

**A Resolution of Wilkes County for the Adoption of the  
Wilkes County Joint Comprehensive Plan 2014-2024**

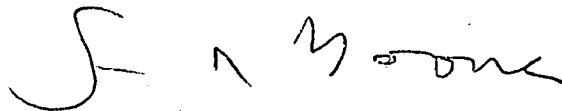
**WHEREAS**, the Wilkes County Commission, the governing authority of Wilkes County, Georgia in conjunction with the City of Washington, Georgia, and the City of Tignall, Georgia has prepared the *Washington-Wilkes Unified Comprehensive Plan 2014-2024* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

**WHEREAS**, the *Washington-Wilkes Unified Comprehensive Plan 2014-2024* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, the *Washington-Wilkes Unified Comprehensive Plan 2014-2024* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"


**NOW, THEREFORE, BE IT RESOLVED** by the Wilkes County Commission that the *Washington-Wilkes Unified Comprehensive Plan 2014-2024* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 14<sup>th</sup> day of August, 2014



Samuel Moore, Chairman  
Wilkes County Commission

**ATTEST:**



Karen Burton, Clerk  
Wilkes County

# Washington Wilkes



UNIFIED COMPREHENSIVE PLAN (2014 - 2024)



Wilkes County, Rayle, Tignall, & Washington

**GEORGIA**

3  
I Nathaniel Willis  
in Court for said bonds  
by which the John  
Patterson, William  
hold Sir John & Richard  
in justice of the peace  
and that from Libham  
of the Superior Court  
(as the names are affixed  
petition) and that due  
is and very etc. to be  
said signature as such  
being in hand of the  
hand and office the  
Court of General & Office  
Day of December 1802

Nathaniel Willis

W-W

3  
I William Sarson  
of the Superior Court  
by do here by which the  
Willis signature  
signature

# Acknowledgments

The Wilkes County Board of Commissioners, the Tignall City Council, and the Washington City Council thanks those community representatives that participated in the *Washington-Wilkes Unified Comprehensive Plan* process. Their leadership and commitment provides a realistic framework by which the Washington-Wilkes communities of Rayle, Tignall, Washington and Wilkes County may assist in increasing the prosperity of its citizens and property owners.

## Prepared For:

Wilkes County Board of Commission  
23 Court Street, Room 222  
Washington, GA 30673-1593

City of Rayle  
P.O. Box 67  
Rayle, GA 30660

City of Tignall  
P.O. Box 218  
Tignall, GA 30668

City of Washington  
P.O. Box 9  
Washington, GA 30673

ADOPTED:

ADOPTED:

ADOPTED:

ADOPTED:

## Prepared By:

CSRA Regional Commission  
3023 River Watch Parkway, Suite A  
Augusta, GA 30907





3  
I Nathaniel Willis  
in Court for said bonds  
by which the John  
Patterson, William  
hold Lincoln & Richard  
in justice of the peace  
and that from Libham  
of the Superior Court  
(as the names are affixed  
petition) and that due  
is and very etc. etc. to be  
said signature as such  
being in hand of the  
hand and office the  
Court of General & Office  
Day of December 1802

Nathaniel Willis

W-W

3  
I William Sarson  
of the Superior Court  
by do here by which the  
Willis signature

W-W

# Table of Contents

## FULL PLAN DOCUMENT

CHAPTER I. PREFACE	PAGE NUMBER
GENERALLY	2
WHAT IS A COMPREHENSIVE PLAN?	2
2014-2024 COMPREHENSIVE PLAN STRUCTURE	3
COMPREHENSIVE PLANNING PROCESS	3
HOW TO USE THE COMPREHENSIVE PLAN	5
CHAPTER II. COMMUNITY PROFILE	
GENERALLY	8
GENERAL DEMOGRAPHICS	10
HOUSING	13
ECONOMIC DEVELOPMENT	15
NATURAL AND CULTURAL RESOURCES	19
COMMUNITY FACILITIES - GENERAL	25
COMMUNITY FACILITIES - TRANSPORTATION	28
LAND USE	34
CHAPTER III. COMMUNITY AGENDA	
GENERALLY	38
NEEDS AND OPPORTUNITIES	40
COMMUNITY GOALS (POLICIES)	43
LAND USE PLAN (SEE ALSO TABLE BELOW)	46
COMMUNITY WORK PROGRAM	68

## LAND USE PLAN COMPONENT

LAND USE PLAN (CHAP. III. COMMUNITY AGENDA)	PAGE NUMBER
LAND USE PLAN (NARRATIVE)	46
WILKES COUNTY 2014 CHARACTER AREAS	50
Community Growth	52
Industrial Growth	53
Lakes and Rivers	54
Rural Wilkes	55
Town and Country	56
CITY OF WASHINGTON 2014 CHARACTER AREAS	58
Central Business District	60
Central Business District Extension	61
Commercial Growth	62
Industrial Growth	63
Suburban Residential	64
Targeted Revitalization	65
Traditional Neighborhood	66
Traditional Neighborhood Extension	67

# Figures and Maps

## LIST OF FIGURES

CHAPTER I. PREFACE	PAGE NUMBER
FIGURE 1.1: Washington-Wilkes Minimum Comprehensive Plan Requirements	4
FIGURE 1.2: Washington-Wilkes Unified Plan, Location of State Required Components	4
FIGURE 1.3: Washington-Wilkes Unified Plan, Public Meetings	5
CHAPTER II. COMMUNITY PROFILE	PAGE NUMBER
FIGURE 2.1: Washington-Wilkes Total Population (2000 & 2010)	10
FIGURE 2.2: Washington-Wilkes Households (2000 & 2010)	11
FIGURE 2.3: Washington-Wilkes Racial Composition (2000 & 2010)	12
FIGURE 2.4: Washington-Wilkes Participation in the Labor Force	15
FIGURE 2.5: Washington-Wilkes Labor Force by Place of Work (2006 - 2010)	16
FIGURE 2.6: Washington-Wilkes Labor Force by Place of Residence (2006 - 2010)	16
FIGURE 2.7: Washington-Wilkes Type of Employment	17
FIGURE 2.8: Washington-Wilkes Average Annual Pay	17
FIGURE 2.9: Wilkes County, National Register of Historic Places (Individual Properties)	21
FIGURE 2.10: City of Washington, National Register of Historic Places (Individual Properties)	22
FIGURE 2.11: City of Washington, National Register of Historic Places (Districts)	22
FIGURE 2.12: Washington-Wilkes Minimum Road Mileage by Route Type (2012)	29
FIGURE 2.13: Washington-Wilkes Road Mileage by Surface Type (2009)	29
CHAPTER III. COMMUNITY AGENDA	PAGE NUMBER
FIGURE 3.1: Washington-Wilkes Needs and Opportunities	41
FIGURE 3.2: Washington-Wilkes Community Policies	44
FIGURE 3.3: Washington-Wilkes Community Work Program	69

## LIST OF MAPS

CHAPTER I. PREFACE	PAGE NUMBER
Wilkes County Location Map	2
CHAPTER II. COMMUNITY PROFILE	PAGE NUMBER
MAP 2-A: Groundwater Recharge Areas	19
MAP 2-B: Protected River Corridors	20
MAP 2-C: Wetlands	20
MAP 2-D: Floodplains	20
MAP 2-E: City of Washington, National Historic Districts	23
MAP 2-F: City of Washington, Historic District Types	23
MAP 2-G: Washington-Wilkes Major Thoroughfares	29
CHAPTER III. COMMUNITY AGENDA	PAGE NUMBER
MAP 3-A: Wilkes County 2014 Character Area Map	51
MAP 3-B: City of Washington 2014 Character Area Map	59

# I. PREFACE



Washington-Wilkes

UNIFIED COMPREHENSIVE PLAN (2014 - 2024)

## GENERALLY

Wilkes County and the cities of Rayle, Tignall, and Washington, Georgia, have prepared a new comprehensive plan document that guides the communities' collective growth and development decisions over the course of the next 10 to 20 years. The *Washington-Wilkes Unified Comprehensive Plan (2014-2024)* serves all four (4) participating communities as a general "statement of intent" regarding actions that will be taken, or policies which will be observed, to promote locally generated and preferred goals related to community facilities, economic development, housing, land use, natural and cultural resources, transportation, and other interrelated topics.

The *Washington-Wilkes Unified Comprehensive Plan (2014-2024)* (hereafter "the *W-W Unified Plan*") has been adopted by all four (4) participating local government jurisdictions. Resolutions of adoption are found in **Appendix ?**.

## WHAT IS A COMPREHENSIVE PLAN?



**Wilkes County Location Map:** Wilkes County is located in the rolling hills of rural east-central Georgia - midway between Athens and Augusta



A comprehensive plan is a community's principal guiding document - designed to formulate a coordinated, long-term planning program to maintain or enhance the health and viability of an initiating jurisdiction. A comprehensive plan lays out a desired future, and relates how that future is to be achieved. It guides elected and appointed officials as they deliberate community development issues and convey policy and intended programs of action to residents. The plan serves as a resource to both the public and private sector by projecting how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. In short, a comprehensive plan is intended to provide for consistent policy direction.

A comprehensive plan is structured to be a dynamic document, subject to amendment when conditions within participating counties or municipalities change significantly. Periodic updates are needed to ensure that it continues to meet the needs of affected citizens. Absent a periodic review and update, recommendations left unaddressed become irrelevant as years pass. The *W-W Unified Plan* has been prepared in recognition of the need to periodically review and update local growth and development policy.

In Georgia, most comprehensive plans are drafted in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning (Rules of the Georgia Department of Community Affairs; Chapter 110-12-1) (hereafter the "Minimum Standards"). These minimum state standards are drafted to promote locally-initiated comprehensive planning programs, and are modeled after nation-wide best practices referenced conceptually herein. Georgia communities adopting comprehensive plans that meet or exceed minimum state standards achieve Qualified Local Government (QLG) status and – subsequently – retain access to a variety of grant and loan programs overseen by the Georgia Department of Community Affairs (DCA) and other state agencies.

## 2014-2024 COMPREHENSIVE PLAN STRUCTURE

Wilkes County, Rayle, Tignall, and Washington officials have elected to prepare a comprehensive plan document that adheres to the basic requirements outlined in the state of Georgia's Minimum Standards. **Figure 1.1** (p. 4) lists the minimum comprehensive plan components that must be included Washington-Wilkes communities' comprehensive plan document based on local characteristics:

The *W-W Unified Plan* contains three (3) chapters: Executive Summary, Community Profile, and Community Agenda. The state of Georgia's minimum comprehensive plan requirements which are applicable to Washington-Wilkes communities have been dispersed across each of the three (3) chapters of this Plan. Although the reader may reference this document's table of contents for a full outline of the contents of each chapter, **Figure 1.2** (p. 4) identifies the location of each of those comprehensive planning components, required by the state of Georgia, within the *W-W Unified Plan*.

## COMPREHENSIVE PLANNING PROCESS

The *W-W Unified Plan* was prepared between December, 2013 and June, 2014. Participating communities opted to contract (no fee) with the CSRA Regional Commission (RC) to serve as the project's "planning coordinator." As such, CSRA RC staff facilitated all aspects of the planning process – including plan research, composition and general

Figure 1.1: Washington-Wilkes Minimum Comprehensive Plan Requirements

Plan Element:	Required For:	Notes:
Community Goals	All Communities	Min. Standards: 110-12-1-.03 (1)
Needs and Opportunities	All Communities	Min. Standards: 110-12-1-.03 (2)
Community Work Program	All Communities	Min. Standards: 110-12-1-.03 (3)
Economic Development Element	Communities included in Georgia Job Tax credit Tier 1	Min. Standards: 110-12-1-.03 (4); Wilkes County is a Georgia Job Tax Credit Tier 1 eligible community.
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Min. Standards: 110-12-1-.03 (6); Wilkes County and the city of Washington administer and enforce zoning ordinances. Washington administers a local historic preservation ordinance.
Community Involvement Process	All Communities	Min. Standards: 110-12-1-.02 (2)
Consideration of Env. Plan Criteria	All Communities	Min. Standards: 110-12-1-.02 (3)

Source: Minimum Standards and Procedures for Local Comprehensive Planning (Rules of the Georgia Department of Community Affairs; Chapter 110-12-1)

Figure 1.2: Washington-Wilkes Unified Plan, Location of State Required Components

State Required Plan Component *:	W-W Unified Plan (Chapter):	Notes:
Community Goals	3. Community Agenda	Component of the "Community Action Plan."
Needs and Opportunities	3. Community Agenda	Preliminary lists by topic in Chapter 2 (Community Profile). Compiled as part of "Community Action Plan."
Community Work Program	3. Community Agenda	Component of "Community Action Plan."
Economic Development Element	2. Community Profile	N/A
Land Use Element	2. Community Profile	Preliminary evaluation. New "Land Use Plan" incorporated into Chapter 3 (Community Agenda).
Community Involvement Process	1. Executive Summary	Overview. Supporting documentation in Appendix.
Consideration of Env. Plan Criteria	2. Community Profile	N/A

\* Minimum Standards and Procedures for Local Comprehensive Planning (Rules of the Georgia Department of Community Affairs; Chapter 110-12-1)

administrative tasks. The comprehensive planning process was structured to adhere to the "Community Involvement" provisions within the state's Minimum Standards (Chapter 110-12-1-.02 [2]). The process for preparing this Plan may be summarized as follows:

- **Identification of Stakeholders.** The principal elected and appointed officials of Wilkes County, Rayle, Tignall, and Washington were asked to compile a list of stakeholders who should be offered the opportunity to participate directly in plan preparation, either through individual interviews and consultation, or via participation on a steering committee. Stakeholder representatives were selected – in part – by reviewing participant lists in the communities' prior comprehensive planning process, and through a review of suggested participants contained within the Georgia DCA's Supplemental Planning Recommendations. A list of prospective planning stakeholders, and subsequent steering committee members can be found in **Appendix ?**.

- *Participation Techniques.* Having determined to prepare a plan document that adhered directly to the state of Georgia's Minimum Standards, Washington-Wilkes officials opted to solicit Plan input through the formation of a steering committee (**Appendix ?**) and advertisement of subsequent steering committee meetings. Steering committee members also served as liaisons with the general public and facilitated disbursement of, and access to, draft planning documents throughout the process. Public input was further solicited through the advertisement of those public hearings required by the Chapter 110-12-1-.04 of the Minimum Standards.
- *Participation Program Schedule.* Meetings of the *W-W Unified Plan* steering committee were held regularly throughout the comprehensive planning process. All scheduled events conducted as part of this comprehensive planning process are referenced in **Figure 1.3**.

## HOW TO USE THE COMPREHENSIVE PLAN

The *W-W Unified Plan* is not an implementation tool - but rather a guide to action. It serves as a reference point for potential users regarding local land use and development policies and intentions. For example, a county commission or city council may use the plan's policies to decide whether to approve a proposed rezoning of land. A board of education may use the plan to determine future student enrollment and corresponding facilities expansion. A tax assessors' office may use the plan to estimate future tax digests.

Figure 1.3: Washington-Wilkes Unified Plan, Public Meetings

Meeting:	Date:	Notes:
Public Hearing	January 22, 2014	(Tignall) Plan initiation. Min. Standards (110-12-1-.04 [1.a])
Public Hearing	January 13, 2014	(Washington) Plan initiation. Min. Standards (110-12-1-.04 [1.a])
Public Hearing	January 9, 2014	(Wilkes Co.) Plan initiation. Min. Standards (110-12-1-.04 [1.a])
Steering Committee	January 28, 2014	Review of: Previous plan document, general demographics, land use, needs/opportunities
Steering Committee	March 17, 2014	Review of: Community profile data, community goals/policies; community work program
Steering Committee	April 21, 2014	Review of: final plan draft
Public Hearing	May ?, 2014	(Tignall) Plan transmittal. Min. Standards (110-12-1-.04 [1.c])
Public Hearing	May ?, 2014	(Washington) Plan transmittal. Min. Standards (110-12-1-.04 [1.c])
Public Hearing	May ?, 2014	(Wilkes Co.) Plan transmittal. Min. Standards (110-12-1-.04 [1.c])
Public Meeting	June ?, 2014	(Tignall) Plan adoption. Min. Standards (110-12-1-.04 [1.j])
Public Meeting	June ?, 2014	(Washington) Plan adoption. Min. Standards (110-12-1-.04 [1.j])
Public Meeting	June ?, 2014	(Wilkes Co.) Plan adoption. Min. Standards (110-12-1-.04 [1.j])

\* Public hearing notices found in Appendix ?.

A number of companion planning documents should be used in conjunction with this comprehensive plan. These include:

- *Southwest Washington Urban Redevelopment Plan 2 (URP2) (2013)*
- *Washington Housing Needs Assessment (2011)*
- *Washington Multi-Use Trails Plan (2009)*
- *Washington-Wilkes Bicycle and Pedestrian Plan (2009)*
- *Wilkes County Joint Solid Waste Management Plan (2007)*
- Local land development ordinances.
- Other local and state regulatory documents.

EXECUTIVE SUMMARY

Unlike sector or single issue planning documents, which only generally refer to issues such as transportation, economic development, parks and recreation, annexation, and community services, the comprehensive plan addresses these issues in a coordinated manner.

*W-W*

## II. COMMUNITY PROFILE



Washington-Wilkes

UNIFIED COMPREHENSIVE PLAN (2014 - 2024)



## GENERALLY

Comprehensive plans for communities throughout the country may vary greatly in length and detail due to a wide variety of factors. For example, many states (including Georgia) dictate the minimum structure of a local government's comprehensive plan – potentially addressing issues such as: **A)** Which topics that must be addressed; **B)** Which data sets that must be compiled; **C)** What public participation processes that must be adhered to; and more. Regardless of whether or not a state prescribes minimum standards for local government comprehensive planning, individual community plans may differ as a result of other factors such as: community size, staff and resources, interest and enthusiasm of local leaders, the degree to which prior plans may or may not be viewed as continuing to serve the public good, etc.

Recently enacted changes to the Georgia Department of Community Affairs' Minimum Standards regarding local comprehensive planning (Effective January 1, 2013) recognize the dramatically divergent characteristics and motivations of Georgia's counties and municipalities, and are structured to allow for significant flexibility in how local comprehensive plans are drafted. Given this flexibility, the *W-W Unified Plan* steering committee sought to simplify the method by which the topics herein were evaluated – instead focusing most of their energy on developing a new Community Work Program (Chapter III: Community Agenda) to frame the growth and development priorities of Washington-Wilkes communities for several years to come.

## Community Profile Structure

The Community Profile summarizes the evaluation of seven (7) topic-specific subjects by comprehensive planning participants during the course of the *W-W Unified Plan* planning process. Two (2) of the topics which have been evaluated: Economic Development and Land Use, are required to be reviewed by the Minimum Standards. The other four (4) evaluation topics: Housing, Natural and Cultural Resources, Community Facilities – General, and Community Facilities – Transportation, reflect topics that were subject to mandated review consistent with prior state standards. A seventh topic – General Demographics – provided basic population data which was used to frame the discussion on the other topics

evaluated herein. Regardless of whether or not an individual review topic is currently mandated by the state of Georgia, the members of the *W-W Unified Plan* steering committee believed that an evaluation of each of the seven (7) topics herein was necessary to provide context for the subsequent Community Agenda chapter of this Plan.

Each topic-specific section of the Community Profile is brief. The Community Profile is not meant to serve as a data repository (Admittedly, there exists a high degree of skepticism regarding the validity of national and state data sets that relate to Wilkes County.) Instead, the Community Profile records planning participants' intuitive knowledge of Washington-Wilkes communities' current conditions, and references specific data sets only where steering committee members believed that supporting data was necessary (and was relevant), or where CSRA RC staff advised the committee's consideration. With little evidence of significant demographic or physical changes in Wilkes County since completion of the last joint comprehensive plan (2009), the *W-W Unified Plan* analysis relies heavily on the former document, as well as more specific planning initiatives that have recently been completed (see Chapter I: Executive Summary).

Each of the seven (7) Community Profile sections includes a summary of analysis which informs the Needs and Opportunities, Community Goals and Community Work Program elements of this Plan. The *W-W Unified Plan*'s Community Profile chapter represents Washington-Wilkes' self-evaluation while the Community Agenda (Chapter III) represents its direction.



## GENERAL DEMOGRAPHICS

The presumption of planning participants upon initiation of the *W-W Unified Plan* was that there had been little growth or demographic change in Washington-Wilkes communities during the five (5) years following completion of the 2009 comprehensive plan. Regardless of initial community presumptions, the Community Profile incorporated a review of some general demographic categories in order to assist in the subsequent preparation of Washington-Wilkes long-term growth and development policies, and short-term community work program.

While relying heavily on the information in the 2009 comprehensive plan from which to draw general demographic conclusions, *W-W Unified Plan* participants determined to utilize 2010 Census data to measure population change, household characteristics, and racial composition, in order to verify assumptions or draw new conclusions on local population trends.

### Total Population

Figure 2.1: Washington-Wilkes Total Population: 2000 & 2010

	Wilkes County	Unincorporated Wilkes County	Rayle	Tignall	Washington	Georgia
Population 2000 <sup>1</sup>	10,687	5,600	139	653	4,295	8,186,453
Population 2010	10,593	5,714	199	546	4,134	9,687,653
Population Change 2000 - 2010	-94	114	60	-107	-161	1,501,200
Percent Change 2000 - 2010	-0.9 %	2.0 %	43.2 %	-16.4 %	-3.7 %	18.3 %

**Figure 2.1** shows a slight decrease in overall Washington-Wilkes population between 2000 and 2010. Much of the population loss is from the cities of Tignall and Washington; but, some loss in municipal population has been re-captured in

unincorporated Wilkes County (which gained population during the 10-year time-frame. Regardless, the gradual cumulative decline of the overall Washington-Wilkes population remains consistent with previous trends going as far back as 1980.

## Households

**Figure 2.2** measures the number and type of households in Washington-Wilkes. In addition to the trend of overall population loss, **Figure 2.2** illustrates a decrease in the percentage of households in the community that may be defined as “family” households. The decrease in family households has often been viewed as a measure of household instability (and neighborhood instability by extension). The trend presented in **Figure 2.2** also suggests a decrease in household size. This may be concluded as much of the loss in family households is offset by an increase in householders living alone (a subcategory of “non-family” household type. These trends are also supported by the recently completed *Southwest Washington Urban Redevelopment Plan 2* (2012) and can be further linked to deferred maintenance of residential property due to increasing frailty of householders and decreases in household income.

