

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville Comprehensive Plan Update**

RC: **SGRC**

Submittal Type: **Click [HERE](#) to Select the Submittal Type**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **11/4/25**

Date Submittal Initially Received by RC: **11/4/25**

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHANNLED THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

**ADOPTED
OCTOBER 14, 2025**

**2025 COMPREHENSIVE PLAN
UPDATE**

**CLINCH COUNTY AND THE CITIES OF ARGYLE,
DU PONT, FARGO, AND HOMERVILLE**



PREPARED BY

**sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION**

Acknowledgements

CLINCH COUNTY COMMISSIONERS

Henry Moylan, Chairman

Chad Brown, Vice Chairman

Bob Johnson, Commissioner

Debra Thomas, Commissioner

Tanya O'Berry, Commissioner



CITY OF ARGYLE

Kaye Riley, Mayor

Otis Fleming, Mayor Pro Tem

Ann Grady, Councilwoman

Juanita Cenesca, Councilwoman

Lee Lane, Councilman



CITY OF DU PONT

James Rawls, Mayor

Donnie Register, Councilman

Jane Lee, Councilwoman

Tommy Davis, Councilman



CITY OF FARGO

Roy Abbot, Mayor

Clifford Wells, Mayor Pro Tem

John Griffs, Jr., Councilman

John Thomas, Councilman

Roy Wilson, Councilman



CITY OF HOMERVILLE

Thomas Kennedy, Mayor

Willie Hardee, Jr., Mayor Pro Tem

Amanda Webb, Councilwoman

Arthur Perry Smith, Councilman

James McBride, Councilman



Community Representatives

Andrew Nelson, EMA

Angela Handley, Clinch Memorial Hospital

Angela James, Clinch County Senior Center

Brent James, Clinch County Development
Authority

Denise Brown, Clinch BOE

Eva Byrd, Coastal Pines Technical College

Faythe Hall, Okefenokee Swamp Park

Jaclyn James, County Administrator

Jason Noles, Argyle Fire Chief

Jane Douglas, Du Pont City Clerk

Jenny Robbins, GA EMC/Homerville DDA

Keith Bryant, Clinch Memorial Hospital

Kelly Lane, DCA

Laci Burke, Fargo City Clerk

Laura Nipper, Homerville Main Street

Mark Stalvey, Valdosta-Homerville Housing
Authority

Scott Griffin, Superior Pine

Veronica Kelly-Summons, Okefenokee National
Wildlife Refuge

Southern Georgia Regional Commission

Mykaela Brown, Planner

Jacob Ryan, Community and Economic
Development

Megan Fowler, Transit Director

Daniel Hampton, Transit Program Coordinator

I. Chapter 110-12-1. Minimum Standards and Procedures for Local Comprehensive Planning

Introduction

The 2025 Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Local Comprehensive Planning Standards, the 2025 Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont consists of the following **required** and *optional* elements:

- **Community Vision**
- **Community Goals**
- **Needs and Opportunities**
- **Community Policies**
- **Community Work Program**
- **Broadband Services Element**
- *Land Use Element*
 - For Clinch County, the City of Homerville, and the City of Fargo; future land use updates for the City of Argyle and the Town of Du Pont (As a community with zoning or land development regulations subject to the Zoning Procedures Law)
- *Economic Development Element*
 - As a Tier 2 County in the Georgia Job Tax Credit Tier, this element is optional per minimum planning standards; however, due to Clinch

County’s “distressed community” designation and discussion with stakeholders, this element has been added as it is highly encouraged for communities seeking better opportunities for their citizens.

Community Involvement

All of the required elements have been developed with multiple opportunities for involvement and input from stakeholders and steering committee members throughout the Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont. The following steps were taken to ensure the plan reflects the full range of needs and opportunities from the many stakeholders and residents in Clinch County and The Cities of Argyle, Fargo, Homerville, and the Town of Du Pont:

- a) **Stakeholders and Steering Committee members were identified.** These included the local governments of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont; local businesses and industries; watershed groups; and the general public – Community leadership and attendees are documented in the **acknowledgements** and **Appendix** in the “Sign in Sheets” section.
- b) **Participation techniques were identified.** Techniques used included a kick-off public information meeting, printed public information in local newspapers, and two surveys created by SGRC Staff – the Community Vision Survey and the Broadband Survey. Major stakeholders comprised the steering committee.
- c) **A participation program was conducted.** Identified stakeholders were invited and attended workshops and completed surveys, yielding specific input in plan content.
- d) **Community involvement is documented** with photographs in the plan and sign in sheets in the plan appendix.

Identification of Stakeholders and Steering Committee

A comprehensive list of potential Stakeholders and Steering Committee members was put together with input from elected officials, local government staff, and residents. A complete list of all the stakeholders is included in this plan in the Acknowledgements sections.

Identification of Participation Techniques

The following participation techniques were utilized during the update process:

- Public Hearings
- Workshops
- E-mail and telephone correspondence with stakeholders
- Dissemination of information in the newspaper
- Community Vision Survey
- Broadband Survey

Participation Program

Due to the relatively small population of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont, the entire stakeholder group was utilized as the steering committee. Outreach to the public, local governments and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, updates provided at workshops and at other group meetings as well as via Facebook. Opportunity for public comment was provided during the public hearings.

In addition to the two required public hearings, SGRC held a series of eight (8) workshops to discuss several elements of the plan. The number of workshops reflects workshops held with a larger group as well as those held with the communities who needed to meet outside of the workshop series schedule provided below.

Kickoff Public Hearing

October 15, 2024

Workshop 1

January 15, 2025

Workshop 2

February 5, 2025

Workshop 3

March 5, 2025

Workshop 4

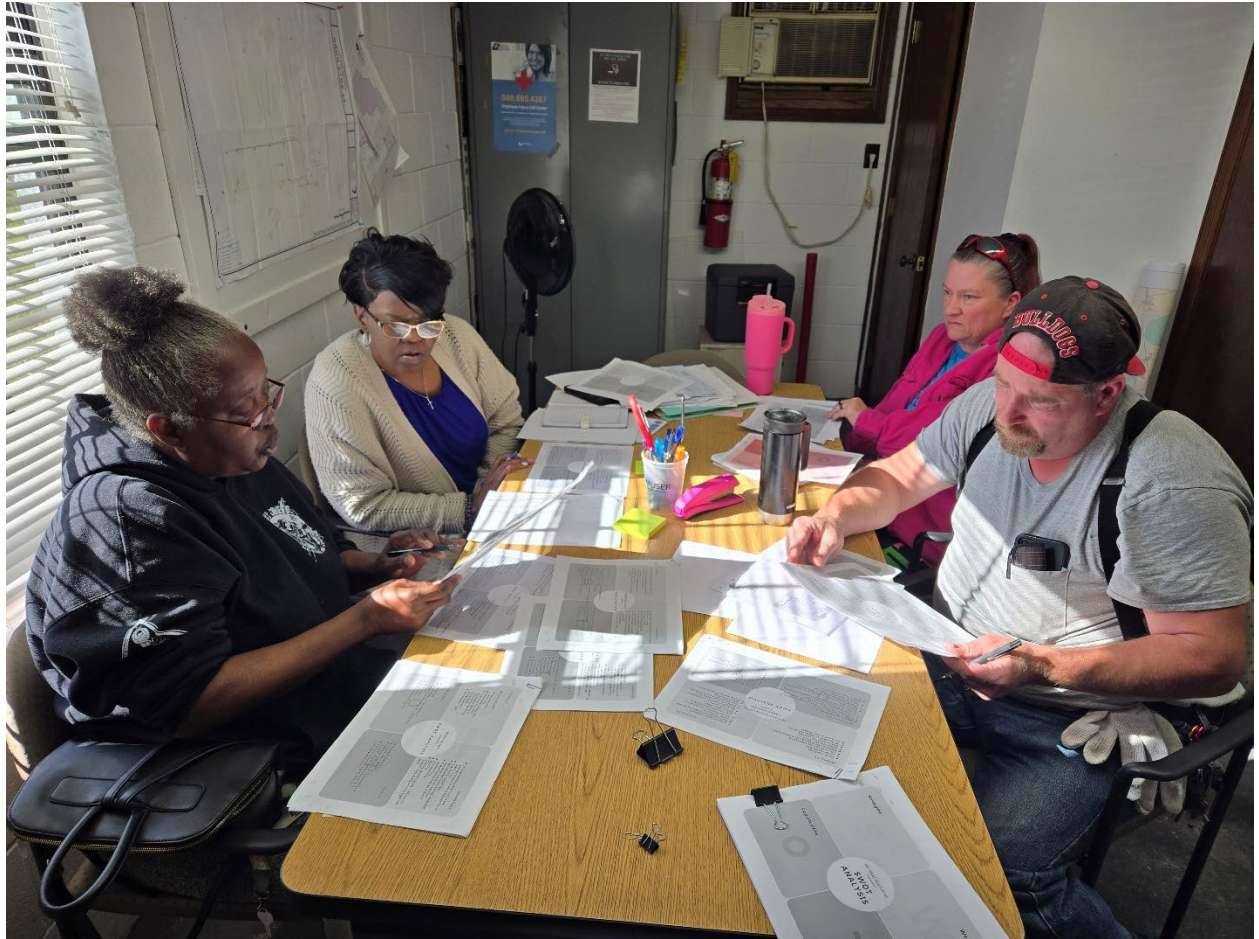
April 30, 2025





Representatives from Argyle, Du Pont, and Fargo met with SGRC Staff outside the set workshop series schedule on the following dates:

Du Pont and Fargo Workshop 1	January 31, 2025
Argyle Workshop	March 6, 2025
Argyle Workshop 2	April 16, 2025
Du Pont Workshop 2	May 27, 2025
Fargo Workshop 2	June 15, 2025





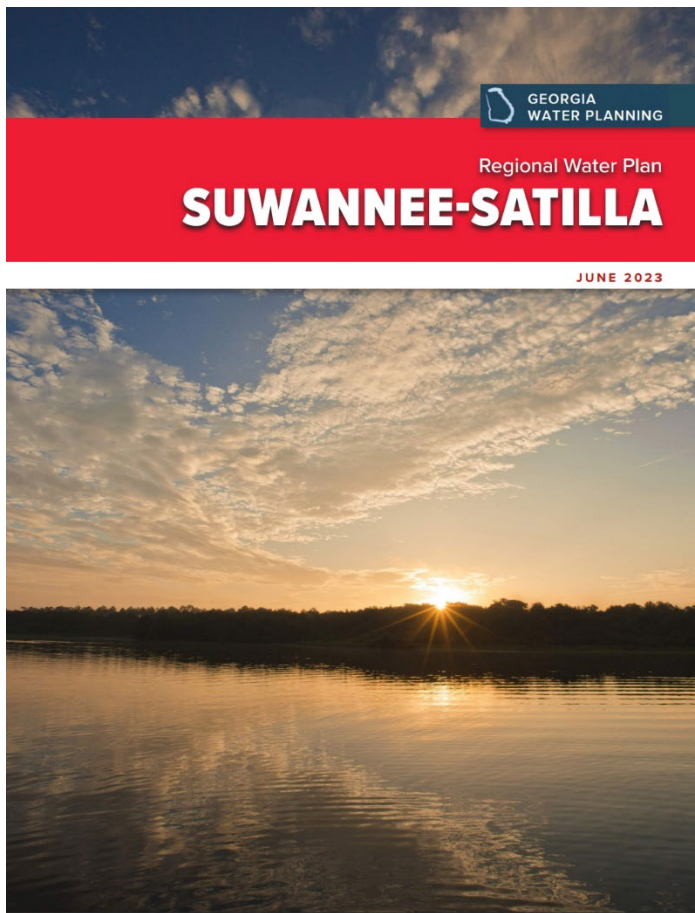
Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville adopted the 2025 Update for the Comprehensive Plan on the following dates.

Clinch County	October 14, 2025
Argyle	October 16, 2025
Du Pont	October 14, 2025
Fargo	September 22, 2025
Homerville	October 9, 2025

These dates can be corroborated by adoption resolutions in the appendix.

Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area and the Georgia Department of Natural Resources Rules for Environmental Planning Criteria, as laid out in Chapter 391-3-16, to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.



Suwannee-Satilla Regional Water Plan

Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in June 2023. The Suwannee-Satilla Regional Water Plan has identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia’s regulated riparian and reasonable use laws in order to support the state’s and region’s economy, protect public health and natural resources, and enhance the quality of life for all citizens; while preserving the private property rights of Georgia’s landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.

[Suwannee-Satilla Regional Water Plan](https://waterplanning.georgia.gov/media/7096/download)

(<https://waterplanning.georgia.gov/media/7096/download>)

Suwannee-Satilla Regional Water Plan Goals

GOALS

- 1 Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial water needs, and agricultural water needs including all agricultural sectors (this includes the agro forestry economy of the region).
- 2 Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
- 3 Manage the region's and state's water resources in a manner that preserves and protects private property rights.
- 4 Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
- 5 Identify opportunities to optimize existing and future supplies, and water and wastewater infrastructure.
- 6 Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
- 7 Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
- 8 Protect, maintain, and where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
- 9 Protect and maintain regional water-dependent recreational opportunities.
- 10 Identify opportunities to manage stormwater to improve water quantity and quality.
- 11 Identify and implement cost-effective water management strategies.
- 12 Seek to provide economically affordable power and water resource service to all citizens of the region.
- 13 Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in

order to manage water resources in a sustainable manner through the planning period and beyond. The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Short-Term Water Quantity Management Practices (0-10 Years)

Utilize surface water and groundwater sources within the available resource capacities

Water conservation

Data collection and research to confirm the frequency, duration, severity, and drivers of surface water challenges (forecast methodology assumptions and Resource Assessment modeling)

Evaluate and ensure that current and future surface water permit conditions do not contribute to challenges/low flow concerns

Encourage sustainable groundwater use as a preferred supply in regions with surface water challenges/low flow concerns

Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use (for agricultural irrigation) to address challenges/low flow concerns

Evaluate the potential to use existing storage to address challenges/low flow concerns

Education to reduce shallow aquifer groundwater use where it impacts surface water in areas with challenges/low flow concerns

Short-Term Water Quality Management Practices (0-10 Years)

Point Sources:

- Support current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

Non-point Sources:

- Data collection to confirm source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
- Ensure funding and support for Best Management Practices programs by local and state programs, including urban, rural, forestry, and agricultural Best Management Practices

Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; Identify opportunities to leverage funds and implement non-point source Best Management Practices

Long-Term Water Quantity and Quality Management Practices (20-40 Years)

- Improve the infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify the feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

Chapter 391-3-16, Rules for Environmental Planning Criteria

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of which is not applicable in this region. These criteria were developed by the Georgia Department of Natural Resources (GDNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by GDNR, certain utility placements, special forestry, or agricultural services.

The environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

II. Plan Elements

1. Community Vision & Goals

We strive to enhance the quality of life for our citizens through thoughtful and sustainable growth, while preserving Clinch County’s rich history and abundant natural resources.

Goal 1 Cultural Resources

Encourage the protection and conservation of the rich historic heritage in Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

Goal 2 Economic Development

Create and maintain a long-term sustainable and diverse economic base.

Goal 3 Housing

Ensure that all residents within Clinch County have access to quality and affordable housing.

Goal 4 Natural Resources

Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas, and areas where state and federally protected species and habitats exist.

Goal 5 Land Use

Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.

Goal 6 Community Facilities and Services

Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.

Goal 7 Intergovernmental Coordination

Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Clinch County.

Goal 8 Workforce Development/Education

Encourage and support educational and training opportunities to all community residents to improve their job skills and improve quality of life.

Goal 9 Public Health

Ensure that all community residents have access to critical goods and services and safe and clean neighborhoods in order to improve public safety and public health.

Goal 10 Broadband

Enhance the provision of broadband infrastructure to better support educational opportunities and career advancement for residents of the Cities and County to effectively compete in the global economy.

Goal 11 Transportation

Provide a safe and efficient integrated multi-modal transportation system including public transit, greenways, bikeways, and waterways addressing the future needs of Clinch County businesses, residents, and visitors.

2. Needs and Opportunities

The Needs and Opportunities listed in this section were developed through discussions with stakeholders; from the experiences of stakeholders; through analysis of statistical data and information; and through review and revision as applicable of the needs and opportunities identified in the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont. Each of the following needs and opportunities is addressed by corresponding policies in the “Community Policies” section.

