

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



Joint Comprehensive Plan Stakeholder Meeting #1



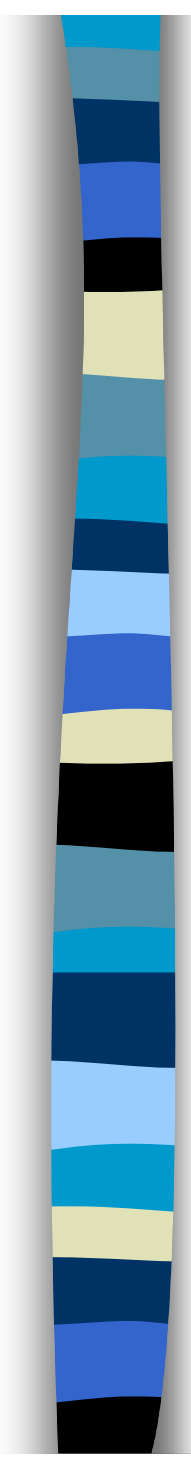
Agenda Stakeholders Meeting #1

- Please sign in!
- Review State Planning Requirements
- Review data in Community Assessment to set the stage for Community Agenda
- Layout agendas for remaining stakeholder meetings
- Distribute Information



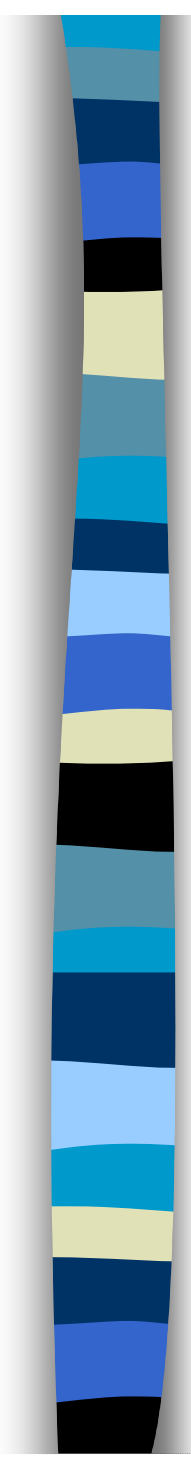
Planning Requirements

- Each Local Government is required to prepare a Comprehensive Plan every 10 years.
- Planning Requirements Changed in 2005
- Plan contains three components:
 - Community Assessment
 - Public Participation
 - Community Agenda
- Community Assessment and Public Participation Elements in Draft form for public review; either have been or will be approved by each govt.



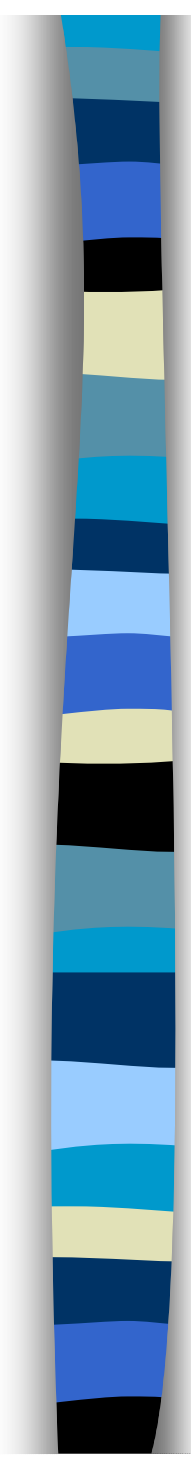
What happens if we don't adopt a new Comp Plan?

- Any city or county that does not adopt a new comprehensive plan by 10/31/06 will lose its qualified local government (QLG) status with the State of Georgia.



What happens if a local government loses its QLQ status?

- Ineligible to receive funding from
 - Department of Community Affairs (DCA)
 - the Department of Natural Resources (DNR),
 - Georgia Environmental Facilities Authority (GEFA)
 - OneGeorgia Authority
 - Solid Waste grants, loans and permits



If one local government loses its QLG status does that hurt the others?

- No, each unit of local government is required to meet the plan requirements independent of the others.
- Each local government is separate and distinct- one entity can't stop the others from maintaining QLG status



Joint Plan Process

- County and Cities agreed to complete a joint plan in order to be coordinated in our efforts
- Most data provided from DCA website, compiled and analyzed by Wilkinson County
- Draft of text came from (a) information supplied by each entity to intern (b) previous plan
- Land Use Analysis completed by RDC
- Must address certain areas but it is a local plan meaning we determine how to address the issue



Amendments to the Plan

- Each local government can go through the amendment process detailed in the law.
- Other local governments do not have to approve amendments.



Joint Comprehensive Plan Committee

- Honorable Cloyce Pittman
- Honorable Kenneth Turner
- Honorable Edna Brown
- Honorable Roger Smith
- Honorable Dennis Holder
- Honorable Ann Evans
- Cindy Daniels
- Evelyn Tucker
- Laura Mathis
- RDC



What did the Committee do?

- Identified Issues and Opportunities
- Completed Quality Community Objectives Form
- Reviewed existing land use maps
- Set priorities for Character Areas
- Edited/ Reviewed draft text
- Developed strategy for completion of Community Agenda



Community Assessment Component

- Identify Potential Issues and Opportunities
- Analysis of Existing Development Patterns
- Analysis of Consistency with Quality Community Objectives
- Supporting Analysis of Data and Information



Community Assessment- Issues and Opportunities

- Population
- Economic Development
- Natural and Cultural Resources
- Facilities and Services
- Housing
- Land Use
- Transportation
- Intergovernmental Coordination



Community Assessment- Issues and Opportunities

- Complete listing of Issues and Opportunities available on back table and website
- During Stakeholder Meeting #2 we will modify, add or subtract issues and opportunities
- The final list of issues and opportunities must have a corresponding implementation measure.



Existing Development Patterns & Quality Community Objectives

- Quality Community Objectives Table for each local govt is on the back table
- During Stakeholder Meeting #3, we will
 - Review existing land use maps and character area maps to modify for future years
 - Identify Quality Community Objectives to be pursued

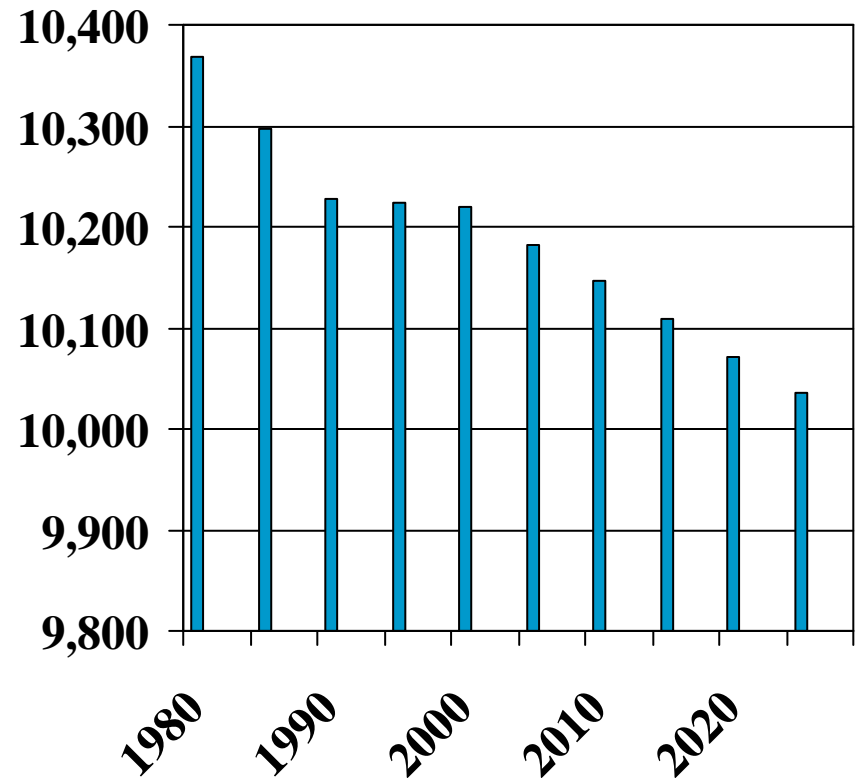


Assessment Data and Analysis

- Executive Summary of County and each City available on back table and website
- Data set for County and each City available on back table and website
- With an understanding of this information, we will develop the Community Agenda
- Let's look at the Assessment results

Population Data

- Population Increases (past & future)
 - Allentown
 - Ivey
 - McIntyre
- Population Decreases (past & future)
 - County
 - Gordon
 - Irwinton
 - Toombsboro



