980 to 1999. Activity continued, though at a less vigorous pace through 2009. Around 50% of the current housing stock appeared during this 30-year cycle. There has been a less intense burst of growth, which occurred between 2010 and 2019.



Source: 2021 American Community Survey 5- year estimates DP04

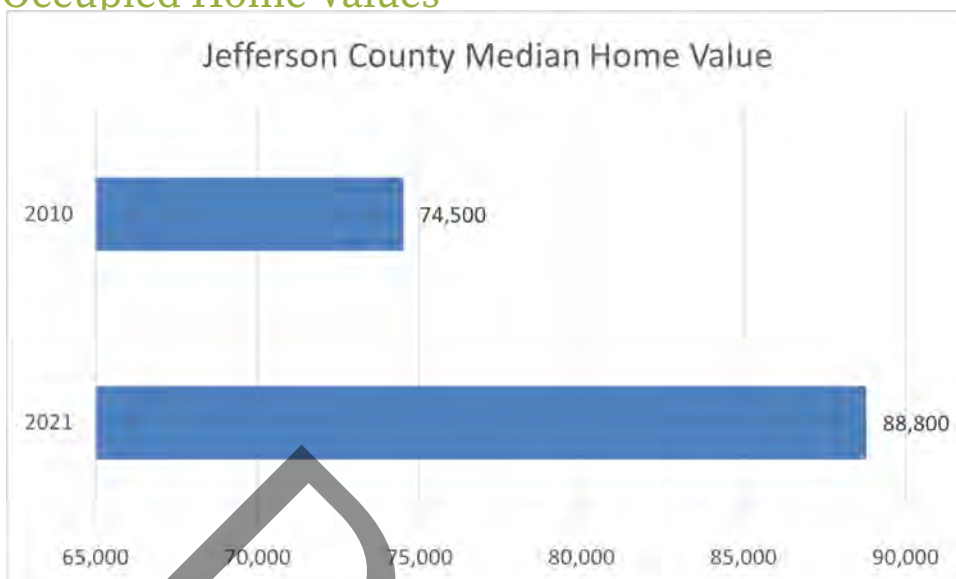
Housing Unit Owner vs Renter



Source: 2021 American Community Survey 5- year estimates DP04

Owner occupied housing makes up 65 percent of the occupied housing units in Jefferson County. Renters make up 35% of the occupied housing.

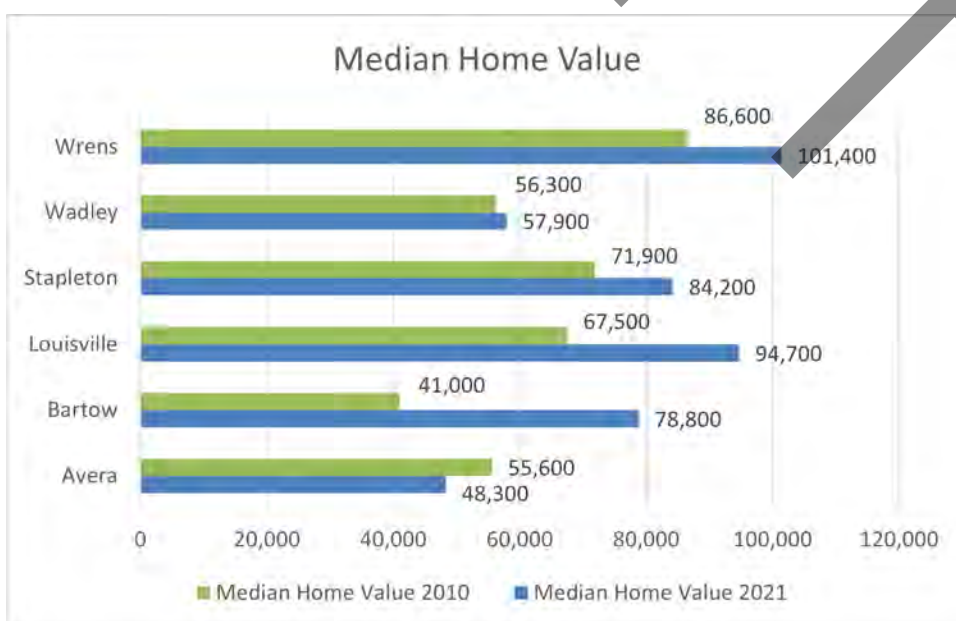
Owner-Occupied Home Values



Source: 2021 American Community Survey 5- year estimates DP04

Median home value in Jefferson County rose around \$14,300 since 2010. The median home value in Jefferson County in 2021 was \$88,800.

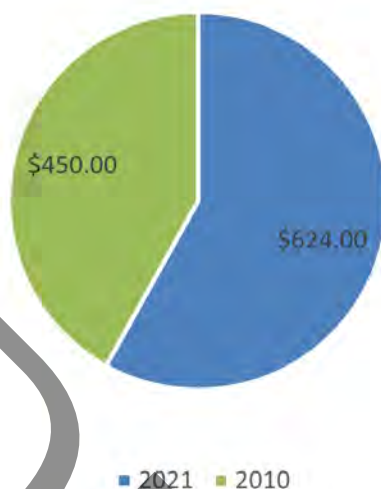
Each city in Jefferson County saw an increase in median home value since 2010, with the exception of Avera who saw a decrease of 13 percent during this time. Bartow saw an increase in median home value at 92 percent. Louisville saw an increase of 40 percent, Stapleton saw an increase of 17 percent, Wadley almost 3 percent, and Wrens saw a 17 percent increase.



Source: 2021 American Community Survey 5- year estimates DP04

Median Rent

Jefferson County



Source: 2021 American Community Survey 5- year estimates DP04

In 2021, median rent in Jefferson County increased by \$174 a month since 2010. Each city also saw an increase in median rent during this time except for Bartow which has a decrease in median rent of \$143 a month. Avera saw an increase of \$183, Louisville saw an increase of \$118, Stapleton saw an increase of \$259, Wadley saw an increase of \$110, and Wrens saw an increase of \$179 a month.



Source: 2021 American Community Survey 5- year estimates DP04



Natural & Cultural Resources

Natural and cultural resources are often unrecognized community assets that contribute to the vitality and sustainability of the county. They have the potential to draw visitors who value natural beauty or historic character. These assets can 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 avoid hazards like floodplains. When development decisions are made, the natural and cultural resources that make Jefferson County unique must be considered.

NATURAL RESOURCES

Wetlands

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

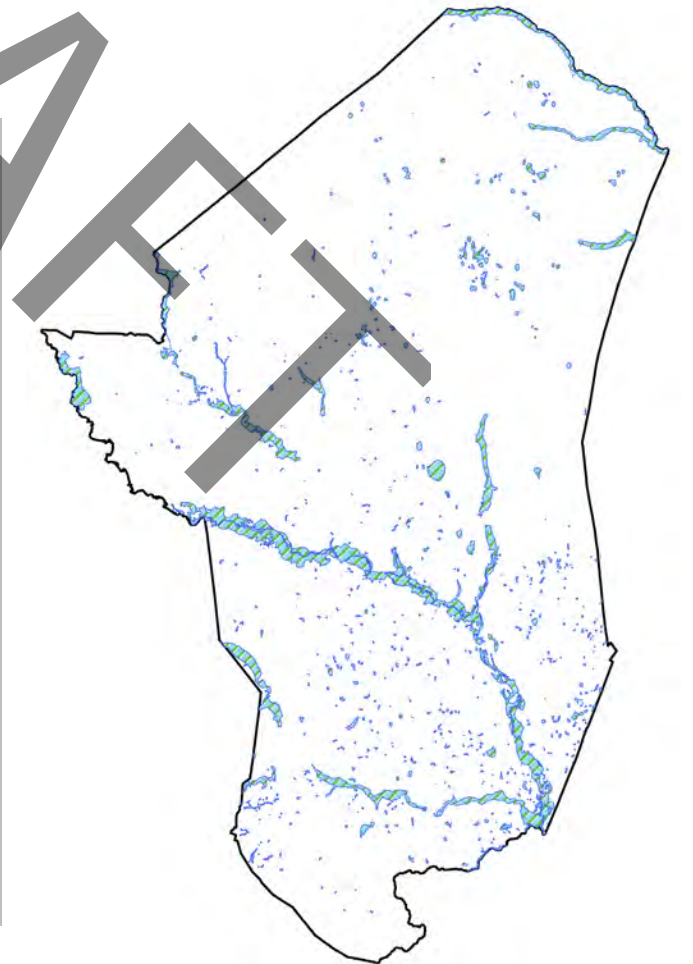
The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These wetlands include: Open water, scrub/shrub, altered, non-forested, and forested.

Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

Jefferson County has adopted a Wetlands Protection Ordinance. The ordinance was passed to promote wetland protection, while taking into account varying ecological, economic development, recreational and aesthetic values. The objective of the ordinance is to protect wetlands from alterations that will significantly affect or reduce their primary functions for water quality, floodplain or erosion control, groundwater recharge, and aesthetic nature and wildlife habitat. This ordinance refers to projects located within a wetlands area to the Army Corps of Engineers for review.

Flood Plains

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

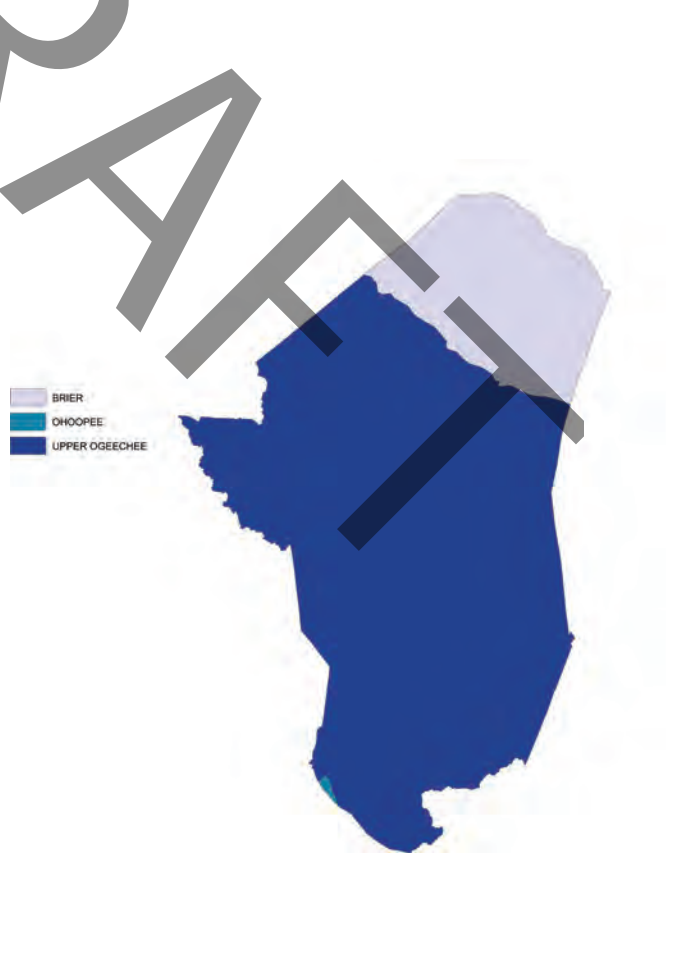


Watersheds

Watersheds are important components to public water supply. Watersheds are land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.

The removal of vegetation and the introduction of paving for roads, parking lots, etc. increase the total run-off on a site which in turn increases erosion, flooding, and sedimentation of water resources. To protect drinking water supplies downstream, The Department of Natural Resources has recommended buffer requirements to water supply watersheds that are less than 100 square miles in size.

Protection of Jefferson County's water supply will help keep drinking water for county residents free of contamination from various pollution sources. By limiting the amount of pollution that gets into the water supply, governments can reduce the cost of purification and guarantee improved public health.