Cultural Resources

Needs

- Greater Clinch County requires expanded marketing and education efforts to inform citizens of all ages about historic preservation opportunities and benefits.
- The old “Bus Barn,” originally the African-American School, sits vacant and in poor condition.
- The Argyle Community Center requires funding for repair and renovation.
- Clinch County cannot address historic preservation through traditional channels due to insufficient funding to dedicate to Historic Preservation.
- Historical preservation and maintenance of cultural resources lack the skilled workforce required to support and promote it.

Opportunities

- The historic jail and Clinch County Woman’s Club building is now being used as a court annex building and community center that can be rented out for events.
- The City of Homerville has renovated its historic train depot to be utilized as a welcome center and event venue.
- There are several historic churches in Greater Clinch County; these could be used to promote historic tourism.
- The Homerville Main Street program could be utilized to further historic tourism in Clinch County.

- Clinch Historical Society under the Huxford Library can assist local governments with historic preservation efforts and family archiving.
- Façade implementation grants provide necessary funding to upgrade historic properties as well as serve as an incentive to garnering private property owner buy-in.
- Vanishing Georgia serves as an online archive of historic places in the state of Georgia which includes entries from Clinch County and the Cities.

Economic Development

The Southeast Crescent Regional Commission lists Clinch County – among 13 others in the Southern Georgia Regional Commission region – as a distressed county for Fiscal Year 2024 (July 1, 2023 – June 30, 2024) and Fiscal Year 2025 (July 1, 2024 – June 30, 2025). Georgia also lists Clinch County as a Tier 2 job tax credit county for Fiscal Year 2024 and 2025.

Needs

- Clinch County requires a strong, workforce with soft skills and other on-demand skills to attract investment and retain large employers.
- Few small businesses exist to absorb the workforce demand and diversify the economy.
- Local small businesses receive little to no community support.
- EPA regulations in Clinch County create additional permitting processes that discourage business and industry development.
- The Eco-Lodge and State Park in Fargo lack directional signage needed for visitors.
- Sparse broadband development discourages investment in rural communities – which already face funding issues – creating a cycle of stalled growth and limited access.
- Vacant and underutilized commercial properties in gateway corridors hinder economic revitalization and tax base expansion in Homerville.
- Local leaders currently lack a clear and unified vision for economic growth.
- Participation with the Chamber of Commerce needs to be increased.

Opportunities

- Increase the availability of entrepreneurship and leadership training programs to grow skills in the workforce.
- The City of Fargo maintains a Golf Course that was abandoned by the State and is now facilitating golf teams for schools. Increased collaboration with the State on promotion could increase utilization of the golf course.
- The Community Center in the City of Fargo can be used as a focal point for development.
- Expand leadership opportunities, growth, and strategic planning in the community.

- 200 acres of industrial development land are available east and west of Homerville, with rail frontage.
- Improvement of the airport and increased promotion could improve accessibility for industry and business.
- The Main Street Program is a great vehicle for promotional programs and activities.
- The expansion of SR 84 to a four-lane highway from Homerville to Waycross is anticipated to attract businesses.
- Two Railroad lines (Norfolk and CSX) travel through the county; these could be used in an economic development promotional strategy to attract industry to existing vacant or uninhabited industrial land.
- Clinch County is the 2nd largest honey producer in the State. This statistic could be promoted for agri- tourism and community sense of place/pride.
- Timber, blueberries, and honey are the primary agricultural products in Clinch County. Related industries could be targeted for locations in the county.
- Develop a leadership program to support county-wide economic development goals.
- The Chamber of Commerce, Coastal Pines Technical College, and the Clinch County Board of Education can partner to prepare students for entrepreneurship and the workforce.
- Okefenokee’s pending world heritage site designation will bring notoriety to Clinch County, Ware County, and Charlton County, thus encouraging rapid investment in the food and beverage and hotel and tourism industries, outdoor outfitters, and more to support projected tourism to the region.
- Georgia’s Department of Natural Resources offers a range of grant opportunities that can stimulate regional tourism via outdoor recreation, improve the quality of life of residents, and attract business investment and workforce talent.
- Georgia DNR also provides incentives to private land owners who donate their land to public agencies committed to conservation, thus expanding access to previously inaccessible natural and recreational resources.

Housing

Clinch County Development Authority partnered with a consultant to conduct a housing study in order to better predict future housing trends for Clinch County. The 2023 study found that Clinch County’s declining population serves as, partially, a result of the “lack of availability of new or existing housing (1).” Despite the downward trend, the need for housing remains unchanged. In fact, “there is a current need for 35 new positions with...top employers in [the] County” (3) and Valdosta and Waycross are adding over 2,000 jobs to the region! This level of growth in the Southern Georgia region places Clinch County at a unique advantage to provide

housing to commuters and resident employees who wish to remain in an area with rural charm; however, many existing housing units are 50 years old or more, meaning that there will be a balancing act between replacing existing stock and creating new stock to keep up with demand.

Needs

- Residents lack knowledge about single-family housing.
- The communities lack targeted development plans and assistance programs for current and future homeowners.
- About 30% of residents in Clinch County and the Cities are seniors in need of housing to suit their needs, but few affordable housing options exist for seniors, young professionals, and working families. According to the housing study, 42% of current housing units have 3 bedrooms while 58% of households are just one or two people; this creates a mismatch that ultimately costs smaller households more.
- Outdated housing stock in the County and the Cities requires maintenance and renovation.

Opportunities

- The Georgia Initiative for Community Housing (GICH) program provides technical assistance and training to local governments.
- Homerville Urban Redevelopment Plan provides extra support for the redevelopment of economically-disadvantaged areas by granting the city more powers over land use.
- Increase communications with private landowners to increase potential housing construction.
- Encourage the Chamber of Commerce to develop a real estate page.
- Investigate the benefits of code enforcement to remove blight and encourage renovation.
- Locations for potential housing developments have been identified, including repurposing the old prison.
- A partnership with Habitat for Humanity provides a low-cost pathway for the revitalization of existing homes as well as the construction of new homes.
- Land exists that can be used to provide a more diversified housing stock given favorable zoning codes exist.
- USDA Rural Development offer a few grants with no matching requirements that can fund the development of nursing homes, assisted living, and other senior living accommodations.

- The USDA Rural Development office offers funding opportunities that can help future homeowners purchase or build a home, and assist current homeowners with disaster and non-disaster related home repairs in eligible rural areas.
- The Valdosta Housing Authority, that also serves the City of Homerville, may have vacant units.

Natural Resources

Needs

- Groundwater intrusion, contamination, and incompatible development threaten the Suwannee River Corridor.
- Privately-owned lands surrounding the Suwannee River restrict the development of recreation and tourism.
- Stephen C. Foster Park spans Clinch County and Ware County, creating challenges with service delivery, policies, and garnering public and political support.
- Geographically, Clinch County holds many natural resources that remain underutilized, underfunded and undermarketed due to existing outdated recreational and tourism facilities.
- In the past, the State of Georgia has shown little commitment in maintaining its properties located in and around the City of Fargo.

Opportunities

- Natural resource-based economic development
- The boat ramp in Fargo serves as the only public boat ramp on the Suwannee River.
- Private operators could be encouraged to explore opportunities for tourism on the Okefenokee and the Suwannee River.
- Advertising the wealth of natural resources and the Eco-Lodge could increase environmental tourism and research.
- ATV/truck excursion trails could be created on private property as an ecotourism activity.
- Promoting the county's natural resources could attract opportunities for filming.
- The Okefenokee National Wildlife Refuge and Suwannee River inhabit Clinch County.
- Clinch County and the Okefenokee National Wildlife Refuge partnership to address marketing and tourism.
- Proper marketing of Fargo's Dark Sky Observatory, Okefenokee, the Suwannee Eco-Lodge and more can help promote Clinch County as an eco-tourism hub.

- Clinch County’s unique topography presents an opportunity to establish creative trails and bike paths.
- Georgia’s Department of Natural Resources offers various grant opportunities for boating infrastructure, parks and trails, wildlife viewing, land and water conservation as well as an incentive for private stewards who donate their land to public entities for conservation.
- Georgia Forestry offers a Community Wildfire Defense Grant in accordance with the creation of or updates to the Community Wildfire Prevention Plan as well as many other funding opportunities to protect natural resources and maintain a quality environment.

Land Use

Needs

- County and City code enforcement activities are insufficient.
- Governments with zoning ordinances are outdated and do not reflect modern-day needs, attitudes, and tastes surrounding development.
- Clinch County and the Cities have many underutilized spaces as well as aging and vacant buildings that discourages citizens and deters potential investment.
- Vacant and unused properties in downtown Homerville limit revitalization opportunities.
- Land use in groundwater recharge areas requires an environmentally-sound approach since 38% of Clinch County is wetlands.
- Fargo has a Dark Sky Observatory that requires total darkness that any unchecked future development could impact.
- Most land in the county is privately-owned and unavailable for development due to lack of interest in diversification of land use.

Opportunities

- An ordinance for the conservation development of subdivisions in areas near wetlands protects wetlands as well as provides high-density housing.
- Clinch County and the Cities of Homerville and Fargo have zoning ordinances that can be useful to direct desirable development.
- Updated zoning ordinances minimize adverse impacts on the environment and adjacent property owners as well as direct desirable development to appropriate properties.
- The old prison stands vacant and unused currently.
- Mainstreet’s downtown master plan for Homerville provides suggestions on beautification and efficiency that can be applicable countywide.

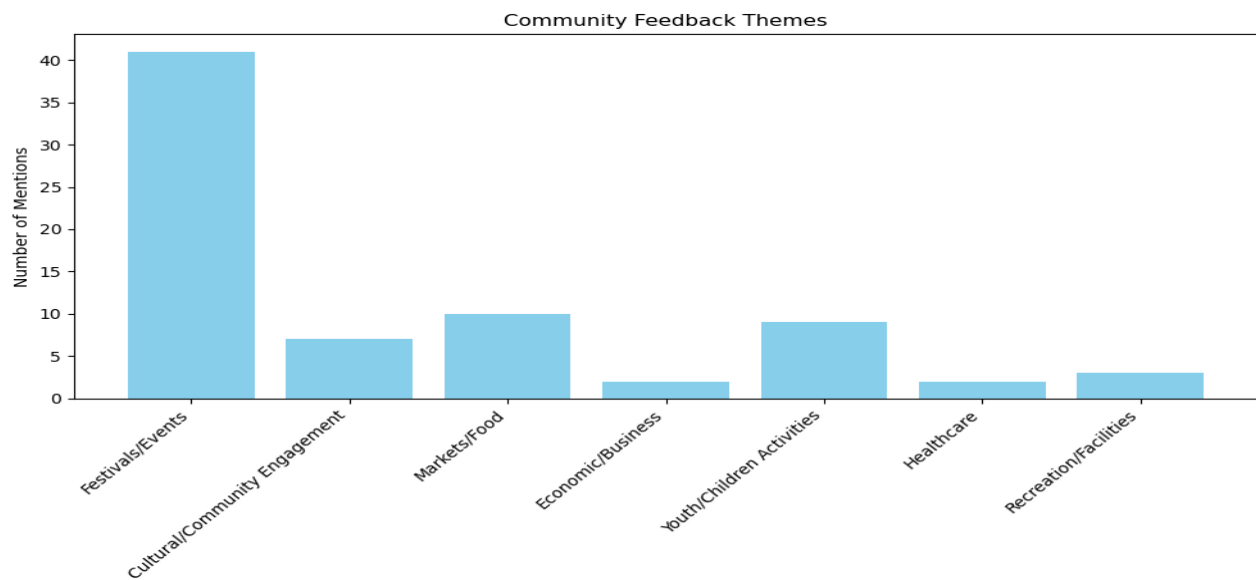
- CDBG-DR funds can provide assistance with recovery efforts following devastating natural disasters.
- USDA offers a Community Wildfire Defense Grant in accordance with the creation of or updates to the Community Wildfire Prevention Plan as well as many other funding opportunities.

Community Facilities and Services

Needs

- Emergency services in geographic Clinch County face multiple challenges, such as outdated equipment, limited communications infrastructure and law enforcement resources, and the reliance on volunteer-run response teams – that creates inconsistency and disrupts communication between police, fire, and EMS.
- Homerville’s police department needs a radio system tower, axon equipment, body vests, generators, radios, and police vehicles.
- The Emergency Operations Center needs to be renovated (or a new building constructed) to include a storm shelter.
- Current voting facilities for Clinch County and the Cities lack the capacity for voting access, voter registration, *and* storage of equipment.
- Insufficient funding limits expansion of water infrastructure in Clinch County and the Cities, thus delaying maintenance and exacerbating current conditions.
 - Unincorporated Clinch County lacks access to public services.
 - Localized flooding contributes further damage to Argyle’s aging drainage system.
 - The City of DuPont lacks a backup power source (generator) for critical water infrastructure (water pump and water system), creating vulnerability in the event of an outage due to a storm.
 - Fargo needs another well.
 - Homerville’s sewer system does not meet current or projected demand.
- Clinch County and the Cities lack accommodations for visitors such as hotels, motels, or bed and breakfasts.
- The former prison building remains unused with an undefined purpose.
- Clinch County and Cities lack sufficient public event infrastructure and designated spaces for events and festivals, markets, food vendors, and local maker events.
- Multiple recreation facilities across Clinch County—especially Argyle and Homerville—require significant repairs due to aging infrastructure and past storm damage (Hurricane Helene).
- Little to no recreational activities exist for adults, children and families.

- Argyle’s Community Center remains non-operational due to roof damage and other major repairs.
- The Visitor Center in Fargo stands underused.
- The caboose in Fargo exhibits signs of deferred maintenance and requires clean-up.
- The Homerville Municipal Complex needs to be renovated to address structural issues.
- Several public facilities in Homerville – including city hall, the sheriff’s office, and the Clinch County Library – require renovation due to their small size.
- The Homerville Train Depot serves as the main place for events and civic gatherings, yet occupants can see the salvage yard across the street.
- The Mattox House – which houses the Clinch County Chamber of Commerce – needs a



new roof.

Opportunities

- City utilities have the capacity to serve residents of unincorporated areas.
- Renovations made to the Homerville Recreation Park increases the capacity to host youth programs for children for all areas of the county.
- A dedicated website exists to promote Main Street activities, highlight buildings with vacancies, as well as share information about available grants and other funding opportunities.
- The former elementary school presents an opportunity to repurpose the building into a Boys and Girls Club.

- Various grants exist to fund community facilities such as water and sewer infrastructure, EMS equipment, a storm shelter, and recreational facilities.
- Okefenokee’s World Heritage designation presents an opportunity for leaders to provide more tourist attractions and accompanying industries.

Intergovernmental Coordination

Needs

- Clinch County and its municipalities lack a formal framework for leadership identification, succession planning, and intergovernmental coordination—heightening the risk of communication breakdowns during emergencies, overburdening remaining personnel during sudden staffing transitions, and eroding public trust.
- High turnover disrupts continuity and complicates long-term coordination efforts across jurisdictions.
- Public engagement in local government matters remain low and existing forums seem to limit cross-sector input as well.
- Communication systems between the county, cities, and other organizations remain underdeveloped due to inconsistent or nonexistent social media messaging, and the absence of shared plans for emergency communication.
- Ongoing assistance from the county to small municipalities—that face a different set of challenges—often strains county resources and leads to delays in county-led initiatives, highlighting the need for clearer coordination protocols and resource balancing across jurisdictions.

Opportunities

- Strategic planning is necessary involving all local governments including the Hospital Authority, State Health Department, and the Board of Education. *This is redundant.*
- Greater connectivity could be promoted online by providing reciprocal links to each government and agency website.
- Existing municipal and agency websites strengthen regional visibility when cross-linked and supported by coordinated public communication efforts.
- Existing coordination mechanisms (i.e., MOUs, IGAs, shared plans) offer a foundation to formalize and expand structured collaboration across jurisdictions.
- Georgia Power EMC and similar regional entities possess the capacity and experience to facilitate leadership training and joint work sessions.