Number of Households

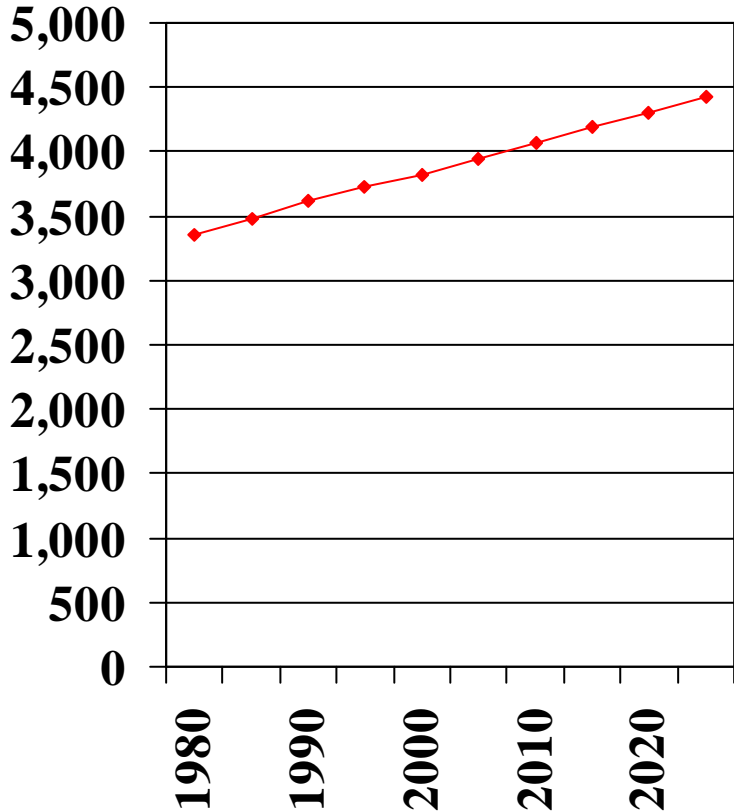


■ Increased

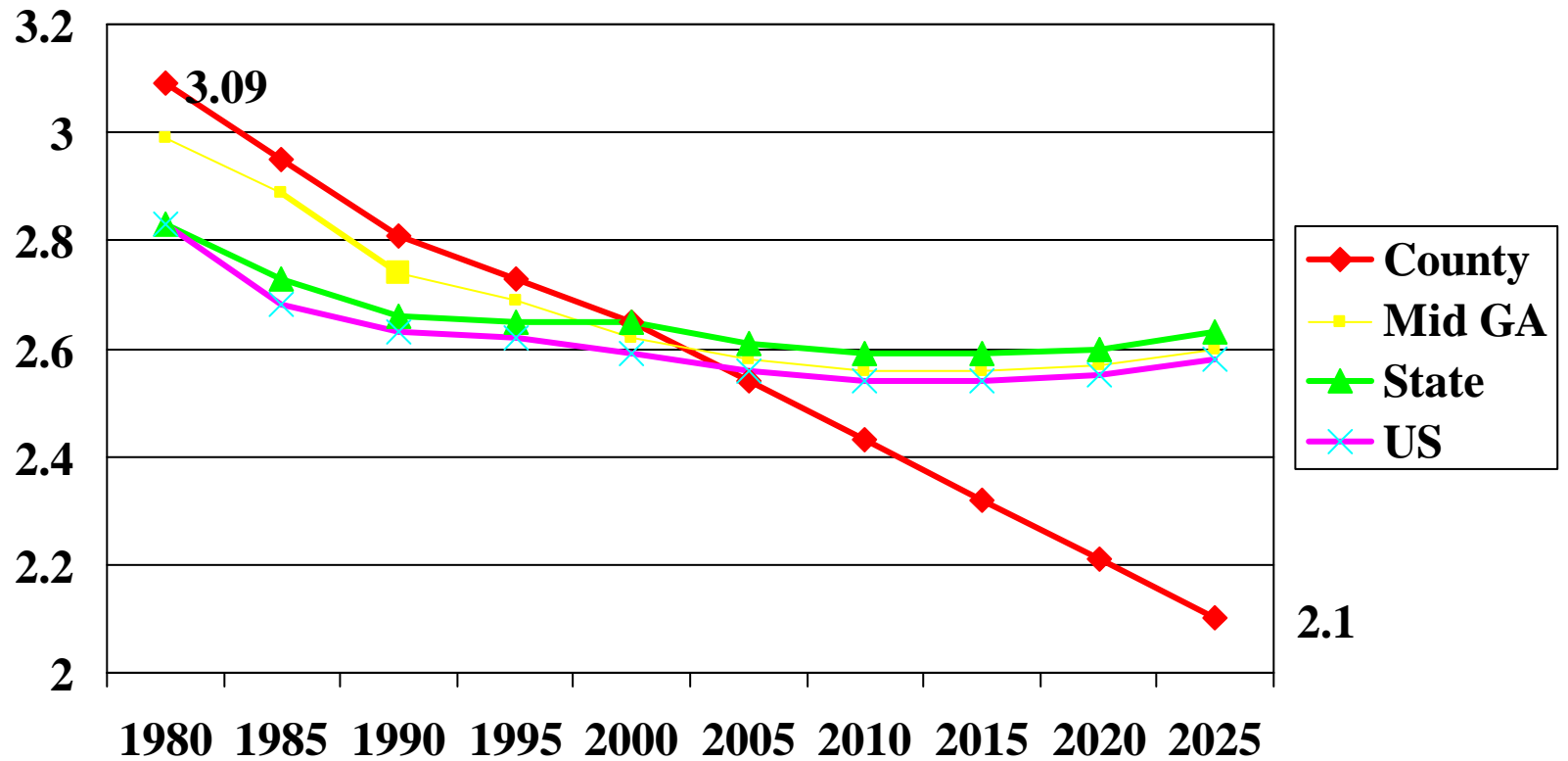
- County
- Allentown
- Ivey
- McIntyre

■ Decreased

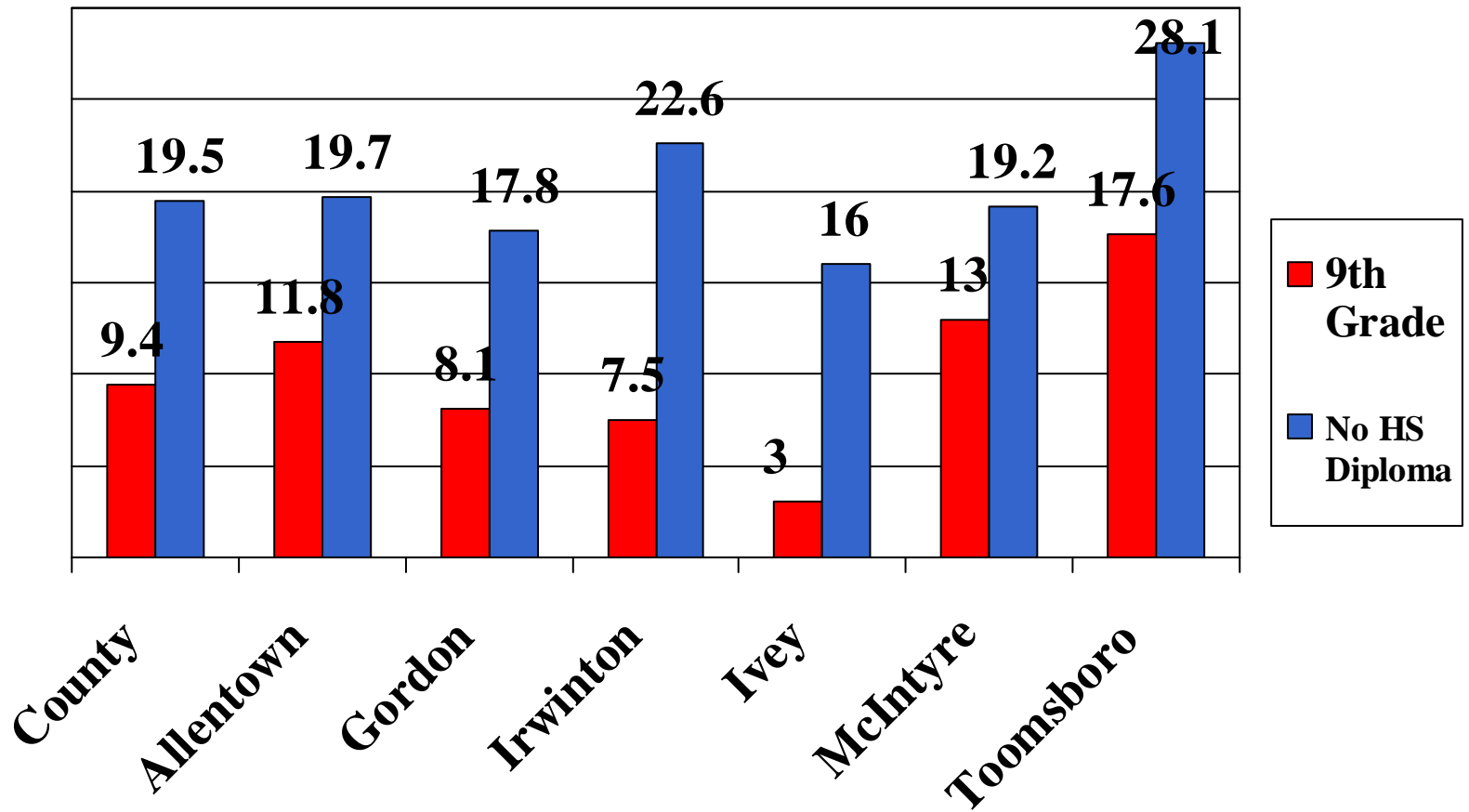
- Gordon
- Irwinton
- Toombsboro



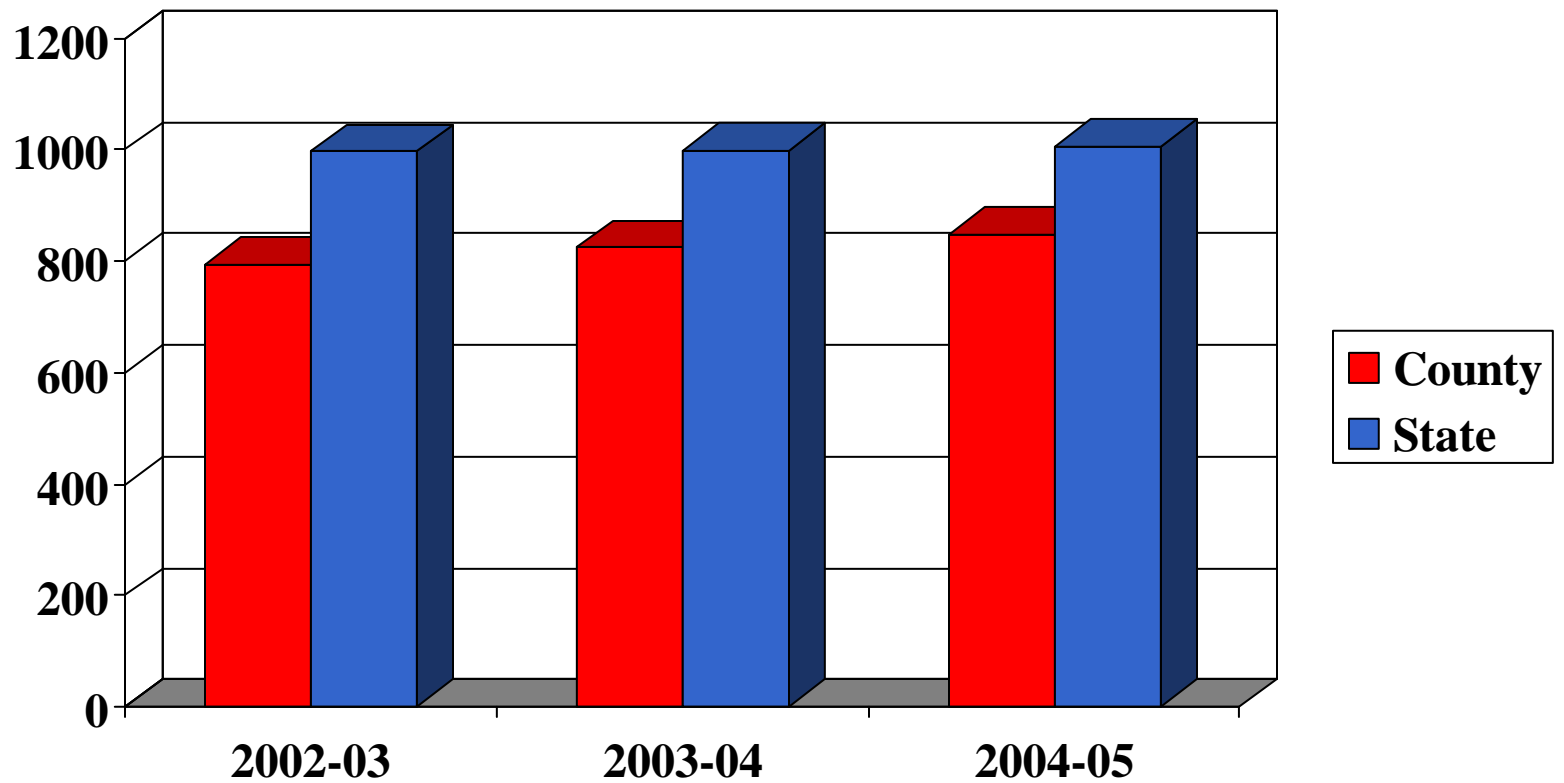
Household Size



Educational Attainment over 25 Population

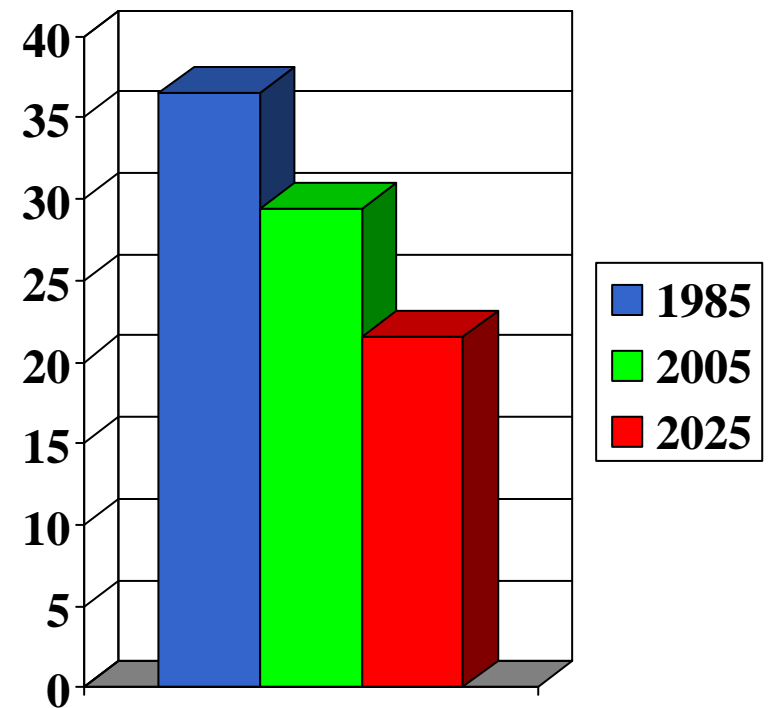


Standardized Test Scores (SAT)



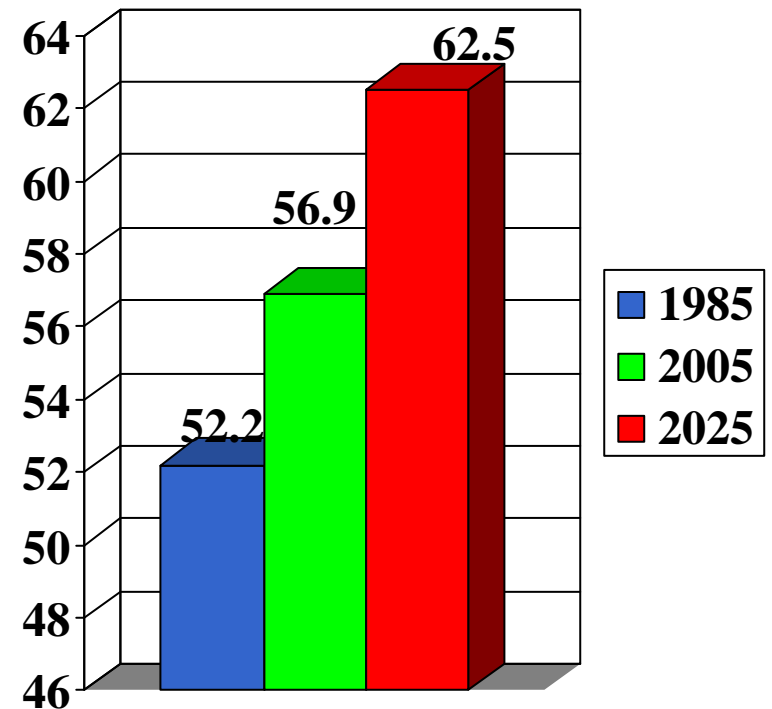
Age Distribution 0-21 1985 to 2025

- By 2025
 - 7.7% County will be 14-20
 - 1.9% Allentown will be 14-20
 - >1% of Gordon will be 14-20