Figure 2.2: Washington-Wilkes Households: 2000 & 2010

Household	2000	2010	2000 - 2010 Change	2000 - 2010 Percent Change
Total Household	4,314	4,263	-51	-1.2%
Family Household	2,970	2,841	-129	-4.3%
Family Household w/ Children	1,256	1,030	-226	-18.0%
Married Couple	2,033	1,822	-211	-10.4%
Married Couple w/ Children	797	566	-231	-29.0%
Female Householder / no husband	745	803	58	7.8%
Female Householder / no husband w/ child	384	388	4	1.0%
Male Householder/ no wife	N/A	216	N/A	N/A
Male Householder/ no wife w/ child	N/A	76	N/A	N/A
Non-family Households	1,344	1,422	78	5.8%
Householder Living Alone	1,214	1,260	46	3.8%

## Race

Washington-Wilkes racial composition is measured in **Figure 2.3** (p. 12). Both the Caucasian and African-American populations in Wilkes County are illustrated in **Figure 2.3** as having declined at a faster rate than the overall population between 2000 and 2010. This loss is substantially off-set by increases in the number of Washington-Wilkes residents identifying as “some other race” or “two or more races.” The increase in the former category may partially be the result of some Hispanic respondents identifying their ethnicity through a racial category.

Increases in the latter category can reflect an increase in the number of children between 2000 and 2010 who have parents of separate races, and an increasing level of comfort among children of inter-racial relationships in identifying themselves in broader terms.

Figure 2.3: Washington-Wilkes Racial Composition: 2000 & 2010

Race	2000	2010	2000 - 2010 Change	2000 - 2010 Percent Change
Caucasian	5,891	5,616	-275	-4.7%
African-American	4,601	4,535	-66	-1.4%
American Indian / Alaska Native	21	18	-3	-14.3%
Asian	29	53	24	82.8%
Some Other Race	54	217	163	301.9%
Two or More Races	91	154	63	69.2%
Total	10,687	10,593	-94	-0.9%

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

<sup>1</sup> U.S. Census Bureau county population data includes the population counts for both incorporated and unincorporated areas.

## Summary

Data confirms the preliminary intuition of *W-W Unified Plan* participants – population figures in Wilkes County have remained relatively static over the course of the last decade. In fact, Washington-Wilkes communities' general demographic trends are similar to many other rural Georgia communities over the past several decades. Some examples of this shared rural trend in relation to Washington-Wilkes include the following:

- There is a slow decline in total Wilkes County population and households.
- While overall county population has decreased between 2000 and 2010, unincorporated population has actually increased, possibly buoyed by a portion of municipal outmigration.
- Outmigration from Wilkes County is particularly heavy among individuals of child-bearing age and minors.
- As a result, the county-wide population is getting older, and far exceeds the median age of the state of Georgia as a whole.

The impact of these trends if felt more directly by Washington-Wilkes governments and service providers when dealing with resultant housing, economic, and social service trends.



## HOUSING

Housing data compiled during Washington-Wilkes' 2009 comprehensive planning process included information about housing type, age and condition; occupancy characteristics; mortgage and rent expenditures; and affordable and special needs housing supply. All information was required by the state of Georgia's Minimum Standards in effect at the time. The vast majority of this information was derived from the 2000 decennial Census, Summary File 3 tables. The general trends derived from the data supported the following local perceptions:

- *There are limited multi-family housing options in Washington-Wilkes communities.*
- *There have been few new housing starts in Wilkes County over the last few decades.*
- *The housing stock is old and gradually falling into disrepair.*
- *The cost of housing increased at a faster rate than median household incomes.*

*W-W Unified Plan* participants have not witnessed substantial county-wide activity over the last five (5) years to suggest that the above conclusions have changed significantly. Local data illustrates few new housing starts since 2009 to warrant adjustments to previously calculated trends. The 2010 decennial Census does not include Summary File 3 tables which would provide updated data that is comparable to 2000 data. Alternative housing data from the Census Bureau's American Community Survey which was compiled for this Plan includes margins of error that are too great for the Plan authors to feel comfortable in including in the final document. As a result, planning participants have drawn the assumptions of the 2009 plan regarding housing characteristics remain largely accurate in Washington-Wilkes today. Further compilation of local data sets was not determined to be warranted at this time.

Individually, the city of Washington has conducted a vigorous campaign of blight abatement and housing redevelopment over the last several years. Vacant and dilapidated housing units have been demolished at an accelerated pace, a home buying assistance program has been initiated, residential properties have been acquired, and new infrastructure has been constructed to spur development of new low-to-moderate income housing units. These ongoing activities are acknowledged in the Southwest Washington *URP2* (2013). The impact of these activities on Washington's housing stock is quantified within the city's *2011 Housing Action Plan Update* – which contains a full city housing inventory including: number of housing units, type, and condition. Since the pace

of building demolition has exceeded the pace of new construction, substantial changes in the city's remaining housing inventory is not yet apparent, but the *2011 Housing Action Plan Update* provides the city with the metrics necessary to justify the continued implementation of its' housing programs.

## Summary

National data related to Washington-Wilkes is consistent with local perceptions regarding the condition and quality of housing throughout the community. Regardless, the majority of Washington-Wilkes communities elect to take a "hands-off" approach to housing – deferring to market trends that are driven by changes in local population and job creation. Public support for the improvement of living conditions in Rayle, Tignall, and Wilkes County is provided in the form of infrastructure maintenance and enhancements.

While the city of Washington also invests in public infrastructure enhancements, the city continues to implement direct housing construction and enhancement, and home ownership programs targeting low-to-moderate income households. A continued city focus on these initiatives in the short and long-term is a prudent approach to local housing policy as they are targeted to the existing population. These housing policies and actions – along with targeted recommendations related to market rate housing – should remain consistent with the detailed implementation program adopted by the city of Washington as part of the Southwest Washington *URP2* in May, 2013.



## ECONOMIC DEVELOPMENT

As with the other sections of this Chapter, *W-W Unified Plan* participants have relied heavily on the data sets and analysis of the 2009 comprehensive plan when generating the economic development ideas that have been inserted into the Community Agenda chapter of the Plan. There is likewise a confirmed commitment to maintain economic development recruiting efforts in Wilkes County that align with the action plan contained in the CSRA Comprehensive Economic Development Strategy. Regardless, when considering this topic, planning participants did feel compelled to re-evaluate possible recent changes in a few standard economic data sets.

### Labor Force

*W-W Unified Plan* participants determined to re-examine some labor force characteristics which may have changed since completion of the 2009 Plan – utilizing newer data that may better reflect the depth of the recession which began when the prior comprehensive plan was being prepared. **Figure 2.4** provides an updated overview of the labor force participation of Washington-Wilkes residents.

Figure 2.4: Washington-Wilkes: Participation in the Labor Force

Wilkes County	2000	Percent (%) of Labor Force	2007-2011 ACS <sup>1</sup>	Percent (%) of Labor Force	Change in Number (#)	Rate (%) of Change (2000 - 2007/11)
Population 16 and Older	8440	100.0	8474	100.0	34	0.4
Total in Labor Force	4754	56.3	4241	50.0	-513	-10.8
Civilian Labor Force	4754	56.3	4241	50.0	-513	-10.8
Employed	4547	95.6	3675	86.7	-872	-19.2
Unemployed	207	4.4	566	13.3	359	173.4
Armed Forces	0	0.0	0	0	N/A	N/A

Source: U.S. Census Bureau, 2000 Summary File 3 (SF3) & 2007-11 American Community Survey

<sup>1</sup> ACS (American Community Survey)

**Figure 2.4** suggests that the recent recession has had a significant impact on the local community, with an unemployment rate rising from 4.4 percent in 2000 to an estimated 13.3 percent between 2007 and 2011. Even when considering Washington-Wilkes 1990 unemployment rate of 7.2 percent, recent estimates suggests that the more recent state-wide recovery from the recession has not been shared by Wilkes County, Rayle, Tignall, and Washington. It must also be noted that Georgia Department of Labor statistics for January and February of 2014 indicate a Wilkes County unemployment rate hovering around 10 percent, but both federal and state employment data sets indicate a county unemployment rate that remains a few percentage points higher than that for the state as a whole.

**Figure 2.5** measures the “place of work” of Washington-Wilkes residents. In contrast, **Figure 2.6** measures the “place of residence” of laborers that hold a job in Wilkes County. In comparing these two (2) figures, it is important to note that Wilkes County is exporting more labor than can be employed within the Washington-Wilkes communities. The figures cumulatively suggest that Washington-Wilkes is exporting labor at over twice the rate at which it is importing labor. The figures indicate that there are 339 more employed Washington-Wilkes residents than there are total laborers working in the community. Translated simply – there are not enough jobs for Washington-Wilkes residents. This data – combined with possible limitations on access to jobs (whether within or outside of Wilkes County) – sufficiently explains the particularly high unemployment rate in the county. This assumption is further supported by the fact that comparisons of **Figure 2.5** and **2.6** with prior data show that: **A)** Although fewer non-residents are working in Washington-Wilkes because the overall number of jobs has decreased dramatically, **B)** A smaller percentage of Wilkes County residents are/can work outside of the county since 2000.

Figure 2.5: Washington-Wilkes:  
Labor Force by Place of Work (2006-2010)

Wilkes County Residents	Number (#) of Persons	Percent (%) of Labor Force
Total Employed Residents	3408	100.0
Work in Georgia	3323	97.5
Work outside of Georgia	85	2.5
Work in Wilkes County	2478	72.7
Work outside of Wilkes County	845	24.8

Source: U.S. Census Bureau, 2006-10 American Community Survey

Figure 2.6: Washington-Wilkes:  
Labor Force by Place of Residence (2006-2010)

Wilkes County Laborers	Number (#) of Persons	Percent (%) of Labor Force
Total Labor Force	3069	100.0
Reside in Georgia	3069	99.7
Reside outside of Georgia	8	0.3
Reside in Wilkes County	2478	80.7
Reside outside of Wilkes County	420	13.7

Source: U.S. Census Bureau, 2006-10 American Community Survey

## Employment

**Figure 2.7** (p. 17) confirms a rapidly shrinking employment base – one which has decreased at a rate faster than population since 2000. Most significant is the

massive decrease in employment in high wage sectors such as manufacturing and professional sectors.

Figure 2.7: Washington-Wilkes: Type of Employment

Wilkes County	2000	Percent (%) of Labor Force	2007-2011 ACS <sup>1</sup>	Percent (%) of Labor Force	Change in Number (#)	Rate (%) of Change (2000 - 2007/11)
Total Employed in Civilian Labor Force	4547		3675		-872	-19.2
Agriculture, Forestry, Fishing, Hunting, Mining	198	4.4	232	6.3	34	17.2
Construction	383	8.4	377	10.3	-6	-1.6
Manufacturing	1347	29.6	618	16.8	-729	-54.1
Wholesale Trade	253	5.6	151	4.1	-102	-40.3
Retail Trade	467	10.3	345	9.4	-122	-26.1
Transportation, Warehousing, and utilities	192	4.2	137	3.7	-55	-28.6
Information	97	2.1	52	1.4	-45	-46.4
Finance, Insurance, & Real Estate	128	2.8	170	4.6	42	32.8
Professional, Scientific, Management, Administrative, and Waste Management Services	181	4.0	99	2.7	-82	-45.3
Educational, Health and Social Services	715	15.7	840	22.9	125	17.5
Arts, Entertainment, Recreation, Accommodation and Food Services	135	3.0	239	6.5	104	77.0
Other Services	209	4.6	161	4.4	-48	-23.0
Public Administration	242	5.3	254	6.9	12	5.0

The decrease in the overall number of local jobs – particularly in professional sectors – makes it difficult to explain the average annual pay increases presented in **Figure 2.8** that are estimated to have kept pace with inflation between 2002 and 2012. Still, wages in Washington-Wilkes continue to lag far behind those in the state of Georgia as a whole.

Figure 2.8: Washington-Wilkes: Average Annual Pay

Jurisdiction	2002 Average Wage (\$)	2012 Average Wage (\$)	Change in Dollars (\$) (2002-12)	Rate of Change (%) (2002-12 <sup>1</sup> )
Wilkes County	22,201	28,450	6,249	28.1
Georgia	35,734	47,209	11,475	32.1

Source: U.S. Dept. of Labor, Bureau of Labor Statistics

<sup>1</sup> National rate of inflation 27.6 percent between 2002 and 2012.



## Economic Resources

Washington-Wilkes' economic development professionals remain actively engaged and partner with state, regional, and educational organizations. Staff of the Washington-Wilkes Chamber of Commerce, Washington-Wilkes Payroll Development Authority, and Washington Downtown Development Authority, retain an institutional knowledge of evolving federal and state programs that can aid the community in recruiting new private investment. Through these partnerships, Washington-Wilkes communities have committed to implementing an economic development strategy that aligns with the *CSRA Comprehensive Economic Development Strategy (CEDS)*. Implementation of the *CSRA CEDS* is included as a locally adopted policy contained in the Community Work Program chapter of this Plan.

## Summary

While one (1) of the main guiding principles of the *W-W Unified Plan* is to anticipate and prepare for growth, the visioning process that accompanies such preparations can often seem tedious in a rural community where “growth” trends have consistently been limited in scale. In communities such as Washington-Wilkes - that have been experiencing a prolonged period of flat or negative growth trends - more collective energy is spent attempting to “generate” growth as opposed to envisioning or anticipating the form it should subsequently take. This approach in Washington-Wilkes is readily apparent simply by looking at the local service delivery strategy document with public funding dedicated to tourism, downtown development, economic development, and payroll development – all attempts to generate new investment in the community.

Ultimately, local leaders recognize the value of managing how development impacts land, transportation, social services, housing and public infrastructure. However, when you are a community with relatively little human capital, it is better to emphasize economic development first. After economic data collectively point to a local employment base that is rapidly decreasing, and figuratively marooning those individuals lacking the mobility to relocate. Washington-Wilkes will adjust its approach to addressing the potential residual impacts of new private investment in the community at the time in which a true economic growth trend becomes apparent.

## NATURAL AND CULTURAL RESOURCES

The 2009 Washington-Wilkes comprehensive plan contains a full inventory and description of environmentally sensitive lands, additional resources of natural significance, and historic and other culturally important resources. Much of the information from the prior comprehensive plan has not changed in the subsequent five-year time-frame, and is not represented within the text of the *W-W Unified Plan*. Planning participants merely considered which natural and cultural resource issues remained most pressing to Washington-Wilkes communities in preparation of this document. The natural and cultural resources section of the Community Profile summarizes these considerations.

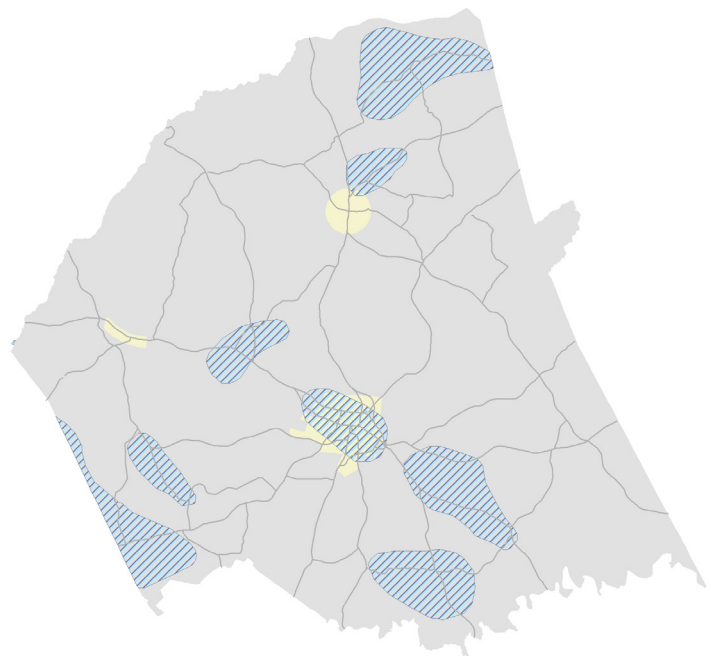
### Natural Resources

#### Critical Environmental Areas

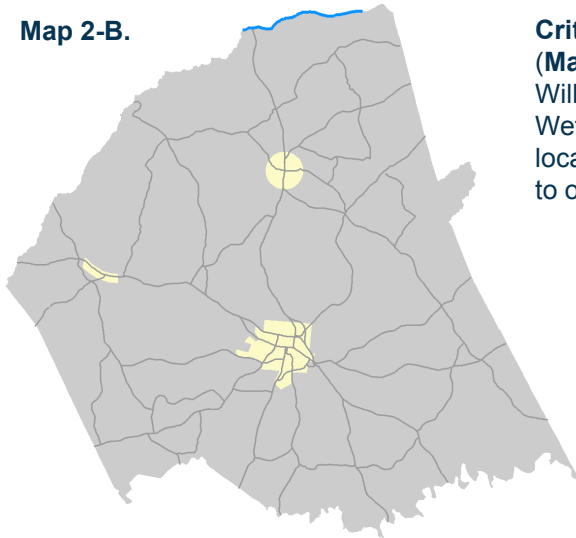
The state of Georgia's Environmental Planning Criteria recognize the inherent need of balancing human development activity with the protection of the natural environment. This recognition is represented by minimum planning criteria established by the state (and implemented by the Georgia Department of Natural Resources) for the protection of: water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains. The locations of three (3) of these critical environmental areas in Wilkes county (groundwater recharge areas, wetlands, and river corridors) are illustrated on **Maps 2-A through 2-C**.

Local regulations that are consistent with state recommendations, have been adopted by Wilkes County and the city of Washington to ensure that these critical environmental facilities are not degraded as a result of human activity.

**Map 2-A. Groundwater Recharge Areas.**



**Map 2-B.**

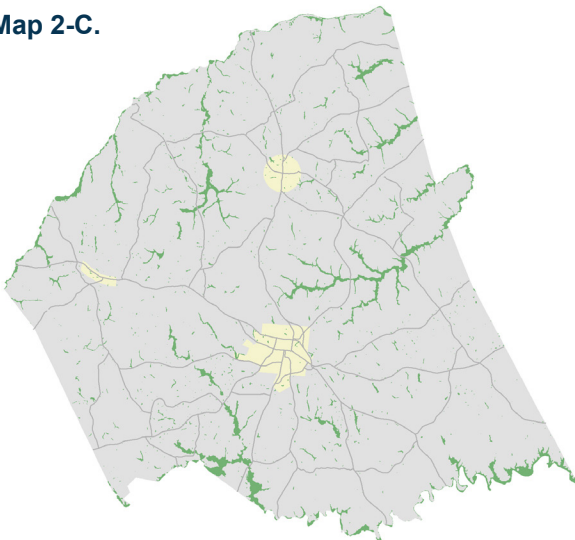


**Critical Environmental Areas Maps:** A portion of the Broad River (**Map 2-B**) on the northern border of Wilkes County is Washington-Wilkes' only river segment currently on EPA's list of protected rivers. Wetlands depicted on **Map 2-C** are protected by federal regulations and local ordinance. Washington-Wilkes' floodplains (**Map 2-D**) are subject to ordinances adopted by the city of Washington and Wilkes County.

### *Additional Environmentally Sensitive Areas*

*W-W Unified Plan* participants recognize that other natural resources, in addition to the critical environmental areas referenced in the preceding section, must be considered when determining local priorities for environmental protection. Floodplains (see **Map 2-D**) play a critical role in natural water storage and conveyance, water quality maintenance, and groundwater recharge. Soil composition affects vegetative health and directs development intensity. The location of threatened and endangered plant and animal species is key to maintaining the diversity and health of natural habitats. Likewise, the location of scenic acres, conservation areas, and prime agricultural and forest lands must be considered in the face of future growth in Washington-Wilkes. Washington-Wilkes officials recognize the role of these resources and areas in relation to human activity and will continue to balance the impacts of the built environment on natural resources through appropriate educational and regulatory means.

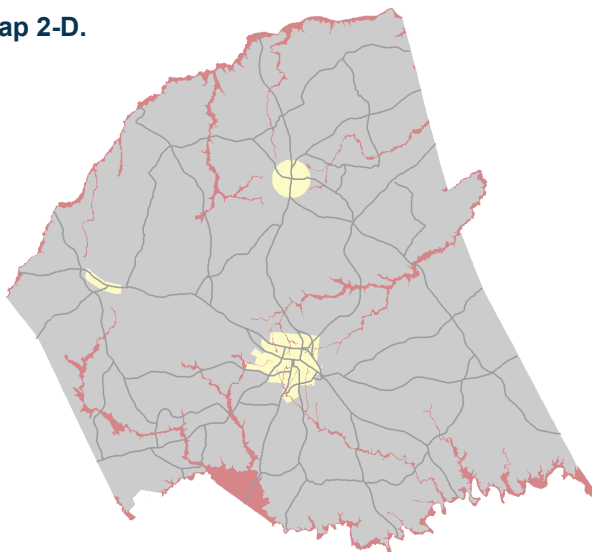
**Map 2-C.**



### *Environmental Planning Criteria*

The Minimum Standards require that each community review the state of Georgia's Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) to determine whether or not local implementation practices remain sufficient, or require adaptation. The state's Rules for Environmental Planning Criteria establish minimum recommended planning standards for the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains.

**Map 2-D.**



As previously discussed, both Wilkes County and the city of Washington have adopted ordinances protecting groundwater recharge areas and wetlands, which are consistent with the minimum provisions of Georgia's Environmental Planning Criteria. Both communities have also adopted floodplain ordinances. Rayle and Tignall do not contain any of the critical or other environmentally sensitive areas referenced within this section of the Plan

within their municipal boundaries. Current local environmental planning and regulation activities are deemed sufficient by local officials.

### *Savannah Upper-Ogeechee Regional Water Plan*

The Minimum Standards for local comprehensive planning requires that each community preparing a comprehensive plan review the Regional Water Plan covering its area of jurisdiction. During preparation of the *W-W Unified Plan*, planning participants reviewed the *Savannah-Upper Ogeechee Regional Water Plan (2011)*.

Washington-Wilkes officials recognize that there are local roles in implementing the recommendations of the Regional Water Plan regarding water quality and quantity. Some Washington-Wilkes officials have expressed that the *Savannah-Upper Ogeechee Regional Water Plan* does not sufficiently address the concern of inter-basin transfers of water outside of the Savannah-Upper Ogeechee watershed, and believe that more should be done in adjacent, and rapidly expanding, areas of Georgia and South Carolina to promote water conservation.

## Cultural Resources

### *Historic Properties*

There are collectively 23 properties in Washington-Wilkes that are individually listed on the National Register of Historic Places (see **Figures 2.9** and **2.10**).