- The Okefenokee World Heritage Site designation provides a shared regional focal point for intergovernmental collaboration and cross-jurisdictional engagement.
- The Service Delivery Strategy (SDS) process provides a formal mechanism for cities and counties to clarify service responsibilities, reduce duplication, and align funding strategies—reinforcing intergovernmental coordination across Clinch County.
- The Southern Georgia Regional Commission offers no-cost facilitation, onboarding tools, and cross-jurisdictional coordination support that can increase continuity and reduce strain on the county during municipal transitions.
- **A local volunteer committee exists called the Clinch Collaborative which can be leveraged to strengthen intergovernmental coordination.**
- **The comprehensive planning process provides an avenue for discussion of needs and opportunities to address them.**
- **Georgia EMC offers facilitation services through EMC cooperatives.**

Education

Needs

- The education system needs support through grant funding.
- Clinch County Schools perform below state and national benchmarks in reading, math, and science suggesting a need for targeted academic support despite stable graduation rates.
- Despite an 85%-89% graduation rate, recent graduates remain vastly underprepared in the workforce – no matter the sector – suggesting a misalignment between workforce development efforts and K-12 education.
- Workforce development efforts seem predominantly focused on industrial careers creating gaps in the healthcare, education, and public sectors.
- While an adult education program is available through Coastal Pines Technical College at the public library, many residents remain unaware of its existence or unclear about its offerings—limiting access for nontraditional learners and signaling a need for increased visibility, alignment with workforce demands (i.e., skills and certifications), and expanded programming.
- Technical and vocational education appears undervalued and underutilized despite being well-suited to regional workforce needs – suggesting a need to increase parental awareness of the long-term value and viability of technical education.

Opportunities

- Partnerships with South Georgia State College and Coastal Pines Technical College create an opportunity to expand dual enrollment offerings to high school

students, thus exposing them to college-level coursework and various career pathways.

- Additional partnerships with Coastal Pines and Wiregrass Technical College create a strong opportunity for adult education and training at a satellite location aligned with local employer needs.
- Collaboration between the Clinch Leadership Academy, Chamber of Commerce, and Clinch County Board of Education can bridge gaps
- There is growing interest in exploring student internship partnerships with local employers as a way to enhance career readiness and workforce alignment.
- Partner with Family Connection and similar agencies to create educational programs.
- Workforce Innovation Network Regional College and Career Academy serves six school systems, including Clinch County Schools.¹
- The Southern Georgia Regional Commission Workforce Development department can be leveraged to expand local access to on-the-job training opportunities.
- Clinch Leadership Academy provides opportunities for youth to get involved with public service.

Health

Needs

- State funding for the Clinch County Health Departments continues receiving cuts, so there is a need for workforce training to educate potential replacements as staff retire.
- Many support programs for families are located in Atlanta, Waycross or Valdosta without transportation programs to enable those families to make the trip.
- Rural hospitals are closing at increasing rates.
- With a single ambulance responsible for the third largest county in Georgia, response times range from 30 to 45 minutes.
- Long EMS response times can make minor emergencies critical and very few citizens are trained in CPR, drug overdose, basic first aid and other lifesaving skills.
- The Clinch County Memorial Hospital does not currently offer hospital-based specialty care such as pediatrics, gynecology and obstetrics, cardiology, oncology, neurology, surgery, and other specialties.

¹ Workforce Innovation Network Regional College and Career Academy

Read more at: <https://valdostadailytimes.com/2025/04/24/win-academy-board-to-hold-april-28-special-meeting/>

- According to residents, essential health services include dentistry and ophthalmology/optometry remain sparsely accessible in Clinch County and the Cities.
- Limited access to affordable, healthy food options and pedestrian-accessible trails and parks contributes to poor nutrition and chronic health conditions – especially when choosing to dine out – disproportionately affecting low-income families, seniors, and commuting residents.

Opportunities

- Research and implement opportunities to make Clinch County Memorial Hospital financially sustainable.
- Telemedicine is a low-cost and safe way to provide healthcare.
- Partner with the Southern Georgia Regional Commission to provide reliable transportation to and from medical appointments.
- The hospital can recruit staff and specialists from recruitment fairs in neighboring areas to expand access to general and specialized care.

Broadband Services

Needs

- Available broadband services are often too expensive, unreliable, and too slow, especially during bad weather, leaving many households and businesses disconnected.
- Residents want faster upload/download speeds, stronger signals and better outage response systems.
- Critical institutions—including schools, medical providers, and public safety agencies—report inadequate broadband coverage, which affects daily operations and emergency coordination.
- The county’s rural geography and low population density make broadband expansion economically unattractive to private providers, contributing to persistent infrastructure gaps.
- Residents who participated in the broadband survey reported concerns about lack of provider competition and shared infrastructure with internet service providers.

Opportunities

- State and federal broadband programs – such as BEAD, the Georgia Capital Projects Fund (GACPF), USDA’s ReConnect – offer funding opportunities to expand service in unserved and underserved areas of Clinch County.
- Ongoing fiber deployment along Highway 441 presents a unique opportunity to address broadband accessibility gaps and improve digital connectivity in the underserved areas of Clinch County.
- A new broadband provider operating north of the railroad tracks offers high-quality, low-cost service, increasing competition and helping bridge broadband accessibility gaps.
- The Alma Telephone Company provides broadband service in Homerville, Waycross, Blackshear, Baxley, and Jesup – presenting a potential foundation for future broadband expansion or partnership opportunities in underserved parts of Clinch County.
- In locations where the addition of fiber broadband infrastructure may be practical at some point in the future, conduit could be installed during local construction projects. This can occur during upgrades or repairs to water and sewer pipes and/or road and sidewalk projects.
- Public/Private Partnerships and relationships with EMC’s could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

Transportation

Needs

- Insufficient funding for road maintenance and resurfacing at the state and local levels leaves the municipal roads poorly maintained due to potholes and overgrown vegetation.
- Poor maintenance of pedestrian infrastructure and sparse official bike lanes discourage non-vehicular travel.
- Residents feel unsafe using the sidewalks and crosswalks in Homerville.
- Homerville's current gateway downtown corridor does not calm vehicular traffic nor encourage the pedestrian traffic needed for downtown to thrive.
- Semi-truck traffic through downtown Homerville raises concerns about safety and congestion as well as exacerbates the need for road maintenance funds.
- No fixed public transit and limited microtransit options create accessibility challenges for residents with disabilities and without personal vehicles.
- 78% of survey respondents report needing to travel outside the county for all their essential services.
- Citizens report a lack of traffic control infrastructure, such as new stop signs and clearer directional signage.
- One-way streets – like Plant Avenue in Homerville – create conditions that promote speeding, make on-street parking conditions, difficult, and depress businesses.
- Homerville does not have dedicated on-street parking down Plant Avenue and Dame Avenue.

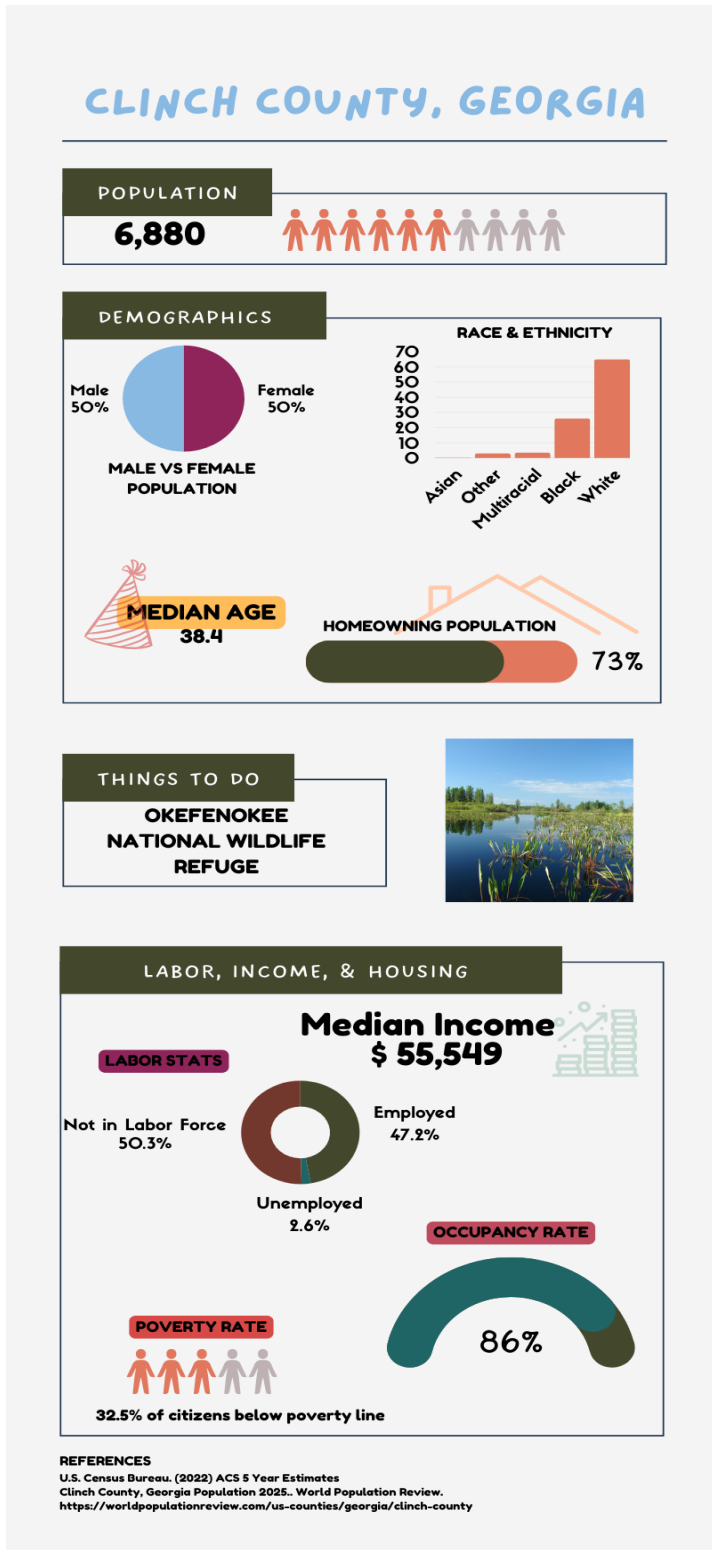
Opportunities

- Interest in rural transit programs provides an opening for Clinch County and its municipalities to track developments in rural transit and cultivate a model that works for them based on shared service models being used within the region.

- Statewide Safe Streets and Sidewalk Improvement programs provide match potential for pedestrian improvements where local needs and design readiness overlap.
- Clinch County and the Cities remain eligible for renewed TIA/TSPLOST funding that can be used for road resurfacing, bike lane development, and sidewalk improvements.
- The Southern Georgia Regional Commission provides transportation regionally at a low cost.
- Local Maintenance and Improvement Grants (LMIG) and Transportation Special Purpose Local Optional Sales Taxes (TSPLOST) provide funding for road maintenance and resurfacing, sidewalks, bike lanes, and more.
- Georgia Department of Natural Resources' Recreational Trails Program and Georgia Outdoor Stewardship Program provides funding to local governments interested in developing bicycle trails and/or multi-use trails.
- GDOT's Transportation Alternatives Program funding can be use to develop facilities for pedestrians, bikers, and multi-use facilities and their enhancements.
- CDBG funds covers the cost of infrastructure development and repairs broadly, in low to moderate income areas, which includes sidewalks.
- Formula Transportation Grants for Rural Areas and the Transit Trust Fund Program provides funding to start rural transit systems or connector systems.
- Rural Business Development Grants from the USDA provides funding via enterprise type funds and opportunity type funds that can be used for "rural transportation improvement" or "economic need in the area to be served," respectively.²

² Rural Business Development Grants <https://www.rd.usda.gov/programs-services/business-programs/rural-business-development-grants>

3. Analysis of Data and Information



Clinch County was the 94th county established in Georgia and currently serves as the third largest county – in terms of square miles. The historic courthouse was built in 1896 and renovated at the turn of the century, serving as a landmark for the county.

Today, the county has a population of 6,880. The county seat is Homerville, named after Dr. John Homer Mattox, and the commission is a five-member commission.

ARGYLE, GEORGIA



190

TOTAL POPULATION



MALE

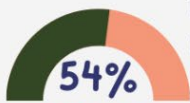


87%

FEMALE



13%



HOMEOWNERS

HOMEOWNERSHIP & HOUSING AVAILABILITY

VACANCIES

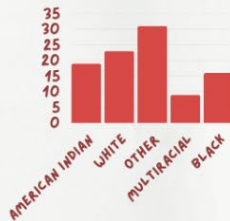


Most occupied (68%) housing units are owned by the person living there!



LABOR FORCE PARTICIPATION

Second highest employment rate!



RACE & ETHNICITY

Largest American India/Alaskan Native population!

POVERTY RATE



72.6% of citizens are below the poverty rate

MEDIAN INCOME

\$30,114



MEDIAN AGE
30.9



THINGS TO DO

SANTA IN THE PARK & SNOW DAY



References US Census Bureau. (2022). American Community Survey 5 Year Estimates Argyle, Georgia Population 2025. World Population Review. <https://worldpopulationreview.com/us-cities/georgia/argyle>

Today, it likely shocks people to know that the City of Argyle once existed as bustling little town called Saussy. The former sawmill town sported a meat market, bank, barbershop, grocery store, **two** mercantile stores, a pharmacy, and a silent movie theater!

Now as the City of Argyle, the little quiet city of provides a community park for 190 residents in front of their city hall/post office as well as a fire station and active fire department. They also have a five-member council.

DUPONT GEORGIA

POPULATION
127



DEMOGRAPHICS

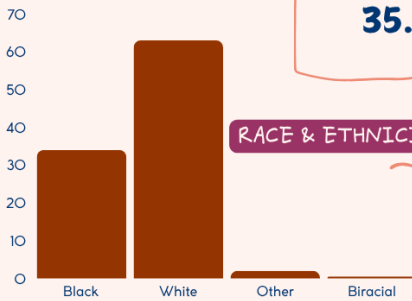


HOMEOWNERS



MEDIAN AGE
35.8

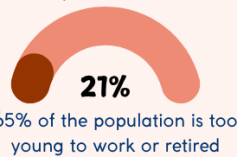
RACE & ETHNICITY



LABOR, INCOME, & HOUSING

MEDIAN INCOME
\$26,146

Employment Rate

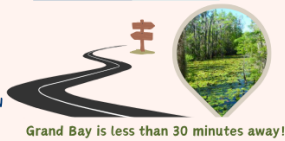


Poverty Rate



THINGS TO DO

CHECK OUT SKINNER BAY IN
DU PONT, GEORGIA!



References
US Census Bureau. 2023. American Community Survey 5 Year Estimates.
Du Pont, Georgia Population 2025. World Population Review.



Du Pont underwent a few name changes before becoming today's Du Pont. Beginning as station Number 12, the area then became known as Suwanoochee, the Lawton, and finally ended up with the name we know today.

This little city actually produced the first newspaper in Clinch County called the Okefinokean!

Today, the City of Du Pont has a population of 127 and a five-member council.

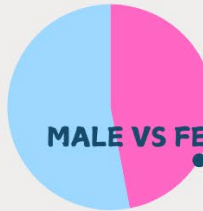
FARGO, GEORGIA

TOTAL POPULATION

262



Male
53%



Female
47%

MALE VS FEMALE POPULATION

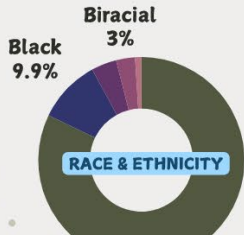
Fargo has the 2nd highest percentage of males in the region!

HOMEOWNERS



Median Age
38.4 YEARS

OCCUPANCY RATE



Fargo has a burgeoning Hispanic/Latino population!

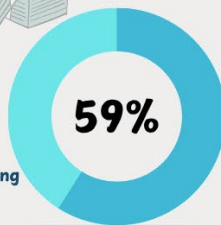
Median Income
\$68,960

Employment

Second lowest unemployment rate!

0.4%

Only 31% of the population is too young to work or have retired in Fargo



Employment Rate



THINGS TO DO

Stephen C Foster State Park

References

US Census Bureau. 2023. American Community Survey 5 Year Estimates.



The gateway to Okefenokee and Billy's Island currently has a population of 262 based on recent Census data, and is one of the state's oldest settlements! The old elementary school, now the Diner, has been standing since 1954. The idyllic city serves as a popular tourist destination, as it serves as the site for the Suwannee Eco-Lodge and a public nine-hole golf course!

Unlike other cities, Fargo has a four-member council – this city is definitely unique!

HOMERVILLE, GEORGIA

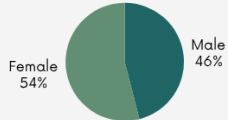
POPULATION

2,322

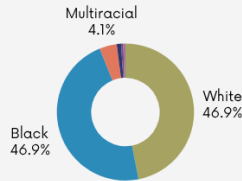


DEMOGRAPHICS

MALE VS FEMALE POPULATION



RACE & ETHNICITY



THINGS TO DO

Explore your family tree at the Huxford-Spear Genealogical Library in Homerville!