 - 2.2% Irwinton 14-20
 - 6% of Ivey will be 14-20
 - 9.9% of McIntyre will be 14-20
 - >1% of Toombsboro 14-20



Age Distribution 21-64 1985 to 2025

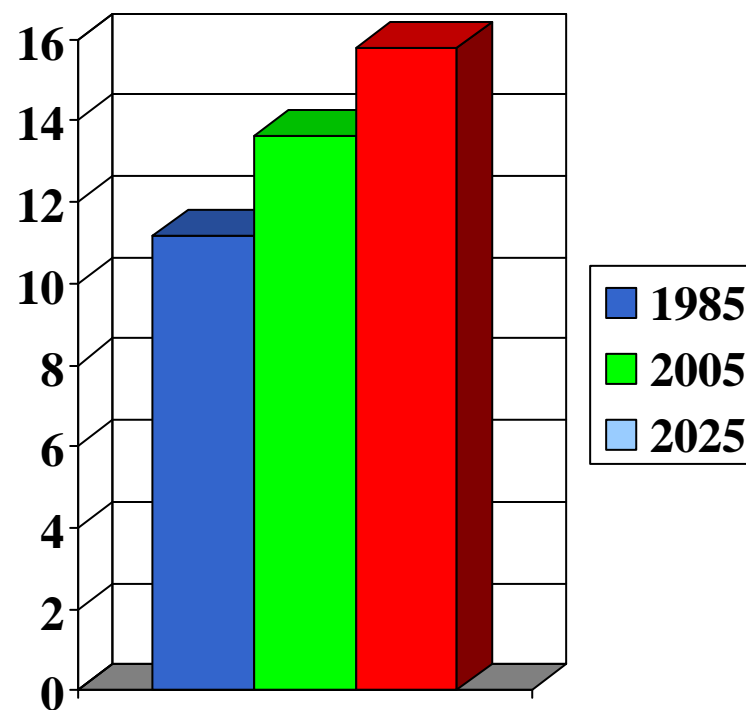
- By 2025
 - 1.8% of County will be 21-24
 - 0% of Allentown will be 21-24
 - >1% of Gordon will be 21-24
 - 0% of Irwinton will be 21-24
 - 4% of Ivey will be 21-24
 - 3.4% of McIntyre will be 21-24
 - 2.29% of Toomsboro will be 21-24



Age Distribution Over 65 1985 to 2025

■ By 2025

- 15.8% of County
- 21% of Allentown
- 19% of Gordon
- 24.9% of Irwinton
- 12.1% of Ivey
- 14.9% of McIntyre
- 34.5% of Toombsboro