Figure 2.9: Wilkes County:  
National Register of Historic Places (Individual Properties)

Property Name	Location	Notes and Periods of Significance
Anderson House	GA 44, Danburg	Built 1865
Arnold-Callaway Plantation	NW of Washington on U.S. 78, Washington	Owned & Operated by City, built 1869
Daniel, James and Cunningham House. Also known as Kettle Creek Manor	South of Rayle on Bartram Trace Rd.	Built 1810
Gartrell Family House. Also known as Joseph Gartrell House	854 Boyd Rd., North of Tignall	Built 1830, moved within Wilkes County
Gilmer, Thomas M., House	5 mi. (8 km) W of Washington on U.S. 78, Washington	1800-1824
Kettle Creek Battlefield	9 miles SW of Washington off Tyrone Rd.	Battle took place, February 14, 1779
Peacewood. Also known as Wingfield-Cade-Saunders House	120 Tignall Rd., just North of Washington	Built 1810. Extant outbuildings.
Pharr-Callaway-Sethness House. Also known as Old Pharr Place	North of Tignall on GA 2193	Built 1860
Willis-Sale-Stennett House. Also known as Great Oaks	North of Danburg off GA 79 on SR 1445	Built 1850

Source: U.S. Dept. of Interior, National Park Service

Figure 2.10: City of Washington:  
National Register of Historic Places (Individual Properties)

Property Name	Location	Notes and Periods of Significance
Campbell-Jordan House	208 Liberty St., Washington	1808-1841
Cedars, The	210 Sims St., Washington	1793-1885
Fitzpatrick Hotel	18 W. Public Square, Washington	Built 1898
Gilbert-Alexander House	116 Alexander Dr., Washington	1808-1830, one of earliest brick houses in Georgia
Holly Court. Also known as Ficklen-Lyndon-Johnson House	301 S. Alexander St., Washington	1825-1849
Mary Willis Library	E. Liberty and S. Jefferson Sts., Washington	1875-1899
Old Jail	103 Court St., Washington	1875-1899
Poplar Corner. Also known as Prince-Pope-Simpson-Stephens House	210 W. Liberty St., Washington	1810-1874
Smith, Robert Shand, House. Also known as The Pines	902 S. Spring St., Washington	1854-1940
Robert Toombs House	216 E. Robert Toombs Ave., Washington	Built 1791, additions to 1885; also, National Historic Landmark
Tupper-Barnett House	101 W. Robert Toombs Ave., Washington	1832-1860; also, National Historic Landmark
Washington Presbyterian Church	206 E. Robert Toombs Ave., Washington	Built 1825
Washington-Wilkes Historical Museum. Also known as Barnett-Slaton House	308 E. Robert Toombs Ave., Washington	1835-1958
Wilkes County Courthouse	Court Street, in Washington	Built 1903-1904, roof burned and reconstructed in 1980s

Source: U.S. Dept. of Interior, National Park Service

In addition to Washington-Wilkes' individual properties of nationally-recognized historic significance, there are also five (5) National Register historic districts within the city of Washington (see **Figure 2.11**). It is important to note that the first four (4) National Register districts listed in **Figure 2.11** – although not delisted – were eventually incorporated into the larger Washington (National) Historic District. Washington's National Register districts are shown on **Map 2-E** (p. 23).

Figure 2.11: City of Washington:  
National Register of Historic Places (Districts)

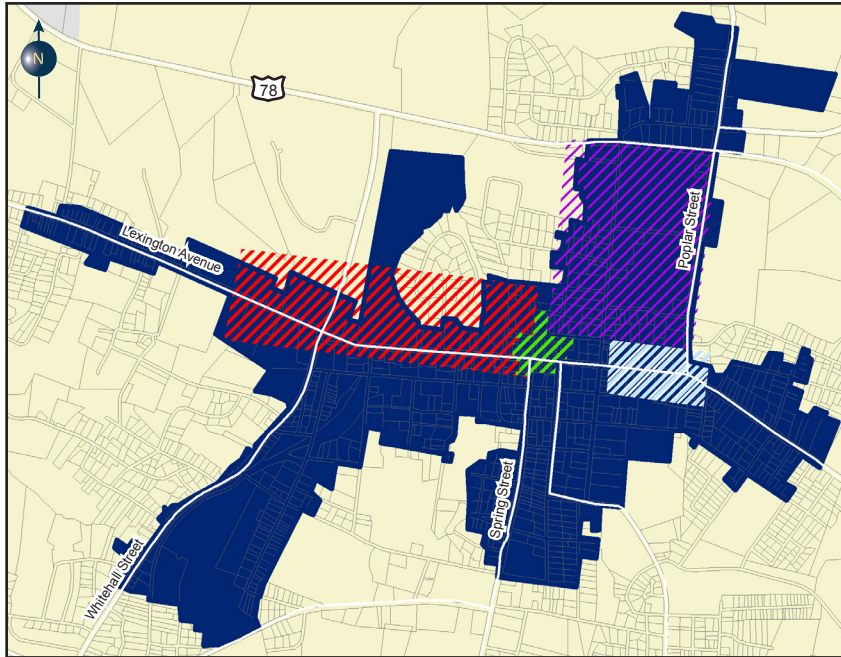
District	Periods of Significance	Date of Designation
East Robert Toombs Historic District	1825 - 1899	April 11, 1972
North Washington Historic District	1750 - 1799, 1825 - 1874, 1900 - 1924	March 7, 1973
Washington Commercial Historic District	1815 - 1930	March 6, 1986
Washington Historic District	1750 - 1974	December 6, 2004
West Robert Toombs Historic District	1800 - 1824, 1875 - 1899	March 1, 1973






Source: U.S. Dept. of Interior, National Park Service



## MAP 2 - E:

CITY OF WASHINGTON,  
NATIONAL HISTORIC DISTRICTS

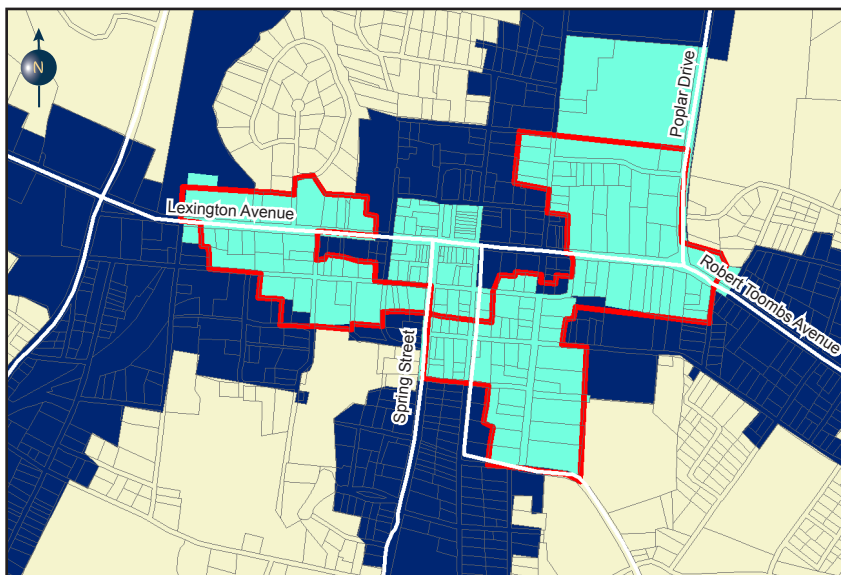





-  Washington Historic Commercial District
-  West Robert Toombs Historic District
-  East Robert Toombs Historic District
-  North Washington Historic District
-  Washington National Historic District

Washington has also created the Washington (Local) Historic District (see **Map 2-F**) which provides standards by which a local historic preservation commission may ensure good stewardship of historic properties through basic maintenance requirements, and the review of proposed additions, demolitions, alterations, or infill construction. The Washington (Local) Historic District, and the authority of the historic preservation commission, is not to be confused with the Washington (National) Historic District or the H-1 Historic (Zoning) District. **Map 2-F** distinguishes between the boundaries of these overlapping land use districts.

## MAP 2 - F:

CITY OF WASHINGTON,  
HISTORIC DISTRICT TYPES



-  Washington National Historic District
-  Washington Local Historic District\*
-  H-1 Historic (Zoning) District

\* Washington Local Historic District boundary based on draft city ordinance dated May 24, 1999. Final local historic district boundary not verified.

## Significant Cultural Resources

Washington-Wilkes communities host a wide variety of events throughout the year that are leveraged on the communities' rich history and abundant natural amenities. Likewise, there exist a number of community organizations that enhance the locals' and tourists' cultural experiences. For purposes of this Plan, the value of a few key – or “cornerstone” – resources is expanded upon:

- **Callaway Plantation** The Arnold-Callaway Plantation is a brick, Greek Revival style house that provides a living history interpretation of life in the 18th century. There is a hand-hewn log cabin built in 1785 that represents an early Wilkes County settler's house. A Federal style house, built in 1790, has working textile looms, and the George Gilmer House, built in 1800, is the birthplace of a Georgia governor (1837-1839). A smoke house, a barn, a pigeon cote, a cemetery and a country store with museum shop are located on the grounds for visitor education.
- **Fitzpatrick Hotel** The Fitzpatrick Hotel, a three-story brick Victorian, built 1899, has been restored as a hotel with 17 rooms and its original ballroom, a restaurant, and three commercial storefronts. This hotel is one of a few grand downtown rural historic hotels in the state that is open for business.
- **Kettle Creek Battlefield** Wilkes County owns Kettle Creek Battlefield, located 12 miles from downtown Washington. The Battle of Kettle Creek is considered an important Revolutionary War battle site of February 14, 1779, where Patriots are known to have defeated and thwarted British-controlled Georgia from further invasion. The battlefield is currently undergoing a major expansion through the collective efforts of the Kettle Creek Battlefield Association, Wilkes County, and partnering individuals and organizations. Development of the Kettle Creek Battlefield Park is being conducted consistent with the Kettle Creek Battlefield Park Master Plan (2012) and may help solidify Washington-Wilkes' emerging reputation as a hub of heritage tourism.
- **North Wilkes County Library, Archives, and Museum** The Tignall Bank Building is one of two historic commercial and professional buildings remaining standing in Tignall. The first floor bank area has been converted to a town library and archives. Upstairs, a Museum of North Wilkes County contains the history of old Petersburg and the Broad River Valley, the antebellum and Civil War periods, Tignall's prosperity with cotton, timber, and a railroad, and the history of the town's schools and churches. The former adjoining post office area has been converted into the town's only public meeting place. The City of Tignall owns the building, and it is open to the public.
- **Washington-Wilkes Historical Museum** This 1835 historic house is city owned and operated as a museum of cultural history. Period rooms of furnishings as well as Civil War history and artifacts such as a fine pottery collection are housed here for public exhibition and visitation.
- **Mary Willis Library** The Victorian-era Mary Willis Library is headquarters for the regional Bartram Trail Library. The library was the first free town and county library in the state of Georgia. The Queen Anne brick building was built in 1888 and features decorative stone and terra cotta details, a three-story turret and stained glass windows.

## Summary

Wilkes County and Washington have taken regulatory steps to ensure the protection of the communities' sensitive environmental areas. As development pressure increases in these communities over time, further adjustments to land development regulations may be necessary to off-set the potential negative impacts of increased development intensity.

Washington-Wilkes communities are committed to investing in their historic and other cultural resources to develop the area's heritage tourism economy. While this investment in time, energy, and money manifests itself in many forms, current efforts emphasize the need to fully develop the Kettle Creek Battlefield Park as significant tourist destination. This core activity will be augmented by continued public and private investment in accommodations and historic museums within the city of Washington.



## COMMUNITY FACILITIES - GENERAL

Washington-Wilkes communities collectively provide or support a total of 68 public services which benefit local citizens, business owners and property owners. Local public services include standard infrastructure categories such as: water, sewer, streets, public safety, EMS, educational facilities, etc.; as well as other specialized categories such as: economic development, community development, code enforcement, parks and recreation, etc. The public delivery arrangements for very few of these services has changed since completion of the 2009 Plan. This section of the Community Profile does not provide an inventory of all Washington-Wilkes public services. Instead, it provides an overview of only those public services which are anticipated to undergo tangible changes in the foreseeable future as identified by participants in the planning process. Transportation is addressed in an alternative section of the Community Profile (see p. 28).

### Community Development

“Community development” services in the context of the *W-W Unified Plan* is an umbrella term used to describe the housing and redevelopment activities of the city of Washington. Washington began its community development programs in 2009 following the adoption of the *Southwest Washington Urban Redevelopment Plan*. A full-time staff member has been hired by the city to oversee affordable housing construction and renovation activities, and housing assistance programs. Recent city re-organization may expand the activities of community development staff to include blight abatement activities, targeted infrastructure development, and urban redevelopment authority support. The 2013 adoption of the *Southwest Washington Urban Redevelopment Plan 2* extends the city’s commitment to providing community development services to its population.

### Museums

Tignall and Washington have long supported the maintenance and operation of the North Wilkes County Museum; and, the Washington-Wilkes Historical Museum and Callaway Plantation, respectively. More recently, Wilkes County assumed ownership of the Robert Toombs House – a former Georgia State Historic Site previously operated the Georgia Department of Natural Resources.

This increased inventory of locally owned and operated attractions provides a solid foundation for the further development of Washington-Wilkes' tourist economy, but also places great financial strain on communities with a limited tax base. Creative financing options may need to be developed over the long-term in order to move beyond basic "maintenance" of these valuable resources, and instead be able to focus on "enhancement" of the visitor experience.

## Parks and Recreation

The Wilkes County Parks and Recreation Commission continues to oversee most active recreational facilities and programs in Washington-Wilkes. Facility and service upgrades will continue to be based on the strategic planning efforts internally developed by the Commission.

Development of the Kettle Creek Battlefield Park also continues to progress with recent property acquisitions and plans for access improvements (see p. 24). Continued development of this vital heritage resource in Wilkes County has increased in priority largely to the dogged efforts of local advocacy groups.

## Public Safety

Recent changes in fire service ratings for much of Washington-Wilkes, and many other rural areas around the state of Georgia, are resulting the increase of insurance rates to rural homeowners and property owners. To address this situation, Wilkes County has determined to reorganize its fire protection service – including the possible relocation and construction of new fire stations. Similarly, it has been determined that new building space will be needed for E-911 as part of additional coordinated reorganization efforts to local public safety entities.

Targeted installation of new fire hydrants along major thoroughfares in Washington-Wilkes, along with the standard need to maintain and upgrade fire, rescue, and police equipment are among the additional outstanding public safety needs of all Washington-Wilkes communities.

## Schools

Washington-Wilkes public school students attend Washington-Wilkes primary, elementary, middle, and high school. The primary and elementary school are located in the Washington municipal limits – as well as the Wilkes County Board of Education offices – but, the Washington-Wilkes Middle-High School has been relocated outside of the city limits on Highway 17 north.

Although the relocating school facilities to green-field sites in undeveloped areas of a community may reduce space constraints for educational providers, it can create problems of limiting access, increasing public transportation costs, and creating deteriorating urban grey-field sites typically associated with abandoned commercial and industrial property. Such relocations are often substantiated by citing the minimum acreage recommendations found in the Georgia Department of Education's Guideline for Educational Facility Site Selection. It is important

to note however, that these are “guidelines” not absolute requirements – and that communities committed to reinvesting in smaller, accessible, urban school properties are may invoke variances to the standard guidelines. Washington-Wilkes’ primary and elementary schools should remain in urban locations to avoid creating additional locations of blight within the city of Washington.

## Solid Waste Management

Solid waste collected in Washington-Wilkes is consolidated at the county-owned Wilkes County Transfer Facility or transport to the Oak Grove MSW landfill in Winder, Georgia. The landfill operator provided a “capacity assurance letter” as part of the *Wilkes County Solid Waste Management Plan* (2007) which clarified that the capacity existed to accommodate Washington-Wilkes’ disposal needs for the next ten (10) years.

Assuring capacity for the disposal of solid waste, and defining land that is suitable for the placement or expansion of solid waste management facilities, are among the most utilitarian reasons for Georgia communities to prepare and maintain a solid waste management plan. The state of Georgia still requires that solid waste management plans be review and updated every 10 years, but 2011 legislative changes removed 3rd party review and oversight. Plans may be locally developed and implemented.

## Service Delivery Strategy

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

## Summary

Washington-Wilkes communities are committed to maintaining all of the 68 public infrastructure and services which they currently support. There will naturally be continued attempts to strategically invest local funds, and to access federal and state funds, in order to enhance the quality of public facilities, programs, and services offered to citizens, business owners, and property owners. Readily apparent community facility needs – at least partially referenced within this section - have been incorporated into Washington-Wilkes’ lists of community goals, and community work program, found in the Community Agenda chapter of this Plan.

## COMMUNITY FACILITIES - TRANSPORTATION

Relying primarily on Washington-Wilkes' pre-existing comprehensive plan document, *W-W Unified Plan* participants considered the condition of the area's transportation facilities and network, and factors that would assist in prioritizing future improvements. As with other Community Profile topics, the short time-frame between planning efforts, combined with the small scale of demographic shifts and transportation infrastructure investments in the intervening period, allowed plan preparers to rely extensively on data from the 2009 plan. The limited data sets which were re-compiled as a result of this planning effort confirm established assumptions about the status of the local transportation system. Nonetheless, revisiting the topic of transportation was necessary in order to ensure that the policy statements and work program developed in the Community Agenda section of this Plan is objective and verifiable.

### Road Network

The 2009 comprehensive plan included a substantial number of data sets regarding Washington-Wilkes road network including: Motor vehicle use, functional classification of roads, road surfacing, traffic volumes, roadway level of surface, road improvement projects, accident rates, and bridge ratings. Review of this data suggests little substantive change in the intervening five-year period.

To verify pre-conceived notions among planning participants regarding the largely static condition of the local road network since 2009, new data was compiled regarding local roads by type and functional classification (see **Map 2-G**, p. 29), and the surfacing of the roads. **Figure 2.12** (p. 29) identifies that there are currently 564.7 miles of public roads in Wilkes County (Note: **Figure 2.12** does not consider "lane mileage" which would be higher due to the presence of a third, fourth, or fifth lane on multi-lane road segments). The total mileage amount illustrated in **Figure 2.13** (p. 29) is almost identical to a similar figure in the 2009 plan – indicating that there has been virtually no new road construction in Wilkes County in the recent past. **Figure 2.13** Shows that roughly 67.7 percent of all roadways in Wilkes County are paved. The majority of unpaved roads are located in unincorporated Wilkes County. As with **Figure 2-12**, **Figure 2-13** is almost identical to similar 2006 data presented in previous comprehensive plan.

## MAP 2 - G: WASHINGTON-WILKES, MAJOR THOROUGHFARES

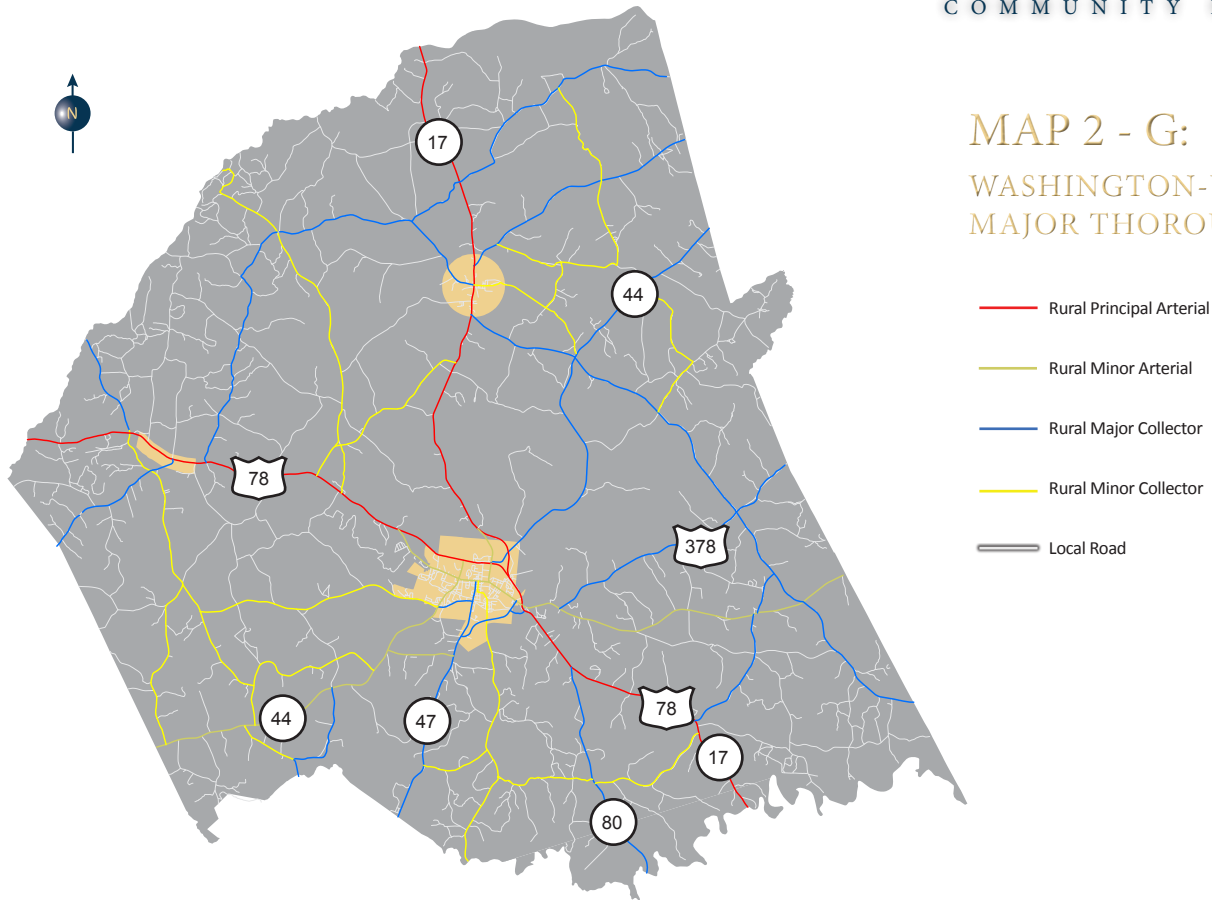


Figure 2.12: Washington-Wilkes Minimum Road Mileage by Route Type (2012)

Functional Classification	Mileage by Route Type			
	State Route	County Road	City Street	Total
Rural Principal Arterial	44.5	0	0	44.5
Rural Minor Arterial	30.6	0	0	30.6
Rural Major Collector	28.7	80.3	2.1	111.1
Rural Minor Collector	0	87.1	0	87.1
Rural Local	0	250	41.4	291.4
Total	103.8	417.4	43.5	564.7

Source: Georgia Department of Transportation, Office of Transportation Data, Report 445

Figure 2.13: Washington-Wilkes Road Mileage by Surface Type (2009)

Jurisdiction	Total Mileage	Paved Mileage	Percent (%) Paved
State Route	103.8	103.8	100
County Road	417.4	238.4	57.1
City Street	43.5	41.6	95.6
Total	564.7	383.8	67.7

Source: Georgia Department of Transportation, Office of Transportation Data, Report 441

Washington-Wilkes transportation project priorities found in the Georgia Department of Transportation's (GDOT), State Transportation Improvement Program (STIP) remain largely unchanged. Additional local priorities for road network improvements have subsequently been identified in the Transportation Investment Act of 2010 (TIA) project list approved in 2012. Local funding priorities are projected to remain focused on street surfacing improvements and the maintenance of deficient bridges.