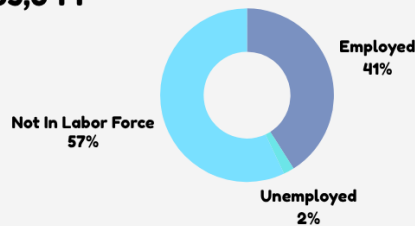


LABOR, INCOME, & HOUSING

OCCUPANCY RATE



LABOR STATS



POVERTY RATE 28%



REFERENCES

US Census Bureau. (2023) American Community Survey 5 Year Estimates.



As the county seat, Homerville has much to offer their population of 2,322 and anyone else who comes to visit! From the historic Station Number 11 to the Huxford Genealogical Library, Homerville possesses many accolades worth highlighting.

- Two industrial parks
- A hospital
- An airport

The list can go on! (and if you would like to see check out the **Guide to Clinch County**).

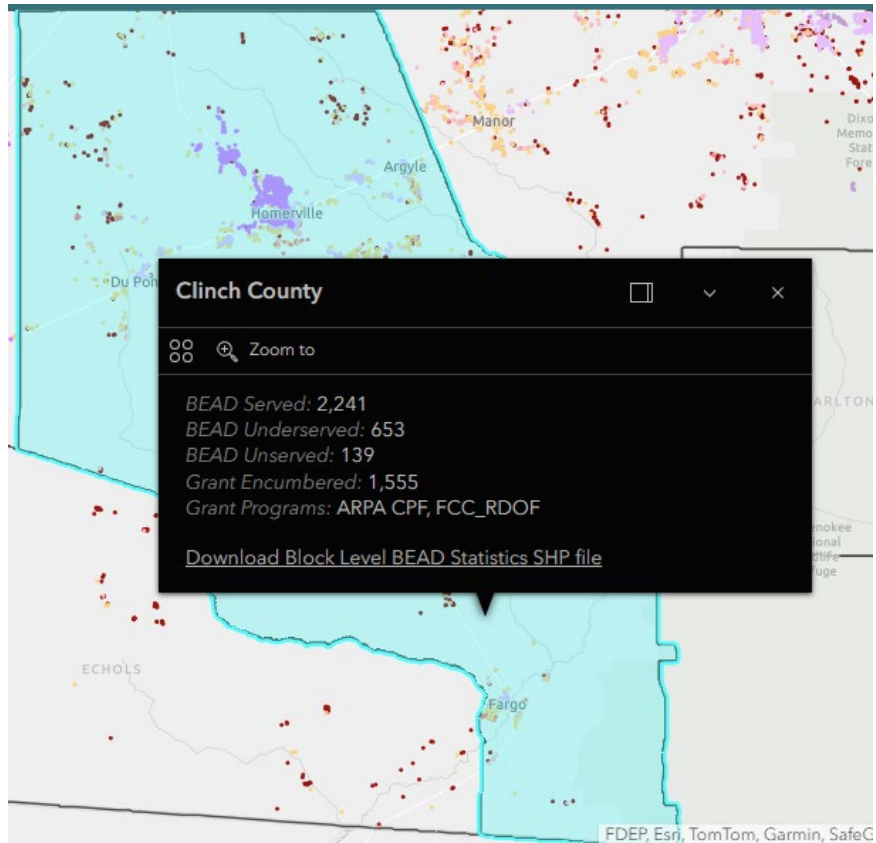
Homerville has all of that and more, but five council members help make this city great!

4. Broadband Element

The state of Georgia recognized the importance of broadband in 2018 via the passing of the Achieving Connectivity Everywhere (ACE) Act which promotes the deployment of broadband to unserved areas. Now, Georgia requires the inclusion of broadband deployment and promotion in comprehensive plans. Clinch County and the Cities recognize the importance of broadband expansion in healthcare, education, and business, thus improving the quality of life for their residents.

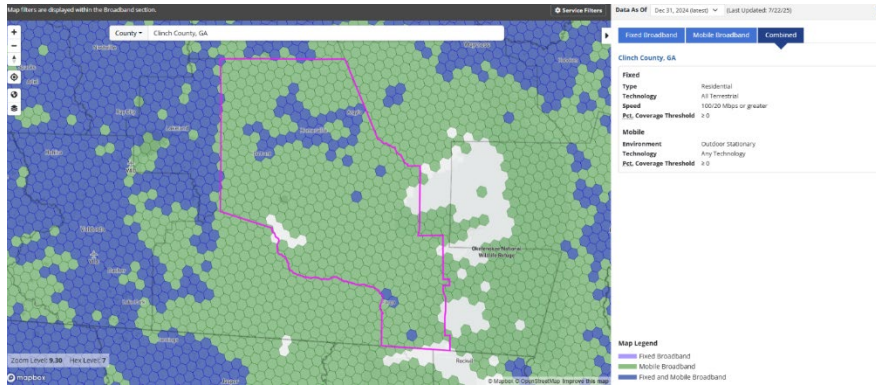
According to the Georgia Broadband Availability Map and the Broadband Equity, Access, and Deployment (BEAD) Program, there are 139 unserved locations and 653 underserved locations in Clinch County.³

FCC National
Broadband Map reports
fixed and mobile
broadband access in all
areas of the United States.
These maps capture
different realities about
broadband services in
Clinch County. As a rural



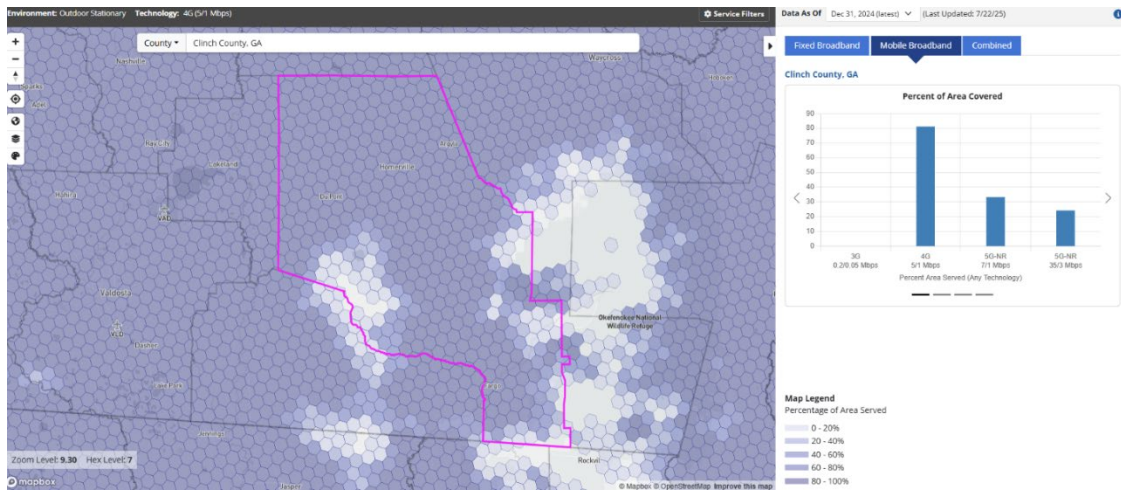
³ Broadband Served and Unserved Areas of Clinch County
[2025 Georgia Broadband Availability Map | Georgia Broadband Program,](https://broadband.georgia.gov/2025-georgia-broadband-availability-map)
<https://broadband.georgia.gov/2025-georgia-broadband-availability-map>

county, fiber optics prove cost-prohibitive and it is not to be expected that broadband rolls out as quickly as it does in metropolitan areas, as indicated by Figure 1 and Georgia’s map.



Clinch County and the Cities offer a variety of broadband service providers and types suitable for residents in

the city limits as well as in the county. Table 1 shows the top four providers in the area as well as the kind of coverage they provide in Clinch County and the Cities.⁴ These providers offer their services to individuals and families, as well as businesses and governments. Plus, many also offer television and phone services and bundles, ensuring users have the freedoms to pay for the services they need most.



⁴ Sources for Table 1 include [High Speed Internet Providers in Clinch County, GA](https://ispreports.org/internet-service-providers-clinch-county-ga/) (<https://ispreports.org/internet-service-providers-clinch-county-ga/>) as well as the company websites

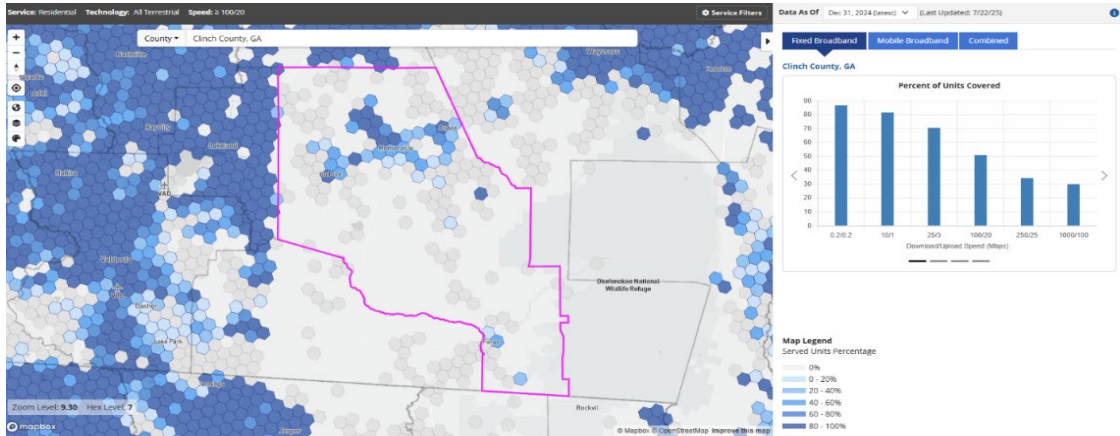



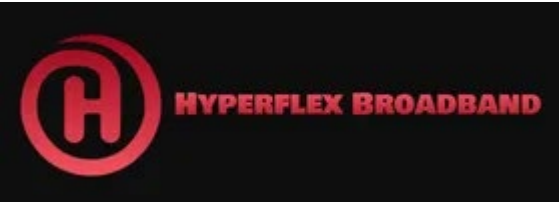


Table 1. Internet Service Providers in Clinch County

	<p>Fiber Internet Fixed Wireless Satellite DSL</p>
	<p>Satellite only</p>
	<p>Wireless TV, phone, and home security</p>
	<p>Fiber Internet Live TV and Streaming Phone (Voice)</p>



Fiber Internet
Live TV and Streaming
Phone (Voice)

Broadband Action Plan

A key goal for Clinch County and the Cities is enhancing broadband infrastructure to support education and career advancement for residents to effectively compete in the global economy, as outlined in Section 1 of this plan in Goal 10. The Plan lists the following Broadband Needs and Opportunities:

Needs

- Available broadband services are often too expensive, unreliable, and too slow, especially during bad weather, leaving many households and businesses disconnected.
- Residents want faster upload/download speeds, stronger signals and better outage response systems.

- Critical institutions—including schools, medical providers, and public safety agencies—report inadequate broadband coverage, which affects daily operations and emergency coordination.
- The county’s rural geography and low population density make broadband expansion economically unattractive to private providers, contributing to persistent infrastructure gaps.
- Residents who participated in the broadband survey reported concerns about lack of provider competition and shared infrastructure with internet service providers.

Opportunities

- State and federal broadband programs – such as BEAD, the Georgia Capital Projects Fund (GACPF), USDA’s ReConnect – offer funding opportunities to expand service in unserved and underserved areas of Clinch County.
- Ongoing fiber deployment along Highway 441 presents a unique opportunity to address broadband accessibility gaps and improve digital connectivity in the underserved areas of Clinch County.
- A new broadband provider operating north of the railroad tracks offers high-quality, low-cost service, increasing competition and helping bridge broadband accessibility gaps.
- The Alma Telephone Company provides broadband service in Homerville, Waycross, Blackshear, Baxley, and Jesup – presenting a potential foundation for future

broadband expansion or partnership opportunities in underserved parts of Clinch County.

- In locations where the addition of fiber broadband infrastructure may be practical at some point in the future, conduit could be installed during local construction projects. This can occur during upgrades or repairs to water and sewer pipes and/or road and sidewalk projects.
- Public/Private Partnerships and relationships with EMC's could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

Broadband Policies

The communities have agreed to enact the following community policies in relation to the broadband goals:

Goal 10 Enhance the provision of broadband infrastructure to better support educational opportunities and career advancement for residents of the Cities and County to effectively compete in the global economy.

Available broadband services are often too expensive, unreliable, and too slow, especially during bad weather, leaving many households and businesses disconnected.

Residents want faster upload/download speeds, stronger signals and better outage response systems.

Critical institutions—including schools, medical providers, and public safety agencies—report inadequate broadband coverage, which affects daily operations and emergency coordination.

The county's rural geography and low population density make broadband expansion economically unattractive to private providers, contributing to persistent infrastructure gaps.

Residents who participated in the broadband survey reported concerns about lack of provider competition and shared infrastructure with internet service providers.

- Policy 10.1. Clinch County and the Cities should pursue grants specifically for broadband expansion in rural and underserved areas, like USDA’s ReConnect Loan& Grant Program.
- Policy 10.2. All governments should cross-reference Georgia and Federal Communication Commission (FCC) broadband maps with resident-reported dead zones and speed tests data to bolster need assessments for grant applications.
- Policy 10.3. Clinch County and the Cities, the Board of Education, Hospital Authority, Mainstreet and the DDA should consider establishing Wi-Fi hubs in publicly accessible locations like Homerville’s downtown plaza, the train depot, the recreation park, and designated parking lots.

Broadband Action Steps

Activity	2026	2027	2028	2029	2030	Responsible Party	Estimated Cost	Funding Source
*NEW! * Provide Wi-Fi to the Woman’s Club	X	X	X	X	X	Clinch County	Staff Time \$10,000	General Fund
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	X	X	X	X	X	Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville	Staff Time	General Fund
Apply for Broadband Ready Certification	X	X	X	X	X	Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville	Staff Time	General Fund

Activity	2026	2027	2028	2029	2030	Responsible Party	Estimated Cost	Funding Source
Adopt a Broadband Ordinance	X	X	X	X	X	Clinch County and Cities of Du Pont, Fargo, and Homerville	Staff Time	General Fund
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	X	X	X	X	X	Clinch County, City of Homerville, Public/Private Partnership	\$10,000,000	General Fund, SPLOST, private funding

5. Consideration of DCA Quality Objectives

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents. This section contains an analysis of the consistency of the community's current policies, activities, and development patterns with the Quality Community Objectives, and recommends related best practices as provided by DCA.