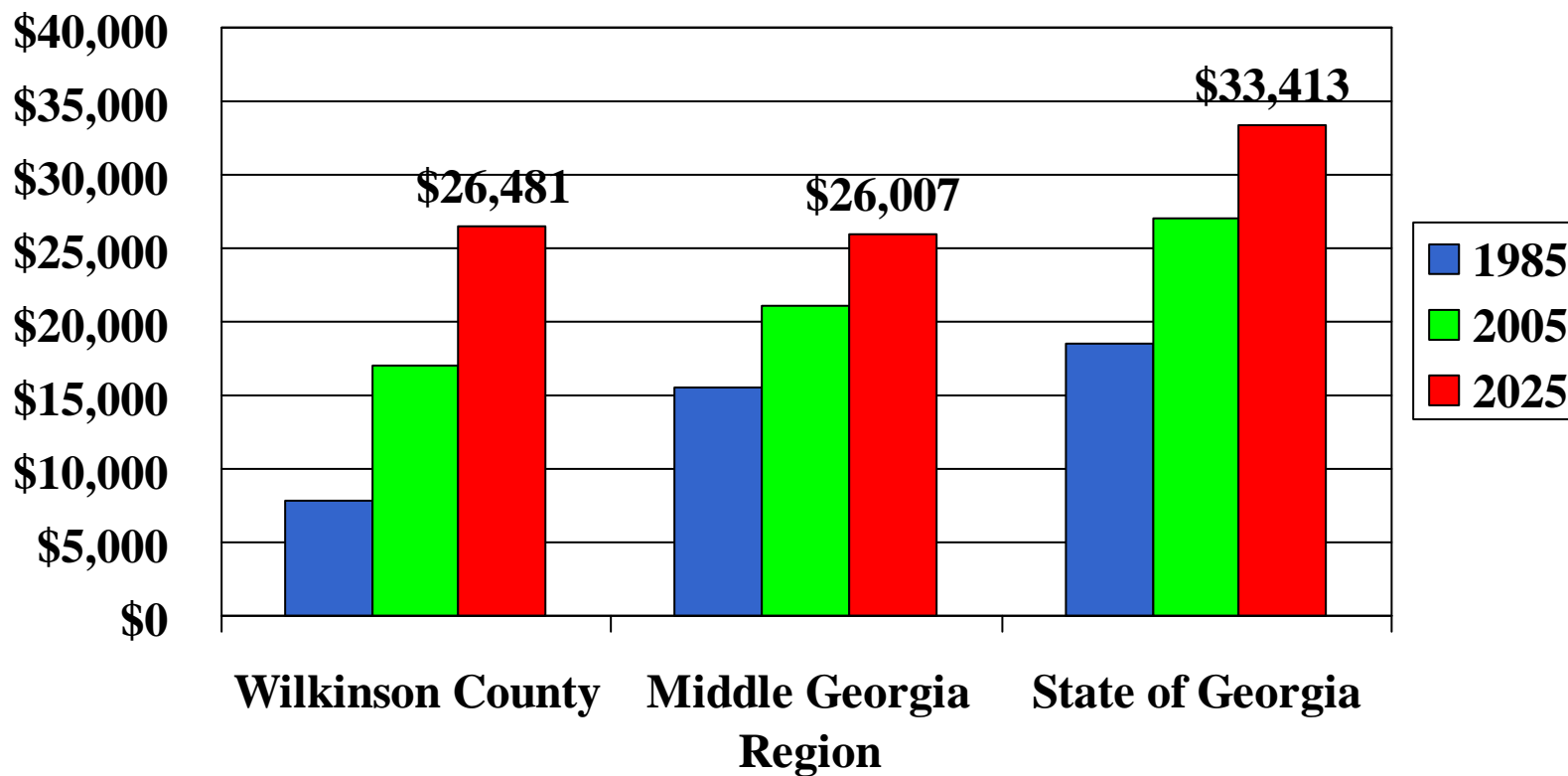




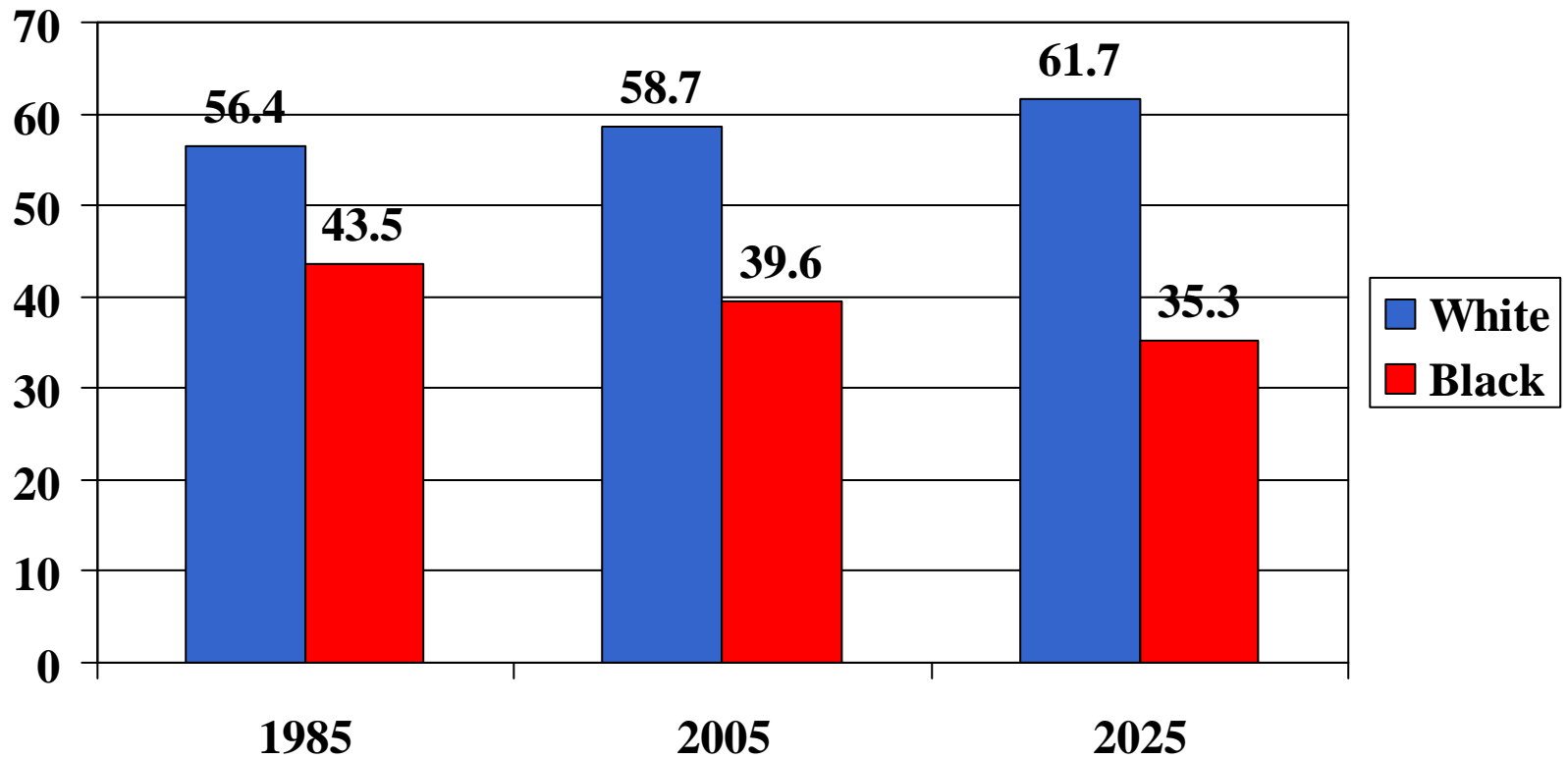
Age Distribution 2025 Projections

- In 2025, largest segment of population:
 - County 35-44 (21.6%)
 - Allentown over 65 (21%)
 - Gordon 45-54 (21.9%)
 - Irwinton 35-44 (32.2%)
 - Ivey 35-44 (21%)
 - McIntyre 35-44 (17.1%)
 - Toomsboro over 65 (34.5%)

Per Capita Income 1985-2025



County Racial Composition



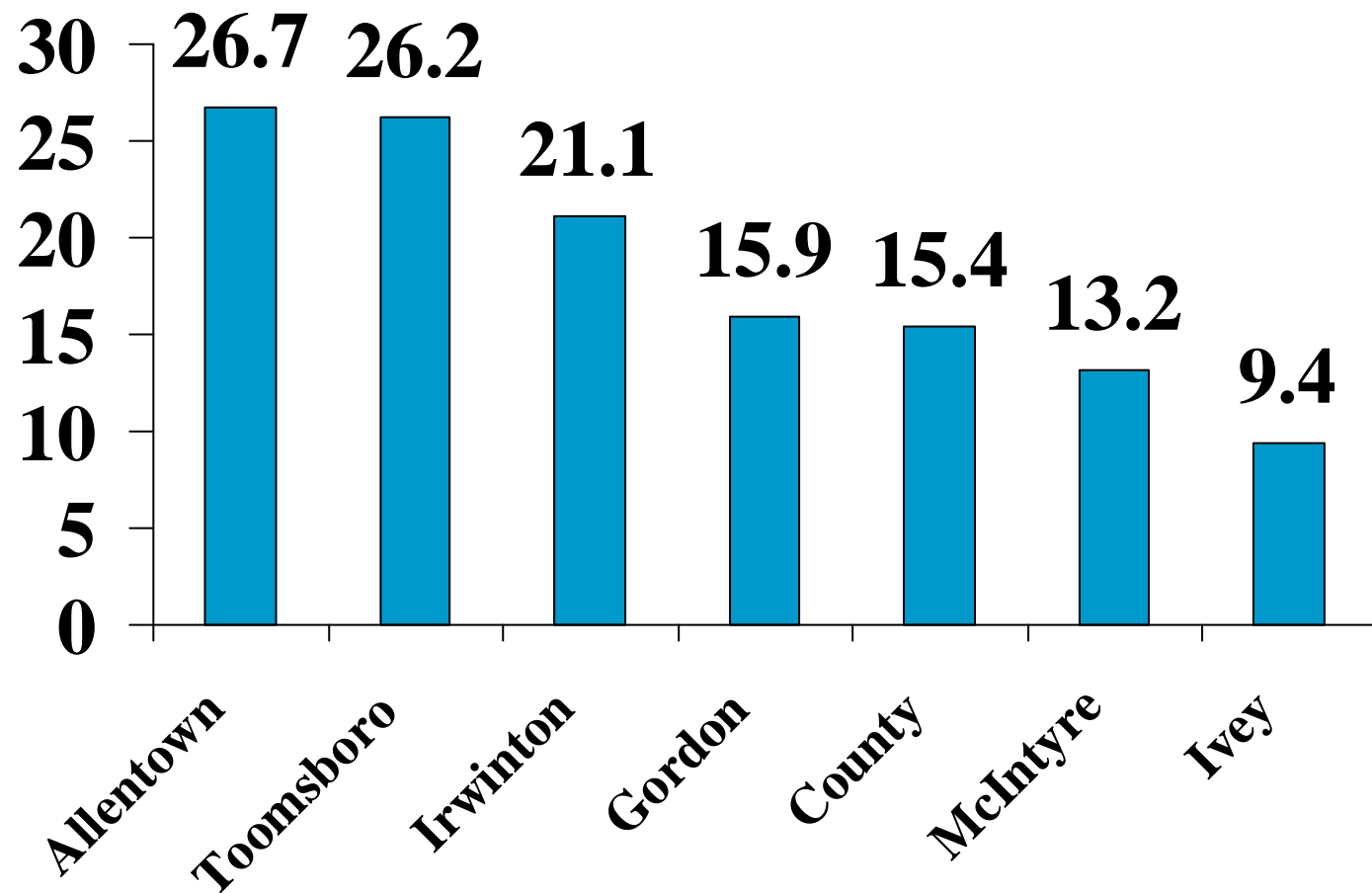


Racial Composition 2025 Projections

- Countywide 61% white; 35% black
- Allentown 60% white; 38% black
- Gordon 39% white; 58% black
- Irwinton 53% white; 45% black
- Ivey 97% white; .89% black
- McIntyre 17% white; 73% black
- Toombsboro 49% white; 47% black