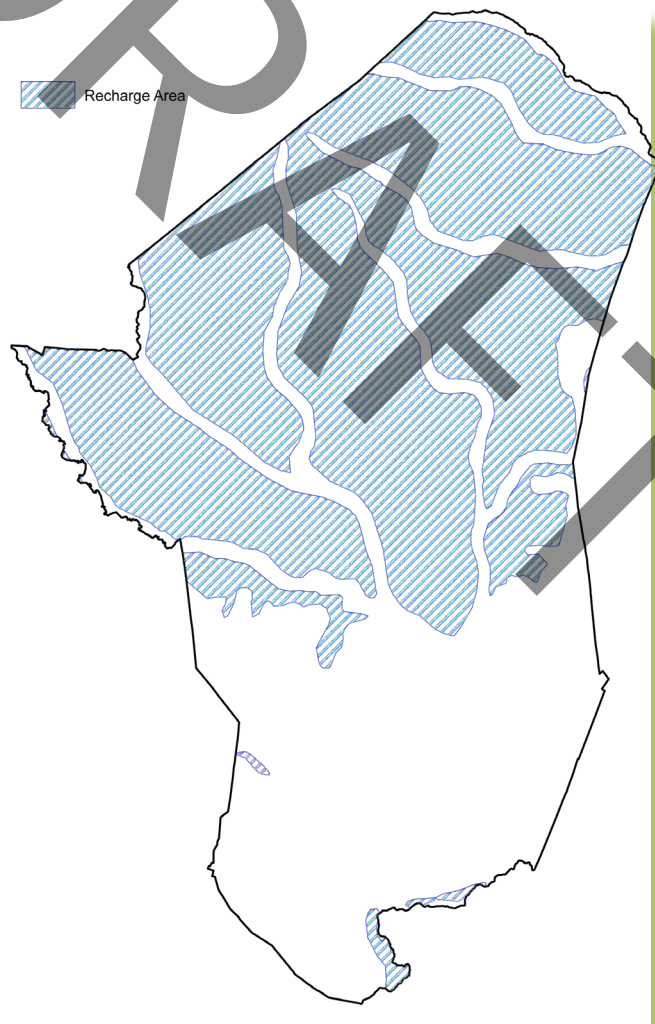


Groundwater Recharge Areas

Groundwater recharge areas are specific surface areas where water passes through the ground to replenish underground water sources. These areas should continue to be protected because contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

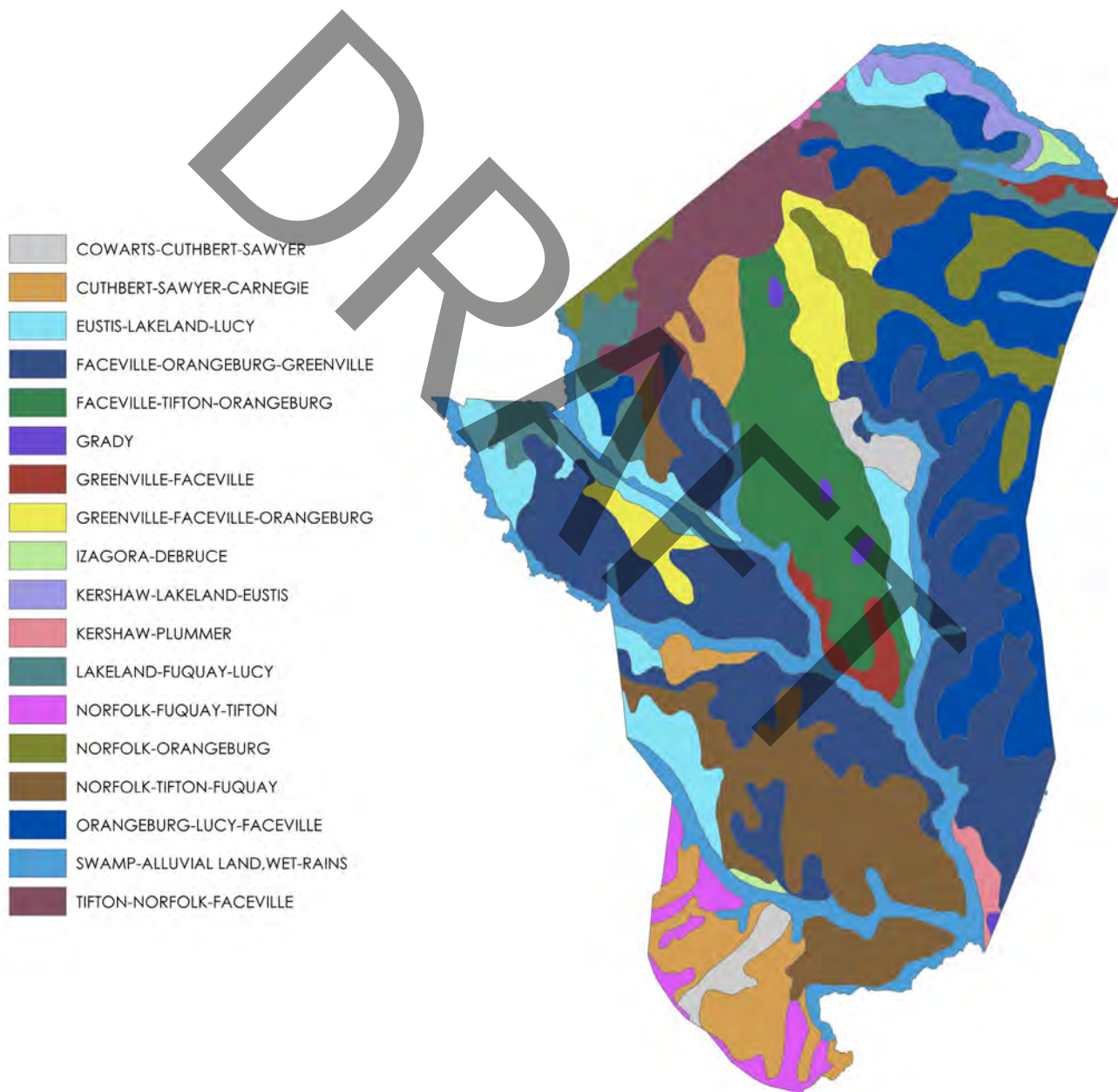
The only significant groundwater recharge area in Jefferson County is located in the northern half of the county. Most of the area lying north of the fall line is within the Cretaceous aquifer where it is more practical to draw water from surface sources than from deep wells. The southern half of the county is located within the Floridian Aquifer region where deep wells are used to draw water and the environmental concerns are not as great. The Georgia Department of Natural Resources recommends that local governments adopt criteria for groundwater protection as part of their land use regulations. This is particularly important for the cities that lie within the groundwater recharge areas in the northern part of the county. The new recommended criteria should pertain to any new development within the recharge areas.

Groundwater Recharge Areas in Jefferson County



Soil Types

Jefferson County is in both the Carolina and Georgia Sand Hills land resource area and the Southern Coastal plain major land resource area. Characteristics of the Carolina and Georgia Sand Hills area are very gently sloping to moderately sloping steep soils on uplands. These soils are well drained to excessively drained. They commonly have a thick, sandy surface layer and a loamy subsoil or are sandy throughout. The subsoil, if it occurs, is generally firm. The Southern Coastal Plain major land resource area, which makes up a large part of the county, is made up of mainly nearly level to gently sloping soils on uplands. These soils are well drained and have a sandy surface layer and a loamy or clay-like subsoil.



CULTURAL RESOURCES

Cultural Resources

Jefferson County was the site of several historically significant places and events, including the Constitutional Convention of 1798 and the Civil War. The County currently has *five sites* listed on the National Register of Historic Places (NR), in the cities of Louisville, Bartow, and Wadley. There are dozens of other sites in city and county areas that are eligible for the National Register, and jurisdictions should consider this nomination and additional local protections through ordinance.

Market House



The Market House is the only remaining structure from the 18th century in Louisville. Located in the town center, it was built between 1795 and 1798. While the exchange of goods, furniture, and town lots was common, the Market House was known as being the site for the sale of slaves. It was commonly referred to as the Slave Market. While portions of the structure have been replaced, the original timber still exists reinforced by steel. In addition, the Market House has a French cast bell that made its way to Louisville after being stolen off a ship by pirates and sold in Savannah. Due to its cultural and historical significance to both the state and nation, the Market House has been on the National Register of Historic Places since 1978.

Jefferson County Courthouse

The Jefferson County Courthouse is located on the site of the old State Capital. In 1799, Georgia's Great Seal was adopted on this site. The courthouse was designed by native Louisville architect, William Franklin Denny, and built in 1904. Best known for church and residential architecture, the Jefferson County Courthouse is the only courthouse Denny designed. The Jefferson County Courthouse was placed on the National Register of Historic Places in 1980. Today, the courthouse houses the State and Superior courts and many other county offices.



Louisville Commercial District

The Louisville Commercial District has always served as Louisville's primary commercial area. It extends four blocks NW to SE along Broad Street and was listed on the National Register of Historic Places in 1994. The District includes 180 acres, 43 buildings, and 1 structure. The Jefferson County Courthouse and Market House are within this District. Other significant structures include the post office, county jail, former Baptist Church Sunday School, Jefferson Hotel, Abbot and Stone building, Planter's Cotton Warehouse, and the Pal Theater. The period of significance is 1750-1949. Architectural styles of the district include Beaus Arts, Romanesque, and Early Commercial. Majority of the buildings are brick and one story in height. The District has a state level of significance.



Bartow Historic District

The Bartow Historic District was entered into the National Register of Historic Places in 2009. It has a period of significance ranging from 1850 to 1958. The District includes the town's historic commercial, residential, industrial, and institutional resources. It contains 125 contributing resources. Buildings and structures within the district represent common architectural types and styles found in Georgia through the late 19th to mid-20 centuries, such as the Queen Anne cottage, Georgian house, and the gabled-ell cottage. Notable community landmark buildings include the Central of Georgia depot, Bartow Baptist Church, Bartow United Methodist Church, and the 1956 Bartow High School. The district is also noted for its significance in the areas of African-American heritage and community planning and development.



Cunningham-Coleman House



Wadley, GA

The Cunningham-Coleman House was entered into the National Register of Historic Places in 1984. The house is significant in architecture, agriculture, and local history. The house is a Sand Hills cottage with Greek Revival detailing. It was the center of a middle-sized cotton plantation. William Armstrong Cunningham purchased the plantation in 1869 and played a significant role in the area, running a store in the area. Cunningham's widow sold the property to John C. Coleman, a business owner and public official in adjacent Emanuel County, in 1895. The family has been in the Coleman family since its purchase in 1895.







Community Facilities

Community facilities and services are a critical component of life in Jefferson 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.



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 Jefferson County 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.

Jefferson 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 others. 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.



Water Treatment and Supply

Access to adequate water supply is of both residential and commercial importance in the region. Communities in Jefferson County suffer from deterioration of parts of the local water systems due to aging lines or constrained growth opportunities due to undersized lines, which inhibit increased flow and carrying capacity. Having adequate water supply and properly sized lines also helps with fire protection in assuring capacity and proper flow. Each municipality has available capacity in water storage tanks and capacity to expand service areas.

Jurisdiction	Tanks	Tank Storage Gallons
Avera	1	60,000
Bartow	1	75,000
Louisville	4	500,000
Stapleton	2	135,000
Wadley	2	550,000
Wrens	4	800,000

Sewerage and Wastewater

Sewer service is not widespread in the county. Additionally, Jefferson County turned its water and sewer system over to the City of Louisville. Like water, sewer service is primarily offered at the city level, and much of the unincorporated areas use septic systems. Some cities have extended sewer service outside of city boundaries and have agreements with the county for how those unincorporated areas are served.

Fire, Police, and EMS

An effective fire department is a vital link in the chain of regional development, affecting insurance costs and, thus, the willingness of people and industries to settle in a given area. Fire protection is directly affected by the quality of the water system and a lack of infrastructure can severely reduce the community's ability to provide adequate fire protection. The existence and adequacy of a water system become a determining factor in the rating given a fire department by the Insurance Services Organization (ISO). Other factors include: the size and type of buildings in a community, the presence or absence of a fire alarm system, how calls are received and handled, whether fire fighters are paid or volunteer, the size of water mains, and call response time. The ISO weighs these factors to assign a department a rating between one and ten, with a rating of nine or ten meaning that an area is relatively unprotected. ISO ratings are not legal standards but recommendations that insurance companies can use to set fire insurance rates. Because they are set by an independent organization, they become an easy way of comparing community fire departments. However, because these ratings involve weighing several variables, they do not directly compare. For instance, a rating of seven in two different communities does not mean that each is working with the same equipment under the same circumstances. Rather, one could have an adequate water system but inadequate personnel and equipment, the other, the reverse. In our region, firefighting services are provided by both full-time and volunteer firefighters.

According to the 2018 Government Management Indicators (GOMI) survey, Jefferson County's ISO rating overall is a 6. The county is currently working to upgrade its fire station and the 911 system to NextGen 911. Dispatch services for all public safety agencies except Wadley Police Department which has its own dispatchers.

Jefferson County Sheriff's Department has 27 full-time and 4 part-time sworn officers, Three additional sworn officers work in other departments such as EMA, Building Inspection, Code Enforcement. Jefferson County Law Enforcement Center serves as the counties jail facility.

Jefferson County has two fire stations, one is operated by the City of Wrens. The county employees one full-time firefighters, EMA Director/Fire Chief, and has 15 volunteer firefighters.