Quality Community Objective	Notes on consistency with Comprehensive Plan for Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville
<p>1. Economic Prosperity</p> <p>Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.</p> <p>Community activities, including economic development efforts, are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • Business incubator • Corridor study 	<p>All governments list projects for economic development which hinge on partnerships with each other as well as other organizations (BOE, DDA, Mainstreet, Chamber of Commerce). Each government plans to expand upon existing opportunities to further economic development in their communities <i>as well as</i> improve the educational opportunities to better prepare students and adults for the workforce.</p>

<ul style="list-style-type: none"> • Downtown program • Maximization of the Chamber of Commerce 	
<p>2. Resource Management</p> <p>Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.</p> <p>Land use element and goals and policies related to natural resources are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • Conservation easements • Heat mitigation • Riparian buffers • Water resource protection 	<p>Each community plans on reviewing their zoning ordinances which proves potentially advantageous for achieving any goals expressed herein. Management of resources relies on strong coordination between governments, between departments, and between the local governments and the state. Plus, the Okefenokee Swamp lies in part of geographic Clinch County – managing natural resources brings economic and community benefits that each government has begun preparing to handle during the comprehensive planning process.</p>
<p>3. Efficient Land Use</p> <p>Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by</p>	<p>All governments wish to maintain their rural charm and understand the importance of zoning for future development decisions; hence, why each community work program lists “Review zoning ordinance” as a land use</p>

<p>encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.</p> <p>The land use element and infrastructure-related goals and policies of this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • Adaptive reuse • Brownfield redevelopment • Infill development program • Preserve agriculture land use • Urban redevelopment plan • Streamlined zoning processes (administrative) 	<p>project for the next five (5) years. A zoning ordinance review serves as the first step in ensuring that future land uses align with the character of each community as well as allows more nontraditional zoning activities like temporary use permits and adaptive reuse of vacant buildings. As one of the three (3) gateways to Okefenokee, it is imperative that the communities adhere to desired zoning and consider additional protections (i.e. light ordinance in Fargo) in order to preserve it.</p>
<p>4. Local Preparedness</p> <p>Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.</p>	<p>Clinch County and the Cities also conducted hazard mitigation planning alongside the comprehensive planning process. Action items from the hazard mitigation plan update can be found interwoven into the comprehensive plan update as new community work plan items.</p>

<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • All-hazards strategy • Comprehensive planning • Professional development-planning staff • Subdivision development standards 	
<p>5. Sense of Place</p> <p>Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.</p> <p>Projects and policies in this plan, and local ordinances, are consistent with this objective.</p> <p>Recommended best practices:</p>	<p>All communities cited a desire to maintain their charm and build on it through revitalization and adaptive reuse projects. The Clinch County Development Authority and Downtown Development Authority show up in many instances as a potential partner in these efforts to create and preserve the sense of place each community has. It is worth mentioning that Clinch County and the Cities of Fargo and Homerville should utilize the Okefenokee Partnership to assist with regional branding.</p>

<ul style="list-style-type: none"> • Aesthetic overlay • Code enforcement • Design guidelines 	
<p>6. Regional Cooperation</p> <p>Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p> <p>There is a high level of cooperation and collaboration with neighboring jurisdictions.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • Regional roundtable • Shared service agreements 	<p>The communities completed their Service Delivery Strategy documents and hazard mitigation planning in tandem with the comprehensive plan update. Each community has cited the importance of partnerships in achieving every goal espoused in the comprehensive plan, and each community plans to increase intergovernmental coordination, as expressed in their community work programs. This objective holds great significance due to the Okefenokee Swamp potentially being labelled a “World Heritage Site” by UNESCO. The Swamp geographically stretches across three (3) counties in the Southern Georgia region, so regional branding and protection of the Okefenokee Swamp will require coordination between the governments within and across those counties as well as the Okefenokee Partnership as a whole.</p>
<p>7. Housing Options</p> <p>Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options;</p>	<p>Housing is a very important topic for the communities, with most, if not all, listing housing work program items. The Clinch County Development Authority partnered with a consultant to conduct a housing study in order to better predict future housing trends for Clinch County, and found that Clinch County’s declining population serves as, partially, a result of the “lack of availability of new or existing housing (1).” Despite the downward trend, the need for housing remains unchanged. The</p>

<p>instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p> <p>Projects and policies in this plan, and local ordinances, are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • Georgia Initiative for Community Housing • Housing for the disadvantaged • Housing for the elderly • Inclusionary zoning • Land bank • Mixed-income housing 	<p>communities cited their need for housing that accommodates seniors, working families, young professionals, and visitors. The community policies (6) and work program (8) sections of the 2025 Comprehensive Plan update have listed actionable steps and projects to achieve their housing goals.</p>
<p>8. Transportation Options</p> <p>Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.</p>	<p>Each community is committed to street paving and resurfacing due to CDBG and TIA/TSPLOST funding which also provides the possibility of developing bike lanes. Argyle, Fargo, and Homerville plan on adding sidewalks to their cities to improve walkability and enhance the pedestrian experience, and the City of Homerville has plans to address concerns about on-street parking in their downtown corridor which requires collaboration with the Georgia Department of Transportation.</p>

<p>Transportation goals, policies, and projects are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • Complete streets • Sidewalk/trail network • Improving street connectivity • Maximize use of on-street parking • Safe Routes to School 	
<p>9. Educational Opportunities</p> <p>Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.</p> <p>Goals, policies, and projects in this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • Public internet access 	<p>Clinch County and Cities have ensured that they will continue to expand broadband opportunities to underserved communities through partnerships and strengthen broadband opportunities in existing public spaces like the Woman’s Club. Not only that, the Clinch County Board of Education plans on expanding CTAE and STEAM opportunities for students. Specific workforce development/education and broadband policies and projects to expand educational opportunities are outlined in Section 6 (community policies) and Section 8 (community work program) of the plan.</p>

<ul style="list-style-type: none"> • CTAE and STEAM program development 	
<p>10. Community Health</p> <p>Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.</p> <p>Goals, policies, and projects in this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> • Transportation to services 	<p>Clinch County Memorial Hospital serves the entire county’s residents with other hospitals in the region at least an hour away to the east⁵ and west⁶. Policies to address community health include developing a succession plan, offering telemedicine where appropriate, and lots of partnerships to educate students and adults about lifesaving techniques. Clinch County now offers an EMT program and the City of Fargo has committed to developing a community garden to close the gap between Fargo citizens and fresh food.</p>

⁵ Waycross – Memorial Satilla Health

⁶ Valdosta – South Georgia Medical Center

6. Community Policies

Cultural Resources

Goal 1 Encourage the protection and conservation of the rich historic heritage in Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

Greater Clinch County requires expanded marketing and education efforts to inform citizens of all ages about historic preservation opportunities and benefits.

- Policy 1.1. Officials and residents should consider the creation and adoption of a historic preservation ordinance that fits the needs of Greater Clinch County.
- Policy 1.2. Government officials should develop a list of all historic buildings, places, districts, events, and communities and distribute that information to the public.
- Policy 1.3. Greater Clinch County should partner with the Board of Education to integrate the discussion of historic preservation and Greater Clinch County history into history curriculums and arrange field trips to local historic sites.
- Policy 1.4. Clinch County and the Cities should collaborate to establish a historic preservation commission to enforce an adopted historic preservation ordinance.

The old “Bus Barn,” originally the African-American School, sits vacant and in poor condition.

- Policy 1.5. Relevant stakeholders should partner and invite Vanishing Georgia and members of the Grow Clinch Collaborative to the table in order to support restoration and/or adaptive reuse.
- Policy 1.6. Funding sources should be considered based on future use (i.e., community facility use could receive USDA funding).
- Policy 1.7. Leaders for this project should consider public campaigns (surveys, public meetings, social media blasts etc....) to ensure the inclusion of public input.

The Argyle Community Center requires funding for repair and renovation.

- Policy 1.8. The City of Argyle should apply for a grant through USDA-RD.

Policy 1.9. Argyle’s leadership – with the help of the county and other Cities – could host fundraising events to help raise the funds required for repairs.

Clinch County cannot address historic preservation through traditional channels due to insufficient funding to dedicate to Historic Preservation.

Policy 1.10. Communities should promote adaptive reuse of older buildings as a means of economic development and local pride.

Policy 1.11. The Board of Education, local governments, and the Huxford Library should collaborate to promote the history of Clinch County and the Cities by oral tradition, archival searches, and photography.

Policy 1.12. The Huxford Library should partner with the creator of Vanishing Georgia and other interested parties (city and county leadership, local organizations, Board of Education etc.) to develop a collaborative website that showcases historic properties and buildings in Clinch County and the Cities.

Policy 1.13. Communities should consider neighborhood associations as a means of informal historic preservation with the support of local governments.

Policy 1.14. Local artists could assist in the promotion of historic spaces through visual art and/or performance art.

Historic preservation and maintenance of cultural resources lack the dedicated staff required to support and promote it.

Policy 1.15. Businesses and organizations should use historic buildings to prevent decay like how the Mattox House houses the Clinch County Chamber of Commerce, but is maintained by the Downtown Development Authority (DDA).

Policy 1.16. Communities should leverage volunteerism as a cost-effective and public-facing tool for historic preservation that engages residents in activities such as documentation, site clean-up and maintenance, and visual and performative art celebrating history.

Policy 1.17. The City of Fargo – the gateway to Stephen C. Foster Park – possesses a wealth of cultural history that should be researched, documented, and marketed across the cities, County, and Okefenokee; applying for cultural facilities grant from the Georgia Council of the Arts could help offset costs.

Policy 1.18. The Huxford library should be renovated to add a new entrance on the side of the building to further promote the uniqueness of the library and other cultural resources and events.

Economic Development

Goal 2 Create and maintain a long-term sustainable and diverse economic base.

Clinch County and the Cities requires a strong, workforce with soft skills and other on-demand skills to attract investment and retain large employers.

Policy 2.1. Local governments should partner with the Board of Education and local employers to expand Career, Technical, and Agricultural Education (CTAE) programs to include experiential learning – such as mock interviews, resume development, and guided tours of workplaces – to better transition students to the workforce and ensure students come prepared to fill multiple vacancies across industries.

Policy 2.2. Clinch County and the Cities should focus on attracting private investment from industry and businesses via technical and financial assistance to promote growth.

Few small businesses exist to absorb the workforce demand and diversify the economy.

Local small businesses receive little to no community support.

Policy 2.3. The Board of Education should consider hosting events for local entrepreneurs engaged with the Chamber of Commerce to come talk to students about entrepreneurship to increase small business ownership interest and support.

Policy 2.4. Local governments should consider partnering with local small business owners often to promote their goods and services during community events.

EPA regulations in Clinch County create additional permitting processes that discourage business and industry development.

Policy 2.5. Local leaders should coordinate with the Georgia Environmental Protection Division’s Quality Assurance Program for a better understanding of compliance.

The Eco-Lodge and State Park in Fargo lack directional signage needed for visitors.

East Industrial Park lacks signage, limiting visibility to potential investors and hindering the ability to attract large employers.

- Policy 2.6. The City of Fargo should contact GDOT representatives and let them know the City needs more directional signage for the Eco-Lodge and State Park.
- Policy 2.7. Fargo should consider having their current sign recreated or moved in order to properly welcome visitors.
- Policy 2.8. Local governments and relevant business leaders should contact local sign producers in the area to get an estimate on a sign for the Industrial Park.
- Policy 2.9. Fargo and Homerville should consider applying for Community Development Block Grants (CDBG) to fund sign projects.
- Policy 2.10. Fargo and Homerville should check the Georgia Grants Portal and the Georgia Municipal Grants Portal for potential funding options.

Sparse broadband development discourages investment in rural communities – which already face funding issues – creating a cycle of stalled growth and limited access.

- Policy 2.11. Local governments should increase relations with existing broadband providers to discuss expansion of services to underserved areas and consider collaborating with providers that provide different kinds of broadband connection (i.e., fiber, satellite, DSL, etc....)
- Policy 2.12. Local governments should consider conducting a broadband survey to gather public opinion about providers to keep abreast of potential issues (i.e., connectivity, affordability, etc....)

Vacant and underutilized commercial properties in gateway corridors hinder economic revitalization and tax base expansion in Homerville.

- Policy 2.13. Homerville Main Street and the Clinch County Downtown Development Authority (DDA) should use façade grants to maintain visual appeal of the gateway corridors.
- Policy 2.14. Mainstreet and the DDA should consider temporary use of commercial and vacant properties; things such as pop-up shops, art, and seasonal markets display local small businesses and local history that can attract investment.

Policy 2.15. The City of Homerville, Clinch County Tax Assessor, Mainstreet, and DDA should collaborate to develop and maintain a list of vacant properties to determine applicability for temporary use, adaptive reuse, or rezoning.

Local leaders currently lack a clear and unified vision for economic growth.

Policy 2.16. Local leaders should host a retreat that focuses on economic development strategies and trends for Clinch County and the Cities that includes business owners, educational institutions, nonprofits, and other relevant organizations.

Policy 2.17. Local leaders should pursue economic development training with University of Georgia (UGA) Carl Vinson Institute of Government.

Participation with the Chamber of Commerce needs to be increased.

Policy 2.18. Local leadership and Chamber of Commerce leadership should promote the benefits of Chamber membership regularly on their social media.

Policy 2.19. Local leadership and Chamber of Commerce leadership should collaborate on economic development planning decisions.

Policy 2.20. The Chamber of Commerce could host events or attend community events for members and non-members to engage in discussion.

Policy 2.21. The Chamber could offer incentives for new members, such as reduced business license fees and promotional support.

Housing

Goal 3 Ensure that all residents within Clinch County have access to quality and affordable housing.

Residents lack knowledge about single-family housing opportunities.

Policy 3.1. Realtors, the County Tax Assessor, and the local governments could collaborate to create a website dedicated to local listings for homes that can be accessed from any county or city website.

Policy 3.2. County and city officials should encourage real estate agents to post listings on their social media often to inform residents.

The communities lack targeted development plans and assistance programs for current and future homeowners.

Policy 3.3. Local governments should consider developing a relationship with the Georgia USDA Rural Development office in order to bring information about their homebuyer and homeowner programs to residents in the county and cities.

Policy 3.4. Local leaders should host a retreat that focuses on housing development strategies and trends for Clinch County and the Cities that includes business owners, educational institutions, nonprofits, and other relevant organizations.

About 30% of residents in Clinch County and the Cities are seniors in need of housing to suit their needs, but few affordable housing options exist for seniors, young professionals, and working families. According to the housing study, 42% of current housing units have 3 bedrooms while 58% of households are just one or two people; this creates a mismatch that ultimately costs smaller households more.

Policy 3.5. Local leaders should apply for the rural housing site loan through USDA-RD, and encourage smaller, flexible units be built on that site.

Policy 3.6. Local elected officials should consider revising zoning ordinances to accommodate trends discovered by the recent housing study to provide a decent mix of housing options.

Outdated housing stock in the County and the Cities requires maintenance and renovation.

Policy 3.7. Public-private partnerships should be explored as an option to bring outdated housing stock up to modern codes.

Policy 3.8. CDBG funds could be used to address outdated housing units in need of renovation and maintenance.

Natural Resources

Goal 4 Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas, and areas where state and federally protected species and habitats exist.

Groundwater intrusion, contamination, and incompatible development threaten the Suwannee River Corridor.

- Policy 4.1. Local leaders should enforce (or enact) stringent land use regulations – like conservation easements – in order to protect the Suwannee River Corridor.
- Policy 4.2. Local leaders should collaborate with Georgia Department of Natural Resources (DNR) and Georgia Environmental Protection Division (EPD) to address contamination and intrusion risks to maintain water quality.
- Policy 4.3. Local governments and the Okefenokee Partnership should reach out to the state about these concerns.

Privately-owned lands surrounding the Suwannee River restrict the development of publicly accessible recreation and tourism.

- Policy 4.4. The Okefenokee Partnership, local governments, and private owners should collaborate to expand publicly accessible recreation and tourism around the Suwannee River.
- Policy 4.5. The City of Fargo should inform private owners about the various incentives⁷ and programs⁸ that exist to develop boat ramps, campsites, and other ecotourism venues along the Suwannee River.

Stephen C. Foster Park in Fargo spans Clinch County and Ware County, creating challenges with service delivery, policies, and garnering public and political support.

- Policy 4.6. Leaders in Clinch County and Ware County should develop a relationship and subsequent intergovernmental agreement surrounding the aforementioned in Stephen C. Foster Park.

Geographically, Clinch County holds many natural resources that remain underutilized, underfunded and undermarketed due to existing outdated recreational and tourism facilities.

⁷ Incentives come from the tax reductions associated with **Georgia Conservation Use Tax Agreement (CUVA)** and financial assistance from the **Agricultural Conservation Easement Program (ACEP)** provided to landowners who wish to protect their land via easements and/or provide nature-based tourism.

⁸ **Georgia Outdoor Stewardship Program (GOSP)** provides funding assistance for land, easements, and the creation of outdoor recreation facilities; **Georgia Wildlife Resources Division (WRD) Landowner Assistance and Ecotourism Enhancement Program** provides exclusive technical assistance and funding for landowners; **Georgia Nature-Based Tourism (NBT)** provides marketing assistance promotional material, funding for eco-tourism infrastructure.

- Policy 4.7. Clinch County and the Cities can collaborate with the Okefenokee Partnership, private business, private citizens, and other counties to promote their natural resources and nature-based tourism facilities.
- Policy 4.8. Clinch County, Argyle, Du Pont, and Fargo should consider applying to be Camera Ready Communities to promote themselves through film.
- Policy 4.9. Clinch County and the City of Fargo should partner with the Okefenokee National Wildlife Refuge (NWR) to brand the region as a destination for outdoor recreation.

In the past, the State of Georgia has shown little commitment in maintaining its properties located in and around the City of Fargo.

- Policy 4.10. Representatives from the City of Fargo should meet with state representative from relevant organizations in order to broker a deal about ownership/maintenance of state buildings within city limits.

Land Use

Goal 5 Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.

County and City code enforcement activities are insufficient.

- Policy 5.1. County and city zoning ordinances and codes should be reviewed and disseminated to the public in brief via flyers, workshops, and other community engagement activities.
- Policy 5.2. The County and the City could fund code enforcements by implementing a model that allocates fines and permit fees toward code enforcement activities like training, hiring, code auditing.
- Policy 5.3. County and city departments related to code enforcement should have regular meetings.
- Policy 5.4. Current code enforcement should consider implementing compliance deadlines and clear consequences for violations while also incentivizing compliance with waivers or grants.
- Policy 5.5. Current code enforcement should consider creating and maintaining a digital database and dashboard accessible to the public.

Policy 5.6. Code enforcement should prioritize high-risk areas when surveying.