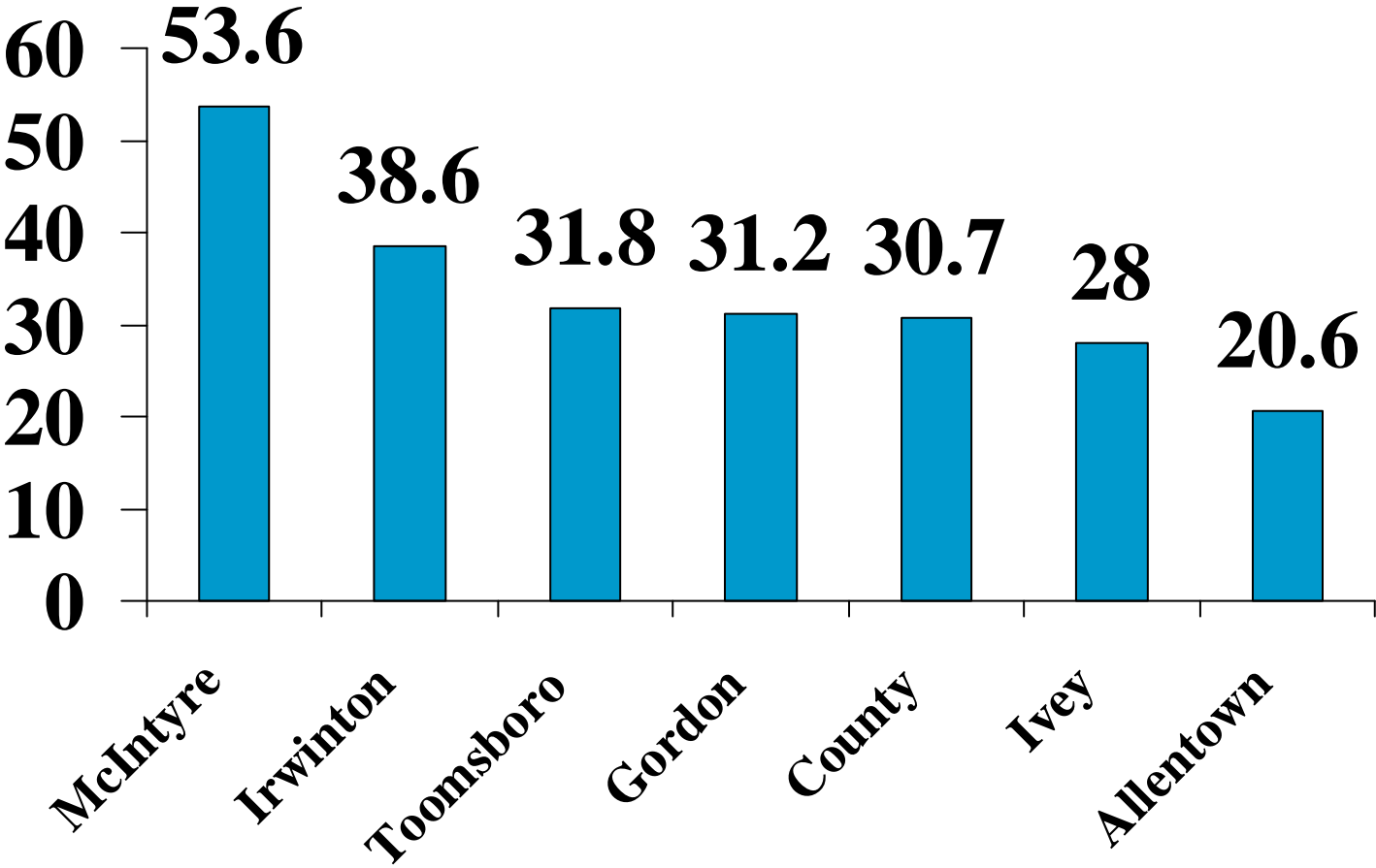
Household Income Distribution

2000 Under \$10,000

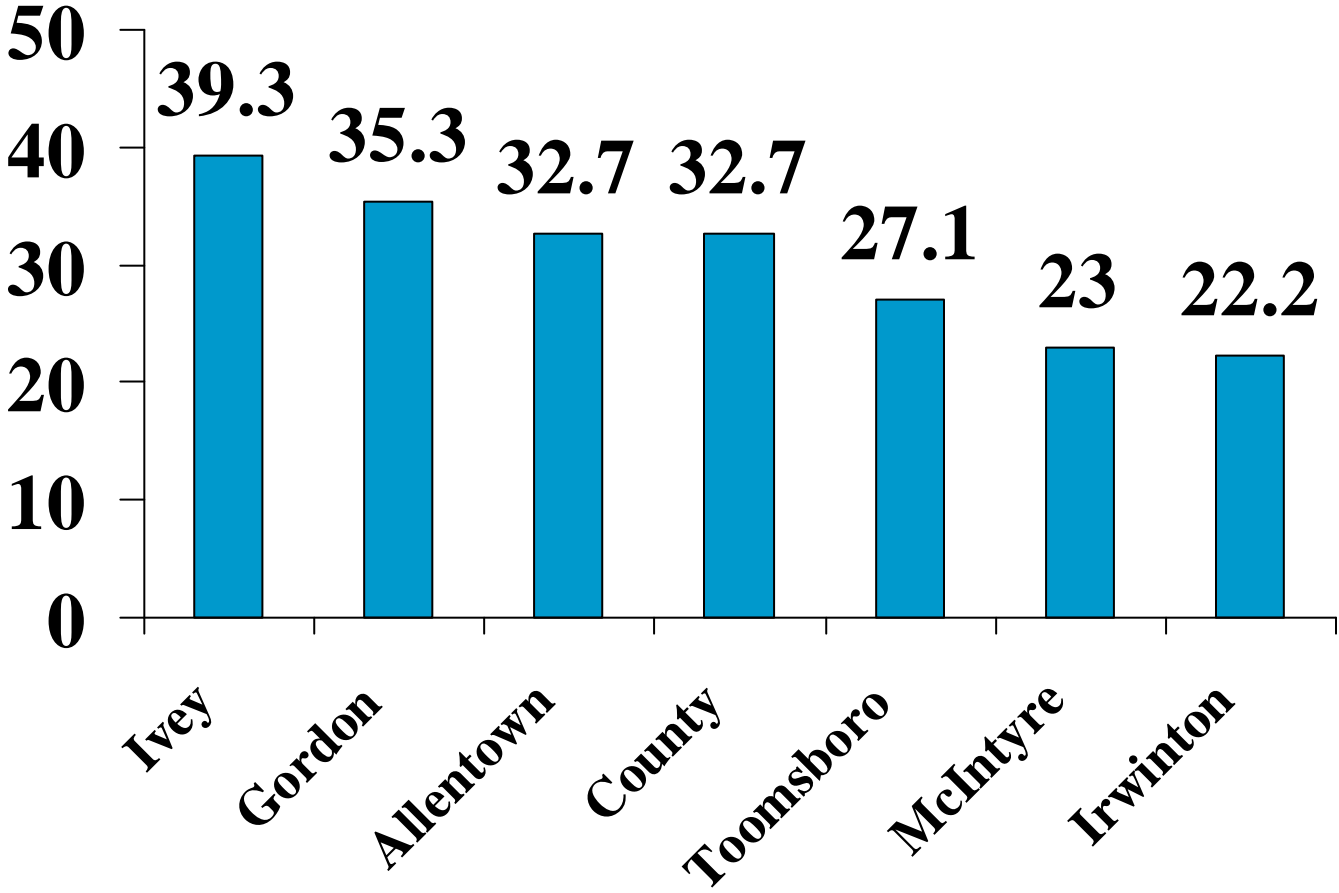


Household Income Distribution

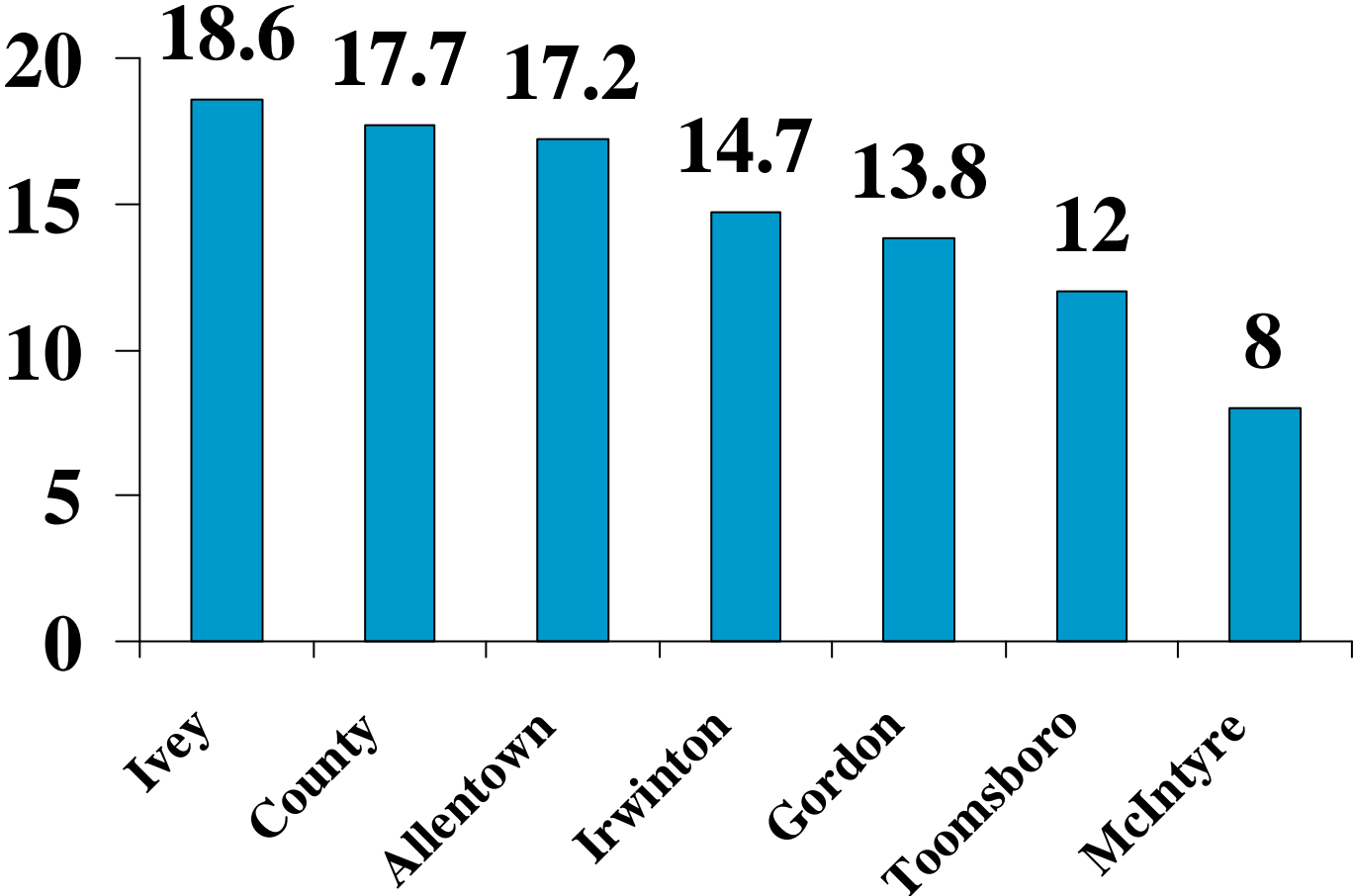