Police and Fire Statistics by Jurisdiction Jefferson County				
Jurisdiction	Number of Sworn Police Officers	Number of firefighters	Number of Fire Stations	Fire Classification Rating (ISO)
Avera	0	9 volunteer	1	4
Bartow			1	
Louisville	5 ft, 1 pt	5 ft, 1 pt	1	2
Stapleton	3	10 volunteer	1	4
Wadley			1	
Wrens	10 ft, 3 pt	5 ft, 1 pt	1	3

Libraries

Jefferson County Library System (JCLS) is a locally-funded system and has three (3) libraries with locations in Louisville, Wrens, and Wadley. They employ 3 full-time and 4 part-time employees. These three libraries spread across the county provide access to citizens throughout the County. With approximately 11,000 registered patrons as of fiscal year 2016, the system contained 47 public use computers with internet. The 3 libraries operate with 5 full-time and 4 part-time employees who oversee a collection of approximately 44,000 items housed within the facility. The JCLS also offers a van delivery service to local schools to supplement children's access to books. As plans for broadband access move forward, the County should discuss patron and facility needs with library staff.

Hospitals

The Jefferson Hospital, located in Louisville, GA, is a 37-bed facility which uses hospital staff and contract physicians. It is a member of the Georgia Hospital Association's for Rural Health and is directed by a 7 member Hospital Authority. Ninety percent (90%) of patients come from Jefferson County. The remaining ten percent (10%) come from many surrounding counties, including Burke, Glascock, Jenkins, Emanuel, Johnson, McDuffie, Warren, Washington, and Richmond counties. The hospital also has three (3) rural health clinics in Louisville, Wadley and Wrens.

Support for the hospital is important. Like many other parts of the state, the rural hospitals have struggled. Some counties in the CSRA have no hospital at all, which forces residents to travel and decreases overall quality of life. This becomes a concern for residents with health concerns and those who are aging or have young children in those areas. Opportunities to improve local access to healthcare in Jefferson County include increasing telemedicine activity. This would be well-served by improving highspeed internet access at the hospital, clinics and residences.

Solid Waste

In the unincorporated areas of Jefferson County and Avera, the county collects refuse from dumpster sites. The city of Bartow collects their own. Stapleton, Louisville, and Wrens have contacted with a collection service.

Educational Facilities

Public school systems are critical in providing the education and skill foundation for future employees and business leaders. The quality of public schools is also a significant consideration to business leaders deciding where to locate their companies. How schools perform on state and national standardized tests helps to measure readiness for higher education and employment opportunities. The Jefferson County school district contains five public (5) schools with a 2022 enrollment of 2,149. This represents a decline in total enrollment over the last 20 years, wherein enrollment was 3,680 in 2000 and 2,982 in 2010. This follows the pattern of general population declines in the County. With 166 graduates in 2022, the graduation rate at Jefferson County High School was 90.2 percent. Jefferson county's graduation rate is higher than the State of Georgia average of 84.1% in 2022.

Jefferson County currently offers dual-enrollment program with Oconee Fall Line Technical College (OFTC) for high school seniors. OFTC operates the Jefferson County Center, an extension campus in Louisville. Across its system, the college offers more than 100 associate degree, diploma and certificate programs. Programs offered at the Louisville location include commercial truck driving, early childhood and education, nurse aide, and welding ad joining technology. County residents will hopefully be able to benefit from increased collaboration between local and regional colleges and universities, businesses and K-12 educational institutions to develop a qualified workforce capable of meeting the needs of existing and expanding business through new degree programs, apprenticeships, and expanded dual enrollment options.

Alternative Modes of Transportation

Jefferson Transit is a public transportation system, owned and operated by the Jefferson County Board of Commissioners and has served Jefferson County since 1987. Jefferson Transit receives funding from the Federal Transit Administrator, the Georgia Department of Transportation, the Department of Human Services, Jefferson County, and rider fares. Scheduled bus service is available Monday - Friday throughout the County; pricing is available on the County's website.

Jefferson Transit's mission is "to provide efficient, effective, safe and affordable transportation that will allow riders to access jobs, medical/dental offices, education, social service agencies, government offices, and for shopping/personal purposes.

CSRA cities and counties have been active in implementing numerous bicycle and pedestrian improvements, Including the development of a bicycle and pedestrian plan in 2005. The plan aimed to designate a regional bicycle network as well as recommend actions to improve pedestrian facilities, particularly in downtown areas. The plan for Jefferson County included a multi-use trail through Avera, Stapleton, Wrens, and Louisville that would connect to Glascock and Burke counties.



Sidewalks are available in the incorporated jurisdictions in downtown and neighborhood areas. However, there is currently no comprehensive sidewalk inventory for Jefferson County and its municipalities. Jefferson County communities should focus on repair and maintenance of sidewalks in existing areas as well as seek opportunities to expand into new areas.

One opportunity to observe areas of potential need is the SRTS program, for which the CSRA RC is a partner. The SRTS program enables and encourages students to walk or bike to school by facilitating projects and activities that improve safety and reduce traffic and air pollution in the vicinity of schools. The previously-mentioned walk audits also can provide recommendations of where to install additional bike/ped facilities.

Railroads

Two statewide freight corridors pass through Jefferson County, Norfolk Southern and Louisville & Wadley.



Road Network

Roadways drive the Jefferson County economy and are considered significant as much for economic development function as for local transport needs. Jefferson County has 186 miles of State Routes, 546 miles of County roads, and 96 miles of city streets. The expansion of U.S. 1 to four lanes will likely have a significant impact over the coming years. Given the municipality's ability to provide water and sewer infrastructure, it is likely that manufacturing plants will locate in proximity to Louisville, Wadley and Wrens. Should that occur, the municipalities and Jefferson County will need to consider the traffic implications of potentially significant truck and vehicular traffic along U.S. 1. Overall land use patterns are also of increasing concern, and the municipalities and county will benefit from a county land use ordinance update. Jefferson County will also be repairing and replacing its bridges over the next few years.

Electric Vehicles (EV)

The innovative technology of electric vehicles has made them more popular among consumers. They may reduce the use of imported fuels and reduce greenhouse emissions. Any jurisdiction that wishes to promote or support the adoption of EVs will need to build out its public EV charging infrastructure while also making it easier for individual EV owners, businesses, and developers to install private charging stations or networks. EV's use rechargeable batteries to power an electric motor. These batteries need to be recharged regularly. Local governments can play a key role in encouraging the adoption of EVs by influencing standards, codes, processes, and policies to approve the installation of private and public charging stations. Local governments may chose to host or operate public charging stations.



Transportation Investment Act (TIA)

The Transportation Improvement Act (TIA, aka TSPLOST) in 2012 provided transportation improvements across the region. TIA represents a 1% transportation sales tax to fund regional and local transportation improvements, of which 75% of funds go to a predefined project list. Discretionary funds are used on a variety of projects, such as airports, roads, bridges, bike lanes, and pedestrian facilities. The funds can be used on any new or existing transportation projects, including operation and maintenance or as a match for state and/or federal funds.



Jefferson County TIA Projects
www.ga-tia.com

Project	Description	Band	Original Project Budget
Hoyt Braswell Road Truck Route	Convert Hoyt Braswell Road to Truck Route	1:2013 to 2015 (TIA 1)	\$4,341,344
Walker St Improvements	Walker Street (Sidewalks, Curb&Gutter, Resurface) from SR 4/US Hwy 1 to Young St	1:2013 to 2015 (TIA 1)	\$500,000
Louisville Bypass Widening	Louisville Bypass Widening	2:2016 to 2019 (TIA 1)	\$20,000,000
SR 4-US 1 FM N of Nimron Road to Louisville Bypass; Inc Bridges	Widening to 4 lanes from the Wadley to the Louisville on US1- SR 4	2:2027 to 2029 (TIA 2)	\$45,000,000
SR 4-US 1 FM Louisville Byp @CR 325 to CR 138-Mennonite Church Road	Widening to 4 lanes with grassed median from Clarks Mill Rd to Warrior Trail on SR 4	1:2023 to 2026 (TIA 2)	\$26,100,000
SR 4-US 1 From CR 138-Mennonite Church Road to SR 540	Widening to 4 lanes from Warrior Trail (JCHS) to HWY 88 south of Wrens on US1-SR 4	1:2023 to 2026 (TIA 2)	\$35,300,000

Jefferson County Service Center

The Jefferson County Service Center for intellectually and developmentally disabled adults, was renovated. This center was built in 1986 and benefits around 38 adults. This project was funded by a Community Development Block Grant (awarded in 2018) for \$719,700, with a total project cost of \$772,847. The project closed in Oct. 2020.



Jefferson County Leisure Center

The Jefferson County Leisure Center for senior citizens, is currently undergoing an addition and renovations. A Community Development Block Grant (CDBG) was awarded in 2021 to benefit 105 seniors from throughout the county enjoy coming to the Leisure Center for various activities.

Jefferson County's 2021 Community Development Block Grant (CDBG) application was to improve and enhance living conditions of the low-to-moderate income senior citizens building by renovating and expanding the Jefferson County Leisure Center, as it has been named. The building is located at 209 East 7th Street in Louisville which is owned by Jefferson County. It is on the corner of Green and 7th Streets in downtown Louisville, only two blocks from the Jefferson County courthouse in a quiet historic neighborhood. The program provides Jefferson County's Seniors with a "home away from home" with countless programs, events, and activities for the County's 55-and-over population.

There are a total of 135 seniors enrolled in the Leisure Center program, of which 105 are active in the congregate program at the Center and 30 are homebound who receive delivered meals. All enrollees are funded through the Center by the Older Americans Act for nutrition and meals and some activities. The building expansion of 1,600 SF will directly benefit the 105 congregate senior citizens of whom 100% are presumed of low to moderate income as limited clientele.

The 2021 Jefferson County CDBG awarded is for \$750,000 with a total project cost of \$960,122.



Parks and Recreation

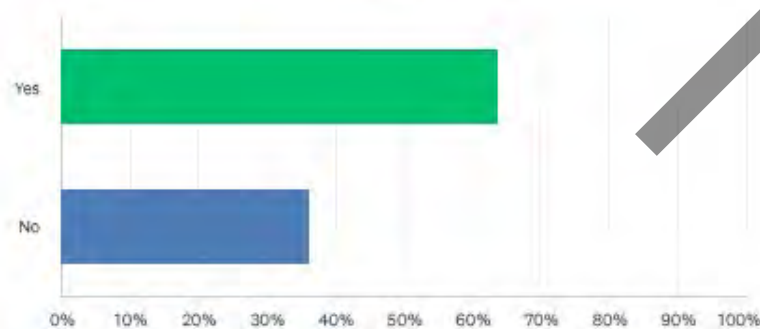
Jefferson County Recreation and Parks agency's mission is "to enhance the quality of life for all youth in Jefferson County by providing athletic fields, indoor basketball court, playground and fun enjoyable recreation programs that promote healthy lifestyles and an active community."

Parks, playgrounds and walking tracks are located throughout Jefferson County at traditional park locations, schools, and health facilities. This is a good option for including and increasing active and passive recreation in a community. Current county efforts to increase recreational facilities include a picnic site/pavilion and disc golf course at Ogeechee Crossing Park. Recreation should not be limited to what we normally see. Even in more rural areas of the County, residents can benefit from passive recreation such as non-paved, soft surface trails.



Q16 Do you use public facilities such as parks, trails, and ball fields?

Answered: 149 Skipped: 71



ANSWER CHOICES	RESPONSES	
Yes	63.76%	95
No	36.24%	54
TOTAL		149

Ogeechee Crossing Park

The Ogeechee Crossing Park" is located southwest of Louisville in rural Jefferson County. Conserve Georgia funds will provide needed assistance for development of the 230-acre Ogeechee Crossing Park bordering the Ogeechee River to expand opportunities for recreation, healthy living and wellness, learning about nature, and conservation of land for public use.

Three areas will be developed. Amenities include playground, butterfly garden and gazebo, picnic tables, restrooms with showers, viewing center for competition cross country races, camp sites with electricity and water, educational outdoor classroom, kayak launch, and trails of approximately 7 miles for mountain biking, cross country, and hiking/walking.

Jefferson County has, additionally, built a disc golf course in the middle of the Park. "Where the Moss Meets the River: Masterplan Implementation for Ogeechee Crossing Park," GA Outdoor Stewardship Program, Conserve Georgia Grant, agreement signed 9/22/2020. The grant award is \$898,983, and the total project cost is \$1,201,645.74.







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 Jefferson County toward realizing its desired end.



Existing and Future Land Use

The purpose of the Land Use Element is to ensure that the distribution of land uses meets the future economic, social, physical, and environmental needs of Jefferson County and its municipalities. The future land use map can assist local governments in making development decisions that complement long-term goals and policies established in this planning process and avoid the emergence or continuance of inefficient development patterns. This section of the Plan includes the a collection of future land use maps and defining narrative that use classifications to depict the location of future land uses.

An examination of zoning, land uses and development patterns throughout the county reveals that little has changed since the last comprehensive plan update. The county's predominant land uses overall continue to be agricultural and residential in nature. Jefferson County has experienced a relatively small amount of growth. On the whole, the county remains rural and has not experienced the booming suburban growth seen elsewhere in the region. Despite lags or decline in the unincorporated area, some incorporated areas have grown in population, increased infrastructure service area and annexed land.