Governments with zoning ordinances are outdated and do not reflect modern-day needs, attitudes, and tastes surrounding development.

Policy 5.7. Governments with zoning ordinances should review (and potentially revise) their zoning ordinance with the help of the Southern Georgia Regional Commission planners.

Policy 5.8. All governments with zoning should consider nontraditional zoning principles such as form-based land use codes in certain corridors to determine their utility; mixed-use districts that combine traditionally separate land uses; and adaptive reuse zoning for historic districts.

Policy 5.9. All governments should consider improving the administrative side of zoning by switching to digital mapping with the help of the regional commission's planning and GIS departments; streamlining zoning codes, zoning applications, and the variance process; and improving transparency by way of increased accessibility to relevant zoning information.

Parts of Clinch County can be classified as wetlands (38%) which presents challenges for future land use planning and water planning.

Policy 5.10. Clinch County and the Cities should consider applying for the Environmental Protection Agency (EPA) wetland program development grant and informing private citizens about the Land Trust Alliance.

Policy 5.11. Clinch County and the Cities should develop land use strategies that respect the ecological sensitivity of wetlands in Clinch County.

Policy 5.12. Alternatively, Clinch County and the Cities could consider wetland mitigation credit banking as an avenue to achieve a no net loss of wetland functions. This mechanism compensates the loss of natural wetlands through the creation and restoration projects that the developer becomes responsible for (i.e., doing their due diligence *ahead* of development and paying the cost of development and maintenance of the wetland).⁹

⁹ [Wetland Mitigation Banking Program | Natural Resources Conservation Service](#)
[What Is Wetland Development and Why Is It Important? - Biology Insights](#)

Fargo has a Dark Sky Observatory that requires total darkness that any unchecked future development could impact.

- Policy 5.13. Fargo should consider reviewing their current zoning ordinance to determine if they currently have light pollution regulations.
- Policy 5.14. The City of Fargo should use DarkSky International’s light pollution ordinance as a guide for the development of their own and adopt it.
- Policy 5.15. The City of Fargo should consider setting aside funding for (or raising money for) the review of their light pollution ordinance draft by DarkSky International (\$250) and the application for DarkSky Recognition (\$750).
- Policy 5.16. Fargo leadership should price appropriate light fixtures from DesignLights Consortium or any other entity providing proper lighting and provide assistance to citizens who will be mandated to switch.

Clinch County and the Cities have many underutilized spaces as well as aging and vacant buildings that discourages citizens and deters potential investment.

Vacant and unused properties in downtown Homerville limit revitalization opportunities.

- Policy 5.17. Relevant stakeholders should see policies 5.7-5.9 as they are applicable.
- Policy 5.18. Clinch County and the Cities should collaborate with the tax assessor to create and maintain a list of vacancies; this list could be used to provide tax incentives to owners who invest and to impose tax penalties on owners of long-term vacancies, encouraging them to repurpose, sell, or lease.
- Policy 5.19. Local governments should consider offering temporary use permits of vacant buildings and spaces for things such as pop-up shops and food trucks, community gardens, art installations and exhibitions.
- Policy 5.20. The Cities should consider developing design guidelines and greening projects that reflect the character or their cities.¹⁰

¹⁰ **Greening projects** refer to projects that add vegetation, green space and environmentally friendly design to urban areas, especially vacant and underused properties. These projects typically include gardens (rain gardens, pollinator gardens, and education gardens), pocket parks, tree planting and planter boxes, and green infrastructure use.

Policy 5.21. Mainstreet should continue to apply for façade grants to improve the look of vacant properties in order to attract investment and maintain the character of Homerville’s downtown area.

Most land in the county is privately-owned and unavailable for development due to lack of interest in diversification of land use.

Policy 5.22. County (and city) officials should use town halls or workshops to educate private landowners and create a strategy that puts them first.

Community Facilities and Services

Goal 6 Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.

Emergency services in geographic Clinch County face multiple challenges, such as outdated equipment, limited communications infrastructure and law enforcement resources, and the reliance on volunteer-run response teams – that creates inconsistency and disrupts communication between police, fire, and EMS.

Homerville’s police department – specifically – needs a radio system tower, axon equipment, body vests, generators, radios, and police vehicles.

Policy 6.1. All departments should consider applying for grant funding, such as the Hazard Mitigation Grant Program (HMGP), EMS Trauma-Related Equipment Grant, and the Assistance to Firefighters Grant (AFG) in-house or with the help of the SGRC.

Policy 6.2. Clinch County and the Cities should consider using shared service agreements or regional partnerships to improve coverage.

Policy 6.3. Police, fire, and EMS departments should consider developing a capital improvements schedule for the purchase of public safety infrastructure (i.e., generators, communications equipment, vehicles etc....) to guide grant applications and budgets.

Policy 6.4. Clinch County and the Cities should find a way to incentivize volunteerism and recruitment in these departments.

The Emergency Operations Center needs to be renovated (or a new building constructed) to include a storm shelter.

- Policy 6.5. Clinch County officials should consider using state and federal funding sources, such as CDBG, HGMP, the Emergency Management Performance Grant (EMPG), and OneGeorgia Equity Fund to fund the renovation or construction.¹¹
- Policy 6.6. Clinch County officials and the EMA should choose designs that prioritize upgrading infrastructure and backup power systems.
- Policy 6.7. Clinch County and the Cities should consider using the rebuild/renovation space to provide shelter in emergencies as well as provide a central point in the county where emergency personnel can receive training.
- Policy 6.8. Clinch County and the Cities should explore various strategies that allows collaborative on purchasing and maintenance of communications and other equipment for emergency response.

Current voting facilities for Clinch County and the Cities lack the capacity for voting access, voter registration, *and* storage of equipment.

- Policy 6.9. Clinch County and the Cities should consider applying for grants through USDA – Community Facilities Grant and Rural Community Development Initiative – and the state of Georgia (CDBG).
- Policy 6.10. Alternatively, all governments could consider designating a centralized election operations center that consolidates voting, storage, and registration.
- Policy 6.11. All governments should consider collaborating with schools, churches, libraries and other public facilities with large spaces to use for voting and store the equipment elsewhere on public property until the location(s) is/are complete.

Insufficient funding limits infrastructure expansion and delays maintenance on public facilities and critical systems in Clinch County and the Cities:

- **Unincorporated Clinch County lacks access to public services.**
- **Localized flooding contributes further damage to Argyle’s aging drainage system.**
- **The City of DuPont lacks a backup power source (generator) for critical water infrastructure (water pump and water system), creating vulnerability in the event of an outage due to a storm.**

¹¹ Other funding sources include: FEMA EOC Grant Program, Building Resilient Infrastructure and Communities (BRIC) (as available), and Homeland Security Grant Program (HSGP).

- **Fargo needs another well.**
- **Homerville’s sewer system does not meet current or projected demand.**

Policy 6.12. Clinch County and the Cities should consider applying for grants with no match requirements such as the USDA Emergency Community Water Assistance Grant or the EPA Clean Water State Revolving Fund/Drinking Water State Revolving Fund.

Policy 6.13. All governments should consider fundraising as well as financial and in-kind donations for grants with matching requirements.¹²

Clinch County and the Cities lack accommodations for visitors such as hotels, motels, or bed and breakfasts.

Policy 6.14. Local governments should identify existing vacant and underutilized spaces that would be suitable for short-term accommodations and use CDBG and USDA funds to rehabilitate them.

Policy 6.15. Clinch County and the Cities should explore the legal avenues to reclaim former bed and breakfasts, motels, and inns as well as apply for the USDA Rural Business Development and Mainstreet America grants to fund the restoration.

The former prison building remains unused with an undefined purpose.

Policy 6.16. The city (or county) should rehabilitate the former building for housing to address needs specified by the housing study.

Policy 6.17. The city (or county) could repurpose the building as a community/cultural center, hotel, museum, satellite site for Coastal Pines or Wiregrass, a shelter, or any other facility usable by the community at large.

Clinch County and Cities lack sufficient public event infrastructure and designated spaces for events and festivals, markets, food vendors, and local maker events.

Policy 6.18. Relevant stakeholders should see policy 5.17 to policy 5.20.

Multiple recreation facilities across Clinch County—especially Argyle and Homerville—require significant repairs due to aging infrastructure and past storm damage (Hurricane Helene).

¹² Funding sources with matching requirements include: USDA Water and Waste Disposal Loan and Grant Program, USDA Predevelopment Planning, EPA Rural Water Technical Assistance Grants, and Georgia Environmental Finance Authority (GEFA) loans.

Policy 6.19. If there was declared damages, the cities and the county should apply for funding through FEMA Public Assistance, USDA Community Facilities Disaster Grant, and/or HMGP.

Policy 6.20. If applicable, affected communities should consider temporary sites for recreation use until repairs are complete.

Little to no recreational activities exist for adults, children and families.

Policy 6.21. The community should consider providing age-inclusive facilities such as a Boys and Girls Club inside the old elementary school and sex-inclusive facilities like gyms and spas catering to women.

Policy 6.22. Communities should consider developing walking trails and playgrounds.

Policy 6.23. The existing recreation park should survey the citizens in order to host more family friendly events that people will enjoy.

Argyle's Community Center remains non-operational due to roof damage and other major repairs.

Policy 6.24. Argyle should seek grants funding through CDBG, FEMA, or the Department of Energy (DOE) Weatherization Assistance Program (WAP) or consider low-interest loans to pay for necessary repairs.

Policy 6.25. Argyle should partner with local educational institutions to determine if students can receive academic credit for assisting with repairs to offset costs.

Policy 6.26. Alternatively, Argyle could lease the building to a nonprofit in exchange for major repairs and maintenance.

The Suwanee Eco-Lodge in Fargo stands underused.

Policy 6.27. Fargo should contact the Georgia State Properties Commission or Division of the State Architect to schedule an inspection of the building before use as a short-term accommodation continues.

The caboose in Fargo exhibits signs of deferred maintenance and requires clean-up.

Policy 6.28. Officials in Fargo could collaborate with the Board of Education to determine if it is feasible to have student volunteers help with cleanup.

Policy 6.29. Fargo should apply for community facilities grant with the Georgia Council of the Arts, *as long as*, the caboose is used as cultural resource and has a history as a cultural resource for three years.

The Homerville Municipal Complex needs to be renovated to address structural issues.

The Clinch County Library requires renovation due to its small size.

Policy 6.30. The City of Homerville should seek grant funding for renovations and use volunteers, where feasible, to offset costs.¹³

Policy 6.31. Homerville and Clinch County should consider phased renovations that start with the most critical areas first, and repurpose existing space during construction to remain operational.

Policy 6.32. Clinch County and Homerville should consider digitizing records to reduce demands for physical space.

The Homerville Train Depot serves as the main place for events and civic gatherings, yet occupants can see the salvage yard across the street.

Policy 6.33. Homerville should create a “living screen” of fast-growing trees to hide the salvage yard from view.

The Mattox House – which houses the Clinch County Chamber of Commerce – needs a new roof.

Policy 6.34. The Chamber of Commerce should consider using historic preservation grants or hosting a fundraiser to fund the roof repair.

Policy 6.35. The Chamber of Commerce should have the roof assessed and determine what insurance may or may not cover to determine next steps.

Intergovernmental Coordination

Goal 7 Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Clinch County.

Clinch County and its municipalities lack a formal framework for leadership identification, succession planning, and intergovernmental coordination—heightening the risk of

¹³ Applicable grant sources for these projects include: CDBG, Economic Development Administration (EDA) Public Works Grants, USDA Community Facilities Grant and Loan, Local LMIG, and the EPA Brownfields Program.

communication breakdowns during emergencies, overburdening remaining personnel during sudden staffing transitions, and eroding public trust.

High turnover disrupts continuity and complicates long-term coordination efforts across jurisdictions.

- Policy 7.1. All local governments should develop a formal framework to identify leaders and begin succession planning to ensure continuity of government in the event of emergencies, death, or resignation.
- Policy 7.2. A quarterly formal or informal intergovernmental forum could improve consistency, transparency, and joint problem-solving across jurisdictions.
- Policy 7.3. Strategic planning should include all local governments, the Hospital Authority, State Health Department, the Board of Education, and other relevant organizations, authorities, and departments.

Public engagement in local government matters remain low and existing forums seem to limit cross-sector input as well.

- Policy 7.4. Clinch County and the Cities should consider collaborating with Georgia EMC to assess public engagement – what works, what does not work, and how does the public typically engage.

Communication systems between the county, cities, and other organizations remain underdeveloped due to inconsistent or nonexistent social media messaging, and the absence of shared plans for emergency communication.

- Policy 7.5. Clinch County, the cities, and other organizations should establish a unified communication plan for events and emergencies; Greater connectivity could be promoted online by providing reciprocal links to each government and agency website.
- Policy 7.6. Relevant stakeholders should consider reconvening the Grow Clinch Collaborative regularly.

Ongoing assistance from the county to small municipalities—that face a different set of challenges—often strains county resources and leads to delays in county-led initiatives, highlighting the need for clearer coordination protocols and resource balancing across jurisdictions.

- Policy 7.7. Smaller municipalities should consider reaching out to the regional commission for other funding opportunities regularly.

Policy 7.8. Clinch County and the Cities should explore the possibility of shared funding and resource allocation to address countywide needs. Cooperative funding models include, intergovernmental agreements (IGAs), joint initiatives, or pooled funding.

Education

Goal 8 Encourage and support educational and training opportunities to all community residents to improve their job skills and improve quality of life.

Clinch County Schools perform below state and national benchmarks in reading, math, and science suggesting a need for targeted academic support despite stable graduation rates.

Policy 8.1. The Board of Education should provide incentives to teachers and students who exceed in reading, math, and science with rewards such as gift cards or certificates sponsored by local businesses.

Despite an 85%-89% graduation rate, recent graduates remain vastly underprepared in the workforce – no matter the sector – suggesting a misalignment between workforce development efforts and K-12 education.

Policy 8.2. The Board of Education and local industry leaders should meet to discuss the skills required to fill various vacancies to ensure alignment.

Policy 8.3. Clinch County Schools should educate students on soft skills such as attire, public speaking, and punctuality.

Workforce development efforts seem predominantly focused on industrial careers creating gaps in the healthcare, education, and public sectors.

Policy 8.4. Workforce development coordinators should invite leaders from healthcare, education, and the public sector to career fairs and other events to increase exposure and interest.

While an adult education program is available through Coastal Pines Technical College at the public library, many residents remain unaware of its existence or unclear about its offerings—limiting access for nontraditional learners and signaling a need for increased visibility, alignment with workforce demands (i.e., skills and certifications), and expanded programming.

Policy 8.5. Coastal Pines Technical College should diversify their marketing strategies by using social media, local print media, as well as collaborating with local employers to reward employers for receiving applicable training (s).

Technical and vocational education appears undervalued and underutilized despite being well-suited to regional workforce needs – suggesting a need to increase parental awareness of the long-term value and viability of technical education.

Policy 8.6. Clinch Board of Education and local workforce development coordinators should collaborate to launch a campaign to inform parents about technical and vocational education.

Policy 8.7. Clinch County Schools should include highlights of their successful graduates during annual technical education awareness campaigns.

Health

Goal 9 Ensure that all community residents have access to critical goods and services and safe and clean neighborhoods in order to improve public safety and public health.

State funding for the Clinch County Health Departments continues receiving cuts, so there is a need for workforce training to educate potential replacements as staff retire.

Policy 9.1. The health department should develop a succession plan similar to the one developed by the local governments that outlines how to train new staff, fill roles as experienced staff retire, and various funding opportunities.

Many support programs for families are located in Atlanta, Waycross or Valdosta without transportation programs to enable those families to make the trip.

Policy 9.2. Clinch County should partner with the SGRC to provide transit to families and seniors at a low cost.

Policy 9.3. Clinch County and the Cities should consider investing in home-grown medical care to limit the need for travel outside the county for service.

Rural hospitals are closing at increasing rates.

Policy 9.4. Clinch County Memorial Hospital and Clinch County should collaborate with state and federal agencies to maintain funding and focus on ways to bridge gaps caused by closures.

Policy 9.5. Clinch County and the Cities should partner with the Clinch County Memorial Hospital and the Fargo satellite location to expand telehealth infrastructure and use to increased access to generalized and specialty care.

With a single ambulance responsible for the third largest county in Georgia, response times range from 30 to 45 minutes.

- Policy 9.6. Clinch County Memorial Hospital should consult with Clinch County about purchasing another vehicle, and hiring more drivers to support demands for emergency transport.

Long EMS response times can make minor emergencies critical and very few citizens are trained in CPR, drug overdose, basic first aid and other lifesaving skills.