2000 \$10,000-\$29,999



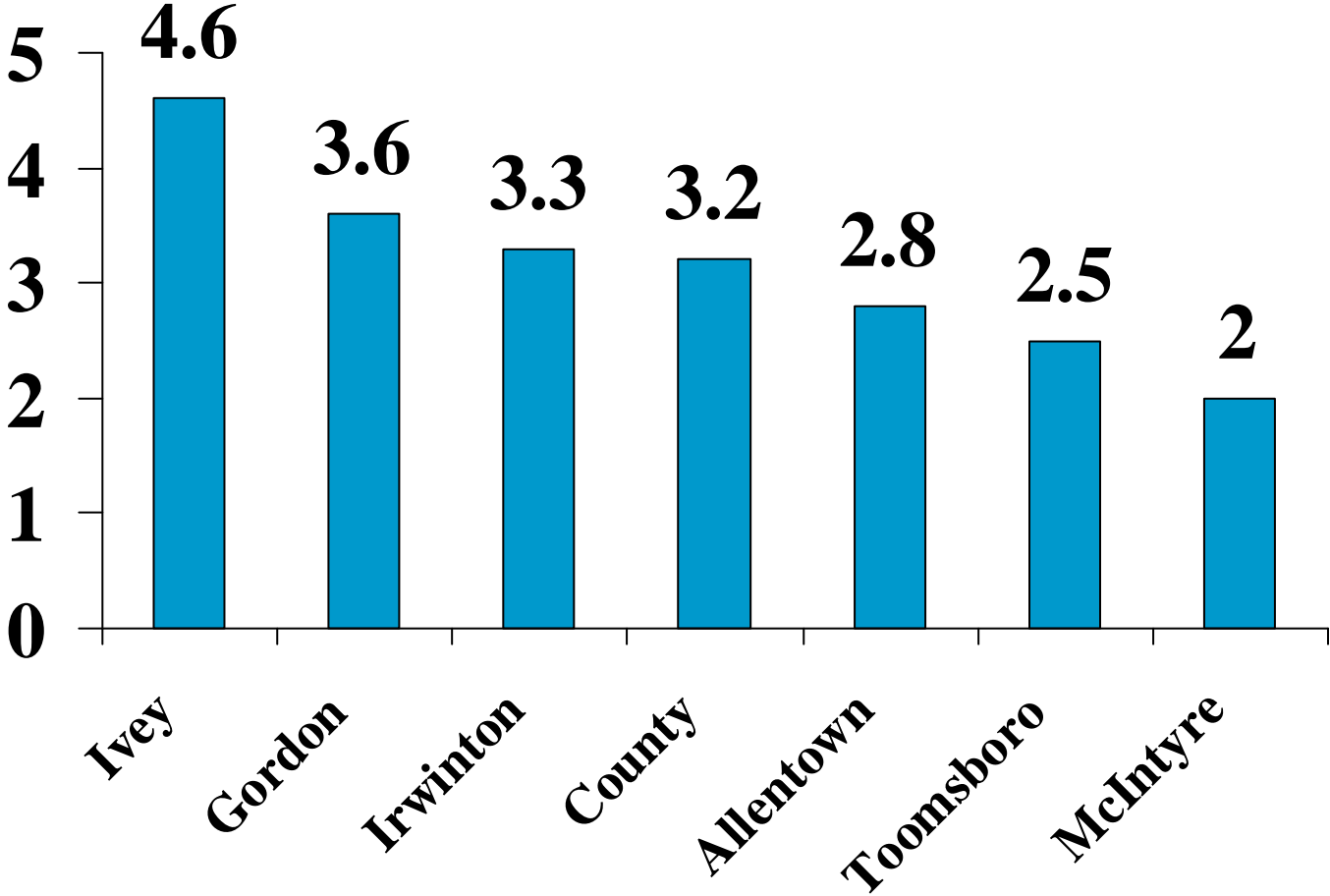
Household Income Distribution 2000 \$30,000-\$59,999



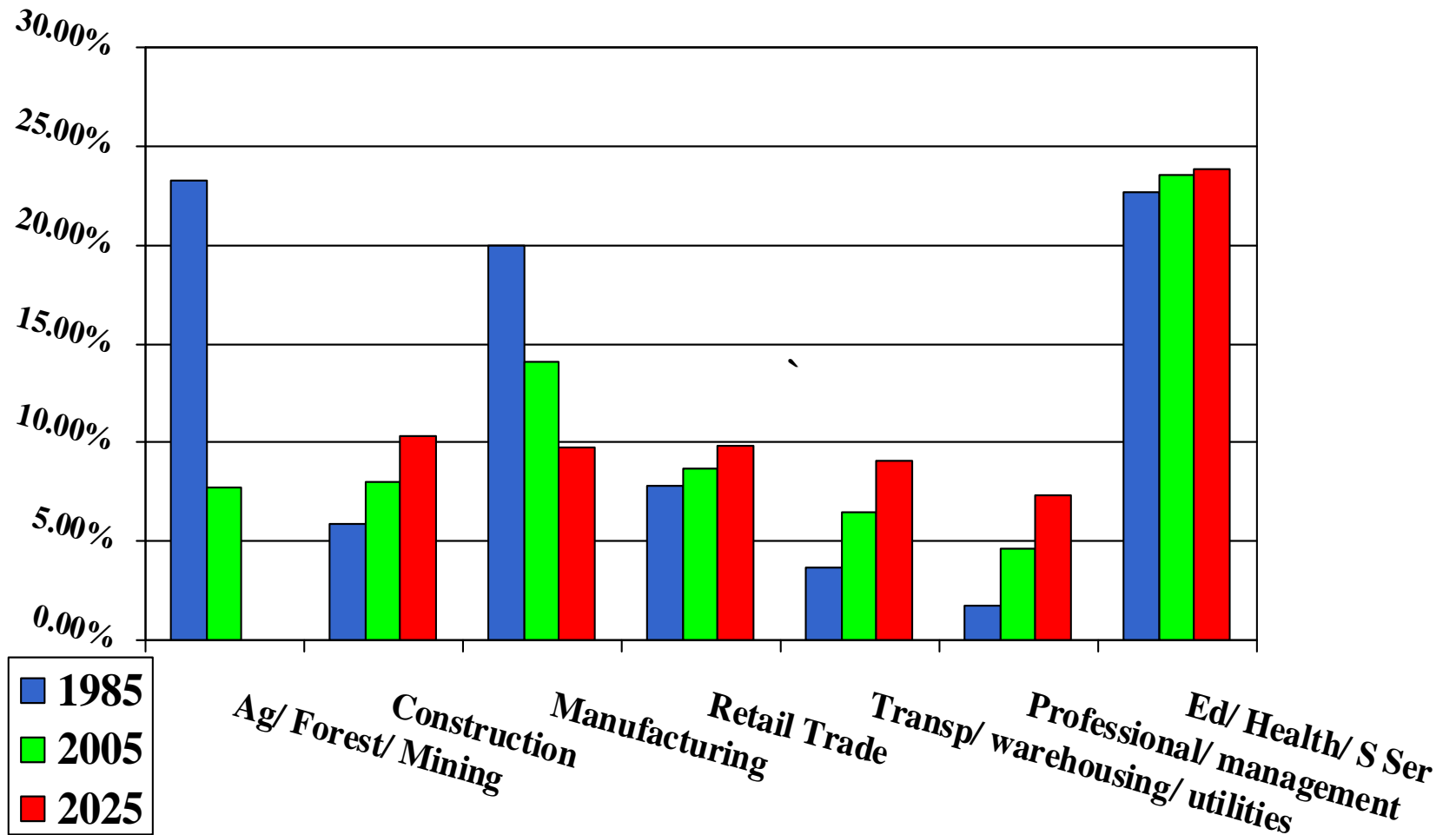
Household Income Distribution 2000 \$60,000-\$99,999