Transportation is one of the strongest influences on land use patterns. Travel behavior and the existence of roads have a direct impact on the location of new development. Jefferson County has an abundance of state routes intersecting the rural areas and linking them with the county's six cities. Historically, development patterns in the unincorporated areas have occurred along, or within close proximity to these major road networks. Widened highways and reduced commute times have increased Jefferson County's location benefit of proximity to the Augusta/Aiken area. Growth and job opportunities in these nearby counties served as a catalyst for residential development along the commuting corridor.

This same proximity has also affected commercial development. For the most part, much of the county's residents traditionally traveled outside the county to take advantage of larger shopping and entertainment opportunities in Augusta-Richmond County. Over time, major commercial and business development has been focused in areas inside and near to the incorporated areas. Commercial land use is significantly higher in Louisville, Wadley and Wrens than the other municipalities, reflecting larger population shares and traditional status as trading centers.

Conversely, Avera, Bartow, and Stapleton have experienced lower rates of conversion from agricultural to residential and commercial uses. Additionally, in downtown areas, all the cities contend with the need and desire to recruit businesses in order to promote revitalization and prevent or resolve issues of vacant commercial structures. Industrial land in Jefferson County includes several mining sites and industrial parks. The cities and county are seeking to better connect and expand existing industry and plan for the future as new projects such as highway widening and broadband deployment happen. One industry that has seen regional growth is solar, and there are opportunities to grow

this industry in the county.

The improved efficiency of road networks and lack of robust public transit has contributed to an increased reliance on cars, which is reflected neighborhood development. Prominent features of the county's subdivisions are garages, driveways, and a lack of sidewalks. The increased mobility of the population, in general, has led to a decrease in mixed-use and neighborhood commercial development and has decreased our mobility options through a forced reliance on the automobile, even for the shortest of trips.

The communities in Jefferson County have decided to change some of that. In the future, the jurisdictions would like to pursue more mixed-use development, particularly along important corridors and in areas immediately outside the incorporated areas that can support it. Some of the existing county zoning can support mixed-use developments, such as the planned unit development (PUD) district. Other options currently not in the code should be developed to complement the others. One possibility is a commercial overlay along major highways. Additional study and refinement of the ordinances needs to happen in order to best define what code adjustments will be made.

As Jefferson County and its communities continue to change, awareness of the impacts of Fort Gordon's growth and expansion remain important. Land use regulations and patterns that encourage appropriate growth and development will become increasingly important. Recommendations from the forthcoming JLUS report will be examined and incorporated into this plan and other documents in the future.



Land Use Designations

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

- **Agricultural-Residential.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting, and low-density single-family housing.
- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensity. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.
- **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.
- **Public/Industrial.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- **Parks/Recreational/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
- **Transportation/Communication/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

When determining how best to use the Comprehensive Plan future land use maps and supporting narratives, the reader should be mindful of the following parameters:

- **Boundaries:** The future land use map is parcel based and does not cross parcel lines. Generally, a tract should develop according to the parameters established in the specific land use in which it is located. The county is strongly encouraged to initiate amendments to their Future Land Use Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.
- **Narrative:** The included narratives correspond to the Future Land Use Map for the county and its jurisdictions and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the “Community Goals” section. They should inform future development decisions. Questions about underlying zoning should be answered by the jurisdictions.



Agricultural-Residential

This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Low-density single-family dwelling units are the only allowable housing type. Recreation, such as bicycle and pedestrian trails would be appropriate in this area.



Residential

The predominant use of land within the residential category is for single-family and multifamily dwelling unit organized into general categories of net densities.

Housing types and densities vary between the incorporated areas, the areas immediately outside city/town limits, and the balance of unincorporated Jefferson County.



Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use on one building or grouped together in a shopping center or office building.

Most commercial activity in the county takes place in the larger cities of Louisville, Wrens, and Wadley. The cities are working toward improving their downtowns and continuing to attract new businesses and pedestrian traffic.



Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.



Public/Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

They do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities should be in the park/recreation/conservation category; landfills in the industrial category; and general office buildings containing government offices in the commercial category.

This land use includes land used for public and semi-public uses. Public uses include government and educational activities and structures. Semi-public uses include churches, synagogues, as well as and clubs and fraternal organizations.



Transportation/Communication/Utilities

Transportation/Communication/Utilities. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.



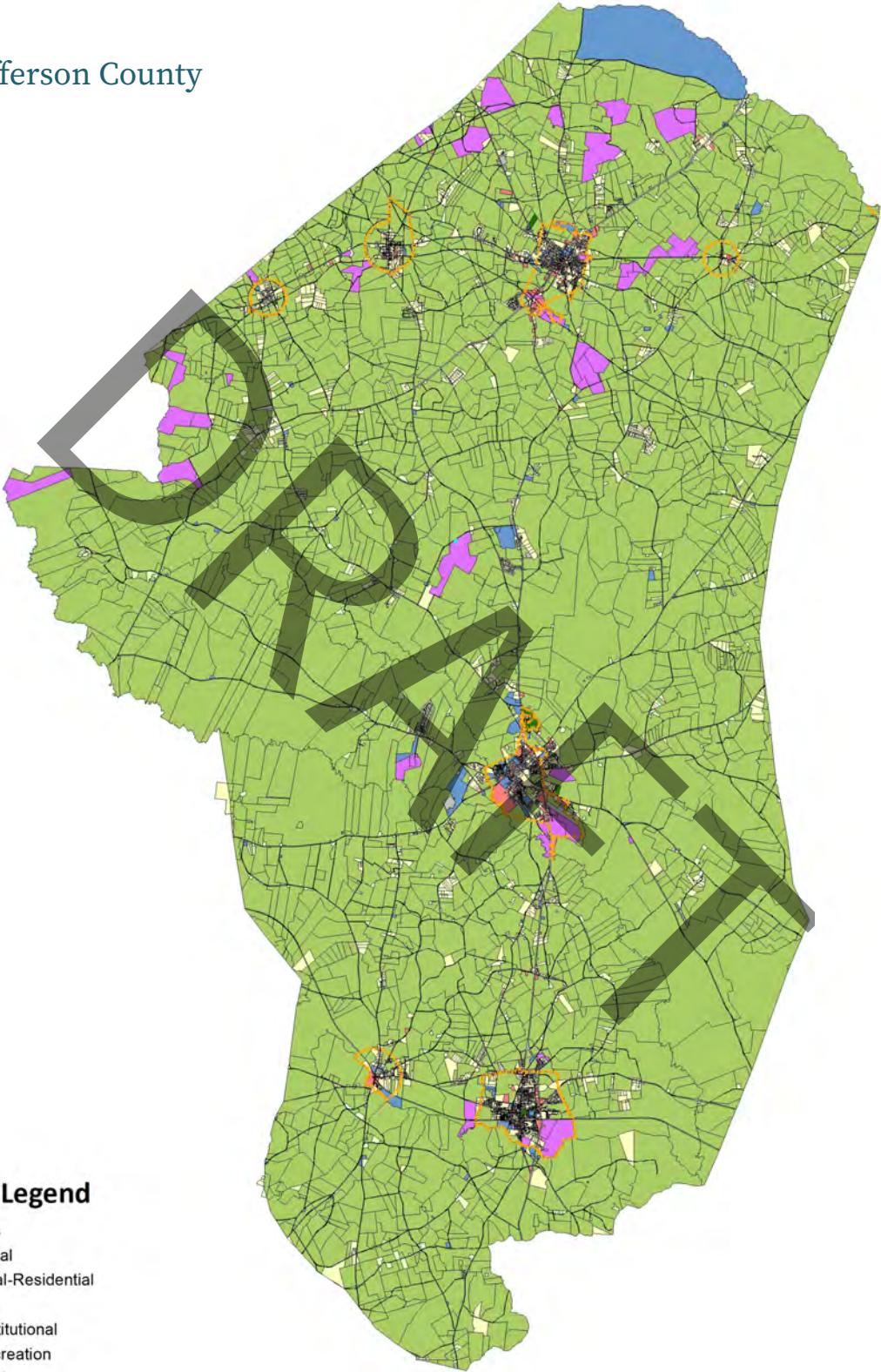
Parks/Recreation/Conservation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.



Future Land Use

Jefferson County

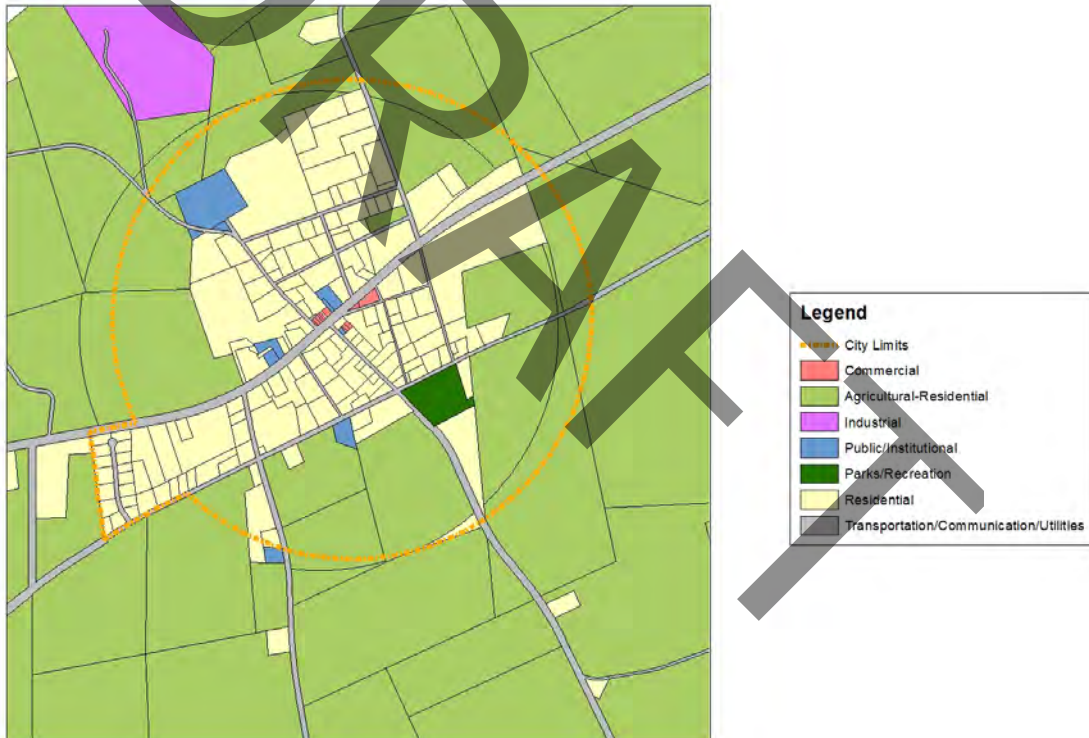


Legend

- City Limits
- Commercial
- Agricultural-Residential
- Industrial
- Public/Institutional
- Parks/Recreation
- Residential
- Transportation/Communication/Utilities