- Policy 9.7. Clinch County and the Cities should partner with Clinch County Memorial Hospital and the Board of Education to offer regular CPR, first aid, and drug overdose prevention training programs to students and classes to residents.

The Clinch County Memorial Hospital does not currently offer hospital-based specialty care such as pediatrics, gynecology and obstetrics, cardiology, oncology, neurology, surgery, and other specialties.

According to residents, essential health services include dentistry and ophthalmology/optometry remain sparsely accessible in Clinch County and the Cities.

- Policy 9.8. Clinch County Memorial Hospital should consider partnering with neighboring hospitals to provide specialty care clinics to residents via mobile clinics, community health fairs, and the K-12 school.
- Policy 9.9. Clinch County Memorial Hospital could partner with local technical colleges, universities, and nonprofits to expand access to dental and vision services to underserved populations via mobile clinics or health fairs.

Limited access to affordable, healthy food options and pedestrian-accessible trails and parks contributes to poor nutrition and chronic health conditions – especially when choosing to dine out – disproportionately affecting low-income families, seniors, and commuting residents.

- Policy 9.10. Clinch County and the Cities should subsidize the provision of grocery stores, farmers markets, as well as mobile food pantries and fast-food chains with fresh options in underserved areas of the county and cities.
- Policy 9.11. All governments should consider investing in pedestrian-centric infrastructure, like trails and sidewalks, where feasible, to encourage active lifestyles amongst residents.

Broadband Services

Goal 10 Enhance the provision of broadband infrastructure to better support educational opportunities and career advancement for residents of the Cities and County to effectively compete in the global economy.

Available broadband services are often too expensive, unreliable, and too slow, especially during bad weather, leaving many households and businesses disconnected.

Residents want faster upload/download speeds, stronger signals and better outage response systems.

Critical institutions—including schools, medical providers, and public safety agencies—report inadequate broadband coverage, which affects daily operations and emergency coordination.

The county’s rural geography and low population density make broadband expansion economically unattractive to private providers, contributing to persistent infrastructure gaps.

Residents who participated in the broadband survey reported concerns about lack of provider competition and shared infrastructure with internet service providers.

- Policy 10.1. Clinch County and the Cities should pursue grants specifically for broadband expansion in rural and underserved areas, like USDA’s ReConnect Loan& Grant Program.
- Policy 10.2. All governments should cross-reference Georgia and Federal Communication Commission (FCC) broadband maps with resident-reported dead zones and speed tests data to bolster need assessments for grant applications.
- Policy 10.3. Clinch County and the Cities, the Board of Education, Hospital Authority, Mainstreet and the DDA should consider establishing Wi-Fi hubs in publicly accessible locations like Homerville’s downtown plaza, the train depot, the recreation park, and designated parking lots.
- Policy 10.4. Communities should consider installing conduit for future broadband expansion during road, sidewalk, and water/sewer construction projects, namely in locations where fiber *may* be installed.
- Policy 10.5. Clinch County and the Cities should explore a public-private partnership with Georgia Electric Membership Cooperative (EMC) that aims to provide comprehensive broadband.

Transportation

Goal 11 Provide a safe and efficient integrated multi-modal transportation system including public transit, greenways, bikeways, and waterways addressing the future needs of Clinch County businesses, residents, and visitors.

Insufficient funding for road maintenance and resurfacing at the state and local levels leaves the municipal roads poorly maintained due to potholes and overgrown vegetation.

- Policy 11.1. Clinch County and the Cities should apply for grants with low or no matching requirements to offset costs for road resurfacing and repair. Options include Local Maintenance and Improvement Grant (LMIG), Transportation Alternatives Program (TAP) through GDOT/FHWA, Georgia Transportation Infrastructure Bank (GTIB), and CDBG.

Poor maintenance of pedestrian infrastructure and sparse official bike lanes discourage non-vehicular travel.¹⁴

Residents feel unsafe using the sidewalks and crosswalks in Homerville.

Homerville's current gateway downtown corridor does not calm vehicular traffic nor encourage the pedestrian traffic needed for downtown to thrive.

- Policy 11.2. All communities should apply for and combine, if possible, grants through GDOT (TAP, LMIG, and Roadside Enhancement & Beautification Council) and DNR (Recreational Trails Program) to fund pedestrian infrastructure and corridor projects.
- Policy 11.3. Clinch County and Homerville (as well as the other Cities if feasible) should make an effort prioritize maintenance on existing pedestrian infrastructure and consider adding signage and bike lanes.
- Policy 11.4. Homerville should partner with Mainstreet, the DDA, and GDOT to determine the best road designs to calm traffic, increase pedestrian comfort, and beautify the downtown corridor.

Semi-truck traffic through downtown Homerville raises concerns about safety and congestion as well as exacerbates the need for road maintenance funds.

¹⁴ Pedestrian infrastructure refers to sidewalks, crosswalks, pedestrian signals and push buttons, curb ramps, pedestrian buildings and bridges, lighting, seating, wayfinding signage, traffic calming features, and buffer zones.

Policy 11.5. Homerville and GDOT should collaborate study the impacts of trucks on 84 and explore options that come with that data, keeping resident concerns in mind.

No fixed public transit and limited microtransit options create accessibility challenges for residents with disabilities and without personal vehicles.

78% of survey respondents report needing to travel outside the county for all their essential services.

Policy 11.6. Clinch County should evaluate cost-effective microtransit options—such as on-demand shuttles or ride-share partnerships—for residents with disabilities and those without personal vehicles.

Policy 11.7. Clinch County should coordinate with regional transportation authorities to evaluate long-distance transportation needs, including the feasibility of regional shuttles or service contracts, given that most residents leave the county for essential services.

Citizens report a lack of traffic control infrastructure, such as new stop signs and clearer directional signage.

Policy 11.8. Local governments should regularly assess signage and traffic control needs and implement solutions such as new stop signs, clearer directional signage, and speed-calming measures, especially near schools and civic areas.

One-way streets – like Plant Avenue in Homerville – create conditions that promote speeding, make on-street parking conditions, difficult, and depress businesses.

Homerville does not have dedicated on-street parking down Plant Avenue and Dame Avenue.

Policy 11.9. Homerville should collaborate with GDOT about redesigning one-way streets like Plant Avenue to improve traffic flow, reduce speeding, and support local businesses by adding angled parking and pedestrian-friendly elements.

7. Report of Accomplishments

Clinch County Report of Accomplishments (2021-2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F	F	F	F	F	STATUS
					Y	Y	Y	Y	Y	
					2	2	2	2	2	
					1	2	3	4	5	
CULTURAL RESOURCES										
None										
ECONOMIC DEVELOPMENT										
Provide loan/grant funds to businesses through joint program with USDA, DCA, EDA, and local lending institutions.	\$750,000	Clinch County	General Fund, grants, CDBG-EIP	2	X	X	X	X	X	Postponed – funds returned to CBDG administrator due to holding without use
Promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Staff time	Clinch County	General Fund	2	X	X	X	X	X	Underway
Complete Market study for the viability of a veteran’s village.	\$18,000	Clinch County Hospital Authority	Clinch Memorial Hospital	2		X	X	X	X	Underway – the Hospital has collaborated with UGA to develop a housing blueprint for a tiny home village, but

											not a market study for viability. We believe that a full market study is not required, as we fill that due to the housing shortage, vacancies would not be an issue
Assist new and/or expanding industry/business with economic development initiatives.	\$750,000	Clinch County	General Fund, CDBG-EIP, EDA, OneGeorgia	2	X	X	X	X	X	X	Completed
HOUSING											
Work with USDA and DCA to improve housing stock through renovation, rehabilitation, maintenance, condemnation, and new construction.	\$750,000	Clinch County	General Fund, grants, CDBG, CHIP	3	X	X	X	X	X	X	Underway
Work with the private sector to facilitate construction of new housing units without giving a quota, as was done in the	Staff time	Clinch County	General Fund	3	X	X	X	X	X	X	Underway

previous short term work program, to meet the housing demands of the incoming labor force.											
Eliminate blight areas through condemnation and rehabilitation projects.	\$750,000	Clinch County	General Fund, grants, CDBG, CHIP	3	X	X	X	X	X		Underway
Bring public housing up to standard through improvement and remove blight areas through either improvement or demolition.	Staff time	Clinch County	General Fund, grants, CDBG	3	X	X	X	X	X		Underway
Purchase multi-unit apartments in Clinch County.	\$400,000	Clinch County Hospital Authority	Clinch Memorial Hospital, grants	3	X	X	X	X	X		Completed
NATURAL RESOURCES											
None											
LAND USE											
Operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land	Staff time	Clinch County	General Fund	5	X	X	X	X	X		Underway

development related activities, and that will eliminate blighted areas.											
COMMUNITY FACILITIES & SERVICES											
Maintain drainage canals at Tatum Creek, Woodyard Creek, and Jones Creek, through mowing and trash removal.	\$25,000/year	Clinch County	General Fund	6	X	X	X	X	X		Underway
Upgrade training and equipment in the Homerville-Clinch County Volunteer Fire Department by offering training on a quarterly basis	\$25,000	Clinch County, City of Homerville	General Fund, SPLOST	6	X	X	X	X	X		Underway
Construct EMS station.	\$100,000	Clinch County	Grants, General Fund	6		X					Cancelled – insufficient funding for this project
Enhance and renovate Recreation Park.	\$400,000	Clinch County, City of Homerville	SPLOST, County and City General Funds, LWCF	6	X	X	X	X	X		Underway – received the Neighborhood Block Grant in 2023
Construct County Fire substations with the necessary and required equipment.	\$50,000	Clinch County	Grants, General Fund	6	X						Underway
Repair and expand drainage systems at all Board of Education facilities	\$150,000	Board of Education	SPLOST, General Fund	6	X	X	X	X	X		Underway
Explore options for housing inmates.											Completed

This could include renovation of the old jail or the addition of an agreement with another jurisdiction to house the Clinch inmate population.	Staff time	Clinch County	General Fund	6	X	X	X	X	X	
--	------------	---------------	--------------	---	---	---	---	---	---	--

INTERGOVERNMENTAL COORDINATION

Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X	Completed 2022
--	------------	---	--------------	---	---	---	---	---	---	----------------

Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X	Underway
---	------------	--	--------------	---	---	---	---	---	---	----------

EDUCATION

Construct new PK-12 Facility.	\$8,000,000	Board of Education	DOE, E-SPLOST, grants	8				X	X	Completed
-------------------------------	-------------	--------------------	-----------------------	---	--	--	--	---	---	-----------

Resurface parking at Board of Education central office.	\$50,000	Board of Education	DOE, E-SPLOST, grants	8	X	X	X	X	X	Postponed – insufficient funding and staff
---	----------	--------------------	-----------------------	---	---	---	---	---	---	--

Draft and adopt a strategic plan to address education planning issues.	Staff time	Board of Education	DOE, E-SPLOST	8		X	X	X	X	Completed
--	------------	--------------------	---------------	---	--	---	---	---	---	-----------

HEALTH

Construct Clinch Memorial Hospital Residential Care Home – 18-beds (6 Memory Care beds and 12 Personal Care Beds). Legacy Consulting has completed a feasibility study indicating the need for 18-beds in the Clinch County region.	\$600,000	Clinch Memorial Hospital	Hospital budget	9	X	X	X	X	X	Postponed – not feasible at this time
Submit Certificate of Need application for Clinch Memorial Hospital Home Health Care Services.	\$20,000	Clinch Memorial Hospital	Hospital budget	9	X	X	X	X	X	Postponed – not feasible at this time, but remains a long-term goal
Develop a department within Clinch Memorial Hospital that will provide non-medical home care services.	\$15,000	Clinch Memorial Hospital	Hospital budget	9	X	X	X	X	X	Cancelled – the Census does not support the need for this service
Recruit a Pediatrician either Fulltime or Part time to Clinch County	\$100,000	Clinch County Hospital Authority	Hospital budget	9	X	X	X	X	X	Underway – the hospital is hoping to recruit from Mercer and/or CHOA
Construct a wellness center for the community which can also serve as a hurricane shelter, when necessary.	\$14,000,000	Clinch County Hospital Authority	Private donors, grants, FEMA funding/grants	9		X	X	X	X	Postponed – not financially feasible at this time
Construct a fresh market onto the hospital cafeteria	\$225,000	Clinch Memorial Hospital	Hospital budget, grants	9	X	X	X	X	X	Completed

that will allow access to fresh fruit, veg and protein from regional and local small farmers.											
Establish a retail pharmacy within the hospital.	\$580,000	Clinch County Hospital Authority	REDLG grant, Hospital budget	9	X	X	X	X	X	X	Completed
Complete Market study to determine viability for a bariatric 80 bed nursing home.	\$22,000	Clinch County Hospital Authority	Clinch County Hospital Authority	9	X						Completed
Construct 80 Bed Nursing home for Bariatric Patients.	\$32,000,000	Clinch County Hospital Authority	USDA Loan, private donors	9	X	X	X	X	X	X	Cancelled – not feasible at this time, but the study was completed

BROADBAND

Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$10,000,000	Clinch County, City of Homerville, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X	X	Underway
Adopt a Broadband Ordinance.	Staff time	Clinch County	General Fund	10	X	X	X	X	X	X	Underway
Apply for Broadband Ready Certification.	Staff time	Clinch County	General Fund	10	X	X	X	X	X	X	Underway
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	Clinch County	General Fund	10	X	X	X	X	X	X	Underway

TRANSPORTATION

Participate in discussions on the provision of regional transit.	Staff time	Clinch County	General Fund	11	X	X	X	X	X	Underway
Revise ordinances to include requirements of the Georgia Manual on Regulations for Driveway and Encroachment Control.	\$500	Clinch County, SGRC	General Fund	11	X	X	X	X	X	Completed
Complete a sidewalk gap analysis and develop a plan to fund sidewalk construction to fill the gaps.	\$3,500	Clinch County, SGRC	General Fund	11	X	X	X	X	X	Underway
Complete Road Safety Audits along key corridors/intersections as needed, based on crash data analysis and other metrics.	\$2,000	Clinch County, SGRC, GDOT	General Fund	11	X	X	X	X	X	Underway
Administer the Georgia Pedestrian Safety Attitudes and Behaviors Survey to the general public and transportation practitioners. Analyze results to determine target audiences, messages, and training needs for pedestrian safety.	\$1,000	Clinch County, SGRC	General Fund	11	X	X	X	X	X	Underway

Distribute "See and Be Seen" safety materials.	\$100	Clinch County, SGRC	General Fund	11	X	X	X	X	X	Cancelled – material not available from GDOT
Resurface Antioch Road	\$100,000	Clinch County, GDOT	LMIG, General Fund, TSPLOST	11	X	X	X	X	X	Underway
Resurface all streets in King's Subdivision.	\$250,000	Clinch County	LMIG, TSPLOST	11	X	X	X	X	X	Cancelled – not needed
Repair railroad crossing in the City of Argyle.	\$50,000	Clinch County, City of Argyle	GDOT	11	X					Completed
Complete paving of Locklier Plantation.	\$200,000	Clinch County	LMIG, TSPLOST	11	X	X				Underway
Pave Whisperwood Lane.	\$362,500	Clinch County	LMIG, TSPLOST	11				X	X	Underway
Pave Brooks Road.	\$185,000	Clinch County	LMIG, TSPLOST	11				X	X	Underway
Pave Stone Hill Plantation.	\$450,000	Clinch County	LMIG, TSPLOST	11				X	X	Underway

Argyle Report of Accomplishments (2021-2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25	STATUS
CULTURAL RESOURCES										
None										
ECONOMIC DEVELOPMENT										
Evaluate methods to incentivize in-migration of residents to Argyle.	Staff time	City of Argyle	General Fund	2	X	X	X	X	X	Underway
Evaluate methods to incentivize relocation to Argyle by a convenience store.	Staff time	City of Argyle	General Fund	2	X	X	X	X	X	Cancelled – other methods used
HOUSING										
Continue to eliminate blight areas throughout Argyle through condemnation and rehabilitation projects.	\$750,000	City of Argyle, Clinch County	General Fund, CDBG, CHIP, USDA	3	X	X	X	X	X	Underway
NATURAL RESOURCES										
None										
LAND USE										
None										
COMMUNITY FACILITIES & SERVICES										
Purchase additional firefighting equipment, including breathing	\$10,000	City of Argyle	FEMA, AFG, General Fund	6	X	X				Completed

gear.											
Renovate and repair the Arthur J. Moore Community Center.	\$500,000	City of Argyle	Grants, General Fund, USDA, CDBG	6	X	X	X	X	X		Underway
Construct a new drainage system for the City of Argyle.	\$250,000	City of Argyle	Grants, General Fund, CDBG	6	X	X	X	X	X		Underway
Complete beautification efforts for local community park.	\$10,000	City of Argyle	Grants, General Fund	6	X	X	X	X	X		Completed
Complete repair of basketball court.	\$25,000	City of Argyle	Grants, General Fund, LWCF	6	X	X	X	X	X		Completed
Complete study of water system including the locating of water meters.	\$250,000	City of Argyle	Grants, General Fund	6	X	X	X	X	X		Underway
Replace playground equipment at community park.	\$50,000	City of Argyle	Grants, General Fund, LWCF	6	X	X	X	X	X		Completed
INTERGOVERNMENTAL COORDINATION											
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont,	General Fund	7	X	X	X	X	X		Underway