## Active Transportation

The term "active transportation" refers collectively to non-motorized means of transportation – primarily bicycling and walking. Bicycle-specific transportation facilities are absent in Washington-Wilkes, and the communities have not consciously incorporated bicycle facility requirements into their development regulations. The local pedestrian network is largely limited to established neighborhoods in Tignall and Washington. Sidewalks and other pedestrian facilities are largely lacking in more recently developed areas – in part due to omissions in local land development regulations.

Detailed recommendations regarding the development of Washington-Wilkes' bicycle and pedestrian networks – primarily in the vicinity of Washington are contained within the *City of Washington Multi-Use Trails Plan* (2008), and the *Washington-Wilkes Bicycle and Pedestrian Plan* (2009). These topic-specific plan documents prioritize where the local active transportation network should be incrementally extended – largely through public investment. In addition, the plans recommend the types of adjustments that should be made to local land development regulations in order to incorporate active transportation facility requirements into future development proposals. The city of Washington has already made some adjustments to its subdivision regulations to require that pedestrian and multi-use trail facilities be incorporated into future development proposals.

## Surface Transportation Funding

Funding for the development and enhancement of surface transportation facilities in Washington-Wilkes – including roads, bridges, and active transportation facilities – is obtained primarily through federal funds disbursed by the Georgia Department of Transportation (GDOT). The construction work program component of the GDOT's State Transportation Improvement Program (STIP) identifies lists six (6) years' worth of projects for which state funds are intended to be allocated at a future date. Additional state funding sources – often with local match requirements – assist in the targeted resurfacing of deficient street segments, and in the development of active transportation projects.

In 2012, Wilkes County voters, and the voters in the 12 other CSRA-area counties approved a one (1) cent sales tax increase in a referendum established by the Transportation Investment Act of 2010 (TIA). Approval of the TIA referendum in the region will provide over 6,000,000 dollars for the construction of three (3) specific projects in Washington-Wilkes within the next 10 years, and the allocation



of “discretionary funds” directly to Wilkes County, Rayle, Tignall, and Washington governments for use on “transportation projects” of their choosing. Pre-TIA revenue projections suggested that Washington-Wilkes communities would collectively receive an average disbursement of roughly 11,449,000 dollars of discretionary funds over the 10 year period.

## Public Transportation

Washington-Wilkes residents are served by Wilkes County Transit – a direct demand rural transit system largely funded by the federal Rural Transit Assistance Program. The system operates Monday through Friday from 7:30 am to 4:00 pm. This van service is available by appointment and can provide customers with access to facilities within and outside of Wilkes County. Wilkes County’s rural transit development plan provides a periodic analysis of system efficiency, and is subject to an update within the next few years.

## Air and Rail Networks

Washington-Wilkes Airport, located on Highway 78 five minutes from downtown Washington, is defined by the Federal Aviation Administration as a Level II airport. The airport is situated on 79 acres and is owned and operated by the City of Washington. Washington-Wilkes Airport has a 4,020 foot runway and accommodates a variety of aviation related activities, including recreation flying, agricultural spraying, ultra-lights, experimental aircraft and flight training. Recommended improvements to the Washington-Wilkes Airport are contained in the Georgia Aviation System Plan – and are intended to accommodate projected increases in activity through 2020.

Georgia Woodlands Railroad, a 17 mile short line railroad that terminates in Washington, connects Wilkes County with CSX Transportation’s Atlanta to Augusta mainline (the “Georgia Railroad”) and thus, the national rail network as a whole. According to the *Georgia Freight Rail Plan*, the Georgia Woodlands Railroad extends between Washington and Barnett and provides distribution services for rural and industrial businesses in Wilkes, Taliaferro and Warren Counties. The railroad hauls lumber, wood chips, pulpwood, plastic pellets, fertilizer, and grain are the major commodities handles by this railroad. Typically, the railroad runs on Monday, Wednesday and Friday between 7 am and 7 pm, but will also run on a “by-demand” basis.

## Summary

### Road Network

The lane mileage of local, state, and federal roads, and associated traffic volumes, within Washington-Wilkes communities has changed little since completion of the 2009 joint comprehensive plan. What has gradually changed over the intervening period of time is the condition of the communities’ road network, as well as available funding sources. Deterioration of road infrastructure is to be expected as it ages. To offset this inevitability, the availability of funds to



maintain and enhance road infrastructure would ideally be reliable and sufficient. Regardless, since 2009 overall federal and state transportation funding sources have declined, and a new regional transportation sales tax has been approved in the CSRA region (of which Washington-Wilkes is a part). The outcome is of these funding shifts remains that the expansion of lane miles in Washington-Wilkes communities is largely unfeasible, while many basic maintenance needs must be deferred.

*W-W Unified Plan* participants have determined – with the notable exception of the widening of portions of S.R. 17 through Wilkes County – that local priorities should include the maintenance and enhancement of existing lane mileage, as opposed to increasing system capacity through road widenings. With limited funding, it is recognized that any deficiencies in road system level of service may be eased in the short-term with an emphasis on incorporating access management features into local land development regulations in an effort to better control turning motions on to, and off of, the area road network.

Highway capacity improvements – largely in the form of additional lane mileage – will largely be limited to those federal and state transportation routes that serve to improve the access of freight vehicles to and from Washington-Wilkes communities. Efforts will be made to avoid making such improvements at the cost of the aesthetic and functional characteristics of Washington-Wilkes central business districts and established neighborhoods through the employment of context-sensitive design solutions where necessary.

### *Active Transportation*

*W-W Unified Plan* participants recognize the substantial gaps in their existing pedestrian network – particularly in those areas that have been subject to more recent development and have higher motor vehicle traffic volumes. Further, there is widespread acknowledgment of Washington-Wilkes lack of a designated bicycle network on and off of the public street system. These omissions of active transportation facilities are understandable given limiting funding and a high percentage of streets – particularly within Tignall and Washington – where limited traffic volumes make bicycling and walking comfortable even without designated facilities for cyclists and pedestrians. Regardless a conscious effort can be made by the city of Washington and Wilkes County to enable the creation/extension of their active transportation networks through simple adjustments to their respective land development regulations, and by committing to incremental investment on segments of the bicycle and pedestrian network that have been identified in the communities' recently completed multi-use trails plan, and bicycle and pedestrian plan.

### *Public Transportation*

Participants in the *W-W Unified Plan* process have expressed little inclination to adjust the level of service currently provided to Washington-Wilkes residents by Wilkes Transit. As with most rural transit systems in the state of Georgia, this service is viewed as meeting the basic needs required of most community

residents. Although a greater desire to expand work force access to educational and employment sites through local transit service expansion was previously expressed in 2006 during the Georgia Department of Community Affairs' defunct Communities of Opportunity program, that momentum does not seem to have been sustained. Wilkes County's existing rural transit development plan is due for an update in the near future. A closer look at public transportation service delivery – and possible adjustments – may be warranted again at that time.

### *Air and Rail Networks*

The need to maintain Washington-Wilkes' connection to the national aviation and rail networks to sustain the viability of the local economy, and remain attractive for future investment, is widely acknowledged by all *W-W Unified Plan* participants. Targeted public investment to capital improvements at the Washington-Wilkes Airport will continue to be made in accordance with the *Georgia Aviation System Plan*. Public investment in sustaining the viability of the Georgia Woodlands Railroad will be considered by Washington and Wilkes County as needed and when appropriate.



## LAND USE

The land use component of the *W-W Unified Plan* provides background on local regulatory practices in land development and use. While inventorying local land development regulations, and comparing them with community needs and opportunities identified in the Community Agenda chapter of this Plan, planning participants have determined to rely on current land use data contained in the 2009 comprehensive plan for analysis purposes. Issues specific to “land suitability” for development, and state environmental planning criteria are addressed in the Natural and Cultural Resources section of the Community Profile.

For purposes of Plan preparation, the information herein was used to assist in generating a future land use vision for Washington-Wilkes, and it should be used by the reader to provide context for the Land Use Plan contained in the Community Agenda chapter of the *W-W Unified Plan*.

## Zoning

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

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

## Subdivision Regulations

Only the city of Washington administers and enforces subdivision regulations which governs the placement, construction, and maintenance of new public infrastructure to support new development. Recent changes to the city’s subdivision regulations resulted in the adoption of context sensitive street design standards that can be required by the City when a development is proposed

within, or in close proximity to, historic areas of the city.

## Historic Preservation

In addition to its five (5) National Register historic districts (see **Figure 2.11**, p. 22), the city of Washington maintains two (2) types of local historic preservation regulations. In 1997, the city created the H-1 Historic District (see **Map 2-F**, p. 23). The H-1 district is a zoning classification referenced in Chapter 90 (Zoning) of municipal code. The H-1 district primarily covers residential areas of Washington immediately surrounding the central business district. The district is administered by the Planning Commission, focuses on acceptable land uses, and (in spite of its title) does not include standards on preferred architectural style or building design.

The Washington (Local) Historic District was created by ordinance in 1999, and is referenced in Chapter 42 (Historic Preservation) of municipal code. The district standards include the establishment and authorities of the city's historic preservation commission, as well as a requirement that a "certificate of appropriateness" must be issued prior to a property owner conducting exterior work on a historic building. Although sharing a name with the Washington (National) Historic District, the local historic district boundaries do not necessarily correspond with it. In fact, the boundaries of the Washington (Local) Historic District could not be confirmed as part of this planning effort as an official map of the district, legal description, or list of properties could not be procured.

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

## Other Regulations

In addition to the specific regulations reference in the preceding section, Washington administers and enforces building codes, nuisance codes, a flood plain ordinance, environmental regulations, a sign ordinance, and a tree ordinance.

Wilkes County's pre-existing ordinances on mobile homes, floodplains and environmental protection were incorporated into the land use ordinance adopted in 2004. There are no other land use ordinances, other than those referenced within this section of the Community Profile, that are locally administered by Rayle, Tignall, and Wilkes County.

## Summary

Information derived from this section of the Community Profile was considered when developing a new list of Needs and Opportunities, Community Goals, Land Use Plan, and Community Work Program for Washington-Wilkes communities. These cumulative recommended "outcomes" can be found in the Community Agenda portion of the *W-W Unified Plan*.

Although Washington and Wilkes County administer zoning-type ordinances, there is ambiguity in the local governments' processes for mapping zoning map amendments. Recent zoning map and text amendments - such as adoption of the CD-1 Rusher Street Overlay District text - leave questions as to the location and dimensions of property subject to rezoning. In the case of Wilkes County, a parcel-specific land use district map tied to grid coordinates could not be located during the planning process.

The city of Washington is the only jurisdiction in Washington-Wilkes to administer subdivision regulations. Although growth and development prospects in the area have been extremely limited in the last several years, lulls in such activity are an ideal time for local governments to adopt standards ensuring uniformity in infrastructure construction and dedication. When development activity increases, there can be great benefit to having a predictable development process in place. It is further important to emphasize that Washington-Wilkes communities can pull their resources to share code enforcement capabilities.

Immediate amendments should also be made to Washington's local historic preservation standards. The administration of the H-1 Historic (Zoning) District and the Washington (Local) Historic District - involving two (2) separate appointed bodies - should be streamlined. Clear architectural guidelines should be drafted for the city's local historic preservation ordinances in order to reduce review decisions that may otherwise be viewed as arbitrary. Most importantly, the Washington (Local) Historic District should be officially mapped in order to ensure the legality of the district.

Although a lack of recent growth pressure has resulted in a relaxed attitude toward available land use data in Wilkes County, geographic information relating to existing land use in Washington-Wilkes is becoming outdated nonetheless. There is a general view of "nothing is happening;" and, "there is plenty of land." Increasingly however, the answers to questions such as: "What time of land is available?" and, "What is land in Washington-Wilkes being used for?" are becoming less clear. Over time less data - whether for land use or any other topic - can translate into less predictability when potential investors evaluate locating jobs. During the period between this and the next county-wide comprehensive plan, Wilkes County, Rayle, Tignall, and Washington, may consider commissioning a land use study to update existing land use records.

### III. COMMUNITY AGENDA



## GENERALLY

The *W-W Unified Plan's* Community Agenda section is a compilation of Rayle, Tignall, Washington, and Wilkes County's long-term community growth and development vision, and their short-term implementation program for achieving that vision in a coordinated manner. The Community Agenda includes the following components:

- *A list of "Needs and Opportunities."*
- *A list of "Community Goals" (Structured within the W-W Unified Plan as policy statements.)*
- *A "Land Use Plan" incorporating county-wide and municipal character areas.*
- *A "Community Work Program" identifying specific implementation activities to be undertaken by Washington-Wilkes communities over the next five (5) years.*

The compilation of a unified "agenda" to guide Washington-Wilkes communities' growth and development initiatives is a rational and pragmatic way to ensure long-term community health. Planning stakeholders are wise to have coordinated with each other in order to identify shared priorities, and to construct strategies for collectively addressing common concerns and aspirations. It is also important to note however, that the items listed above are structured in a manner that adheres to the Minimum Standards established by the Georgia Department of Community Affairs.



**Holiday Park:** Washington-Wilkes communities recognize that enhancing amenities that provide access to the county's lakes and rivers must be balanced with measures to preserve the area's rural character.



**Kettle Creek Battlefield Park:** Wilkes County has committed over the next five (5) years to assisting in the development of the Kettle Creek battlefield site into an interpretive park celebrating patriot victory in the back woods of Georgia during the American Revolutionary War. County activities are guided by the Kettle Creek Battlefield Park Master Plan (2012). Kettle Creek has the potential to serve as an anchor to the communities growing heritage tourism industry.



**Southwest Washington:** Washington will continue to implement the community development and housing initiatives conceived as part of the city's award-winning redevelopment planning efforts. Targeted areas such as Rusher Street, Norman Street (**pictured**), and the Gordon Street School will continue to be the focus of public investments in new infrastructure and home construction.



**Georgia Woodlands Railroad:** Washington-Wilkes communities recognize the need to retain access to the national aviation and rail systems to remain attractive to private investment. The Georgia Woodlands Railroad (**pictured**) terminates with Washington amongst underutilized industrial property.



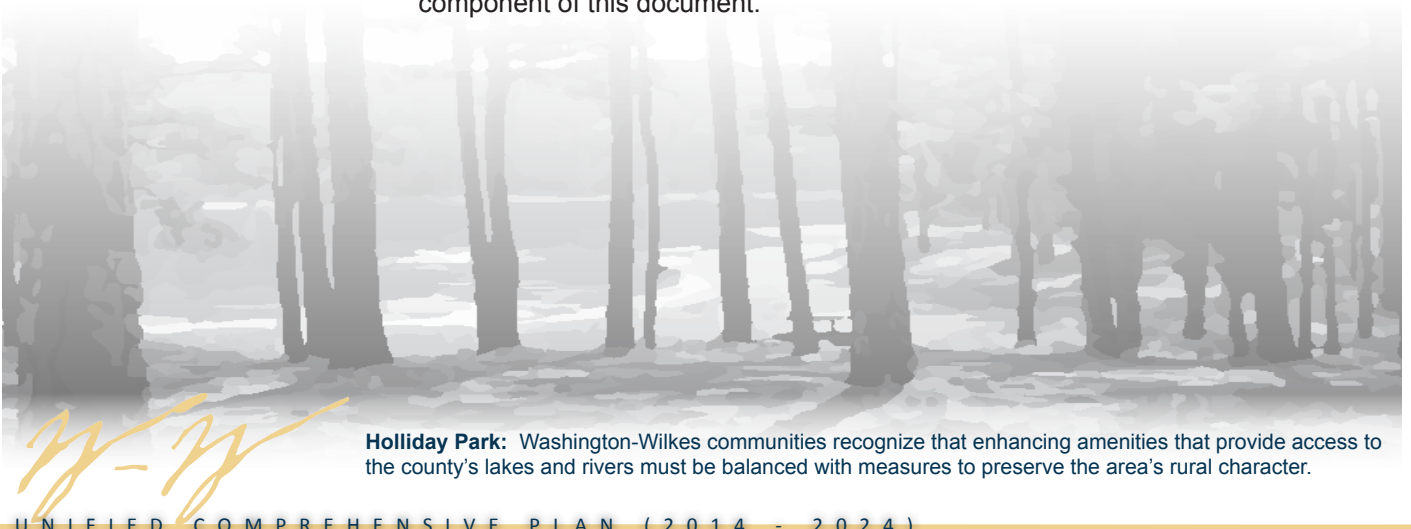
## NEEDS AND OPPORTUNITIES

The *W-W Unified Plan* process has yielded a cumulative list of “needs and opportunities” that participating local governments may seek to address over the 10-year time-frame of this document. The list of community needs and opportunities is provided in **Figure 3.1** (p 41 - 42). The list has been compiled principally through the efforts of the *W-W Unified Plan* steering committee members. The following additional factors contributed to the compilation of the final list of needs and opportunities:

- *Stakeholder interviews and input.*
- *Review of corresponding information in the previous comprehensive plan document.*
- *Review of the Georgia DCA's Supplemental Planning Requirements.*
- *Evaluation of the Georgia DCA's Quality Community Objectives.*

The final needs and opportunities list contained in **Figure 3.1** has been utilized to construct Washington-Wilkes communities' list of Community Goals (**Figure 3.2**, p. 44 - 45), and Community Work Program (**Figure 3.3**, p. 69 - 70). It is important to note that, where a particular need or opportunity listed in **Figure 3-1** is identified as a “priority (♦),” one (1) or more corresponding implementation activities has been included in the Community Work Program. In contrast, the Community Goals listed in the *W-W Unified Plan* address all identified needs and opportunities – either individually or in combination.

Please note that **Figure 3.1** does not address needs and opportunities related to the topic of land use. Those issues are addressed in the Land Use Plan component of this document.



**Holiday Park:** Washington-Wilkes communities recognize that enhancing amenities that provide access to the county's lakes and rivers must be balanced with measures to preserve the area's rural character.

Figure 3.1: Washington-Wilkes Needs and Opportunities (Consolidated)\*

TOPIC A: ECONOMIC DEVELOPMENT		
Needs:		Priority (◆)
1.	Ready workforce for recruitment of large-scale employers. <i>There remains a high number of high school drop-outs lacking the basic education to constitute a substantially large work-ready labor pool.</i>	◆
2.	Improved accessibility to local employment centers. <i>Large numbers of Washington-Wilkes households lack direct access to a car; yet, most employment centers are accessible only by motor vehicles.</i>	
3.	Clarity in city/county/chamber roles for industry recruitment. <i>Competing interests have resulted in the attempted implementation of competing economic development strategies (e.g. industrial development vs. downtown retail vs. retiree amenities.)</i>	
4.	Decrease inventory of brownfield/greyfield property. <i>The existing volume of large deteriorating brownfield/greyfield properties continues to exceed local governments' abatement ability, and subsequently serve as community hazards.</i>	
Opportunities:		Priority (◆)
5.	Vacant industrial property with existing access to water and sewer infrastructure. <i>Most industrial property within, and in close proximity to, Washington has ready access to water and sewer.</i>	
6.	Underutilized pasture/agricultural land is available. <i>There is a lack of development pressure on fallow agricultural land which may be re-utilized to serve local and regional markets.</i>	
7.	Appealing downtown business district in Washington. <i>Downtown Washington contains a critical mass of existing buildings and businesses to serve as a regional destination shopping/entertainment district.</i>	
8.	High volume of cultural heritage sites, districts, and neighborhoods in Wilkes County and Washington. <i>Cultural heritage properties exist in a substantial enough concentration throughout Washington-Wilkes that further development of the tourism economy is possible.</i>	
TOPIC B: HOUSING		
Needs:		Priority (◆)
1.	Improve the quality of community-wide single-family housing. <i>Housing assessments and redevelopment activities in Washington suggest that a high percentage of housing community-wide is deteriorating, while a higher percentage of replacement housing in Wilkes County is in the form of manufactured units which depreciate quickly.</i>	◆
2.	Reduce instances of deferred maintenance. <i>As Washington-Wilkes homes and residents age concurrently, increased frailty and economic challenges speed the deterioration of residential property.</i>	◆
3.	Improve accessibility to modern or otherwise existing housing stock in good condition for most income brackets. <i>The means to purchase and maintain large historic homes is outside the reach of most Washington-Wilkes households. There is however, limited availability of modern and/or otherwise alternative standard housing options at an appropriate scale and price range.</i>	◆
Opportunities:		Priority (◆)
4.	Property values in Washington-Wilkes communities remain affordable. <i>The cost of land is not an inhibiting factor in investing in Washington-Wilkes communities; while the clearance of properties with structures containing low improvement values can serve as a further enhancement for new private investment.</i>	
5.	Select neighborhoods in Washington retain an ample inventory of historically and architecturally relevant homes. <i>Local officials may leverage the niche market of potential householders who are lured by the challenge of "do-it-yourself" housing salvage projects, and a romantic vision of small-town living. (See also: Topic ?, Item O-1)</i>	
6.	Upper floors of older commercial buildings remain underutilized. <i>The development of loft residences in downtown Washington may increase the inventory of housing options for residents desiring to move out of home-ownership, while increasing the activity of the central business district.</i>	
7.	Low-to-moderate income housing opportunities exist in the city of Washington. <i>City-owned properties are available for the construction of new low-to-moderate income housing in the city's Rusher Street Revitalization Area, and in other portions of the Southwest Washington Urban Redevelopment Area.</i>	◆
TOPIC C: NATURAL AND CULTURAL RESOURCES		
Needs:		Priority (◆)
1.	Implement greater measures to protect natural water resources. <i>Land development regulations in Wilkes County, and associated administration and enforcement, is not adequate to guarantee that ground water recharge areas or surface water sources will be sufficiently protected as land is developed (even if the development is in the form of conversion of land for agricultural use.)</i>	
<p>* Listed by topic in random order.</p> <p>* * Needs and opportunities identified as priorities are subject to one (1) or more corresponding implementation activities contained in the Community Work Program, Figure 3-? (p. ??)</p>		

(Continued on Page 42)

Figure 3.1: Washington-Wilkes Needs and Opportunities (Consolidated)\* (Continued from Page 41)