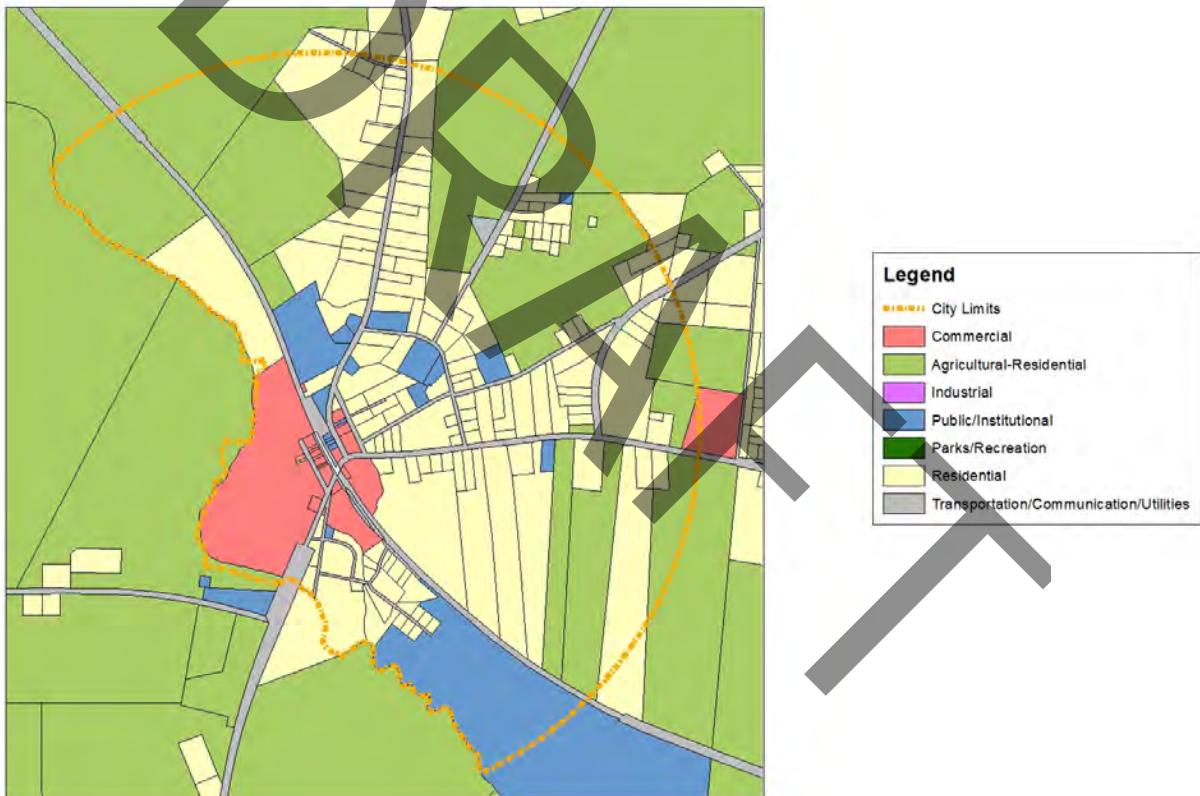
Future Land Use

Avera



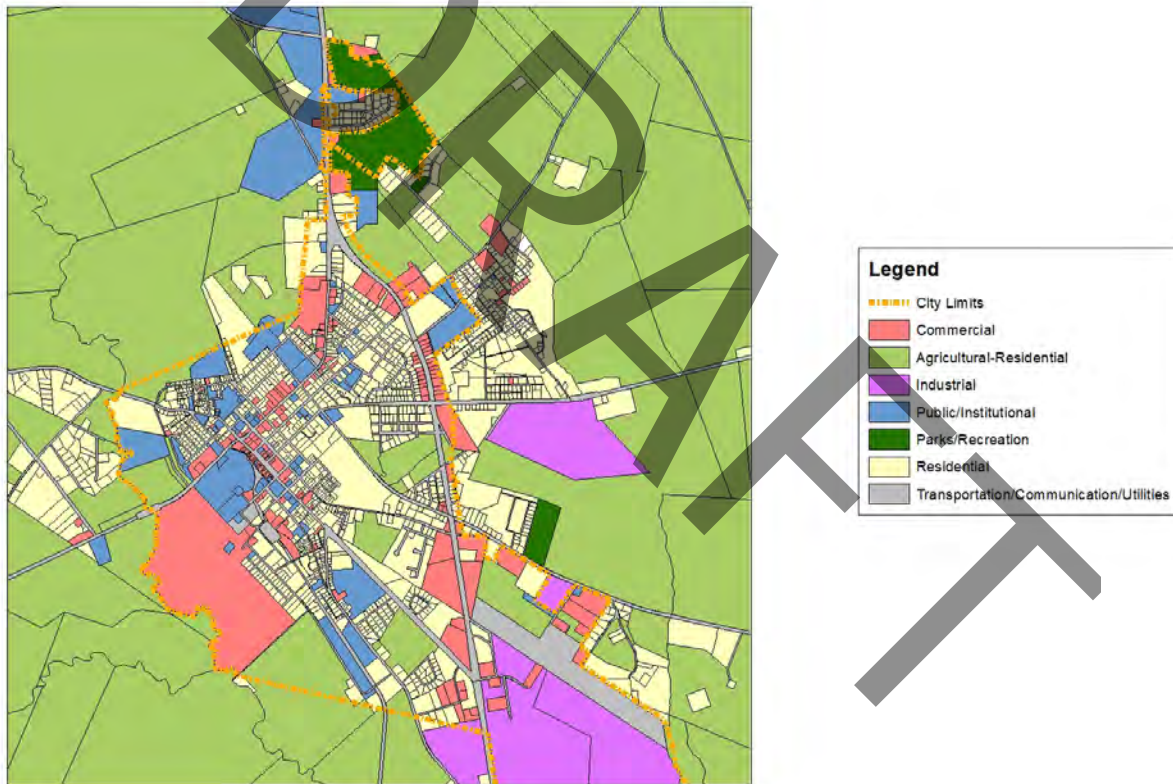
Future Land Use

Bartow



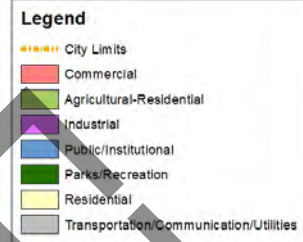
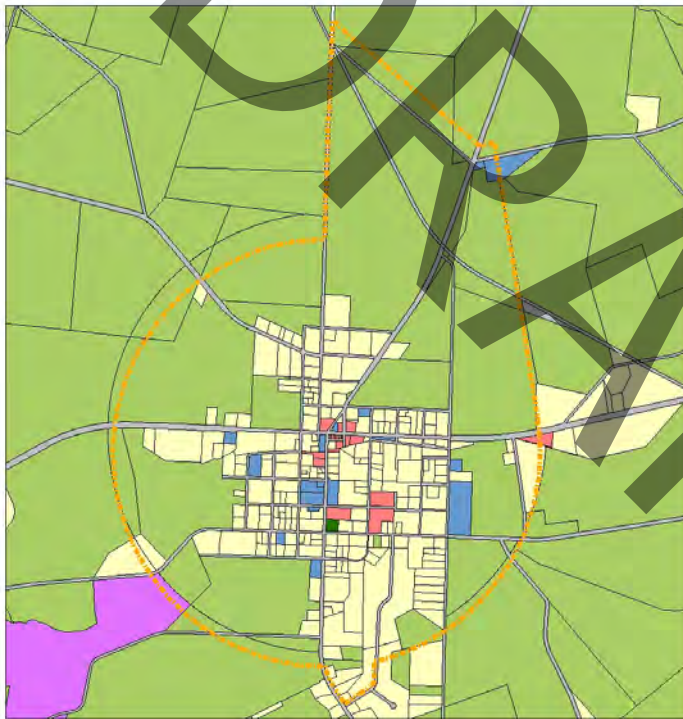
Future Land Use

Louisville



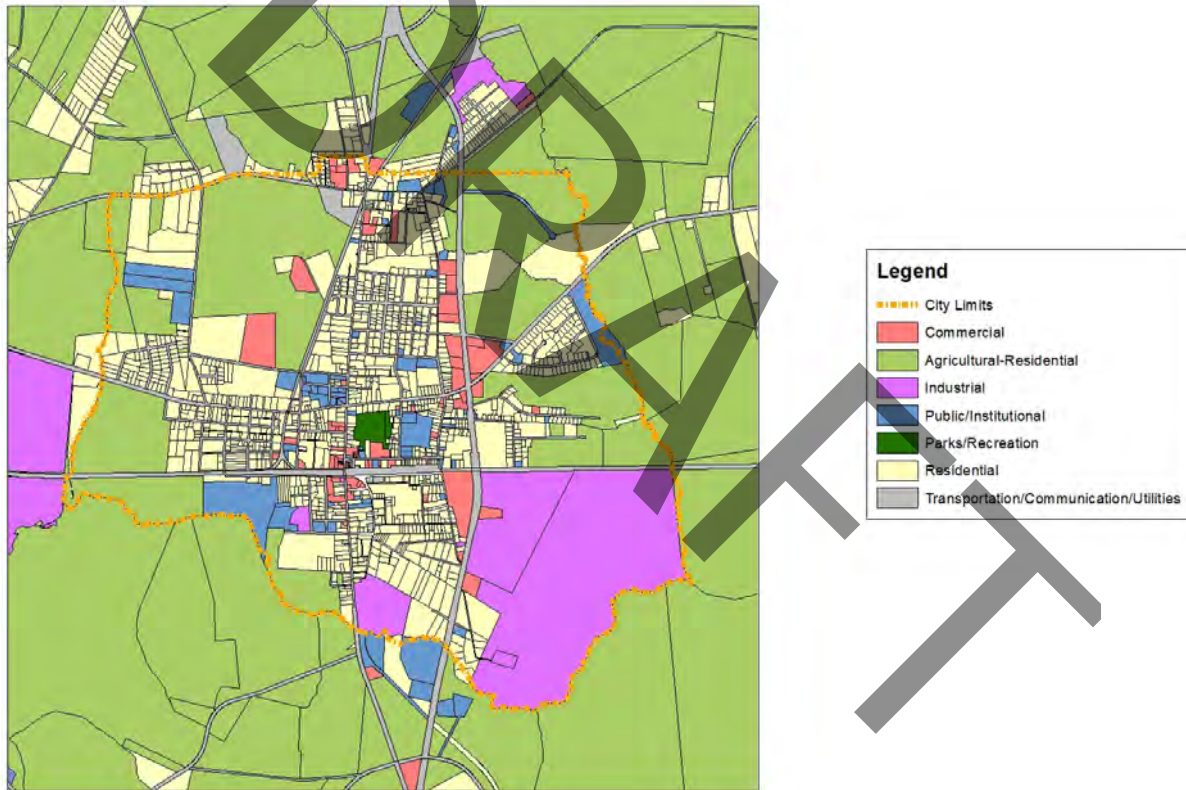
Future Land Use

Stapleton



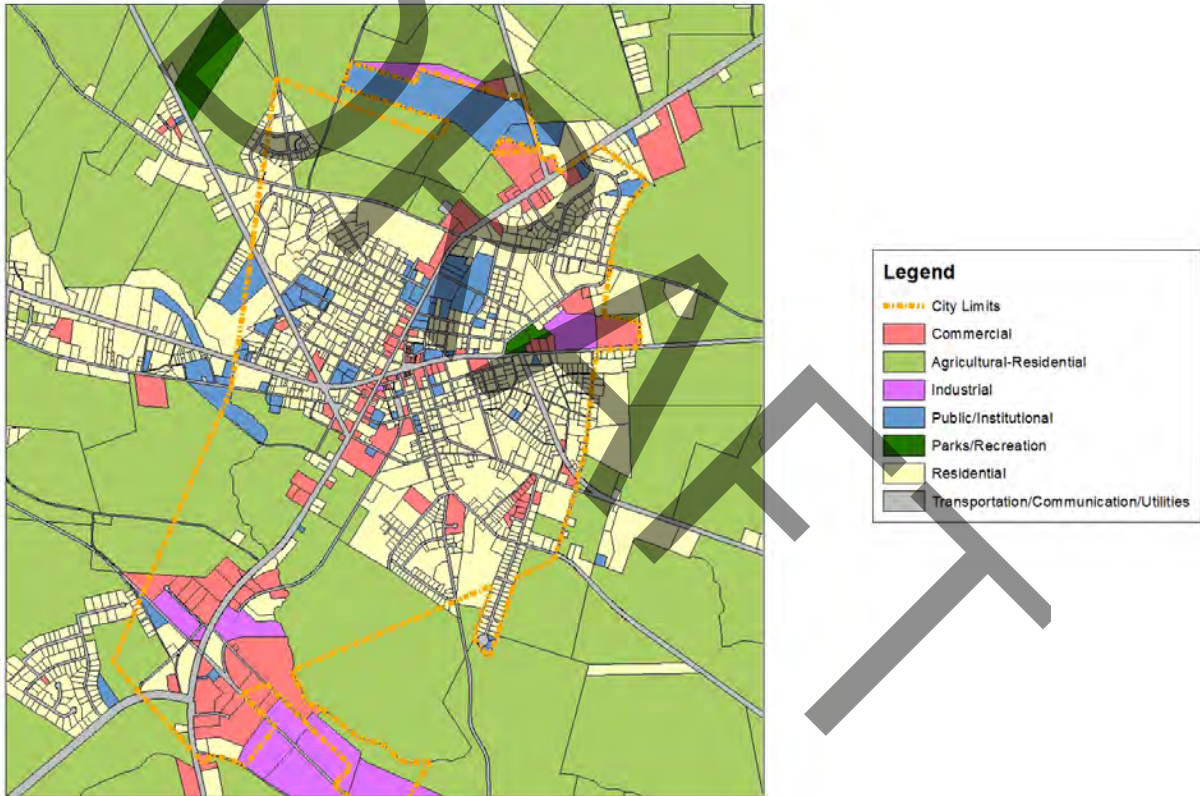
Future Land Use

Wadley



Future Land Use

Wrens







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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.



Jefferson County

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
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				
Expand infrastructure in the county industrial sites.	X				
Assist Louisville Airport Industrial Park in becoming GRAD certified.				X	Due to the cost and lack of demand, the project has been canceled.
Create a pad ready site at Kings Mill Commerce Park.			X		Postponed due to lack of funding and the economic downturn during COVID. This will be in the 2023-2028 CWP.
Review county communication channels for the permitting process to locate places for streamlining and improvement.	X				
Work with GDOT, RC, and others to expand US 1/SR 4 for all of Jefferson County.		X			Project approved, funded, and underway. Projected to be finished by 2028. This will be in the new 2023-2028 CWP.

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.			X		A housing rehab project was completed under the last plan. This will be in the 2024 CWP.