Household Income Distribution 2000 over \$100,000

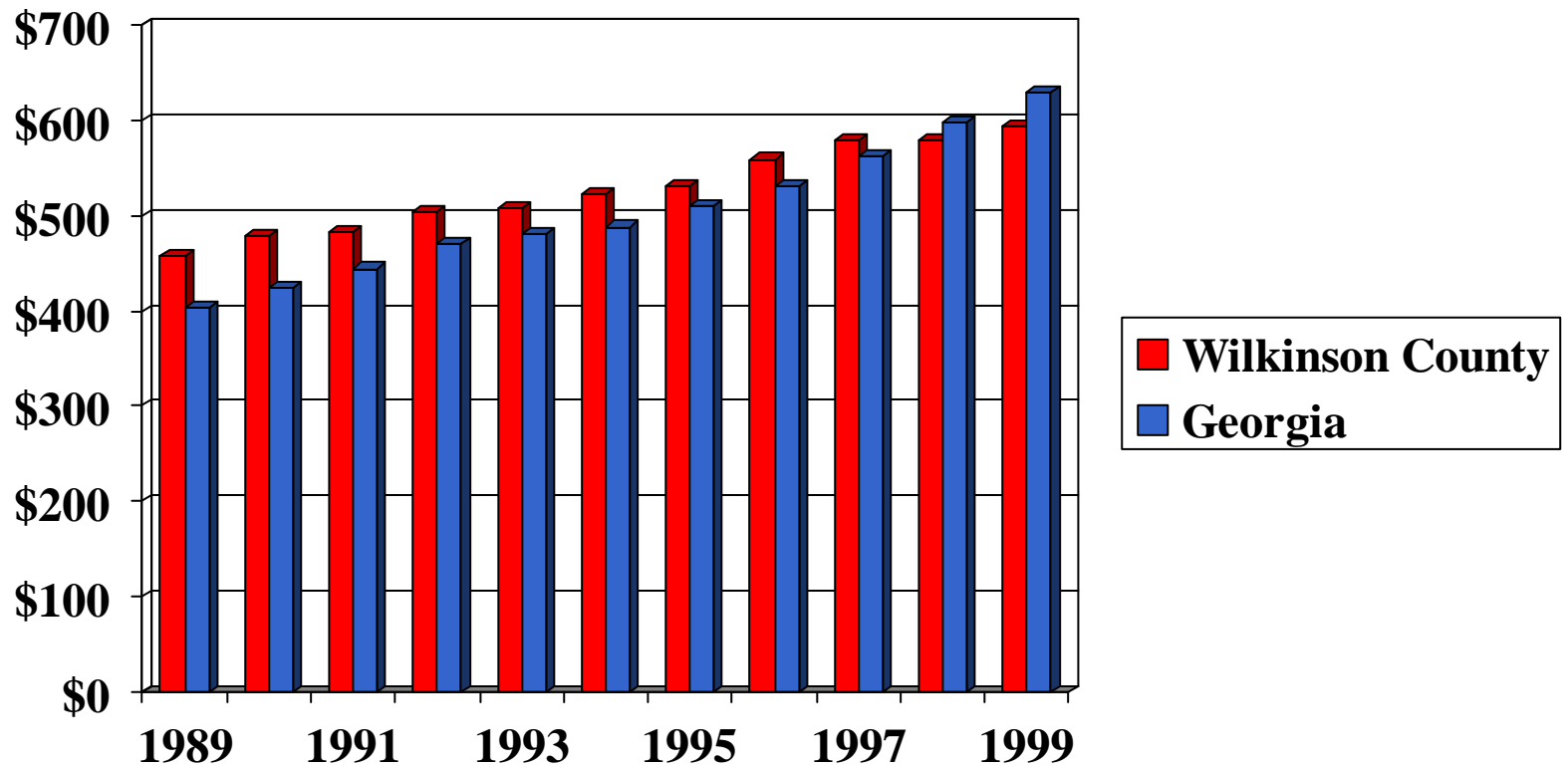


Employment by Industry- Countywide

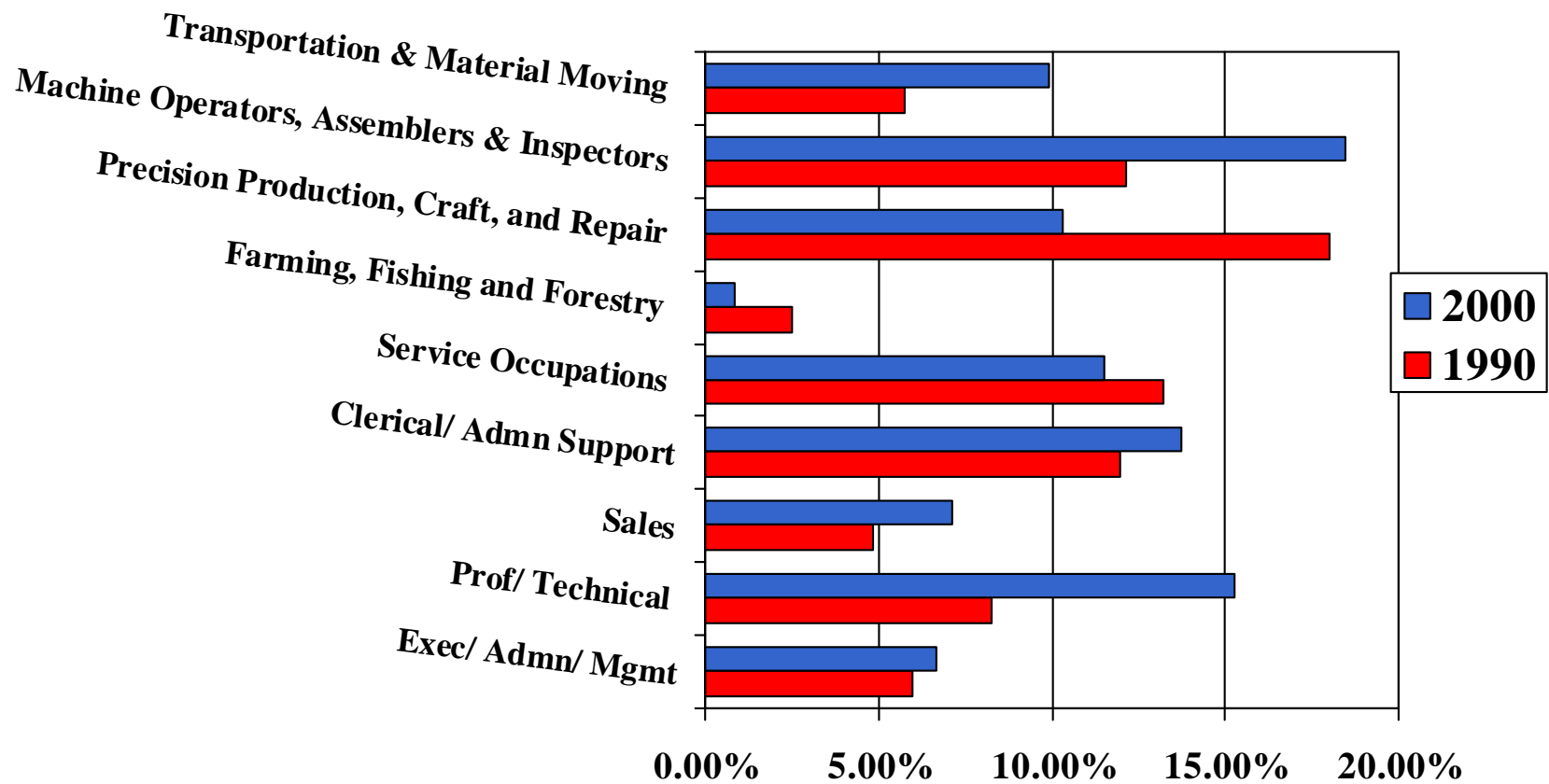


Average Weekly Wage

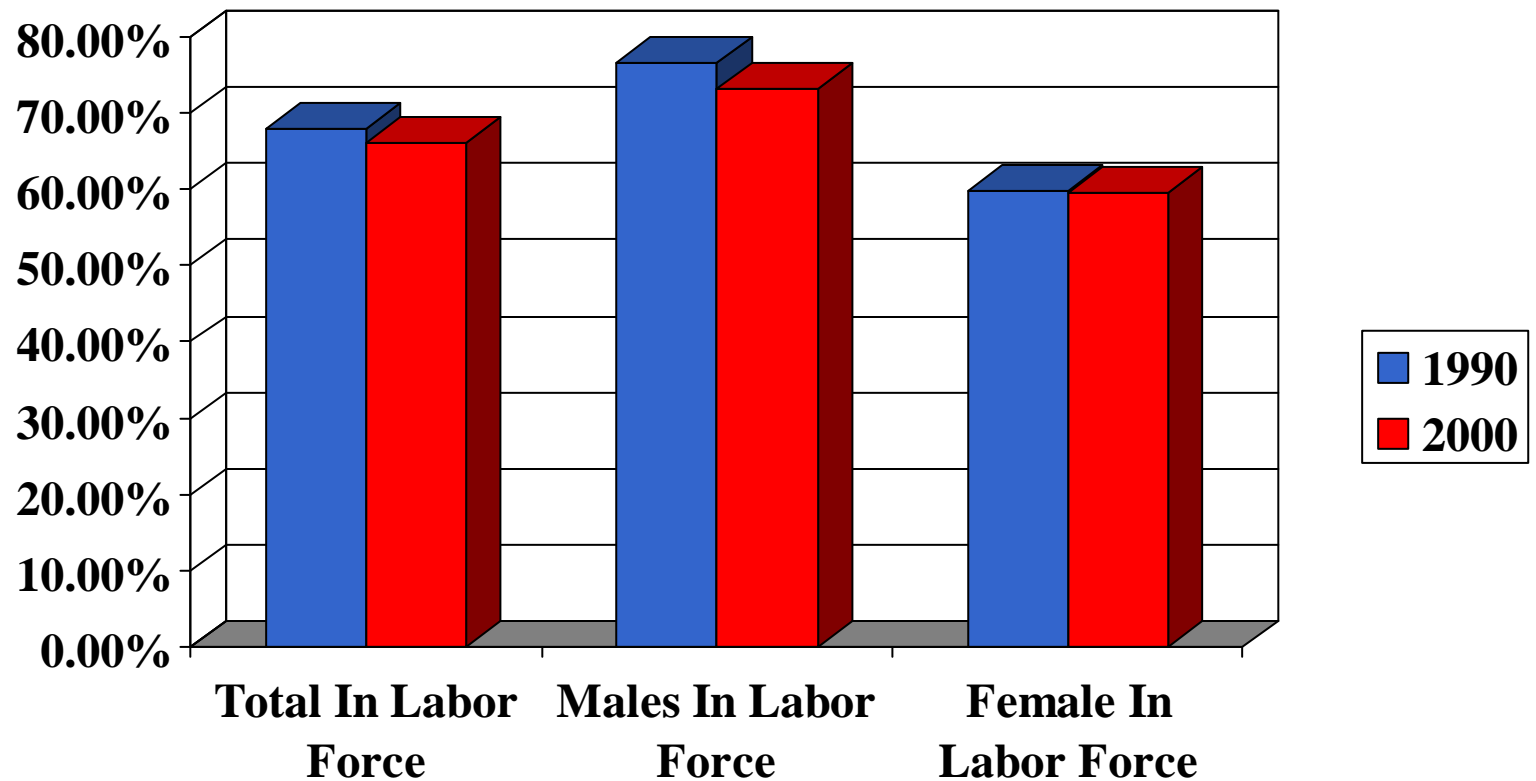
All Industries Combined



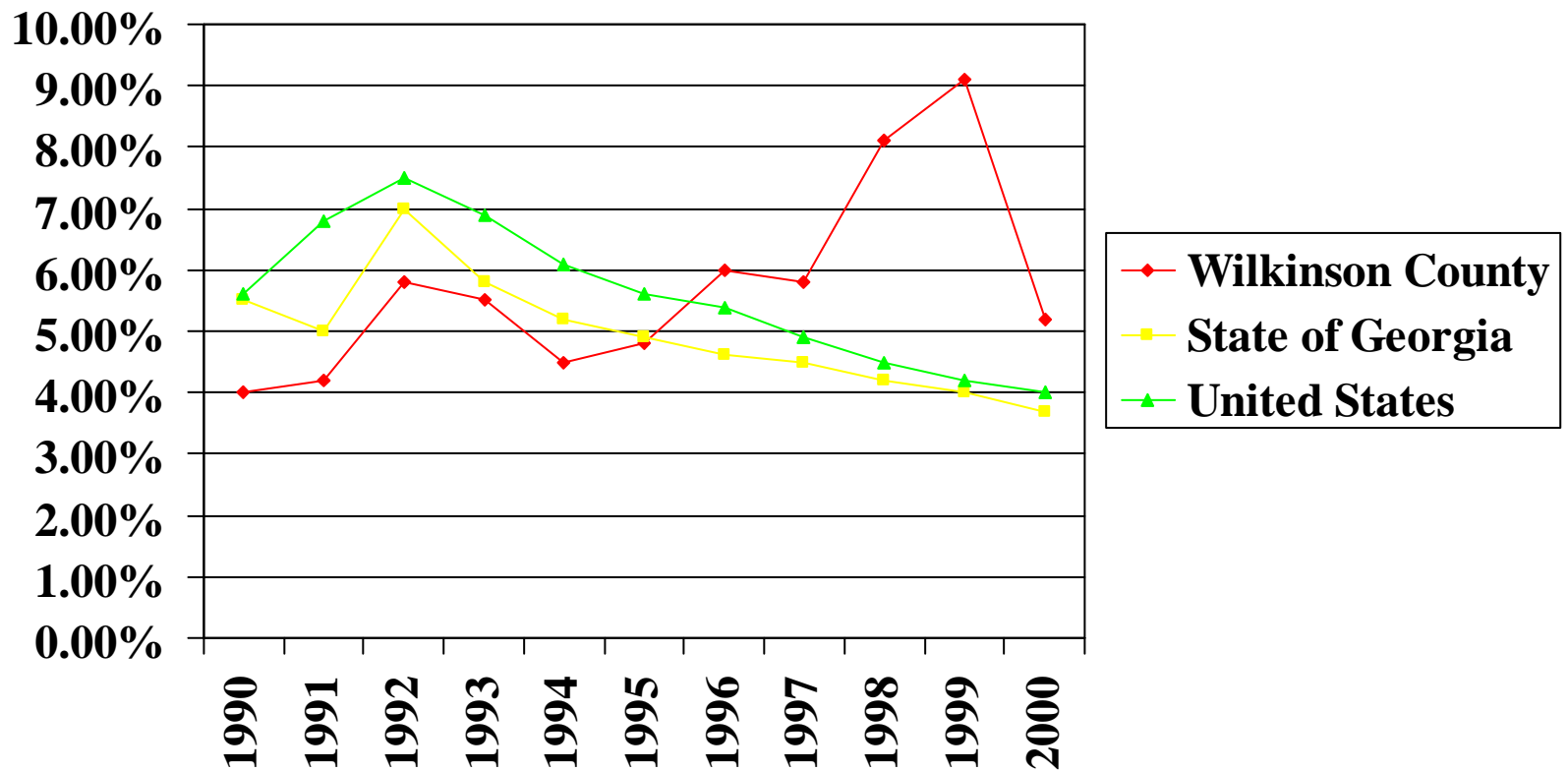
Employment by Occupation 1990-2000



Work Force Participation



Unemployment Rate 1990-2000



Condition of Housing

Toomsboro

McIntyre

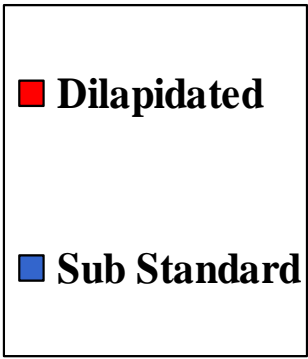
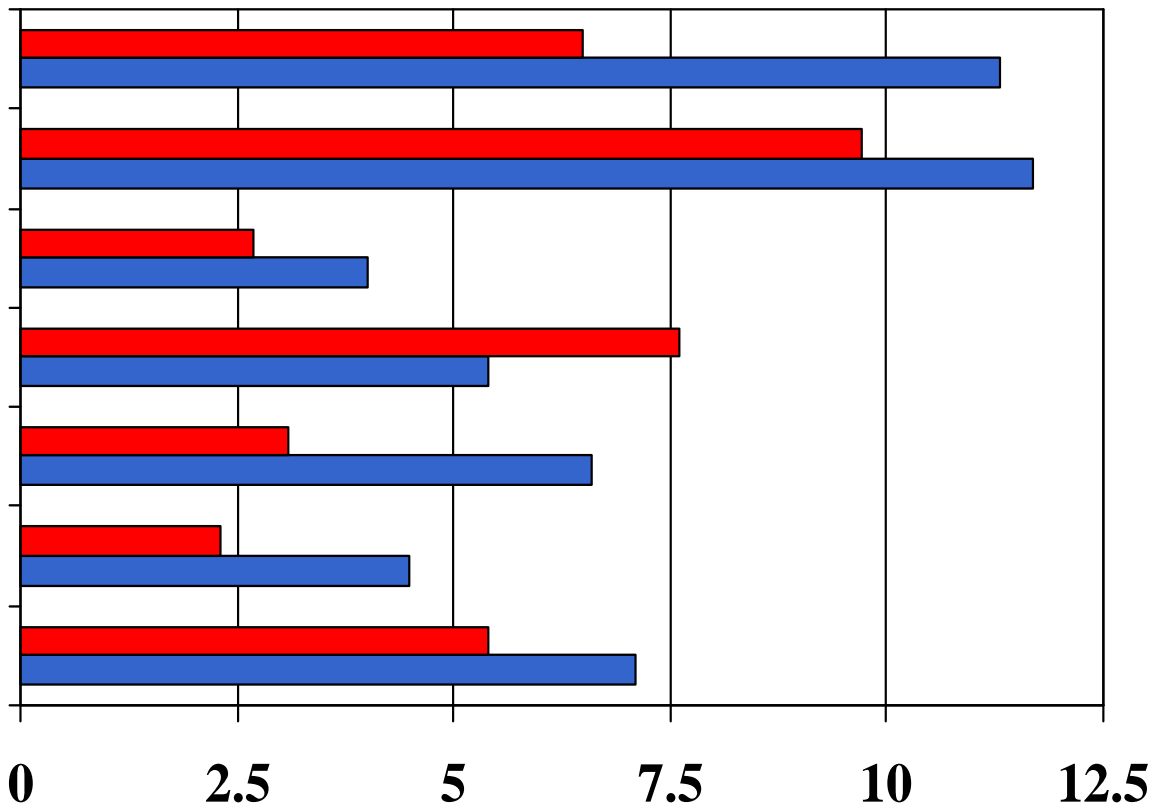
Ivey

Irwinton

Gordon

Allentown

County





Community Agenda

- With an understanding of the assessment, we develop
 - Future land use maps
 - Issues and Opportunities to be pursued in next 20 years
 - Short Term Work Plan (2007-2011)
- Stakeholder Meetings are crucial to this process



Stakeholder Meeting #2

- Modify, add or subtract issues and opportunities
- Complete listing of Issues and Opportunities available on back table and website
- The final list of issues and opportunities must have a corresponding implementation measure
- May 4 7:00 p.m Allentown City Hall



Stakeholder Meeting #3

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



Stakeholder Meeting #4

- Develop Short Term Work Plans for 2007-2011 for all issues and opportunities identified in Stakeholder Meeting #2.
- May 25 5:30 Toomsboro City Hall



Completion Schedule

- Draft Agenda Available June 7
- Public Hearing June 8
- Local Government Adoption
- Submit to RDC June 22



Your Homework

- Read Executive Summary
- Read Issues and Opportunities
 - Rank them in order of importance
 - Think about what's missing
- Talk with your neighbors, friends, co-workers about a vision for 2025