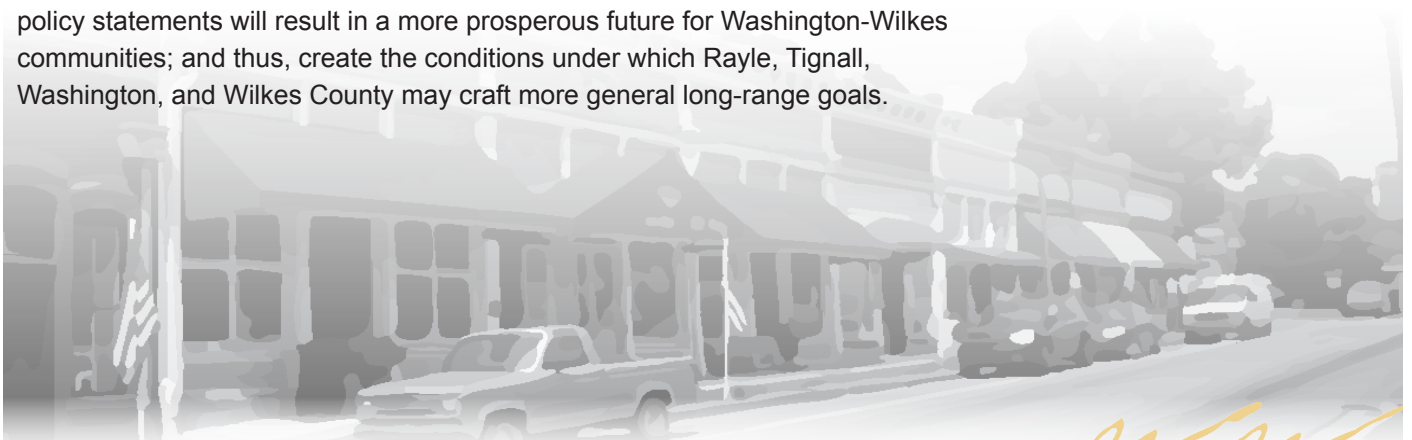
3.	Much of the Kettle Creek battlefield site remains unprotected. <i>Studies and plans related to the Kettle Creek battlefield site clearly illustrate that additional property must be purchased to preserve the battlefield's "area of significance - being the location where the majority of activity occurred during this important Revolutionary War battle.</i>	◆
<b>Opportunities:</b>		<b>Priority (◆)</b>
4.	Washington retains a substantial inventory of historically and architecturally relevant homes. <i>The concentrated and intact inventory of historic structures and properties within Washington provides opportunities to increase the depth and availability of the area's heritage tourism offerings. (See also: Topic 7, Item O-1)</i>	
5.	Historic preservation organizations based in Washington-Wilkes provide means and knowledge necessary to boost heritage tourism efforts. <i>Individuals who comprise the membership of Washington-Wilkes' historic preservation organizations possess the knowledge and vigor to staff and maintain historic properties, museums, tour groups, etc.</i>	
6.	The Kettle Creek battlefield site may be developed as a major tourist destination. <i>The historic significance of the Kettle Creek battlefield, combined with the relatively well-preserved location, provide Wilkes County with a recreational resource that can be developed in a manner that is consistent with other regional state and federal battlefield parks. Recent planning efforts provide a framework by which battlefield resources may be preserved while developing the visitor's experience.</i>	◆
7.	The communities' rural character and historic significance provides opportunities to promote active recreation. <i>Organized walking, biking and motorized tours can be developed that link Washington-Wilkes rural historic resources with those in the city of Washington.</i>	
<b>TOPIC D: COMMUNITY FACILITIES - GENERAL</b>		
<b>Needs:</b>		<b>Priority (◆)</b>
1.	Assess the quality and long-term viability of the Rayle and Tignall water systems. <i>Both communities maintain small systems with reliance on groundwater sources.</i>	
2.	Redevelop the former Washington-Wilkes Middle-High School site (the "Gordon Street School.") <i>The Gordon Street School is owned by the city of Washington and includes over 100,000 square feet of deteriorating building space. The property is subject to the recommendations of the Southwest Washington Urban Redevelopment Plan 2 (2012) but the city has not yet implemented the site-specific plan.</i>	◆
3.	Public employee access to training opportunities and improved technology. <i>Training opportunities are limited for most staff (excluding public safety) and computer hardware and software is aging.</i>	
4.	Maintain public safety equipment. <i>There is a continuing strain on Georgia's rural communities to ensure that public safety equipment is kept current.</i>	◆
<b>Opportunities:</b>		<b>Priority (◆)</b>
5.	Recreational facilities and programs can be adjusted to improve accessibility and use. <i>Most public recreation areas are located within the Washington municipal limits.</i>	◆
6.	Washington sewage system retains adequate capacity to accommodate growth. <i>The sewage system can support the addition of large industrial water users and other potential direct employers.</i>	
7.	The Pope Center may be utilized for events. <i>Washington maintains a conference center that can support conventions and exceeds the capacity of many communities in the state with similar socio-demographic features.</i>	
<b>TOPIC E: COMMUNITY FACILITIES - TRANSPORTATION</b>		
<b>Needs:</b>		<b>Priority (◆)</b>
1.	There is a large inventory of deficient bridges in Wilkes County. <i>Insufficient funding exists to reduce the list of deficient bridges in the near-term.</i>	◆
2.	New development must be required to link into existing bicycle and pedestrian systems. <i>Bicycle and pedestrian access to new development has not been required in Washington-Wilkes (i.e. new high school/middle school) although a significant portion of households lacks direct access to a motor vehicle.</i>	
<b>Opportunities:</b>		<b>Priority (◆)</b>
3.	Corridors exist in Washington, and adjacent Wilkes County, that can support a multi-use trail system. <i>A multi-use trails plan has been adopted by the city of Washington that shows where and how multi-use trails can provide bicycle and pedestrian linkages throughout the city.</i>	
4.	Adjust the public transit system to better serve the needs of the overall county population. <i>The Wilkes County transit system largely serves a limited type of clientele - consistent with many rural transit systems in the state.</i>	
5.	The Georgia Woodlands Railroad is an important link to the national rail network. <i>Loss of Wilkes County's spur railroad line would severely limit the community's ability to recruit large industrial employers.</i>	
6.	The Washington-Wilkes Airport provides an important transportation link for the community. <i>Improvements consistent with the airport's facilities plan should continue to be proposed and implemented.</i>	
7.	A regional transportation sales tax provides discretionary transportation funds to Washington-Wilkes communities. <i>A new transportation funding source exists for Washington-Wilkes communities that may be applied to critical transportation needs throughout the county.</i>	
<p>* Listed by topic in random order.</p> <p>* * Needs and opportunities identified as priorities are subject to one (1) or more corresponding implementation activities contained in the Community Work Program, Figure 3-7 (p. ??)</p>		

## COMMUNITY GOALS (POLICIES)

The *W-W Unified Plan* process has confirmed local perceptions that there has been little change in community demographics, or in growth and development activities, within Wilkes County, Rayle, Tignall, or Washington since completion of the communities' last comprehensive plan. Given this, planning participants expressed that any broad set of community goals in Washington-Wilkes – whether or not focused on a single issue such as housing, transportation, natural resources, or other topic – could best be described within the following overarching and desired community outcome:

*“Facilitate private investment in Washington-Wilkes communities, and increase the prosperity of local residents and property owners.”*

Until there is evidence to suggest that the above statement is becoming a reality in Washington-Wilkes, planning participants determined that articulating additional topic-specific goals statements would not be the best model around which to develop a long-range action plan. Instead, the *W-W Unified Plan* incorporates an alternative option provided by the Minimum Standards for articulating long-term community development efforts. Instead of developing a list of long-term goal statements based on achieving a conceptual vision statement, *W-W Unified Plan* participants created a list of policy statements that seek to address the needs and opportunities presented in **Figure 3.1** and the Land Use Plan contained within this document (p. 46 - 67). Washington-Wilkes “Community Policies” are listed in **Figure 3.2** (p. 44 - 45). It is believed that adherence to these community policy statements will result in a more prosperous future for Washington-Wilkes communities; and thus, create the conditions under which Rayle, Tignall, Washington, and Wilkes County may craft more general long-range goals.



**Downtown Washington:** Historic districts and neighborhoods are a prevalent resource in Washington - Wilkes communities, serving as key components of a developing tourism industry.

Figure 3.2: Washington-Wilkes Community Policies\*

TOPIC A: ECONOMIC DEVELOPMENT		
Policy:		Communities**?
1.	Partnerships will be maintained which facilitate the delivery of training programs - and other educational support - for local workforce development.	W-W
2.	Adjustments to public transit will continue to improve access to local employment centers.	Wilkes Co.
3.	Coordination of local economic development initiatives will provide for a unified business recruitment strategy.	W-W
4.	Environmental hazards, and other physical impediments to redevelopment of commercial property in the city of Washington, will be abated to enhance local prospects for private investment.	Washington
5.	Cultural and architectural heritage sites, districts, and neighborhoods will be actively marketed to promote tourism.	W-W
6.	Efforts will be made to incentive the adaptive re-use of downtown commercial buildings.	Tignall, Washington
7.	Open space will be reserved for productive agricultural uses, while preserving Washington-Wilkes rural heritage and landscapes.	W-W
8.	The former Washington-Wilkes Middle-High School site (the "Gordon Street School") will be redeveloped in accordance with the recommendations of the <i>Southwest Washington Urban Redevelopment Plan 2</i> .	Washington
9.	Open communication will be maintained with local employers about workforce and infrastructure needs.	W-W
10.	Economic development efforts will align with, and seek to implement, the CSRA Comprehensive Economic Development Strategy.	W-W
TOPIC B: HOUSING		
Policy:		Communities**?
1.	Home-ownership opportunities will be made available to low-to-moderate income households in Washington-Wilkes.	Wilkes Co.; Washington
2.	Housing maintenance initiatives will remain a key component of Washington's community redevelopment efforts.	Washington
3.	The development of contemporary market-rate housing will be encouraged to diversify available housing stock.	Wilkes Co.; Washington
4.	Deferred maintenance of historically and architecturally relevant homes will be discouraged.	Washington
5.	Housing in the upper floors of downtown commercial buildings will be encouraged.	Tignall; Washington
6.	The former Washington-Wilkes Middle-High School site (the "Gordon Street School") will be redeveloped in accordance with the recommendations of the <i>Southwest Washington Urban Redevelopment Plan 2</i> .	Washington
7.	Residential growth will be channeled to applicable areas identified in the <i>Washington-Wilkes Unified Comprehensive Plan's Land Use Plan</i> .	W-W
TOPIC C: NATURAL AND CULTURAL RESOURCES		
Policy:		Communities**?
1.	Resource preservation and park development efforts promoted by the <i>Kettle Creek Battlefield Park Master Plan</i> (and similar corresponding efforts) will be actively supported.	Wilkes C.; Washington
2.	Cultural and architectural heritage sites, districts, and neighborhoods - and associated business enterprises - will be actively marketed to promote tourism.	Wilkes Co.; Washington
3.	Efforts will be made to improve the effectiveness of local historic districts.	Washington
4.	Land use and development ordinances will be reviewed and amended when necessary to promote new development that is compatible with Washington's historic properties.	Washington
5.	Land use and development ordinances will be reviewed and amended when necessary to ensure the protection of Washington-Wilkes' water resources.	W-W
6.	Washington-Wilkes communities will actively participate in regional water resource planning efforts.	W-W
7.	Solid waste management facility siting parameters will be reassessed on a recurring basis to ensure that natural and cultural resources are protected.	W-W
8.	Active recreation facilities and programs will be developed that promote access to Washington-Wilkes' rural areas and natural resource amenities.	W-W
TOPIC D: COMMUNITY FACILITIES - GENERAL		
Policy:		Communities**?
1.	Investments in local water systems will focus on water quality improvements.	Rayle; Tignall; Washington
<p>* Listed by topic in random order.</p> <p>** "W-W" refers to a policy that will be practiced by all jurisdictions participating in the <i>W-W Unified Plan</i> process. Reference to a specific jurisdiction means the policy only applies to that community.</p>		

(Continued on Page 45)



Figure 3.2: Washington-Wilkes Community Policies\* (Continued from Page 44)

2.	Investments in Washington's sewer system will focus on system maintenance and preservation	Washington
3.	Public safety equipment will be continually maintained and enhanced.	W-W
4.	Recreational facilities and programs will be reviewed and adjusted to improve accessibility and use.	W-W
5.	The Pope Center will be actively marketed for conventions and other events.	Washington
6.	Aging services will be continually be reviewed to determine ways in which service delivery can be enhanced.	W-W
<b>TOPIC E: COMMUNITY FACILITIES - TRANSPORTATION</b>		
<b>Policy:</b>		<b>Communities**?</b>
1.	Local transportation funds designated to streets will prioritize system maintenance.	W-W
2.	Capacity improvements to local thoroughfares will emphasize improved traffic flow through access management features rather than roadway widening.	Wilkes Co.; Washington
3.	Character district street standards shall apply to a larger portion of Washington's neighborhoods and districts.	Washington
4.	New development will link into, and expand upon, existing bicycle and pedestrian systems.	W-W
5.	Corridors suitable for the establishment of multi-use trails will be preserved and developed over time in accordance with locally-adopted multi-use trails and bicycle/pedestrian plans.	Wilkes Co.; Washington
6.	Adjustments to public transit will continue to improve access to the system by additional users.	Wilkes Co.
7.	Investments shall be made to maintain critical links to the nation's air and rail transportation systems.	Wilkes Co.; Washington
8.	Solid waste management services and facilities will be monitored in order to ensure effective long-term service delivery.	W-W
<b>TOPIC F: LAND USE</b>		
<b>Policy:</b>		<b>Communities**?</b>
1.	Land use and development decisions will be made in a manner that seeks consistency with <i>Washington-Wilkes Unified Comprehensive Plan's</i> Land Use Plan.	W-W
2.	Land use and development ordinances will be reviewed and amended when necessary to ensure the future development activities adhere to the recommendations of the <i>Washington-Wilkes Unified Comprehensive Plan</i> .	W-W
<p>* Listed by topic in random order.</p> <p>** "W-W" refers to a policy that will be practiced by all jurisdictions participating in the <i>W-W Unified Plan</i> process. Reference to a specific jurisdiction means the policy only applies to that community.</p>		



## LAND USE PLAN

The *W-W Unified Plan's* "Land Use Plan" identifies 14 "character areas" representing future land use and development scenarios in Washington-Wilkes communities. Consistent with the Minimum Standards, the Land Use Plan includes character area maps and corresponding narratives. Needs and opportunities related to the topic of land use are incorporated into each character area narrative in addition to the minimum state requirements.

Inclusion of a Land Use Plan in the *W-W Unified Plan* is required by Georgia's Minimum Standards; but, was also desired by plan participants. The state's land use plan requirement applies to this document because the city of Washington and Wilkes County administer and enforce land development ordinances subject to the state of Georgia's Zoning Procedures Law (O.C.G.A. Title 36, Chapter 66). The character areas incorporated herein were developed by comparing information related to other topics discussed in this Plan with character areas developed as part of Washington-Wilkes' 2009 comprehensive plan.

## 2009 Future Development Maps

The previous Washington-Wilkes comprehensive plan included a future development map applicable to unincorporated Wilkes County, Rayle, and Tignall. A separate future development map depicted land development preferences specific to the city of Washington. Both future development maps identified general character areas for different portions of Washington-Wilkes communities, and referenced site specific "Areas Requiring Special Attention" for which unique development or redevelopment actions should be taken to enhance the physical characteristics of property and/or social environment of affected citizens.

These pre-existing future development maps were studied to determine their relevancy to Washington-Wilkes' current growth and development goals and objectives. A summary of this analysis can be found on pages 48 and 49.

## 2014 Character Area Maps

The preferred future development scenarios for Washington-Wilkes communities are represented by character areas illustrated on **Map 2-A** (p. 51), and **Map**

**2-B** (p. 59). These 2014 “Character Area Maps” – and associated narratives – collectively form the *W-W Unified Plan*’s Land Use Plan recommendations. It is important to consider the following issues when interpreting the final character areas presented in the *W-W Unified Plan*:

### *Character Area Boundaries*

Character areas are not “parcel specific” areas based on surveyed and recorded property lines. Rather, character areas may cross parcel lines, and provide a snapshot of the predominant built environment and future development preferences in a conceptual manner. Specifics come later – when local government officials consider the compatibility of development proposals, zoning requests, or ordinance amendments with the recommendations of this Plan.

The character area boundaries in this document represent an approximation of area location. This flexibility allows the governing body to make decisions based on changing conditions, and reduces the need to continually update its Land Use Plan. As a result, one may assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should occur sparingly and the decision should only be made if the local government determines it is consistent with the recommendations provided in all other sections of this Plan. For the most part however, a tract should develop according to the parameters established in the specific character area in which it is located. Washington-Wilkes communities are strongly encouraged to initiate amendments to the Land Use Plan contained herein whenever the community intends to promote a development pattern that is contrary to this document – including associated maps.

### *Areas Requiring Special Attention*

The identification of “Areas Requiring Special Attention” was a land use exercise that was required by the Minimum Standards which existed at the time in which Washington-Wilkes’ 2009 comprehensive plan was completed. The 2014 Character Area Maps herein, do not graphically represent such distinct areas; but, reference to such areas is included in associated narratives where appropriate.

### *Annexations*

In the event that the City of Washington, Tignall, or Rayle annexes county land into its municipal boundaries, one should assume that in most instances character areas currently represented in the Land Use Plan would merely be extended to adjacent parcels as they are annexed. The annexing jurisdiction may also opt to create new character areas that are more appropriate for annexed land. Regardless, Washington-Wilkes communities should amend the Land Use Plan as they annex adjacent parcels.

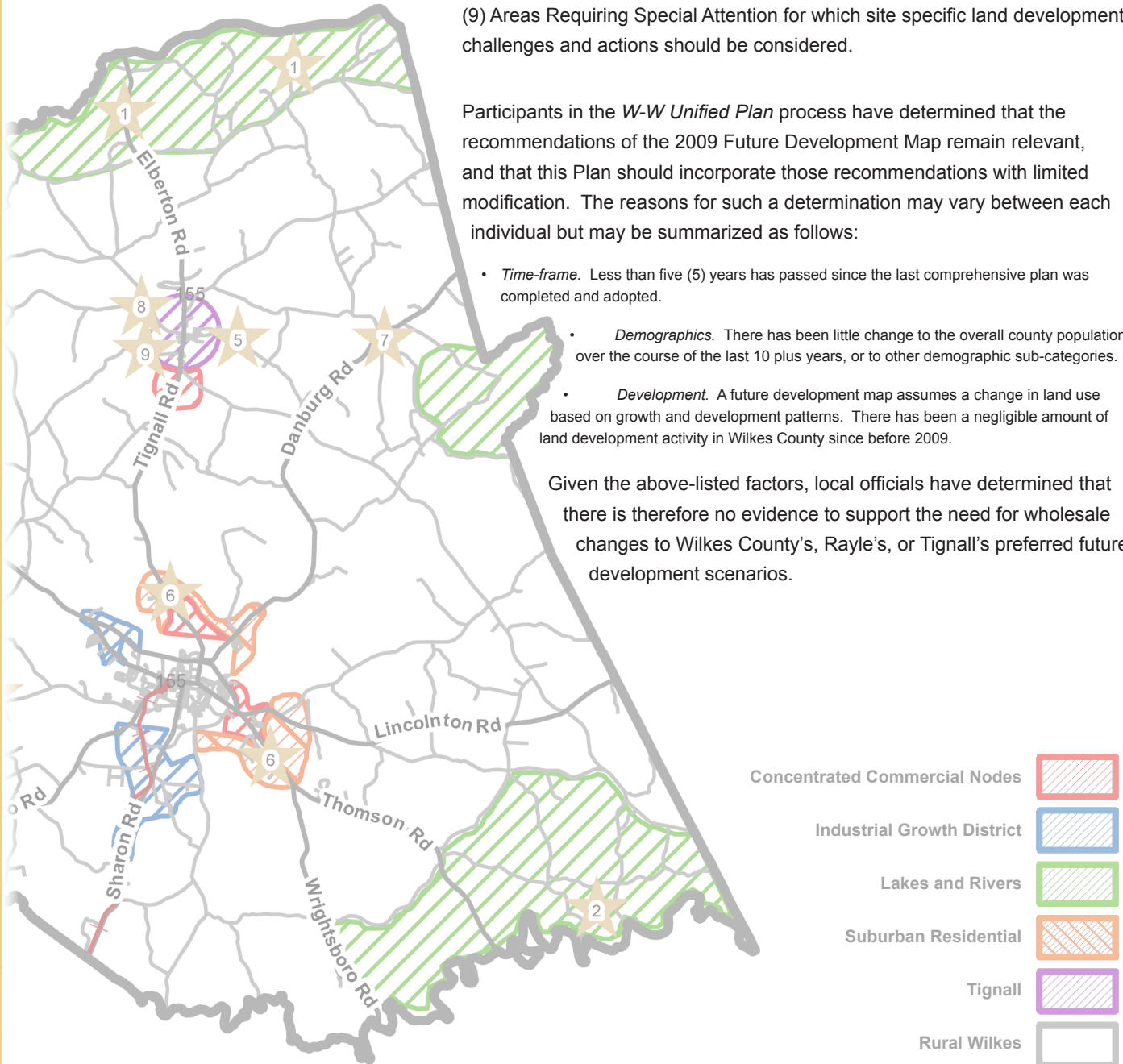
## 2009 FUTURE DEVELOPMENT MAP (WILKES COUNTY)

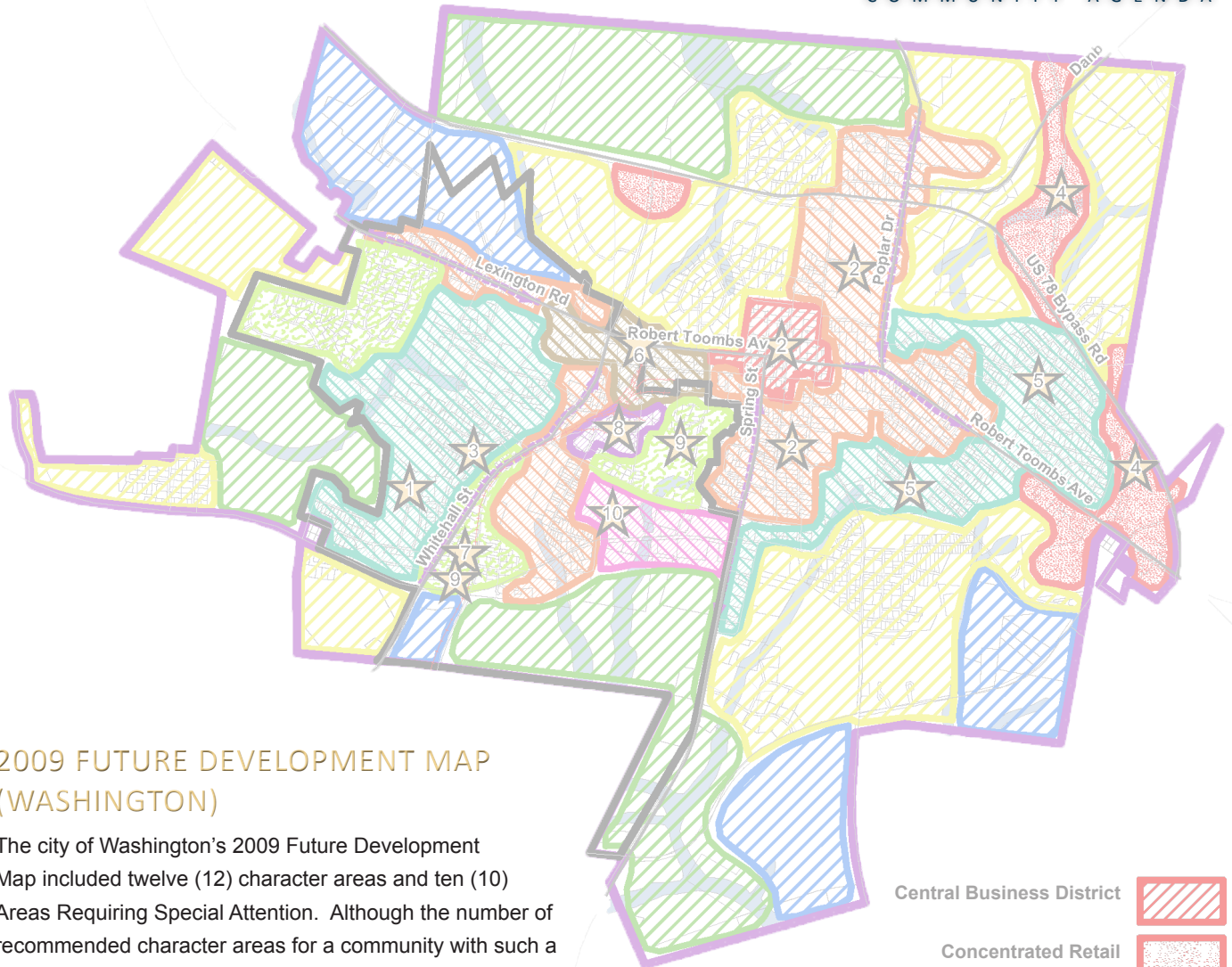
The 2009 Wilkes County Future Development Map included in the previous Washington-Wilkes comprehensive plan represented the preferred land development policies for unincorporated Wilkes County, and the cities of Rayle and Tignall. Five (5) character areas described recommended development patterns for different areas of the county, while one (1) character area defined preferred development patterns for Tignall. Rayle's recommended development pattern was described by the predominant county character area entitled "Rural Wilkes." The 2009 Future Development Map also included nine (9) Areas Requiring Special Attention for which site specific land development challenges and actions should be considered.