Jefferson County

Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Identify recreational and green space options for Ogeechee Crossing Park and seek funding for implementation support.		X			Construction will be completed 2024. This will be in the new 2023-2028 CWP.

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Purchase extrication equipment.	X				
NextGEN Phone System 911	X				
AVL (Automatic Vehicle Locator)		X			This has been approved by the board, ordered and should be installed within 6 months. This will be in the new 2023-2028 CWP.
Fire Station				X	Not being considered at this time, may revisit in the future.
Capacity max upgrade for a new radio system	X				
Purchase motor graders (2).			X		Funding for additional motor graders was used for extra paving projects. The purchase of additional motor graders will likely be postponed to the FY 24 TSPLOST budget. This will be combined with replacement motor graders in the new 2023-2028 CWP.



Jefferson County

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Replacement Motor Graders (2).			X		The Board will likely approve to sell two motor graders in FY24 and replace them with the motor graders listed above.
Landfill - cell construction/engineering	X				
Construct a disk golf area at Ogeechee Crossing.	X				
Construct a pavilion/picnic site at Ogeechee Crossing.	X				
Install a HVAC unit in the Armory for the purpose of making the community space usable.	X				
Roof Replacement - Green Street Old Jail	X				
Renovate the Service Center.	X				
Update and expand Jefferson County Leisure Center (Senior Center) for code compliance. Apply for a 2021 CDBG.		X			Under construction; projected completion 2024. This will be in the new 2023-2028 CWP.
Replace senior center windows.	X				
Remodel and re-purpose the Old Jail building on the courthouse grounds.	X				
Remodel the inside of the old sheriff's house for use as county office/meeting space.				X	Upon inspection of the condition and layout of the building, the old sheriff's house is not conducive to being remodeled or to be adapted for office meeting space.

Jefferson County

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Improve handicap access at the county courthouse by adding an ADA ramp with portico on the back.	X				
Upgrade the courthouse grounds to include a “Veteran’s Plaza” & landscaping.	X				
Develop a list of projects for the next regional TSPLOST initiative.	X				
Provide the RC with a list of school gardens and farmer’s markets for inclusion in regional food asset mapping.	X				
Partner with cities to expand natural gas access, especially to the Wadley area.			X		This project has postponed until a funding source can be identified. This will be in the new 2023-2028 CWP.

Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Rezone mining areas to industrial zoning districts.		X			Several parcels are still listed as agricultural. This will be in the new 2023-2028 CWP.
Conduct a land development ordinance review for the purpose of auditing the manner in which the County manages growth and development.	X				



Jefferson County

Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Update county zoning ordinance, particularly regarding PUD districts and mixed-use options.	X				
Update comprehensive plan to include recommendations from the Fort Gordon Joint Land Use Study (to be released later in 2019).				X	The Land Use Study was released in 2021, the board decided not to sign a MOU with Fort Gordon at this time.
Update the digital version of the zoning map.		X			This project has been reworded in the 2023-2028 CWP.
Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Create a county-wide broadband committee aimed at improving quality and access across all jurisdictions.	X				
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				
Evaluate county buildings like senior centers to determine which may be improved to become a "Broadband Ready" site under the ACE Act.	X				
Adopt a resolution stating that Jefferson County desires to be fully served by broadband capability through broadband deployment.	X				

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				
Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Locate and map blighted areas of the city for potential redevelopment.				X	Lack of interest. Project canceled.
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.				X	Lack of interest. Project canceled.
Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Make improvements to the city storm water drainage system.			X		Lack of funding. This will be in the new 2023-2028 CWP.
Participate in discussions for the next regional TSP/OST initiative.	X				
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X				



City of Avera

Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Designate a representative for the county-wide broadband committee aimed at improving quality and access across all jurisdictions.	X				
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				
Evaluate city buildings and other public spaces to determine which may be improved to become a “Broadband Ready” site under the ACE Act.	X				
Adopt a resolution stating that Avera desires to be fully served by broadband capability through broadband deployment.	X				

Town of Bartow

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Provide the RC with a list of important Town locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				
Offer grants to encourage facade improvements for downtown businesses.		X			Will research funding source. This will be in the new 2023-2028 CWP.
Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Locate and map blighted areas of the Town for potential rehabilitation or redevelopment.		X			Working on the map. This will be in the new 2023-2028 CWP.
Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Participate in discussions for the next regional TSPLOST initiative	X				
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X				



Town of Bartow

Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Designate a representative for the county-wide broadband committee aimed at improving quality and access across all jurisdictions	X				
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				
Evaluate Town buildings and other public spaces to determine which may be improved to become a “Broadband Ready” site under the ACE Act.	X				
Adopt a resolution stating that Bartow desires to be fully served by broadband capability through broadband deployment.	X				

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.		X			Starting construction on three new houses using CHIP Grant. This will be in the new 2023-2028 CWP.
Complete a dilapidated property inventory.	X				Completed inventory. Have about 65% success rate getting property owners to address problems

Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Collaborate with Jefferson County on zoning update for parcels along the outside of city limits for mixed use options.		X			This project has not been completed. This will be in the new 2023-2028 CWP.
Update the digital version of the zoning map.		X			This project has not been completed. This will be in the new 2023-2028 CWP.



Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Construct a four-lane by-pass.		X			Estimated to be complete in 2024. This will be in the new 2023-2028 CWP.
In conjunction with the Jefferson County Board of Education and Jefferson County, construct a natural gas filling station.			X		Will research funding opportunities for this project. This will be in the new 2023-2028 CWP.
Resurface basketball courts.	X				
Seek funding for the development of center city recreational opportunities that link downtown to Revolutionary War cemetery and the creek.		X			Parking lot almost complete. Trails have been cleared, looking into funding bridge connector. This will be in the new 2023-2028 CWP.
Participate in discussions for the next regional TSPLOST initiative.	X				
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X				

Broadband

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Designate a representative for the county-wide broadband committee aimed at improving quality and access across all jurisdictions.	X				
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				

Broadband

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Evaluate city buildings and other public spaces to determine which may be improved to become a “Broadband Ready” site under the ACE Act.	X				
Adopt a resolution stating that Louisville desires to be fully served by broadband capability through broadband deployment.	X				

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City of Stapleton

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.				X	Not a priority of the City at this time.

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Upgrade restroom facilities at the city park to include ADA facilities.	X				
Extend water lines along Stapleton Acres Road and in other locations.	X				
Participate in discussions for the next regional TSPLOST initiative.	X				
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X				

City of Stapleton

Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Rehabilitate the Stapleton city-owned gym.				X	The gym needs to be removed. Not able to rehabilitate.

Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Designate a representative for the county-wide broadband committee aimed at improving quality and access across all jurisdictions.	X				
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				
Evaluate city buildings and other public spaces to determine which may be improved to become a "Broadband Ready" site under the ACE Act.	X				
Adopt a resolution stating that Stapleton desires to be fully served by broadband capability through broadband deployment.				X	Not a priority of the City at this time.



City of Wadley

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				

Housing

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.	X				

Natural And Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Place the Old Wadley Middle/High School on the National Register of Historic Places.				X	City plans to demolish in September 2024.

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Rehabilitate the “Old Wadley Middle/ High School” for the purpose of creating a community center.	X				
Complete drainage and road improvements along MLK and Butts Streets.		X			
Participate in discussions for the next regional TSPLOST initiative.	X				
Provide the RC with a list of school gardens, community gardens and farmer’s markets for inclusion in regional food asset mapping.	X				
Replace fire hydrants and corroded galvanized water lines with PVC and/or ductile iron line on the following streets but not limited to: Burton St, Cooper St, Forbes St, Hawkins St, Hinkins St, Jordan St, N. Main St, Sargent St, Spann St, Stevens St, and W. Smith St.			X		Applied for CDBG in 2019 but was not funded. We will look for additional funding opportunities in the future. This will be in the new 2023-2028 CWP.
Upgrade sewerage to provide appropriate capacity.	X				
Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Draft a downtown master plan.			X		This project has been funded but has not been completed at this time. This will be in the new 2023-2028 CWP.



Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Collaborate with Jefferson County on zoning update for parcels along the outside of city limits for mixed use options.			X		Plan to update zoning maps and will work with Jefferson County on the project. This will be in the new 2023-2028 CWP.
Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Designate a representative for the county-wide broadband committee aimed at improving quality and access across all jurisdictions.	X				
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				
Evaluate city buildings and other public spaces to determine which may be improved to become a "Broadband Ready" site under the ACE Act.	X				
Adopt a resolution stating that Stapleton desires to be fully served by broadband capability through broadband deployment.	X				

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				
Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Market an available 15 acre tract to a developer for a residential subdivision.		X			Need development plans moving forward on this project. This will be in the new 2023-2028 CWP.
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.		X			Applied in 2022, was not awarded. Will reapply again in 2023. This will be in the new 2023-2028 CWP.
Natural And Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
The Johnson Lake facility at Memorial Lake will be upgraded.		X			Need development plans moving forward on this project. This will be in the new 2023-2028 CWP.



City of Wrens

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Complete 2017 CDBG grant for Sewer Improvements on Geter St., Stephens St. Extension, a part of Stephens St., a part of Center St., and the two apartment complexes of Green Meadows and Pine Valley.	X				
Purchase three police vehicles.	X				
Purchase 15 SCBAs for Wrens Fire Department.		X			Applied for 2023 grant for 24 SCBA's for \$224,000. We are in critical need of these 24 SCBA's. Reworded in the 2023-2028 CWP.
Purchase three pickup trucks for the Utilities Department.	X				
Conduct water/sewer improvements throughout the city.		X			
Participate in discussions for the next regional TSPLOST initiative.	X				
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X				
Implement phased airport improvements such as pavement rehabilitation, fencing for a fuel farm, runway lighting, etc.		X			Just completed a lighting rehab project at the airport. Pavement rehabilitation, fencing for a fuel farm will be reworded in next 2023-2028 CWP.

Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Collaborate with Jefferson County on zoning update for parcels along the outside of city limits for mixed use options.		X			This will be in the new 2023-2028 CWP.
Update comprehensive plan to include recommendations from the Fort Gordon Joint Land Use Study (to be released later in 2019).				X	The county has decided not to sign MOU with Fort Gordon at this time.
Update the digital version of the zoning map.		X			This will be in the new 2023-2028 CWP.
Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Designate a representative for the county-wide broadband committee aimed at improving quality and access across all jurisdictions.	X				
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				
Evaluate city buildings and other public spaces to determine which may be improved to become a "Broadband Ready" site under the ACE Act.	X				
Adopt a resolution stating that Stapleton desires to be fully served by broadband capability through broadband deployment.	X				





Community Work Program

The Work Program consists specific activities that the cities of Jefferson County will undertake in the five-year period from 2023 through 2028 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.



Jefferson County

Economic Development

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Work with GDOT, RC, and others to expand US 1/SR 4 for all of Jefferson County.	X	X	X	X	X	County, GDOT	TBD	TSPLOST, GDOT
Create a pad ready site at Kings Mill Commerce Park			X			County, DJAC	TBD	State Grant
Work with Wrens to extend water, sewer, and natural gas north on US 1 to promote residential growth		X	X			County, Wrens	TBD	State Grant
Promote workforce development by working with schools on work ethics programs.	X	X	X	X	X	County	Staff Time	Local Funds
Research feasibility of installing Electronic Vehicle charging station.	X					County	Staff Time	TBD, Grant Funds

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Continue to maintain and upkeep the County Landfill.	X	X	X	X	X	County	TBD	Landfill Fees
Feasibility of building and operating a public safety (Fire and LE) training facility behind the Forestry Office.		X	X			County	TBD	State Grant
Install AVL (Automatic Vehicle Locator) for County Equipment	X					County	\$75,000	SPLOST
Sell two motor graders and purchase two motor graders.		X			X	County	\$2M	SPLOST, TIA, TSPLOST

Jefferson County

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Adjust SW fee structure to charge Mobile home parks and campgrounds for each unit.		X				County	TBD	Landfill Fees
Update and expand Jefferson County Leisure Center (Senior Center) for code compliance. Apply for a 2021 CDBG.	X	X				County	\$960,000	CDBG, Local Funds
Upgrade facilities--operationally and aesthetically--at the Recreation Department.	X	X				County	TBD	Local Funds
Evaluate the need for Animal Control.	X	X	X	X	X	County and Cities	\$1.5M	Local Funds
Evaluate efficiency and effectiveness of County building facilities. Initiate the appropriate changes.	X	X	X	X	X	County	TBD	Local Funds
Evaluate the condition of the Landfill leachate tank and make the appropriate repairs.	X					County	\$90,000	Landfill Fees
Evaluation the condition of the County fire station and make the appropriate renovations.		X				County	TBD	SPLOST 22
Reevaluate the location of County fire stations and make the appropriate adjustments.			X			County	TBD	Local Funds
Explore the need for a Fire Tax to fund additional equipment, facilities, and personnel in Fire Departments	X	X				County and Cities	TBD	Local Funds
Evaluate options for using GIS technology to map and inventory all roads documenting their ownership, appropriate attributes and traffic control facilities.		X	X			County, RC	TBA	Local Funds



Jefferson County

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Use a road inventory mapping system to establish policy and steer daily decision on road maintenance and rehab.			X	X		County	Staff Time	Local Funds
Evaluate the condition of the Old Sheriff's House. Develop a plan for the use of the space consistent with the long-term needs of the County.	X					County	TBD	Local Funds
Evaluate best use for Old Louisville Middle School. Develop a plan for the use of the space consistent with the long-term needs of the County.	X					County	TBD	Local Funds
Support the expansion of natural gas access in County, especially to the Wadley area			X			County and Cities	Staff Time	Local Funds
Upgrade the building and facilities of the Elections and Registrars Office	X	X				County	\$2M	ARPA Fund Balance
Continue to evaluate and upgrade voting equipment as required.		X	X	X	X	County	TBD	Local Funds
Continue to investigate grant opportunities to improve and upgrade law enforcement equipment and use technology at the Sheriffs Department to improve safety for citizens and staff.	X	X	X	X	X	County	TBD	State Grants
Evaluate the feasibility of expanding the Transition Center at the Correctional Institute.	X					County	\$500,000	User Fees
Evaluate the feasibility of using fleet maintenance software at the County Maintenance Shop.		X				County	\$15K/annually	Local Funds

Jefferson County

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Evaluate the feasibility of using a Fleet Management Company to purchase, manage, and dispose of vehicles.		X				County	TBD	Local Funds
Continue to identify and expand programs at the Leisure Center to improve the quality of life for seniors.	X	X	X	X	X	County	TBD	Local Funds
Evaluate the effectiveness and efficiency of using other transportation options such as small vans, on-demand app services, and outside services in the Transit Department.		X				County, GDOT	TBA	GDOT, User Fees
Encourage the development of a ministerial association to act in an advisory and liaison capacity with the community.			X			County	Staff Time	Local Funds
Upgrade dispatch equipment and technology at 9-1-1 Center.			X			County	TBD	State Grants
Improve access to minutes and agendas for meetings, On-line access.		X				County	Staff Time	Local Funds

Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Identify recreational and green space options for Ogeechee Crossing Park and seek funding for implementation support.	X					County	TBD	TBD



Jefferson County

Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Install signage at Ogeechee Crossing Park to promote the historical significance of the property.		X				County	\$5,000	Local Funds, Green Fees
Analyze the need for additional staff at Rec Dept	X	X				County	\$50,000 annually	Local Funds, User Fees
Continue to upgrade facilities and accommodations at OCP Campgrounds to improve the stays for visitors.		X	X	X	X	County	TBD	State Grants
Expand facilities at OCP to include more attractions for local residents such as miniature golf, foot golf, amphitheater, arts and crafts festival, school and recreation activities, etc.		X	X	X	X	County	\$2M	State Grant
Work with schools to make facilities usable for ROTC and other school related activities	X	X				County	TBD	TBD
Update the County's social media page and website to better market services and provide information to the public.	X	X				County	\$5,000	Local Funds
Expand participation in Recreation and Leisure Center activities and events with better marketing.	X	X	X	X	X	County	\$2,000	Local Funds

Jefferson County

Land Use								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Improve the quality of Planning and Zoning Maps, On-line access.		X	X			County, RC	\$10,000	Local Funds
Perform comprehensive review of Land Use Ordinance and Map.		X	X	X		County	Staff Time	Local Funds
Rezone mining areas to industrial zoning districts.	X	X				County	Staff Time	Local Funds
Update Zoning Ordinance.		X	X			County	\$60,000	Local Funds, User Fees
Provide periodic training to staff and Planning Commission	X		X		X	County	\$10,000	Local Funds
Analyze Land Use regulations to confirm compatibility with promoting housing growth.	X	X	X	X	X	County	Staff Time	Local Funds
Identify other means of working with cities to promote growth.	X	X	X	X	X	County	Staff Time	Local Funds
Continue to evaluate the County's level of implementation in the Fort Gordon Lighting Study.	X					County	Staff Time	Local Funds
Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Promote Workforce Housing	X	X	X	X	X	County	TBD	State Grants



Jefferson County

Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Promote activities design to remove dilapidated/unfit houses and structures.	X	X	X	X	X	County	TBD	Local Funds
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.	X	X	X	X	X	County	TBD	Local Funds
Work with cities to establish a Land Bank Authority.		X	X			County and Cities	TBD	Local Funds
Intergovernmental								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Explore the feasibility billing and collecting property taxes through the Tax Commissioners Office for all cities.	X	X				County	\$60,000	Additional Collection Fees
Assist and support the Chamber of Commerce in developing and expanding its services.		X	X	X	X	County	Staff Time	Local Funds
Assist and support the Chamber of Commerce with holding events and activities.		X	X	X	X	County	Staff Time	Local Funds

Jefferson County

Intergovernmental								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Work with the Chamber of Commerce to conduct a business category inventory in the County and each city. Identify major missing business categories. Provide findings to the public. Use findings to target and recruit new business in missing sectors.		X				County	\$20,000	Local Funds
Work with Jefferson Hospital to promote local health care and medical services.	X	X	X	X	X	County	Staff Time	Local Funds
Broadband								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Work with Spectrum SE to assist with broadband deployment	X	X	X	X	X	County, Spectrum	\$10M	State ARPA



City of Avera

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Research feasibility of installing Electronic Vehicle charging station.	X					City	Staff Time	Grants, Local funds
Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Make improvements to the city storm water drainage system.				X		City	TBD	State and Federal Grants
Contact RC about feasibility of applying for grants to install new water tank.			X			City, RC	Staff Time, RC	State and Federal Grants
Install speed bumps within City limits.	X					City	TBD	TBD
Update storm water drainage system.				X		City	TBD	State and Federal Grants

Town of Bartow

Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Locate and map blighted areas of the Town for potential rehabilitation or redevelopment.	X	X				City	Staff Time	City Funds
Research feasibility of installing Electronic Vehicle charging station.	X					City	Staff Time	Grant Funds
Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Sidewalk Improvements.	X					City	\$100,000	City Funds
Offer grants to encourage facade improvements for downtown businesses.		X				City	TBD	TBD
Develop strategic plan for downtown revitalization.			X			City	TBD	TBD
Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Sediment Pond Improvements	X	X				City	\$15,000	City Funds



Town of Bartow

Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Lead Service line survey/replacement		X	X			City	\$150,000	City Funds
Water System Upgrade			X	X		City	\$2M	City Funds
Purchase police car		X				City	\$60,000	City Funds
Purchase fire truck			X			City	\$120,000	City Funds
Purchase zero turn mower		X				City	\$17,000	City Funds
Purchase trash/dump truck			X			City	\$50,000	City Funds
Purchase small pickup		X				City	\$25,000	City Funds
Purchase side by side utility vehicle			X			City	\$12,000	City Funds

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Research feasibility of installing Electronic Vehicle charging station.	X					City	Staff Time	Grant Funds
Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.	X	X	X			City, RC	Staff Time	Local funds, Grants, DCA
Land Use								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Collaborate with Jefferson County on zoning update for parcels along the outside of city limits for mixed use options.	X	X				City	Staff Time	Local Funds, DCA
Update the digital version of the zoning map.	X	X				City, RC	Staff Time	Local Funds, DCA



City of Louisville

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Wastewater treatment plant projects	X	X	X	X	X	City	\$768,000	City Funds, SPLOST, State and Federal Grants
Water system improvements	X	X	X	X	X	City	\$9.1M	City Funds, SPLOST, State and Federal Grants
Water treatment plant equipment	X	X	X	X	X	City	\$766,500	City Funds, State and Federal Grants
Surface Hodges Jackson Road		X	X			City	\$300,000	LMIG, Local Funds
Resurface Pine Street			X			City	\$300,000	LMIG, Local Funds
Purchase 6 patrol cars	X	X	X	X	X	City	\$300,000	LMIG, Local Funds
Replace bullet proof vests	X	X	X	X	X	City	\$10,000	Federal for State Grant
Resurface 7th Street from Peachtree to Mulberry			X			City	\$150,000	LMIG, Local Funds
Purchase taker truck		X				City	\$350,000	SPLOST

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Purchase Air Packs	X	X	X	X	X	City	\$10K annually	General Fund
Purchase Turn Out gear	X	X	X	X	X	City	\$10K annually	General Fund
In conjunction with the Jefferson County Board of Education and Jefferson County, construct a natural gas filling station.					X	City, County, BOE	\$350,000	Local Funds, Municipal Gas Authority of Georgia
Purchase Squad truck.					X	City	\$125,000	SPLOST
Construct a four lane Bypass.	X					GDOT	TBD	TSPLOST
Seek funding for the development of center city recreational opportunities that link downtown to Revolutionary War cemetery and the creek.	X	X				City, County	Staff Time	Grants, Local Funds
Maintenance equipment	X	X	X	X	X	City	\$218,000	TBD
Resurface 7th Street from Peachtree to Mulberry				X		City	\$150,000	TBD
Connect Green Street and Grange water systems.			X	X	X	City	\$1M	SPLOST, State and Federal Grants



City of Stapleton

Economic Development

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Explore funding options to fill in old factory lot to add additional parking for City park.			X			City	Staff Time	TBD
Research feasibility of installing Electronic Vehicle charging station.	X					City	Staff Time	Grants

Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Explore cost to demolish city owned gym		X				City	Staff Time	TBD

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Resurface West Sheppard Street	X	X				City	\$52,000	LMIG, City Funds
Purchase 12 Air Pacs for Fire station	X	X	X			City	\$40,000	City Funds

City of Stapleton

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
EPA requested updates to drainage system	X	X	X	X	X	City	TBD	TBD
Install rails at restroom facilities at City park	X					City	TBD	Staff Time

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Economic Development

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Transition the Fire department from volunteer to paid service.	X	X	X	X	X	City	\$200,000	Local Funds, FEMA, Grants
Design and develop a centrally located Green Space with stage for concerts, theater performances, and community gatherings.			X	X		City	\$75,000	Local Funds, Grant
Provide incentives and support for local businesses to open new retail and restaurants in downtown.	X	X	X			City, RC	Staff Time	Local Funds
Implement a comprehensive downtown revitalization plan that improves infrastructure, pedestrian-friendly streets, and public spaces.		X				City, RC	\$35,000, Staff Time	Local Funds
Develop rail-themed tourist attractions, museums, and events to celebrate the towns unique history.		X	X			City	Staff Time	Local Funds
Research feasibility of installing Electronic Vehicle charging station.	X					City	Staff Time	Grants

Housing

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Apply for CHIP and/ or CDBG funds to rehab housing units in targeted areas.	X	X	X			City, RC	Staff Time	Local Funds, Grants, DCA

Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Collaborate with developers and government agencies to construct affordable housing units to cater to low to moderate-income	X	X	X	X	X	City	Staff Time	Local funds
Implement programs to assist residents with home-ownership, down payment assistance, and rental support.	X	X	X	X	X	City	Staff Time	Local funds, Grants
Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Replace fire hydrants and corroded galvanized water lines with PVC and/or ductile iron line on the following streets but not limited to: Burton St, Cooper St, Forbes St, Hawkins St, Hinkins St, Jordan St, N. Main St, Sargent St, Spann St, Stevens St, and W. Smith St.	X	X	X	X	X	City, RC	\$750,000	Local Funds, Grants
Complete drainage and road improvements along MLK and Butts Streets.	X	X				City	\$100,000	TE Grant
Purchase an aerial Fire Truck			X			City	\$120,000	Local and Private Funds
Conduct a comprehensive storm water drainage study to identify vulnerable areas and developments.		X				City	\$15,000	Local, Grant



City of Wadley

Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Renovate Police station to accommodate modern equipment, technology, and administrative needs.					X	City	\$100,000	Local, State, Federal Funds
Update Police station security features to protect sensitive information		X				City	\$50,000	Local Funds
Install and maintain storm water retention and detention facilities to manage runoff.		X	X	X	X	City	\$100,000	Local, State, Federal Funds
Repair and rehabilitate aging water pipes and infrastructure to reduce water leaks and improve water distribution efficiency.	X	X	X			City	\$250,000	Local, Grant
Establish new water wells to increase the City's water supply and ensure water security.	X	X	X			City	\$1.5M	Local, Loan, Grant
Upgrade and modernize the existing wastewater treatment system and improve water infrastructure to ensure sustainable and efficient operations.	X	X	X			City	\$8M	Local, USDA
Install a splash pad, sports field, and walking trails within Hoke Williams Park.		X	X	X	X	City	\$250,000	Local, Grant
Conduct a feasibility study and needs assessment, for Natural Gas expansion to Wadley. Develop vendor partnerships, identify funding, develop plan for infrastructure and implementation.	X	X	X	X	X	City	\$2M	State and Federal Grants

Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Create pedestrian-friendly connections between Hoke Williams park, downtown area, and other existing trails in the city.			X	X	X	City	\$100,000	Local, Grant
Conduct an energy audit for current consumption and identify opportunities for efficiency.			X			City	\$10,000	Local Funds

Land Use

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Draft a downtown master plan.	X	X	X			City, RC, Private Sector	\$60,000	Local Funds, DCA
Collaborate with Jefferson County on zoning update for parcels along the outside of city limits for mixed use options.	X	X				City, County, RC	Staff Time	Local Funds, DCA

City of Wrens

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Research feasibility of installing Electronic Vehicle charging station.	X					City	Staff Time	Grants
Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Market an available 15 acre tract to a developer for a residential subdivision.	X	X	X			City	Staff Time	Local Funds
Apply for CHIP, CDBG, or other funds to rehab housing units in targeted areas.	X	X				City, RC	Staff Time	Local Funds, Grants, DCA
Land Use								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Collaborate with Jefferson County on zoning update for parcels along the outside of city limits for mixed use options.	X	X				City, County, RC	Staff Time	Local Funds, DCA
Update the digital version of the zoning map.	X	X				City, RC	Staff Time	Local Funds, DCA

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Purchase and installation of new well.	X	X				City	\$6000,000	City Funds
Chemical tanks and concrete containment for wastewater.			X			City	\$250,000	City Funds
Purchase 24 SCBAs for Wrens Fire Department.	X					City	\$224,000	Grants
Conduct water/sewer improvements throughout the city.		X		X		City, County	\$300,000	SPLOST
Pavement rehabilitation, fencing for a fuel farm at airport.		X	X	X		City	TBD	Local Funds, Grants, TSPLOST
Purchase JCB tool carrier	X					City	\$100,000	City Funds
Purchase 4 water tanks, update current with maintenance, cleaning, washing, painting	X	X	X	X	X	City	\$91,000 annually	City Funds, Grants
Purchase new SCADA System	X					City	\$200,000	City Funds
Purchase 1-ton dump truck			X			City	\$85, 000	City Funds
Purchase single axle dump truck		X				City	\$105,000	City Funds
Purchase backhoe with cab			X			City	\$150,000	City Funds

Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Purchase Jet Vac machine	X					City	\$74,500	City Funds
Meter replacement, water and gas, approx 100 meters				X		City	\$750,000	City Funds
Purchase 10 Flack Cameras for police department	X	X	X	X	X	City	\$25,000 per year	City Funds
Replace body-cams/Add in car cams	X	X	X	X	X	City	\$35,000 per year	City Funds
Purchase two patrol cars	X	X	X	X	X	City	\$100,000 per year	City Funds
Purchase ballistic vests			X			City	\$17,000	City Funds
Purchase fire engine			X			City	\$375,000	City Funds

Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Wastewater plant upgrades	X	X	X	X	X	City	\$110,000	Local Funds, Grants
Purchase Police Chief's vehicle		X				City	\$40,000	Local Funds, Grants
Purchase Fire Chief's truck					X	City	\$60,000	Local funds, Grants
Purchase brush truck		X				City	\$35,000	Local Funds, Grants
Purchase bunker gear, fire hose, and rescue tools for fire department	X	X	X	X	X	City	\$17,500 per year	Local Funds, Grants

Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
The Johnson Lake facility at Memorial Lake will be upgraded.	X	X	X			City	TBD	Local Funds, Grants



Appendix

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Public Participation

The stakeholder committee met several times over the course of the plan creation process and actively participated in facilitated discussions and group exercises to define community needs, establish community goals, and create community work program activities. One key item created during the exercises was the SWOT analysis (strengths, opportunities, weaknesses, and threats) of the county. Combined with data collected by Regional Commission staff and county staff, the SWOT analysis directly informed the crafting of the county needs and opportunities. It also provided support for long-term goals developed further along in the process.

Stakeholder Committee Members

Mitchell McGraw, Chairman, Jefferson County Board of Commission
Wayne Davis, Commissioner, Jefferson County Board of Commission
Sam Dasher, Superintendent, Jefferson Count Board of Education
Lil Easterlin, Executive Administrative Director, Development Authority
Greg Sellers, Executive Director, Development Authority
Avery Berry, President, Chamber of Commerce
Tommy Sheppard, Mayor City of Avera
Amy Hadden, Clerk, City of Avera
Jeffrey White, Mayor, City of Bartow
Brittany Kurtz, Clerk, City of Bartow
Jenny Smith, Mayor, City of Louisville
Ricky Sapp, Administrator, City of Louisville
Lisa Cranford, Mayor, City of Stapleton
Kimberly Poss, Clerk, City of Stapleton
Howard Moore, Mayor, City of Wrens
Dwayne Flowers, Administrator, City of Wadley
John Rabun, Mayor, City of Wrens
Arty Thrift, Administrator, City of Wrens
Leigh Davis, County Nurse Manager, Health Department
Robert Strickland, Environmental Health, Health Department
Wendy Martin, Hospital Administrator, Jefferson Hospital
Jim Harrison, Hospital CFO
Chris Dillard, CEO, Jefferson EMC
Gary Hutchins, Sheriff, Sheriff's Office
Tim Moore, Chief Deputy, Sheriff's Office
Jerry Coalson, Administrator, Jefferson County
Johnny Davis, Commissioner, Jefferson County
Gonice Davis, Commissioner, Jefferson County
William Toulson, Commissioner, Jefferson County

Stakeholder Committee Meetings

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective.

- March 6, 2023
- May 18, 2023
- June 29, 2023

Jefferson County Joint Comprehensive Plan Stakeholder Meeting March 6, 2023 10am Armory Building, 1841 Hwy 24 W, Louisville, GA		
Name	Email	Affiliation (City Department Name, Organization Name, or Resident)
Brittany Kurtz	bartowclerk@outlook.com	Town of Bartow Town Manager
Robert Strickland	robert.strickland@dh.jc.ga.gov	County Environmentalist
Jerry Carlson	jcarlson@jeffersoncountygga.gov	Jefferson County
Lil Easterlin	leasterlin@jeffersoncountygga.gov	Development Auth.
Avery Berry	aberry@jeffersoncountygga.gov	Chamber of Commerce
Greg Sellars	gsellars@jeffersoncountygga.gov	Development Auth.
Wendy Martin	wmartin@jeffersonhosp.com	Hospital
Jim Harrison	jharrison@jeffersonhosp.com	Hospital
ATHEL		Woods
Johnny Barber		Telecom

Jefferson County Joint Comprehensive Plan Stakeholder Meeting March 6, 2023 10am Armory Building, 1841 Hwy 24 W, Louisville, GA		
Name	Email	Affiliation (City Department Name, Organization Name, or Resident)
Ricky Sapp	rsapp@louisvillega.gov	City of Louisville
Jenny Smith	majorsmith@louisvillega.gov	City of Louisville
SK Hutchins	chutchins@jeffersoncountygga.gov	Sherriff's Office
Tim Moore	Tmoore@jeffersoncountygga.gov	Sherriff's Office
Stacy Arnold	arnolds@jefferson.k12.ga.us	JC BOE
Samuel Dasher	dsashers@jefferson.k12.ga.us	JC BOE
Mitchell McGraw	mitchellmcgraw@jmcga.gov	JCFK. Comm
D. Flowers	dflowers@wadleyga.gov	WADLEY
H. Moore	Hmoore@wadleyga.gov	WADLEY

Jefferson County Joint Comprehensive Plan
Stakeholder Meeting #2

May 18, 2023 | 6:00 pm | Armory Building, 1841 Hwy 24 W, Louisville, GA



Name	Email	Affiliation (City Department Name, Organization Name, or Resident)
Samuel Doherty	dohertys@jefferson.k12.ga.us	BOC
Teris Lambert	lambertt@jefferson.k12.ga.us	BOE
Lil Easterlin	leasterlin@jeffersoncounty.org	Dev. Auth
Richard Stop	rstop@louisvillega.gov	City of Louisville
Chris Dillard	cdillard@jee.cep	Jefferson Energy
Jerry Coalson	jcoalson@jefferson-county.ga.gov	Jefferson County
Arty Thirfe	Arty	City of Jones
Dwayne Flowers	dflowers@wadleyga.gov	WADLEY
Teresa Brinks	teresa.brinks@bellsouth.net	BOE
Michael M...

Jefferson County Joint Comprehensive Plan
Stakeholder Meeting #2

May 18, 2023 | 6:00 pm | Armory Building, 1841 Hwy 24 W, Louisville, GA



Name	Email	Affiliation (City Department Name, Organization Name, or Resident)
M. Leach M. Gray	mitchee@mcgrayga.com	Jefferson Land
Wanda B. Davis	wbdavis@e.gmail.co	SC BOE
Jim Anderson	janderson@jeffersoncountyga.gov	Jefferson Co EMA-DHS

Jefferson County Joint Comprehensive Plan
Stakeholder Meeting

June 29, 2023 | 6pm | Armory Building, 1841 Hwy 24 W, Louisville, GA



Name	Email	Affiliation (City Department Name, Organization Name, or Resident)
Jerry Coalson	jcoalson@jeffersoncountyga.com	Jefferson County
Lil Easterlin	leasterlin@jeffersoncountyga.org	DAJC
Chris Whipple	CWhipple92@gmail.com	City Council Stakeholder
Parish Howard	pHoward1@gannett.com	News & Farmer
Ken Smith	ibuybags@yahoo.com	Bartow
Tommy Sheppard	mayor	PALEA
Arty Thirfe	Arty	Dress
Richie Stop	Louisville	...
Dwayne Flowers	City of Wadley	D. Flowers



Jefferson County Joint Comprehensive Plan			
Public Hearing 1 April 20, 2023 6:30 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Ricky Sapp	City of Louisville	478-625-3166	rsapp@louisville.ky.gov
WANDA DAVIS	JEFF. Co. Comm.	706-699-0310	WDAVIS1995@gmail.com
STEVE NORTON	SC & Hook Board	706-833-3821	SNORTON48@AOL.COM
Ken Smith	Town of Barton	478-494-2508	ibayhogs@yahoo.com
Stacy Arnold	Jefferson Co BOC	478-625-7626	arnoldst@jefferson.k12.ga.us
Wanda B. Dasher	Jefferson Co. BOC	478-625-7626	dasherw@jefferson.k12.ga.us
Sonya Dasher	Jefferson Co. BOC	478-625-7626	dasherse@jefferson.k12.ga.us
Eugene Washington		706-564-3053	eugene.washington1953@gmail.com
Jerry Coatsen	Jefferson County BOC	(478) 625-3332	jcoatsen@jeffersoncountygov.gov
Ruth Harrison		478-241-3021	ruthharrison2@gmail.com
Jerry Smith	Mayor Louisville	478-871-0418	jerry.smith@louisville.ky.gov
Charles Washington		706-517-7076	charleswashington1953@gmail.com



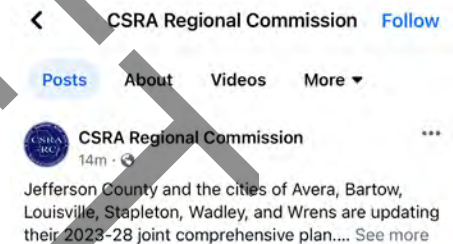
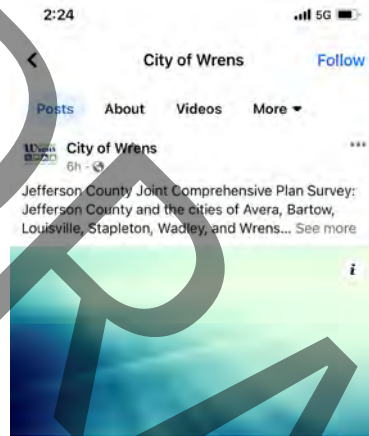
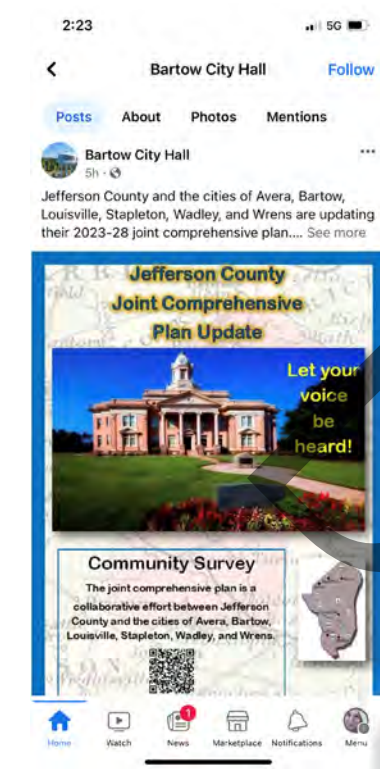
Armory Building | 1841 Hwy 24 W | Louisville | Georgia | 30434

Public Hearings

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Social Media and Web

During the planning process, Jefferson County and the CSRA Regional Commission was able to use social media to encourage public participation.



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