Participants in the *W-W Unified Plan* process have determined that the recommendations of the 2009 Future Development Map remain relevant, and that this Plan should incorporate those recommendations with limited modification. The reasons for such a determination may vary between each individual but may be summarized as follows:

- **Time-frame.** Less than five (5) years has passed since the last comprehensive plan was completed and adopted.
- **Demographics.** There has been little change to the overall county population over the course of the last 10 plus years, or to other demographic sub-categories.
- **Development.** A future development map assumes a change in land use based on growth and development patterns. There has been a negligible amount of land development activity in Wilkes County since before 2009.

Given the above-listed factors, local officials have determined that there is therefore no evidence to support the need for wholesale changes to Wilkes County's, Rayle's, or Tignall's preferred future development scenarios.





## 2009 FUTURE DEVELOPMENT MAP (WASHINGTON)

The city of Washington's 2009 Future Development Map included twelve (12) character areas and ten (10) Areas Requiring Special Attention. Although the number of recommended character areas for a community with such a small population may seem unusual, there are two (2) principal factors which led to this high degree of variability:

- **Historic Context.** There is a large inventory of historically significant properties and recognized historic districts within the municipal limits of Washington. Each historic area contains buildings highlighting different periods of historic significance, while the districts themselves include concentrations of properties that serve a distinct purpose. This intricacy was extended to the character areas created in 2009.
- **Redevelopment.** The Washington-Wilkes comprehensive plan was prepared in 2008 and 2009, at a time when city officials were actively implementing the *Southwest Washington Urban Redevelopment Plan (URP)*. Many of the 2009 character areas are drawn to correspond with the recommendations (and ongoing implementation of) the *URP*.

Participants in the *W-W Unified Plan* process have determined that the recommendations of 2009 - while still valid - should be simplified. The City of Washington 2014 Character Area Map (**Map 3-B**, p. 59) - and corresponding narratives - include fewer character areas. Many prior character areas which contained similar parameters have been combined. In addition, more recent urban redevelopment planning efforts are focused on a smaller geographic area. As with Wilkes County's 2009 Future Development Map however, wholesale changes to the general content of Washington's character areas have been deemed unnecessary due to limited demographic or development changes which have occurred over the last five (5) years.

Central Business District	
Concentrated Retail	
Industrial Growth	
Natural Resource District	
Near West Business District	
Rail Head Business Area	
Revitalization Residential	
Suburban Residential	
Traditional Neighborhood	
Targeted Revitalization Area	
Wills District	

## WILKES COUNTY 2014 CHARACTER AREAS

The *W-W Unified Plan's* Land Use Plan identifies six (6) character areas for unincorporated Wilkes County, as well as the cities of Rayle and Tignall. Wilkes County, Rayle, and Tignall character areas are illustrated on **Map 3-A** (p. 51). Corresponding character area descriptions are found on pages 52 through 57.

Decisions about the manner in which Wilkes County, Rayle and Tignall will develop in the future should be based on the guiding land use policies represented by the character areas within this document.













## MAP 3 - A: WILKES COUNTY, 2014 CHARACTER AREAS

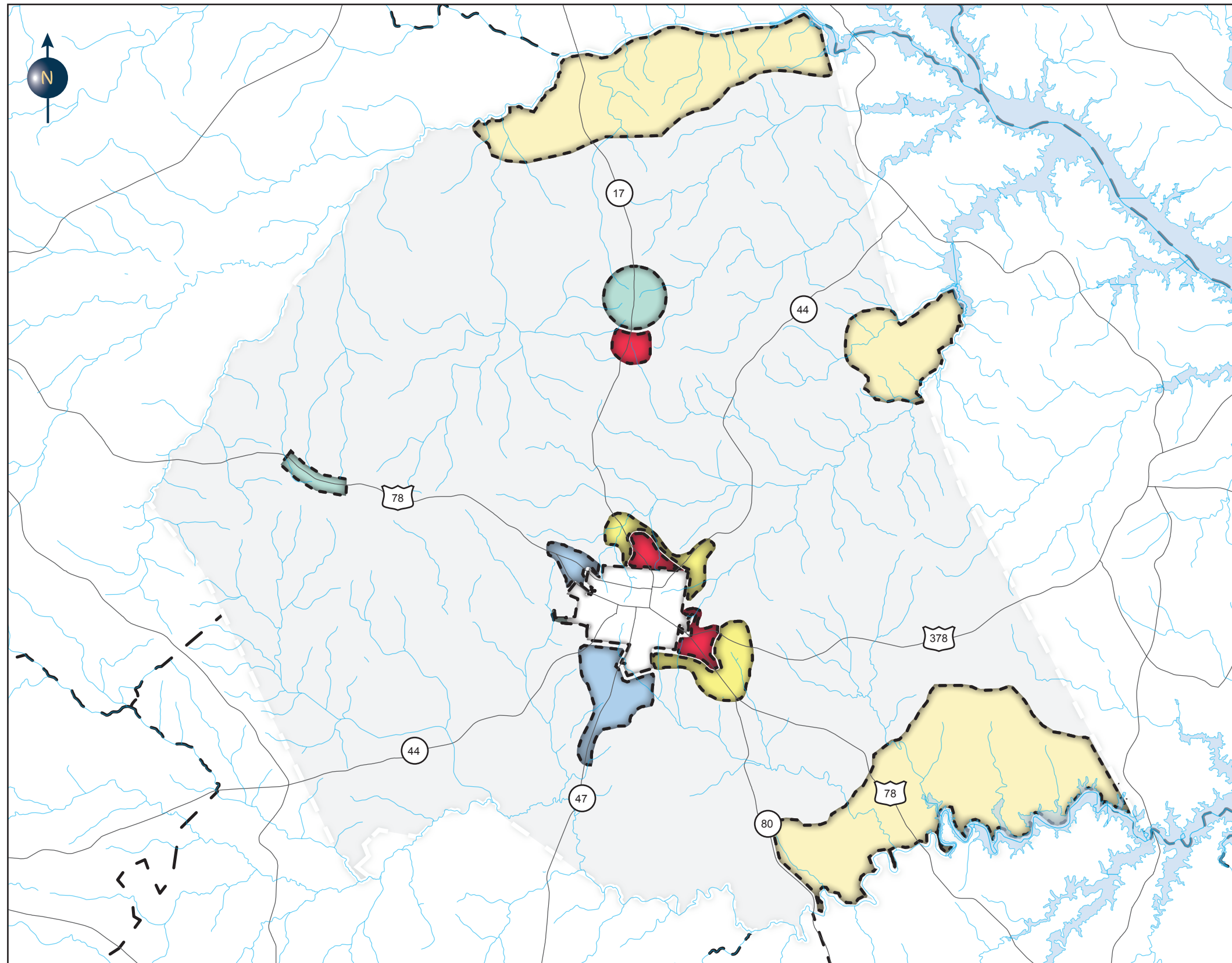
### LEGEND

#### General Features:

-  Washington\*
-  Highways
-  Hydrology

#### Character Areas:

1.  Community Growth
2.  Industrial Growth
3.  Lakes and Rivers
4.  Rural Wilkes
5.  Suburban Residential
6.  Town and Country\*

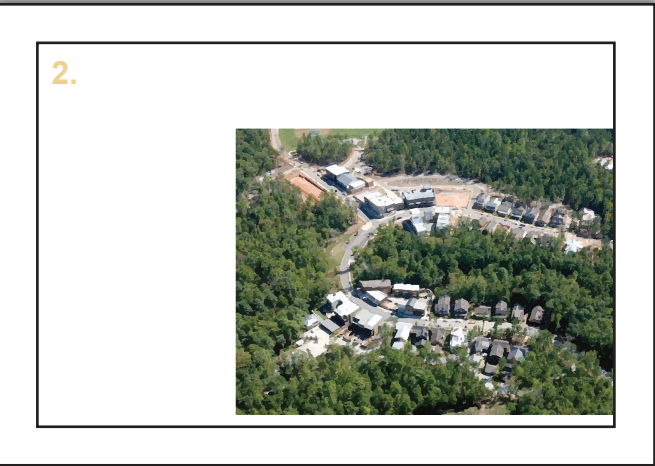


\* The municipal boundaries of Rayle and Tignall are concurrent with, and represented by the "Town and Country" character area.

MAP LEGEND:  
(Map 3-A, p. 51)



WILKES COUNTY CHARACTER AREA:  
COMMUNITY GROWTH



**DESCRIPTION:**

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

- RECOMMENDED DEVELOPMENT PATTERNS:**
- Development patterns within the Community Growth character area will be informed by, and incorporate where applicable, the following parameters:
- *Mix of commercial and residential uses in intensity, density, and building type. Focus of new regional commercial development.*
  - *Greatest commercial concentration directly adjacent to municipal limits. Transition highway corridors to limited commercial and a mixed density for residential as distance from municipalities increases.*
  - *Highway design to incorporate access management features such as medians to preserve level of service.*
  - *Transportation improvements - including motorized, non-motorized, and transit - should link commercial services with local residential areas.*
  - *Retain uniform and orderly character through standards on landscaping, signage, building materials, lighting and other features that provide aesthetic, environmental and/or safety benefits (Pictures #1 and #2).*

- RECOMMENDED IMPLEMENTATION MEASURES:**
- The following measures may assist in the implementation of the Community Growth recommended development patterns:
- *Access Management. Develop an ordinance to manage motor vehicle ingress and egress from development sites through design controls and shared-access easement agreements.*
  - *Active Transportation. Incorporate active transportation provisions into Wilkes county land development ordinances that require the provision of pedestrian and bicycle facilities as part of new development.*
  - *Corridor Overlay. Zoning provisions to address recommended development patterns regarding corridor character.*

**AREAS REQUIRING SPECIAL ATTENTION:**

N/A. No corridors, districts, neighborhoods, or areas of unique cultural or natural value have been identified within the Industrial Growth character area that warrant special consideration beyond the recommended development patterns listed herein.

- APPROPRIATE LAND USES:**
- The following land uses should be considered appropriate when consistent with the Community Growth recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):
- |                     |                               |
|---------------------|-------------------------------|
| • <i>Commercial</i> | • <i>Public/Institutional</i> |
| • <i>Mixed Use</i>  | • <i>Residential</i>          |

*Handwritten signature in blue ink.*

*Handwritten signature in orange ink.*



## WILKES COUNTY CHARACTER AREA: INDUSTRIAL GROWTH

### MAP LEGEND:

(Map 3-A, p. 51)



#### DESCRIPTION:

The “Industrial Growth” character area extends south of the city of Washington along S.R. 47, and projects west of the Washington municipal limits along U.S. 78. In both locations, the character area extends industrial growth areas within the city of Washington. Industrial Growth areas contain a variety of manufacturing facilities close to the city - transitioning to low-density residential uses or undeveloped tracts further into the county (Picture #1). Partially serviced by city of Washington water and sewer, transportation links and infrastructure in the area provide growth potential for major employers seeking new locations or room for expansion. Development of the area for industrial or warehousing activities will not preclude the continuing use of surrounding tracts of land for agrarian uses.

#### RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Industrial Growth character area will be informed by, and incorporate where applicable, the following parameters:

- The marketing of Industrial and warehousing land uses in unincorporated Wilkes County should focus on property in the Industrial Growth character area.
- Public/private investments should jointly support necessary infrastructure improvements such as: sewer extensions, railroad spurs, highway upgrades for large vehicle traffic, etc.
- New industrial and warehousing development should retain open space .
- New development should incorporate substantial amounts of landscape screening and buffering from adjacent land uses (Picture #2).
- Industrial and warehousing operations should be subject to deep setbacks from the thoroughfare to protect the rural feel of the corridor.
- Transportation improvements - including motorized, non-motorized, and transit - should link employment centers with the local residential areas.

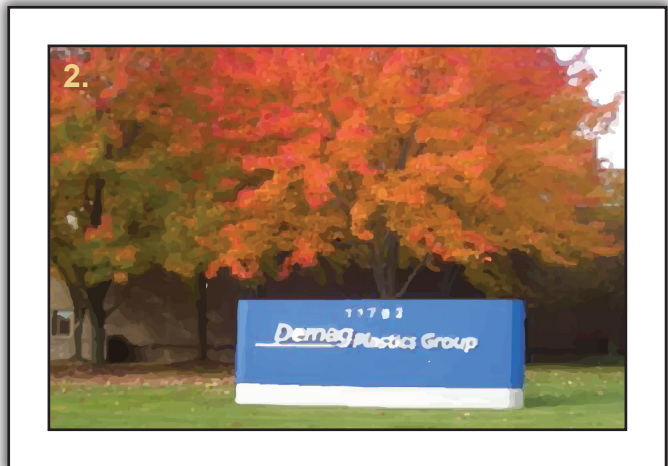
#### AREAS REQUIRING SPECIAL ATTENTION:

N/A. No corridors, districts, neighborhoods, or areas of unique cultural or natural value have been identified within the Industrial Growth character area that warrant special consideration beyond the recommended development patterns listed herein.

#### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Industrial Growth recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Agriculture/Forestry
- Industrial
- Parks/Recreation/Conservation
- Residential (Excluding major subdivisions, high densities, or multi-unit building types)
- Transportation/ Communication/Utilities



#### RECOMMENDED IMPLEMENTATION MEASURES:

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

- Open space. Incorporate minimum open space requirements into county ordinances.
- Landscaping. Draft vegetative screening and buffer yard requirements.
- Transportation Improvements. Require the improvement of existing county roads where motor vehicle access into new development is proposed. Draft industrial street standards for large vehicles. Develop a transit shuttle to major employment centers.
- Active Transportation. Incorporate active transportation provisions into Wilkes county land development ordinances that require the provision of pedestrian and bicycle facilities as part of new development.

## MAP LEGEND:

(Map 3-A, p. 51)



## WILKES COUNTY CHARACTER AREA: LAKES AND RIVERS

### DESCRIPTION:

The “Lakes and Rivers” character area of unincorporated Wilkes County is distinguished from other rural portions of the county by the combined presence of significant low-lying wetland areas and increased development pressure due to the proximity to Clarks Hill Lake (Picture #1), the Broad River and wildlife management areas. With no direct access to public water or sewer, and significant distance from shopping and public services, development in these environmentally sensitive/significant areas should remain limited. Development features must include techniques to reduce impacts of the built-environment to adjacent natural areas.

### RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Lakes and Rivers character area will be informed by, and incorporate where applicable, the following parameters:

- Low density single-family residential development.
- Limitations on manufactured housing.
- Large lots (10 - 20 acres) or clustered development with similar net density.
- Common waterfront access within developments.
- Limitations on land clearance activities.
- Narrow curvilinear streets.

### AREAS REQUIRING SPECIAL ATTENTION:

The following areas have been identified within the Rural Wilkes character area that warrant special consideration beyond the recommended development patterns listed herein.

- Broad River Corridor
- Holiday Park

### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Lakes and Rivers recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Agriculture/Forestry
- Industrial
- Parks/Recreation/Conservation
- Residential (Excluding major subdivisions, high densities, or multi-unit building types)
- Transportation/ Communication/Utilities



### RECOMMENDED IMPLEMENTATION MEASURES:

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

- *Conservation Subdivision.* Develop standards to promote low-impact development through clustering, open space preservation, retention of tree canopy (Picture #2).
- *Transfer of Development Rights.* Develop a program linking conservation subdivisions with developments in other character areas.
- *Agricultural Zoning District.* Amend current standards to require 10 to 20 acre minimum lot sizes for most types of development.

# WILKES COUNTY CHARACTER AREA: RURAL WILKES

## MAP LEGEND:

(Map 3-A, p. 51)



### DESCRIPTION:

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

### RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Rural Wilkes character area will be informed by, and incorporate where applicable, the following parameters:

- Preserve the rural character of the county (Picture #1).
- Ensure protection of historic areas (e.g. Danburg, Kettle Creek Battlefield).
- Avoid expansion of water and sewer services into the character area.
- Large lots (10 - 20 acres) or clustered development with similar net density.



### AREAS REQUIRING SPECIAL ATTENTION:

The following areas have been identified within the Rural Wilkes character area that warrant special consideration beyond the recommended development patterns listed herein.

- Danburg
- Lake Bolive Watershed
- Kettle Creek Battlefield (Picture #2)

### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Rural Wilkes recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Agriculture/Forestry
- Residential (Low densities and single-family housing types)
- Parks/Recreation/Conservation
- Transportation/ Communication/Utilities

### RECOMMENDED IMPLEMENTATION MEASURES:

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

- Kettle Creek. Implement the recommendations of the Kettle Creek Battlefield Park Master Plan (2013).
- Transfer of Development Rights. Develop a program linking conservation subdivisions with developments in other character areas.
- Agricultural Zoning District. Amend current standards to require 10 to 20 acre minimum lot sizes for most types of development.
- Scenic By-Way. Develop a scenic by-ways master plan.



MAP LEGEND:

(Map 3-A, p. 51)



## WILKES COUNTY CHARACTER AREA: SUBURBAN RESIDENTIAL

### DESCRIPTION:

Largely displaying the same characteristics as the Rural Wilkes character area (Picture #1), the “Suburban Residential” character area’s proximity to Washington has gradually resulted in the construction of new large-lot suburban style residential development – particularly to the southeast of the city. While still predominantly rural in character, the Suburban Residential character area provides a location to channel future residential development by substantially increasing housing density and housing type options, in conjunction with the provision of city water and sewer. The Suburban Residential character area will essentially develop as an extension of the city grid – promoting traffic dispersal through interconnectivity.

### RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Suburban Residential character area will be informed by, and incorporate where applicable, the following parameters:

- Allow for higher density residential development than currently permitted in the county (Picture #2).
- Promote “urban” development in subdivision including curb and gutter streets, community areas, playgrounds, etc.
- Limit manufactured housing.
- Extend planned city trail network into the county.
- Require development to provide for interconnected street system.



### RECOMMENDED IMPLEMENTATION MEASURES:

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

- *Subdivision Regulations.* Draft a county subdivision ordinance to ensure orderly growth and development.
- *Zoning Ordinance.* Adjust county zoning standards to allow for greater variety in residential densities and limit location of manufactured housing.

### AREAS REQUIRING SPECIAL ATTENTION:

N/A. No corridors, districts, neighborhoods, or areas of unique cultural or natural value have been identified within the Industrial Growth character area that warrant special consideration beyond the recommended development patterns listed herein.

### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Suburban Residential recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Parks/Recreation/Conservation
- Residential

## WILKES COUNTY CHARACTER AREA: TOWN AND COUNTRY

### MAP LEGEND:

(Map 3-A, p. 51)



#### DESCRIPTION:

Wilkes County's rural municipalities of Rayle and Tignall provide an additional focal point for future potential county growth. Containing a small central business district (Picture #1) and low-density residential development, Tignall provides public water and sewer and other community services to its residents. Rayle provides city sewer service. With upgrades to public infrastructure, adequate land exists within the municipal limits of Rayle and Tignall to provide an additional option for concentrated residential and non-residential growth in Wilkes County.



#### RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Town and Country character area will be informed by, and incorporate where applicable, the following parameters:

- Mix of residential and commercial services.
- Design standards for central business district in Tignall (Picture #2).
- Improvements to existing public properties - with focus on access to recreational areas.
- Abatement of building and property nuisances.
- Continued emphasis on low-density residential unless associated with limited inventory of upper floor spaces in mixed-use buildings within Tignall.



#### AREAS REQUIRING SPECIAL ATTENTION:

N/A. No corridors, districts, neighborhoods, or areas of unique cultural or natural value have been identified within the Town and Country character area that warrant special consideration beyond the recommended development patterns listed herein.

#### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Town and Country recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Commercial
- Residential (Excluding multi-unit building types)
- Parks/Recreation/Conservation
- Transportation/ Communication/Utilities

#### RECOMMENDED IMPLEMENTATION MEASURES:

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

- Subdivision Regulations. Draft municipal subdivision ordinances to ensure orderly growth and development.
- Design Guidelines. For recommended design parameters in Tignall.
- Nuisance Codes. Develop health and sanitation ordinances.
- Intergovernmental Agreement. Enter into agreements with city of Washington or Wilkes County to provide code administration and enforcement.

## CITY OF WASHINGTON 2014 CHARACTER AREAS

The *W-W Unified Plan's* Land Use Plan identifies eight (8) character areas for the neighborhood, districts, and corridors within the city of Washington. Washington character areas are illustrated on **Map 3-B** (p. 59). Corresponding character area descriptions are found on pages 60 through 67.

Decisions about the manner in which Washington will develop in the future should be based on the guiding land use policies represented by the character areas within this document.






Washington, Georgia (1783)



## MAP 3 - B: CITY OF WASHINGTON, 2014 CHARACTER AREAS

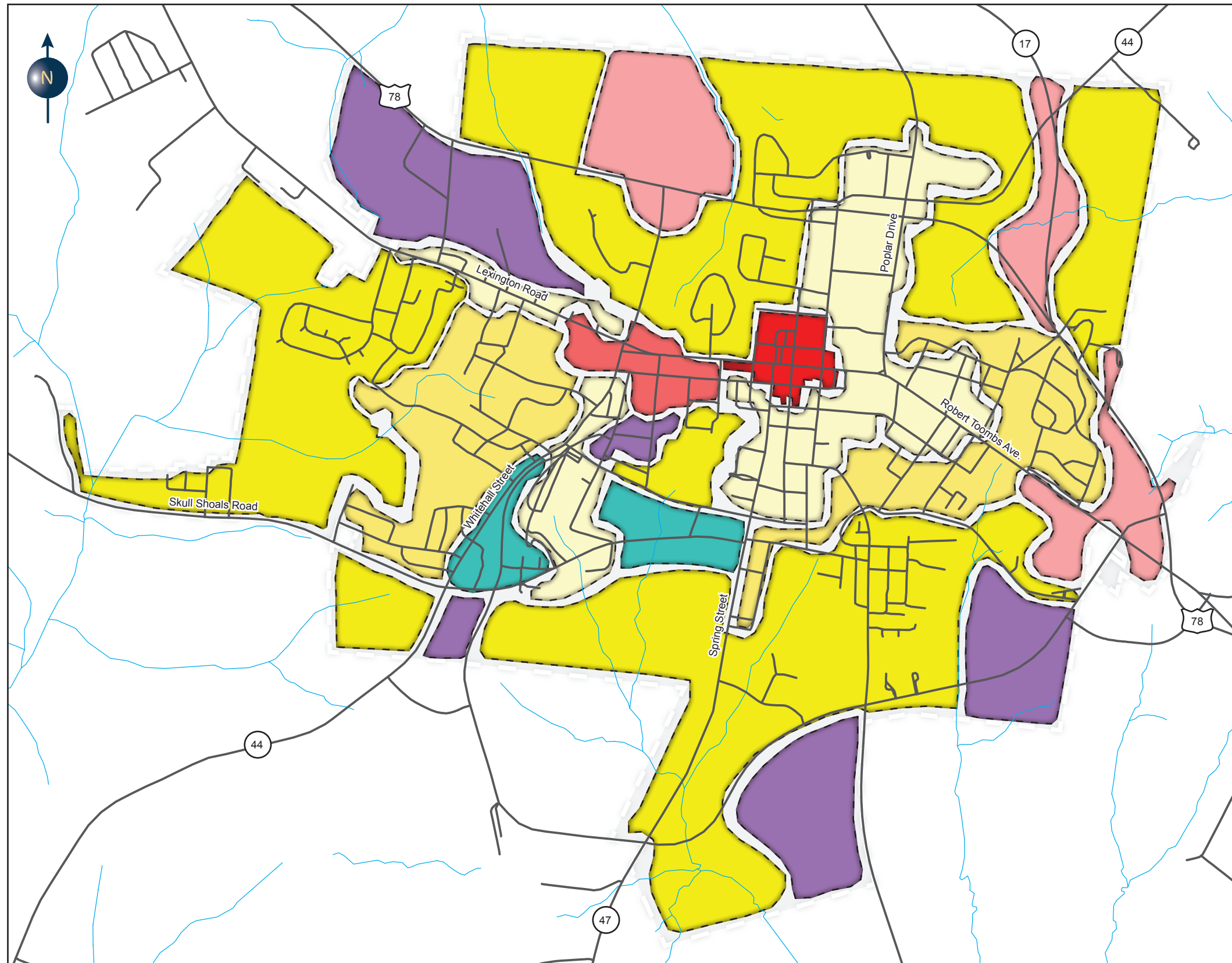
### LEGEND

#### General Features:

-  Washington City Limits
-  Highways
-  Hydrology

#### Character Areas:

1.  Central Business District
2.  Central Business District Ext.
3.  Commercial Growth
4.  Industrial Growth
5.  Suburban Residential
6.  Targeted Revitalization
7.  Traditional Neighborhood
8.  Traditional Neighborhood Ext.



MAP LEGEND:

(Map 3-B, p. 59)



WASHINGTON CHARACTER AREA:  
CENTRAL BUSINESS DISTRICT

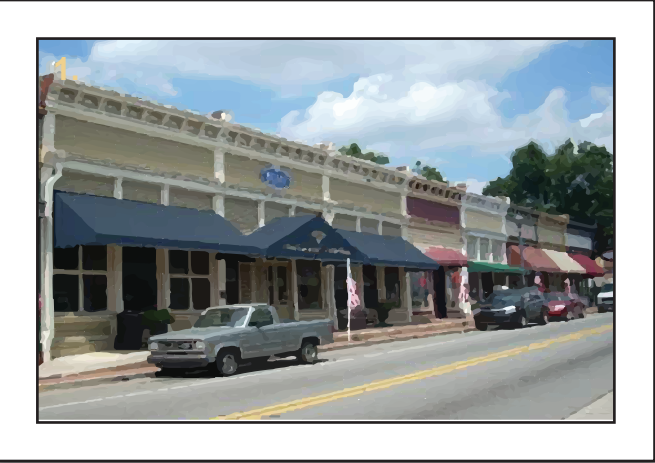
DESCRIPTION:

The “Central Business District” character area provides Washington with a mixed-use built environment attractive to pedestrian activity, and serving as Washington-Wilkes’ focal point and activity center (Picture #1). The historic Washington square and surrounding blocks should remain the center of business and pleasure in Washington-Wilkes, and will develop in a traditional characteristic – with an even greater concentration of structures that promote a live and work environment (Picture #2) – combined with public spaces that enhance Washington’s status as a destination. A renewed focus on appropriate design will gradually extend the historic streetscape to the edge of residential neighborhoods and eliminate inappropriate building and site design which caters to the automobile.

RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Central Business District character area should be consistent with the following parameters:

- Pedestrian activity and accessibility should be promoted through facility upgrades.
- The area’s community focus as an “event” district should be enhanced.
- Mixed uses should be allowed on sites and in new structures including: office, retail, restaurants.
- Complementary infill should be promoted with traditional architectural style, and orienting buildings to the street (build-to lines versus setbacks) – particular focus on street-facing building facades.
- Parking to the sides and rear of structures should be required when provided on site.
- Uniform sign standards should be developed (private & public).



RECOMMENDED IMPLEMENTATION MEASURES:

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

- Historic Preservation Code Modification. Washington’s varying local historic preservation standards are confusing, overlapping, and uninstructed. The codes should be modified to provide for clear administration and design guidance.
- Form-Based Standards. In conjunction with historic preservation code modification, incorporate basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.
- Maintenance Fund. Create a locally-managed revolving fund to assist in the maintenance of contributing historic properties in the character area.
- Signs. Adjust current sign standards.

AREAS REQUIRING SPECIAL ATTENTION:

The following have been identified within the Central Business District character area that warrant special consideration beyond the recommended development patterns listed herein.

- Washington Local Historic District
- Washington National Historic Districts

APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Central Business District recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- |              |                        |
|--------------|------------------------|
| • Commercial | • Public/Institutional |
| • Mixed Use  | • Residential          |

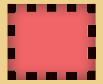
*Handwritten signature*

*Handwritten signature*

## WASHINGTON CHARACTER AREA: CENTRAL BUSINESS DIST. EXT.

### MAP LEGEND:

(Map 3-B, p. 59)



### DESCRIPTION:

The “Central Business District Extension” character area contains a diverse collection of land uses in varying conditions. Although historic residential properties in the character area must be protected and preserved, redevelopment potential on many underutilized parcels in the character area make it the most appropriate area to extend denser mixed-use urban style development (Picture #1). Most streetscapes and private property should develop in a traditional pattern similar to the downtown core, but with a greater percentage and mix of housing types. The Central Business District Extension will allow downtown to expand, and will create a western gateway for the community with greater engagement with the street (Picture #2).

### RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Central Business District Extension character area should be consistent with the following parameters:

- Central business district design standards should apply to the area.
- Design standards should require new buildings and streetscapes “urban” in style – close to the street, parking in rear, wide sidewalks.
- Private open space elements for urban development such as courtyards, balconies, planting areas adjacent to streets, etc. should be promoted.
- The look of contributing historic residential properties should be maintained.
- Substantial gateway features should be developed at the intersection of W. Alexander Street and Whitehall Street.
- Improved pedestrian features such as wide urban style sidewalks and protected lanes of on-street parking should be incorporated into the area.
- The alley system should be extended for service vehicles and rear parking.

### AREAS REQUIRING SPECIAL ATTENTION:

The following have been identified within the Central Business District Ext. character area that warrant special consideration beyond the recommended development patterns listed herein.

- Washington Local Historic District
- Washington National Historic Districts

### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Central Business District Extension recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Commercial
- Public/Institutional
- Mixed Use
- Residential



### RECOMMENDED IMPLEMENTATION MEASURES:

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

- **Historic Preservation Code Modification.** Washington's varying local historic preservation standards are confusing, overlapping, and unstructured. The codes should be modified to provide for clear administration and design guidance.
- **Form-Based Standards.** In conjunction with historic preservation code modification, incorporate basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.
- **Maintenance Fund.** Create a locally-managed revolving fund to assist in the maintenance of contributing historic properties in the character area.
- **Signs.** Adjust current sign standards.



## MAP LEGEND:

(Map 3-B, p. 59)



## WASHINGTON CHARACTER AREA: COMMERCIAL GROWTH

### DESCRIPTION:

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

### RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Commercial Growth character area should be consistent with the following parameters:

- A mix of commercial and residential uses in intensity, density, and building types should be permitted. Focus new regional commercial development.
- Should allow the greatest commercial concentration directly adjacent to municipal limits. Highway corridors should transition to limited commercial and a mixed density for residential as distance from municipalities increases.
- Highway design should incorporate access management features such as medians to preserve level of service.
- Transportation improvements - including motorized, non-motorized, and transit - should link commercial services with local residential areas.
- Uniform and orderly character through should be promoted through design standards on landscaping, signage, building materials, lighting and other features that provide aesthetic, environmental and/or safety benefits.

### RECOMMENDED IMPLEMENTATION MEASURES:

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

- **Access Management.** Develop an ordinance to manage motor vehicle ingress and egress from development sites through design controls and shared-access easement agreements.
- **Active Transportation.** Incorporate active transportation provisions into Wilkes county land development ordinances that require the provision of pedestrian and bicycle facilities as part of new development.
- **Corridor Overlay.** Zoning provisions to address recommended development patterns regarding corridor character.

### AREAS REQUIRING SPECIAL ATTENTION:

N/A. No corridors, districts, neighborhoods, or areas of unique cultural or natural value have been identified within the Commercial Growth character area that warrant special consideration beyond the recommended development patterns listed herein.

### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Commercial Growth recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

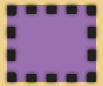
- Commercial
- Public/Institutional
- Mixed Use
- Residential



## WASHINGTON CHARACTER AREA: INDUSTRIAL GROWTH

### MAP LEGEND:

(Map 3-B, p. 59)



#### DESCRIPTION:

Washington's "Industrial Growth" character areas are scattered throughout the municipal limits. Industrial Growth areas closer to the center of town are of smaller scale and lend themselves to enterprises of limited scale (Picture #1). Industrial Growth areas along the periphery of town roughly correspond to the location of corresponding Wilkes County character areas and - when used in conjunction - provide room for modern and larger-scale corporate operations (Picture #2). Industrial Growth areas already contain a variety of manufacturing facilities of varying age and condition. Serviced by city of Washington water and sewer, transportation links and infrastructure in the area provide growth potential for major employers seeking new locations or room for expansion.



#### RECOMMENDED DEVELOPMENT PATTERNS:

Development patterns within the Industrial Growth character area should be consistent with the following parameters:

- The marketing of Industrial and warehousing land uses in Washington should focus on property in the Industrial Growth character area.
- Public/private investments should jointly support necessary infrastructure improvements such as: sewer extensions, railroad spurs, highway upgrades for large vehicle traffic, etc.
- New industrial development at the edge of town should retain open space .
- New development should incorporate substantial amounts of landscape screening and buffering from adjacent residential land uses.
- Transportation improvements - including motorized, non-motorized, and transit - should link employment centers with the local residential areas.



#### AREAS REQUIRING SPECIAL ATTENTION:

N/A. No corridors, districts, neighborhoods, or areas of unique cultural or natural value have been identified within the Industrial Growth character area that warrant special consideration beyond the recommended development patterns listed herein.

#### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Industrial Growth recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Industrial
- Transportation/ Communication/Utilities

#### RECOMMENDED IMPLEMENTATION MEASURES:

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

- Landscaping. Draft vegetative screening and buffer yard requirements.
- Transportation Improvements. Require the improvement of existing city streets where motor vehicle access into new development is proposed. Draft industrial street standards for large vehicles. Develop a transit shuttle to major employment centers.
- Active Transportation. Incorporate active transportation provisions into Wilkes county land development ordinances that require the provision of pedestrian and bicycle facilities as part of new development.

## MAP LEGEND:

(Map 3-B, p. 59)



## WASHINGTON CHARACTER AREA: SUBURBAN RESIDENTIAL

### DESCRIPTION:

The “Suburban Residential” character areas include developed and undeveloped properties intended for a range of low to high density residential land uses including single-family dwellings, duplexes, townhouses, multi-family dwellings; and small-scale non-residential uses that are directly associated with and support residents (Picture #1). The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts, and comfort for pedestrians and bicyclists (Picture #2).

### RECOMMENDED DEVELOPMENT PATTERNS:

Development within the Suburban Residential character area should be consistent with the following parameters:

- Allow low to moderate density housing options (single-family, duplex, townhouses).
- Allow some high—density multi-family housing at major intersections.
- Varying housing types should be contained within separate development tracts or streets.
- Variety of architectural styles should be permitted.
- Street linkages should be created between arterials and adjacent development tracts.
- Apply collector street standards for large developments and in targeted areas.
- Bicycle and pedestrian features with direct linkages to planned trails, community facilities and major destinations should be required.
- Self-contained neighborhood parks or recreation space should be a standard component of new development.

### AREAS REQUIRING SPECIAL ATTENTION:

N/A. No corridors, districts, neighborhoods, or areas of unique cultural or natural value have been identified within the Suburban Residential character area that warrant special consideration beyond the recommended development patterns listed herein.

### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Suburban Residential recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

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

1.



2.



### RECOMMENDED IMPLEMENTATION MEASURES:

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

- **Form-Based Standards.** Apply basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.
- **Urban Street Standards.** Apply the city subdivision regulations’ “character district” street standards to this character area.
- **Tree Fund.** Adjust tree preservation ordinance to allow for a fee-in-lieu of specimen tree preservation under certain conditions.
- **Active Transportation.** Adopt active transportation standards to ensure interconnectivity of the non-motorized transportation network between neighborhoods and activity centers.



## WASHINGTON CHARACTER AREA: TARGETED REVITALIZATION

### MAP LEGEND:

(Map 3-B, p. 59)



#### DESCRIPTION:

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

#### RECOMMENDED DEVELOPMENT PATTERNS:

Targeted Revitalization character area development patterns shall adhere to the recommendations of the *Southwest Washington Urban Redevelopment Plan (URP)* (Picture #1) and *Southwest Washington Urban Redevelopment Plan 2 (URP2)* (Picture #2).



#### AREAS REQUIRING SPECIAL ATTENTION:

The following areas have been identified within the Targeted Revitalization character area that warrant special consideration beyond the recommended development patterns listed herein.

- Gordon Street School Revitalization Area (SW Washington URP2)
- Rusher Street Revitalization Area (SW Washington URP & URP2)

#### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Targeted Revitalization recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Commercial (Limited to Major Streets)
- Parks/Recreation/Conservation
- Mixed Use (Adaptive Re-use)
- Residential
- Public/Institutional

#### RECOMMENDED IMPLEMENTATION MEASURES:

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

## MAP LEGEND:

(Map 3-B, p. 59)



## WASHINGTON CHARACTER AREA: TRADITIONAL NEIGHBORHOOD

### DESCRIPTION:

“Traditional Neighborhood” character areas contain the largest concentration of Washington’s National Register and locally protected historic properties. Along with the central business district, these properties establish Washington’s status as one of Georgia’s most aesthetically pleasing small communities. Existing historic development patterns (Picture #1) must be maintained and enhanced, while infill development must further compliment existing neighborhood characteristics (Picture #2). Long-term protection of historic properties in the Traditional Neighborhood character area will not only require the application of proper design standards, but also the development of incentives that expand the attractiveness Washington’s residential properties to broader investment interests.

### RECOMMENDED DEVELOPMENT PATTERNS:

Development within the Traditional Neighborhood character area should be consistent with the following parameters:

- *Single-family detached residential development complimentary to existing densities should be promoted.*
- *Design standards should promote existing neighborhood form (front porches, rear garages, front door orientation, etc.)*
- *Design guidelines should promote traditional architectural styles.*
- *Housing maintenance should be incentivized – primarily of original exterior design features.*
- *Traffic calming features should be incorporated into residential streets – including curb extensions to define lanes of parking.*
- *The sidewalk system should be extended throughout the character area.*
- *Alternative uses should be considered for historic structures depending on size and location – to promote reinvestment activity.*
- *Protection of the neighborhood tree canopy should be assured.*

### AREAS REQUIRING SPECIAL ATTENTION:

The following areas have been identified within the Traditional Neighborhood character area that warrant special consideration beyond the recommended development patterns listed herein.

- *Washington Local Historic District*
- *Washington National Historic Districts*

### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Traditional Neighborhood recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- *Commercial (Neigh. Service)*
- *Parks/Recreation/Conservation*
- *Mixed Use (Adaptive Re-use)*
- *Residential*

1.



2.



### RECOMMENDED IMPLEMENTATION MEASURES:

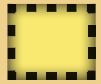
The following measures may assist in the implementation of the Traditional Neighborhood recommended development patterns:

- *Historic Preservation Code Modification.* Washington’s varying local historic preservation standards are confusing, overlapping, and uninstructed. The codes should be modified to provide for clear administration and design guidance.
- *Form-Based Standards.* In conjunction with historic preservation code modification, incorporate basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.
- *Urban Street Standards.* Apply the city subdivision regulations’ “character district” street standards to this character area.
- *Adaptive Land-Uses.* Expand the list and allowable location of non-residential uses for contributing historic properties in the character area.
- *Maintenance Fund.* Create a locally-managed revolving fund to assist in the maintenance of contributing historic properties in the character area.
- *Tree Fund.* Adjust tree preservation ordinance to allow for a fee-in-lieu of specimen tree preservation under certain conditions.

## WASHINGTON CHARACTER AREA: TRAD. NEIGHBORHOOD EXT.

### MAP LEGEND:

(Map 3-B, p. 59)



### DESCRIPTION:

Containing largely developed portions of the city extending beyond recognized historic districts (Picture #1), “Traditional Neighborhood Extension” character areas should continue to support residential uses at low to medium densities while incorporating form-based building and site design features that compliment historic areas. Variation of residential densities and building types should be promoted on a block-by-block basis – rather than lot-by-lot. Infill on single lots should maintain existing residential density while higher density single-family residential use should be targeted to new street segments (Picture #2). Street network expansions should provide for interconnectivity unless topographically constrained and connections can otherwise be promoted by trail and walkway extensions.



### RECOMMENDED DEVELOPMENT PATTERNS:

Development within the Traditional Neighborhood Extension character area should be consistent with the following parameters:

- The street grid system should be extended from historic neighborhoods.
- The city’s “character district” street standards should be applied to provide for the inclusion of sidewalks and significant planting strips for street trees.
- Targeted dilapidated lots may be converted to community space.
- Linkages must be provided to planned multi-use trail system and reservation of easements for trail construction.
- Apply adopted form-based design standards which compliment historic building patterns for new construction.
- Emphasize residential infill on existing streets at densities that compliment existing structures.
- Allow higher residential densities and building types on new street segments and extensions.



### AREAS REQUIRING SPECIAL ATTENTION:

N/A. No corridors, districts, neighborhoods, or areas of unique cultural or natural value have been identified within the Industrial Growth character area that warrant special consideration beyond the recommended development patterns listed herein.

### APPROPRIATE LAND USES:

The following land uses should be considered appropriate when consistent with the Traditional Neighborhood Extension recommended development patterns (Categories derived from the Minimum Standards §110-12-1-.03-6(b)):

- Commercial (Neigh. Service)
- Parks/Recreation/Conservation
- Mixed Use (Adaptive Re-use)
- Residential

### RECOMMENDED IMPLEMENTATION MEASURES:

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

- **Form-Based Standards.** Apply basic property standards governing basic building elements, building form, and site arrangement. Utilize the existing CD-1 district standards as a base resource.
- **Urban Street Standards.** Apply the city subdivision regulations’ “character district” street standards to this character area.
- **Tree Fund.** Adjust tree preservation ordinance to allow for a fee-in-lieu of specimen tree preservation under certain conditions.
- **Active Transportation.** Adopt active transportation standards to ensure interconnectivity of the non-motorized transportation network between neighborhoods and activity centers.

## REPORT OF ACCOMPLISHMENTS

This section of the W-W Unified Plan presents the “Report of Accomplishments” for participating communities. A list of projects from the prior Wilkes County Joint Comprehensive Plan have been evaluated and assigned the following identifiers to acknowledge the status of each project as:

- Completed: the listed project has been concluded,
- Ongoing: the listed project has started and is continuing,
- Postponed: the listed project has not been started or halted for some reason
- Not Accomplished: the listed project has not moved forward.

The Report of Accomplishments is structured to adhere to the minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs.



ACTIVITY	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Economic Development					
Continue to fund efforts to recruit clean, responsible industry to all areas of Wilkes County capitalizing on our infrastructure and multi-modal transportation access.		◆			
Establish facilities and services that will enhance the development of an educated, motivated workforce.		◆			
Promote Washington-Wilkes as a day-trip destination for people in the Athens and Augusta Metro areas.	◆				
Actively promote support of locally grown and produced agricultural products.	◆				
Pursue targeted expansion of infrastructure in areas deemed appropriate to support new industrial growth.		◆			
Expand transit service in order to increase options for local workers.		◆			
Housing					
Continue to implement the housing recommendations of the adopted SW Washington Urban Redevelopment Plan		◆			
Actively work to increase quality multi-family options in areas identified as appropriate.		◆			
Establish local programs for small scale home maintenance loans, down payment assistance to improve the overall quality of housing stock in the smaller urban and unincorporated areas.			◆		There is still interest in this activity, lack of funding has postponed this project
Work with local non-profit groups to increase the number and quality of housing for elderly residents in all jurisdictions.		◆			
Natural and Cultural Resources					
Adopt and apply design guidelines to new development so that it complements the character of historic structures.	◆				
Actively develop and market historic sites for adaptive re-use and infill development		◆			
Review existing development codes for potential weaknesses in protecting water resources.	◆				
Actively market Kettle Creek Battlefield as a unique and significant Georgia historical site.		◆			The Kettle Creek Battlefield Plan is a direct result of this activity.
Develop walking, biking, and driving tours to show off Washington-Wilkes variety of attractions.			◆		Funding priorities have changed and this activity has been prioritized.
Review current development procedures to ensure that natural and cultural resources as well as identified areas requiring special attention are protected from the unintended consequences of development.		◆			

ACTIVITY	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Community Facilities					
Actively market the soon to be abandoned high-middle school site for infill development.	◆				
Assess the status and replace failing public safety equipment.		◆			
Continue to deliver water and sewer service to City of Washington residents through targeted maintenance and repair of the existing system.		◆			
Assess the functionality and replace equipment as needed for local government use.		◆			
Actively work with hospital authority to coordinate expansion of medical facilities in an orderly manner.	◆				Medical facility located
Expand and enhance the water systems in Rayle and Tignall to decrease dependence on ground water sources.	◆				
Improve the accessibility of park facilities and seek input on the types of expansions in the future.		◆			
Transportation					
Focus on the maintenance of existing local roads, and the repair of bridges that have been deemed deficient by GDOT.		◆			
Maintain, and actively promote the rail link that the Georgia Woodlands Railroad provides to the county.		◆			
Prepare transit development plan for the county.	◆				
Prepare Bicycle and Pedestrian plan for the county.	◆				
Implement the recommendation of the adopted Washington-Wilkes Multi-Use Trails Plan.			◆		Lack of funding has postponed this activity.
Land Use					
Prepare and adopt recommended design guidelines for use in identified character areas. (Includes facades, signs, etc.)		◆			
Upgrade subdivision regulations and zoning ordinance to implement character area recommendations (City of Washington)		◆			
Establish a Transfer of Development Rights program to implement recommendations of identified character areas			◆		
Prepare and adopt Land Development Ordinances in Tignall	◆				
Prepare and adopt a Manufactured Housing ordinance for Tignall			◆		
Population					
Establish <i>Complete Count Committee</i> to increase awareness about and promote participation in the2010 Decennial Census		◆			
Utilize established social networks to build good will and positive dialogue between Washington-Wilkes diverse racial and ethnic groups.		◆			
Assess current level of service to aging population to determine where services are lacking and can be expanded.		◆			
Continue to support and engage local non-profit organizations that aim to address child and family welfare.		◆			



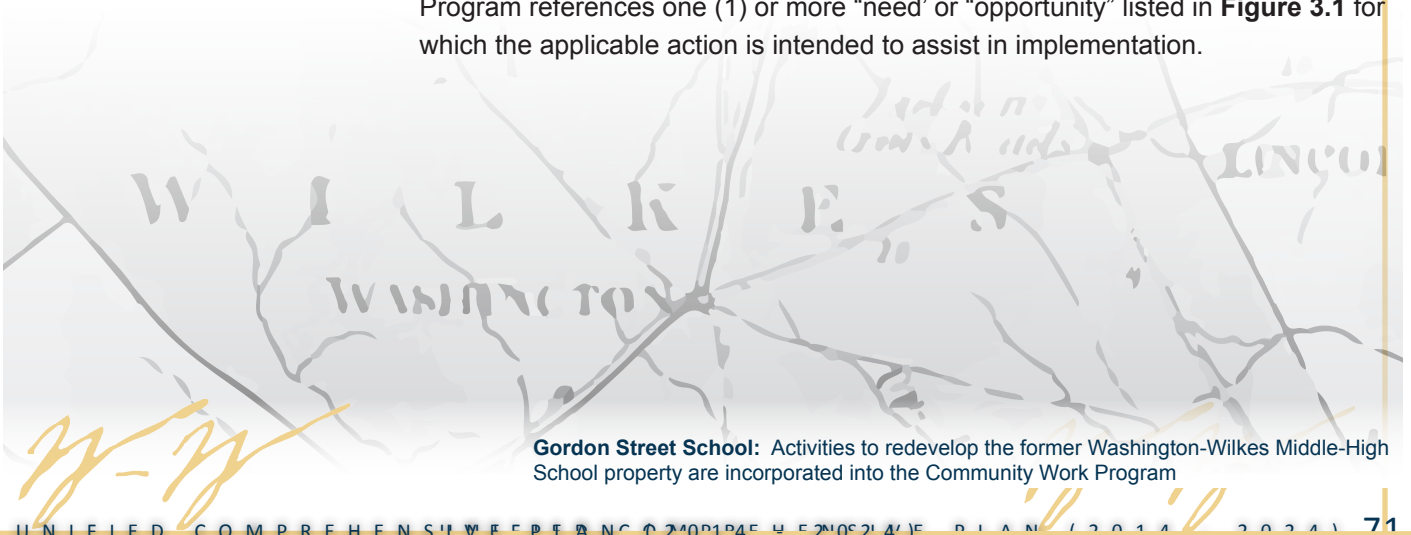
## COMMUNITY WORK PROGRAM

The *W-W Unified Plan's* "Community Work Program" lists prioritized and measurable activities that participating jurisdictions will initiate and implement during the next five (5) years in order to generate community growth and development. The Community Work Program represents participating communities' principal implementation program for addressing the needs and opportunities identified in **Figure 3.1** (p. 41). Used in conjunction with the Community Policies listed in **Figure 3.2** (p. 44), the Community Work Program provides Wilkes County, Rayle, Tignall, and Washington with a coordinated direction for fostering community improvement.

The Community Work Program is found in **Figure 3.3** (p. 69 - 70), has been prepared in accordance with the Minimum Standards - including the following:

- *A brief description of each activity;*
- *Estimated time-frame for initiating and completing the activity;*
- *Responsible party for implementing the activity;*
- *Estimated costs (where applicable) of implementing the activity; and,*
- *Funding sources (if applicable).*

The *W-W Unified Plan* Community Work Program does not include a column for "legal authorization" as referenced in the Minimum Standards. It is presumed that the entity or entities listed as responsible parties for each strategy listed in the Community Work Program has legal authorization (or is legally mandated) to perform the applicable task. Instead, each strategy listed in the Community Work Program references one (1) or more "need" or "opportunity" listed in **Figure 3.1** for which the applicable action is intended to assist in implementation.



**Gordon Street School:** Activities to redevelop the former Washington-Wilkes Middle-High School property are incorporated into the Community Work Program

Figure 3.3: Wilkes County Community Work Program\*

NEED/OPP.**	IMPLEMENTATION ACTIVITY	RESPONSIBLE PARTY***	TIME FRAME					COST****	FUNDING SOURCE****
			14	15	16	17	18		
	TOPIC A: ECONOMIC DEVELOPMENT								
A-4, A-5, A-6, A-7, A-8	Continue to fund efforts to recruit clean, responsible industry to all areas of Wilkes County capitalizing on our infrastructure and multi-modal transportation access.	W-W Dev. Authority	◆	◆	◆	◆	◆	\$100K	General revenues (Wilkes County; Washington)
A-1	Establish facilities and services that will enhance the development of an educated, motivated workforce.	Athens Tech.	◆	◆	◆	◆	◆	\$30K	General funds
A-8, C-4, C-5, C-6, C-7, D-7	Promote Washington-Wilkes as a day-trip destination for people in the Athens and Augusta Metro areas.	Wilkes Co. Tourism	◆	◆	◆	◆	◆	\$30K (Annual)	Hotel/Motel tax
A-5, B-4	Conduct clearance and other site preparation work on County property being marketed for development.	Wilkes Co.	◆	◆	◆	◆	◆	\$30K - \$40K (Annual)	General funds
A-3	Pursue targeted expansion of infrastructure in areas deemed appropriate to support new industrial growth	Wilkes Co. and the City of Washington	◆	◆	◆	◆	◆	\$25,000	General revenues
A-2	Expand transit services in order to increase options for local workers	Wilkes Co.	◆	◆	◆	◆	◆	\$30K (Annual)	General Fund
	TOPIC B: HOUSING								
B-1, B-2, B-3	Assist Hands on Washington with their efforts to attain 501 (c)(3) status and to promote subsequent efforts to improve housing conditions for seniors.	Washington; Wilkes Co.; Hands on Washington	◆					Staff time	General funds
	TOPIC C: NATURAL AND CULTURAL RESOURCES								
C-6	Upgrade the Kettle Creek Battlefield Park entry road.	Wilkes County; KCBA	◆	◆				\$85K	GDOT
C-6	Construct Kettle Creek Battlefield Park interpretive trail surrounding Monument Hill.	Wilkes County; KCBA		◆	◆			\$120K (Includes 20 percent local match)	GDNR Recreational Trails Grant; Local Match
C-6	Erect signage related to the Kettle Creek Battlefield Park interpretive trail	Wilkes County; KCBA		◆	◆			\$15K	GDOT (TE)
C-3	Purchase additional acreage to expand the boundaries of the Kettle Creek Battlefield Park.	KCBA	◆	◆	◆			\$200K	Private contributions; Foundations
C-3	Actively market Kettle Creek Battlefield as a unique and significant Georgia historical site.	Wilkes County; KCBA	◆	◆	◆	◆	◆	\$15K (Annual)	Private Contributions; Foundations
C-7	Develop walking, biking, and driving tours to show off Washington-Wilkes variety of attractions	Wilkes County Tourism				◆	◆	\$25K	GDNR Recreational Trails Grant; Local Match
C-1	Review current development procedures to ensure that natural and cultural resources as well as identified areas requiring special attention are protected from the unintended consequences of development.	Wilkes County	◆	◆	◆	◆	◆	Staff Time	General Funds
	TOPIC D: COMMUNITY FACILITIES - GENERAL								
C-4, C-5	Fund renovations and enhancements of the Robert Toombs House and associated exhibits.	Wilkes County	◆	◆	◆	◆	◆	\$20 - \$30K (Annual)	General Funds

\* Listed by topic in random order.

\*\* Reference the list of identified "needs and opportunities" contained in Figure 3-A (pp. 41-42)

\*\*\* "W-W" refers to a work item that will be implemented by all jurisdictions participating in the W-W Unified Plan process. Reference to a specific jurisdiction means the policy only applies to that community.

\*\*\*\* Costs are approximate and subject to substantial variation based on availability of local, state, and federal funding sources, the preparation of final engineering estimates and studies, and other factors.

Figure 3.3: Wilkes County Community Work Program

NEED/OPP.**	IMPLEMENTATION ACTIVITY	RESPONSIBLE PARTY***	TIME FRAME					COST****	FUNDING SOURCE****	
			14	15	16	17	18			
	TOPIC D: COMMUNITY FACILITIES - GENERAL (CONT.)									
D-4	Construct three (3) to five (5) new fire stations as part of fire protection service reorganization.	Wilkes County	◆	◆	◆	◆	◆	\$15 - \$25K (Each)	General Funds; SPLOST	
D-4	Construct a building for E911 service as part of departmental reorganization.	Wilkes County				◆	◆	\$500K	General Funds; SPLOST	
D-4	Assess the condition of, and replace, public safety equipment.	Wilkes County			◆	◆	◆	\$725K	SPLOST	
D-5	Upgrade recreational facilities consistent with priorities identified by the recreation commission.	Wilkes County				◆	◆	\$200K	SPLOST	
D-4	Install fire hydrants along the S.R. 17 corridor.	Washington; Wilkes Co.		◆	◆	◆		\$25K - \$50K	General funds	
C-1	Update the Wilkes County Joint Solid Waste Management Plan.	W-W			◆			\$10K	General funds	
	TOPIC E: COMMUNITY FACILITIES - TRANSPORTATION									
E-7	Pave/resurface county roads based on a prioritized annual schedule.	Wilkes County	◆	◆	◆	◆	◆	\$70K (Annual)	TIA Discretionary Funds	
B-1	Upgrade surfacing and storm drainage of Baston Trailer Park Road.	Wilkes County	◆	◆	◆			\$500K	CDBG	
E-1	Repair the Sandtown Road bridge at Fishing Creek that has been deemed structurally deficient by GDOT.	Wilkes Co.		◆				\$50K	TIA Discretionary Funds	
E-4	Update the Wilkes County Rural Transit Development Plan.	Wilkes Co.			◆			\$10K	CSRA RC	
E-3	Implement the recommendations of the adopted Washington-Wilkes Multi-Use Trail Plan.	Wilkes County				◆		\$120K (Includes 20 percent local match)	GDNR Recreational Trails Grant; Local Match	
E-5	Maintain and actively promote the rail link of the Georgia Woodlands Railroad provides for the county	Wilkes County		◆		◆		\$5K	Local Funds	
	TOPIC F: LAND USE									
	Prepare and adopt recommended design guidelines for use in identified character areas. (includes facades, signs, etc.)	Wilkes Co.			◆			Staff Time	Local Funds	
*** Listed by topic in random order. *** Reference the list of identified "needs and opportunities" contained in Figure 3-A (pp. 41-42) *** "W-W" refers to a work item that will be implemented by all jurisdictions participating in the W-W Unified Plan process. Reference to a specific jurisdiction means the policy only applies to that community. *** Costs are approximate and subject to substantial variation based on availability of local, state, and federal funding sources, the preparation of final engineering estimates and studies, and other factors.										

*W-W*

Figure 3.3: City of Washington Community Work Program\*

NEED/OPP.**	IMPLEMENTATION ACTIVITY	RESPONSIBLE PARTY***	TIME FRAME					COST****	FUNDING SOURCE****
			14	15	16	17	18		
	TOPIC A: ECONOMIC DEVELOPMENT								
A-4, A-5, A-6, A-7, A-8	Continue to fund efforts to recruit clean, responsible industry to all areas of Wilkes County capitalizing on our infrastructure and multi-modal transportation access.	W-W Dev. Authority	◆	◆	◆	◆	◆	\$100K	General revenues (Wilkes County; Washington)
A-1	Establish facilities and services that will enhance the development of an educated, motivated workforce.	Athens Tech.	◆	◆	◆	◆	◆	\$30K	General funds
A-4, D-2	Create a Revitalization Area Strategy to improve potential access to funds that assist in the implementation of the <i>Southwest Washington Urban Redevelopment Plans</i> .	Washington		◆				Staff time	General funds
D-2	Create an entry road, prepare environmental assessments, demolish structures, and engage in other site preparation work on the Gordon Street School site in accordance with the recommendations of the SW Washington <i>URP2</i> .	Washington; URA		◆	◆	◆	◆	\$500K	CDBG (Redevelopment Fund)
	TOPIC B: HOUSING								
B-1, B-2, B-3	Assist Hands on Washington with their efforts to attain 501 (c)(3) status and to promote subsequent efforts to improve housing conditions for seniors.	Washington; Wilkes Co.; Hands on Washington	◆					Staff time	General funds
B-1, B-3	Construct single-family homes in the Rusher Street and Norman Street Target Areas (SW Washington <i>URP</i> & <i>URP2</i> ). Continued implementation of housing recommendations of the adopted SW Washington Urban Redevelopment Plan.	Washington		◆	◆	◆	◆	\$400K (Every 2nd year)	HOME
B-3, B-7	Promote home ownership through maintenance of the city of Washington's down-payment assistance program.	Washington	◆	◆	◆	◆	◆	\$300K (Every 2nd year)	CHIP
B-3	Rehabilitate historic homes for low-to-moderate income households.	Washington		◆	◆	◆	◆	\$90,000	USDA 533 Preservation Grant
B-7	Increase quality multi-family options in areas identified as appropriate.	Washington			◆			Staff Time	General funds
B-1	Establish local programs for small scale home maintenance loans, down payment assistance to improve the overall quality of housing stock in the smaller urban and unincorporated areas.	Washington				◆		Staff time	General funds
B-7	Work with local non-profit groups to increase the number and quality of housing for elderly residents in all jurisdictions.	Washington				◆	◆	Staff Time	General funds
	TOPIC C: NATURAL AND CULTURAL RESOURCES								
C-4	Actively develop and market historic sites for adaptive re-use and infill development	Washington			◆			Staff Time	Local funds
C-7	Develop walking, biking, and driving tours to show off Washington-Wilkes variety of attractions.	W-W Dev. Authority				◆		\$25K	GDNR Rec. Trails Grant; Local Match
C-1	Review current dev. procedures so natural and cultural resources and identified areas of special attention are protected from unintended consequences of development.	Washington				◆		Staff Time	General funds
<p>* Listed by topic in random order.</p> <p>** Reference the list of identified "needs and opportunities" contained in Figure 3-A (pp. 41-42)</p> <p>*** "W-W" refers to a work item that will be implemented by all jurisdictions participating in the <i>W-W Unified Plan</i> process. Reference to a specific jurisdiction means the policy only applies to that community.</p> <p>**** Costs are approximate and subject to substantial variation based on availability of local, state, and federal funding sources, the preparation of final engineering estimates and studies, and other factors.</p>									

Figure 3.3: City of Washington Community Work Program

NEED/OPP.**	IMPLEMENTATION ACTIVITY	RESPONSIBLE PARTY***	TIME FRAME					COST****	FUNDING SOURCE****	
			14	15	16	17	18			
TOPIC D: COMMUNITY FACILITIES - GENERAL (CONT.)										
D-4	Install fire hydrants along the S.R. 17 corridor.	Washington; Wilkes Co.		◆	◆	◆		\$25K - \$50K	General funds	
D-3	Assess the statue and replace failing public service equipment	Washington	◆	◆	◆	◆	◆	\$25K - \$50K	General funds	
D-1, D-6	Continue to provide water and sewer service to city residents through targeted repair and maintenance of the existing system	Washington	◆	◆	◆	◆	◆	Staff time	General funds	
D5	Improve accessibility of park facilities and seek input on expansions in the future	Washington	◆	◆	◆	◆	◆	Staff time	General funds	
TOPIC E: COMMUNITY FACILITIES - TRANSPORTATION										
There are no Transportation Community Facilities Projects for the City of Washington										
TOPIC F: LAND USE										
	Prepare and adopt recommended design guidelines for use in identified character areas	Washington		◆				Staff time	General funds	
	Upgrade subdivision regulations and zoning ordinance to implement character area recommendations.	Washington		◆				Staff time	General funds	
	Establish Transfer of Development Rights program to implement recommendations of identified character areas	Washington					◆	Staff time	General Funds	
<p>* Listed by topic in random order.</p> <p>** Reference the list of identified “needs and opportunities” contained in Figure 3-A (pp. 41-42)</p> <p>*** “W-W” refers to a work item that will be implemented by all jurisdictions participating in the W-W Unified Plan process. Reference to a specific jurisdiction means the policy only applies to that community.</p> <p>**** Costs are approximate and subject to substantial variation based on availability of local, state, and federal funding sources, the preparation of final engineering estimates and studies, and other factors.</p>										

W-W

Figure 3.3: City of Tignall Community Work Program\*

NEED/OPP.**	IMPLEMENTATION ACTIVITY	RESPONSIBLE PARTY***	TIME FRAME					COST****	FUNDING SOURCE****
			14	15	16	17	18		
	TOPIC A: ECONOMIC DEVELOPMENT								
A-4, A-5, A-6, A-7, A-8	Continue to fund efforts to recruit clean, responsible industry to all areas of Wilkes County capitalizing on our infrastructure and multi-modal transportation access.	W-W Dev. Authority	◆	◆	◆	◆	◆	\$100K	General revenues (Wilkes County; Washington)
	TOPIC B: HOUSING								
B-1, B-2, B-3	Assist Hands on Washington with their efforts to attain 501 (c)(3) status and to promote subsequent efforts to improve housing conditions for seniors.	Washington; Wilkes Co.; Hands on Washington	◆					Staff time	General funds
	TOPIC C: NATURAL AND CULTURAL RESOURCES								
	There are no Natural & Cultural Resource Projects for the City of Tignall								
	TOPIC D: COMMUNITY FACILITIES - GENERAL								
	There are no Community Facilities - General Projects for the City of Tignall								
	TOPIC D: COMMUNITY FACILITIES - TRANSPORTATION								
	There are no Community Facilities - Transportation Projects for the City of Tignall								
	TOPIC F: LAND USE								
	Prepare and adopt land development ordinance in Tignall.	Tignall; CSRA-RC					◆	\$35K	General Funds
	Prepare and adopt a manufacturing housing ordinance for Tignall	Tignall; CSRA-RC					◆	\$25K	General Funds
*** Listed by topic in random order.									
*** Reference the list of identified "needs and opportunities" contained in Figure 3-A (pp. 41 - 42)									
*** "W-W" refers to a work item that will be implemented by all jurisdictions participating in the W-W Unified Plan process. Reference to a specific jurisdiction means the policy only applies to that community.									
*** Costs are approximate and subject to substantial variation based on availability of local, state, and federal funding sources, the preparation of final engineering estimates and studies, and other factors.									

(Continued on Page 70)



State of Georgia }  
Wilkes County - } I, the  
Judge of the Superior Court  
of Wilkes County, do hereby certify  
that Darnold, James Patton  
Lucas Archibald Smith  
William Cross are parties  
to said County, and that  
Cross is a party of the  
said County, (as far as  
to the annexed petition)  
with and credit - is and  
give to their official  
in testimony  
at my hand  
of the Court of  
the 29th Day of

W-W

Spa

Washington-Wilkes

UNIFIED COMPREHENSIVE PLAN (2014 - 2024)