		Homerville, and Fargo									
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X		Underway
WORKFORCE DEVELOPMENT/EDUCATION											
None											
PUBLIC HEALTH											
None											
BROADBAND											
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, City of Argyle, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X		Underway
Adopt a Broadband Ordinance.	Staff time	City of Argyle	General Fund	10	X	X	X	X	X		Completed
Apply for Broadband Ready Certification.	Staff time	City of Argyle	General Fund	10	X	X	X	X	X		Underway

Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Argyle	General Fund	10	X	X	X	X	X	Underway
TRANSPORTATION										
Add sidewalk along a segment of SR 38.	\$248,000	City of Argyle	SPLOST, General Fund, Grants	11	X	X	X	X	X	Postponed – motion to add sidewalks was not elected on TSPLOST vote
Repair railroad crossing in the City of Argyle.	\$50,000	Clinch County, City of Argyle	GDOT	11	X					Completed

Du Pont Report of Accomplishments (2021-2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25	STATUS
CULTURAL RESOURCES										
None										
ECONOMIC DEVELOPMENT										
None										
HOUSING										
Eliminate blight areas throughout Du Pont through condemnation and rehabilitation projects.	\$750,000	Town of Du Pont, Clinch County	General Fund, grants, CDBG, CHIP, USDA	3	X	X	X	X	X	Underway
NATURAL RESOURCES										
None										
LAND USE										
Tighten the regulations within the countywide building inspection program for permitting of mobile homes.	Staff time	Town of Du Pont, Clinch County	General Fund	5	X	X	X	X	X	Underway
COMMUNITY FACILITIES & SERVICES										
Update water system by replacing and rerouting pipes.	\$750,000	Town of Du Pont	General Fund, grants, CDBG	6	X	X	X	X	X	Completed
Purchase updated fire equipment as existing equipment becomes	\$20,000	Town of Du Pont	General Fund, grants, AFG, FEMA	6	X	X	X	X	X	Underway

outdated.											
Install security cameras on light poles to improve public safety.	\$25,000	Town of Du Pont	General Fund, grants	6	X	X	X	X	X		Underway
INTERGOVERNMENTAL COORDINATION											
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X		Underway
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X		Underway
WORKFORCE DEVELOPMENT/EDUCATION											
None											
PUBLIC HEALTH											
None											
BROADBAND											
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, Town of Du Pont, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X		Underway

Adopt a Broadband Ordinance.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X	Underway
Apply for Broadband Ready Certification.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X	Underway
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X	Underway
TRANSPORTATION										
None										

Fargo Report of Accomplishments (2021-2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	G O A L	F Y 2 1	F Y 2 2	F Y 2 3	F Y 2 4	F Y 2 5	STATUS
CULTURAL RESOURCES										
Renovate Auditorium and Lunchroom	\$150,000	City of Fargo	General Fund, grants	1	X	X	X	X	X	Underway as funding becomes available
ECONOMIC DEVELOPMENT										
Inform small businesses about the availability of loan funds.	Staff time	City of Fargo	General Fund	2	X	X	X	X	X	Underway as funding becomes available
Conduct a marketing campaign to promote the City of Fargo as a business location.	Staff time	City of Fargo Okefenokee Partnership	General Fund, grants	2	X	X	X	X	X	Underway
Encourage grocers and/or farmer's markets to locate in the City of Fargo.	Staff time	City of Fargo	General Fund, grants	2	X	X	X	X	X	Underway
HOUSING										
Provide assistance to citizens with renovation and maintenance of dilapidated housing.	\$750,000	City of Fargo	General Fund, grants, CHIP, CDBG	3	X	X	X	X	X	Underway
NATURAL RESOURCES										
Conduct a marketing campaign to promote the City of Fargo and surrounding area as an Eco-Tourism	\$10,000	City of Fargo	General Fund, grants	4	X	X	X	X	X	Completed for FY21-FY25 and will continue from FY26 through FY-30

destination.											
Conduct a marketing campaign to encourage Stephen Foster State Park visitors to also visit the business district of the City of Fargo.	\$10,000	City of Fargo	General Fund, grants	4	X	X	X	X	X		Underway

LAND USE

Update the zoning code.	\$8,000	City of Fargo	General Fund	5	X	X	X	X	X		Underway “Estimated Cost” will change to “Staff Time + 10,000” and “SGRC” will also be listed as a Responsible Party in the new plan
-------------------------	---------	---------------	--------------	---	---	---	---	---	---	--	---

COMMUNITY FACILITIES & SERVICES

Construct a driving range at Fargo Golf Course.	\$100,000	City of Fargo	General Fund, grants	6	X	X	X	X	X		Postponed – lack of state assistance despite state ownership
Expand, repair, and upgrade the city-wide drainage system.	\$350,000	City of Fargo	General Fund, grants, CDBG	6	X	X	X	X	X		Underway
Install a backup well for the water system.	\$480,000	City of Fargo	SPLOST, grants, CDBG	6	X	X	X	X	X		Underway

INTERGOVERNMENTAL COORDINATION

Develop and implement a Joint Leadership Program	Staff time	Clinch County, Chamber of Commerce,	General Fund	7	X	X	X	X	X		Underway
--	------------	-------------------------------------	--------------	---	---	---	---	---	---	--	----------

with the cities in Clinch County.		Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo									
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X		Completed

EDUCATION

Explore either increasing the transportation options for children in Fargo to get to school or for creating a school in Fargo (virtual or in-person).	Staff time	City of Homerville, Clinch County School Board	General Fund, School Board funding, grants	8	X	X	X	X	X		Completed
---	------------	--	--	---	---	---	---	---	---	--	-----------

HEALTH

Establish satellite CMFP Clinic in Fargo.	\$110,000	Clinch County Hospital Authority	Hospital fund, private donors, grants	9	X	X	X	X	X		Completed
---	-----------	----------------------------------	---------------------------------------	---	---	---	---	---	---	--	-----------

BROADBAND

Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, City of Fargo, Public/Private Partnership, Slash Pine EMC	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X		Underway
Adopt a Broadband Ordinance.	Staff time	City of Fargo	General Fund	10	X	X	X	X	X		Underway
Apply for Broadband Ready Certification.	Staff time	City of Fargo	General Fund	1	X	X	X	X	X		Underway

				0						
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Fargo	General Fund	10	X	X	X	X	X	Underway
TRANSPORTATION										
Improve downtown aesthetics with new streetscaping, extension of sidewalks, and clearer delineation of parking spaces and parking areas.	\$100,000	City of Fargo	General Fund, SPLOST LMIG, CDBG, Brownfields remediation funding, grants	11	X	X	X	X	X	Underway
Pave Tupelo Road.	\$40,000	City of Fargo	General Fund, SPLOST LMIG, grants	11		X	X	X	X	Completed

Homerville Report of Accomplishments (2021-2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25	STATUS
CULTURAL RESOURCES										
Gain certification as a Main Street Certified Local Government	Staff time	City of Homerville	General Fund	1	X	X	X	X	X	Completed
Secure the designation of a Downtown Homerville Historic District.	Staff time	City of Homerville	General Fund	1	X	X	X	X	X	Underway
Complete a comprehensive historic preservation survey.	Staff time	City of Homerville	General Fund, grants	1	X	X	X	X	X	Underway
ECONOMIC DEVELOPMENT										
Establish a Farmer's Market at the Train Depot.	Staff time	City of Homerville	General Fund	2		X	X	X	X	Cancelled – lack of public support
Expand the Homerville West Industrial Park and the newer Homerville East Industrial Park and upgrade facilities at both parks.	Staff time	Development Authority, City of Homerville	Grants, CDBG - EIP, SGRC RLF, OneGeorgia-Equity, USDA, EDA	2	X	X	X	X	X	Underway
Level, resurface, and widen access points to Chambers Boulevard in the	\$100,000	Development Authority, City of Homerville	Development Authority funds, General	2	X	X	X	X	X	Completed 2021

Homerville West Industrial Park to accommodate heavy truck traffic.			Fund, USDA, CDBG, EDA								
Assist new and/or expanding industry/business with economic development initiatives.	\$750,000	Development Authority, City of Homerville	Development Authority funds, General Fund, CDBG-EIP, EDA, OneGeorgia	2	X	X	X	X	X		Underway
HOUSING											
Renovate existing housing units and/or build new affordable low-income housing.	\$750,000	City of Homerville, Housing Authority (based in Valdosta)	Housing Authority (based in Valdosta), CDBG, USDA, CHIP, grants, and private sector	3	X	X	X	X	X		Underway
Remove blight in the city and improve the community through condemnation and rehabilitation projects.	\$750,000	City of Homerville, Housing Authority (based in Valdosta)	Housing Authority (based in Valdosta), CDBG, CDBG-RDF, USDA, grants, CHIP, and private sector	3	X	X	X	X	X		Underway

Establish a litter task force to improve aesthetics and cleanliness.	Staff time	City of Homerville, Housing Authority (based in Valdosta)	Housing Authority (based in Valdosta), USDA, grants, and private sector	3	X	X	X	X	X	Completed – “Hands on Homerville” annual clean-up event since 2021
--	------------	---	---	---	---	---	---	---	---	--

LAND USE

Operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Staff time	City of Homerville	General Fund	5	X	X	X	X	X	Completed – code enforcement hired in 2024
--	------------	--------------------	--------------	---	---	---	---	---	---	--

Expand the near capacity city- owned Pine Forest Cemetery by developing approximately 25 acres of adjacent timberland.	\$65,000	City of Homerville	General Fund	5	X	X	X	X	X	Underway
--	----------	--------------------	--------------	---	---	---	---	---	---	----------

COMMUNITY FACILITIES & SERVICES

Construct a new shop for the maintenance building.	\$150,000	City of Homerville	Grants, Water and Sewer funds	6	X	X	X	X	X	Underway
--	-----------	--------------------	-------------------------------	---	---	---	---	---	---	----------

Upgrade and improve Macy-Brance and Pea Ridge Community Recreation Parks by replacing and adding playground equipment, picnic table placement and replacement, and additional landscaping enhancements.	\$40,000	City of Homerville	General Fund, grants, LWCF	6	X	X	X	X	X	Underway – Pea Ridge completed but Macy Brance faced damages during recent hurricanes delaying progress
Continue to pursue and research the establishment of a Community Center to include spaces for public training, after-school programs, and other activities.	Staff time	City of Homerville, Housing Authority	General Fund, CDBG, grants	6	X	X	X	X	X	Underway
Construct a shelter at the water treatment / maintenance facility for the storage of exposed City equipment.	\$21,750	City of Homerville	Water and Sewer funds, SPLOST	6	X	X	X	X	X	Underway
Replace sewer lift pump stations, repair & rehabilitate sewer system lines & manholes that have not been upgraded and upgrade and make repairs to the water works system and the water/sewer treatment facilities.	\$950,000	City of Homerville	General Fund, CDBG, grants	6	X	X	X	X	X	Underway

Implement and complete the final Phase 2 portion of the Homerville – Clinch County Recreation Complex and Park construction process.	\$400,000	Clinch County, Argyle, Du Pont, Homerville, and Fargo	LWCF, grants, Recreation SPLOST	6	X	X	X	X	X	Underway
Improve drainage issues by thoroughly cleaning all city storm water drainage ditches and canals, then establish a new scheduled maintenance program.	\$400,000	City of Homerville	General Fund	6	X	X	X	X	X	Underway
Secure and upgrade equipment and provide training to the Homerville – Clinch County Fire Department.	\$200,000	Clinch County, and the City of Homerville	AFG, FEMA, General Fund, loans, grants, SPLOST	6	X	X	X	X	X	Underway
Replace 1 new patrol car per year for the Police Department.	\$45,000	City of Homerville	General Fund, loans, grants, SPLOST, USDA, CARES Act funding	6	X	X	X	X	X	Underway
Undergo a new state ISO Rating Inspection to enhance the safety of all citizens and their property.	\$30,000	Clinch County, Argyle, Du Pont, Homerville, and Fargo	General Fund	6	X	X	X	X	X	Completed 2024

INTERGOVERNMENTAL COORDINATION

Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X	Completed
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X	Underway
BROADBAND										
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$10,000,000	Clinch County, City of Homerville, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X	Underway
Adopt a Broadband Ordinance.	Staff time	City of Homerville	General Fund	10	X	X	X	X	X	Underway
Apply for Broadband Ready Certification.	Staff time	City of Homerville	General Fund	10	X	X	X	X	X	Underway

Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Homerville	General Fund	10	X	X	X	X	X	Underway
TRANSPORTATION										
Repave McGlashan Street	\$100,000	City of Homerville	TSPLOST	11	X	X	X	X	X	Underway
Level and resurface Court Street and Courthouse Square	\$90,500	City of Homerville	GDOT, LMIG, SPLOST	11	X	X	X	X	X	Underway

8. Community Work Program

Clinch County Community Work Program (2026-2030)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GO AL	F Y 2 6	F Y 2 7	F Y 2 8	F Y 2 9	F Y 3 0
CULTURAL RESOURCES									
NEW! Maintain the courthouse and the Woman’s Club	\$100,000	Clinch County	General Fund	1	X	X	X	X	X
NEW! Repair 34 courthouse windows	\$70,000	Clinch County	General Fund	1	X	X	X	X	X
ECONOMIC DEVELOPMENT									
Provide loan/grant funds to businesses through joint program with USDA, DCA, EDA, and local lending institutions.	\$750,000	Clinch County	General Fund CDBG- EIP	2	X	X	X	X	X
Promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Staff time	Clinch County	General Fund	2	X	X	X	X	X
Complete Market study for the viability of a veteran’s village.	\$18,000	Clinch County Hospital Authority	Clinch Memorial Hospital	2		X	X	X	X
HOUSING									
Work with USDA and DCA to improve housing stock through renovation, rehabilitation, maintenance,	\$750,000	Clinch County	General Fund CDBG CHIP	3	X	X	X	X	X

condemnation, and new construction.										
Work with the private sector to facilitate construction of new housing units without giving a quota, as was done in the previous short term work program, to meet the housing demands of the incoming labor force.	Staff time	Clinch County	General Fund	3	X	X	X	X	X	X
Eliminate blight areas through condemnation and rehabilitation projects.	\$750,000	Clinch County	General Fund CDBG CHIP	3	X	X	X	X	X	X
Bring public housing up to standard through improvement and remove blight areas through either improvement or demolition.	Staff time	Clinch County	General Fund CDBG	3	X	X	X	X	X	X
NATURAL RESOURCES										
NEW! Provide support to the Okefenokee Partnership Initiative	Staff time	Clinch County	General Fund	4	X	X	X	X	X	X
NEW! Maintain the road leading to the boat ramp in Fargo	\$5,000	Clinch County	General Fund Recreational Trail Program	4	X	X	X	X	X	X
LAND USE										
Operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Staff time	Clinch County	General Fund	5		X	X	X	X	X
NEW! Provide wildfire protection services to private owners via grant program	\$100,000	Clinch County Private Owners	Community Wildfire Defense Grant	5	X	X	X	X	X	X

NEW! Review Clinch County zoning ordinance	Staff time	Clinch County SGRC	General Fund	5	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES									
Maintain drainage canals at Tatum Creek, Woodyard Creek, and Jones Creek, through mowing and trash removal.	\$25,000/year	Clinch County	General Fund	6	X	X	X	X	X
Upgrade training and equipment in the Homerville-Clinch County Volunteer Fire Department by offering training on a quarterly basis	\$25,000	Clinch County, City of Homerville	General Fund, SPLOST	6	X	X	X	X	X
Enhance and renovate Recreation Park.	\$400,000	Clinch County, City of Homerville	SPLOST County and City General Funds LWCF	6	X	X	X	X	X
Construct County Fire substations with the necessary and required equipment.	\$50,000	Clinch County	General Fund	6	X				
Repair and expand drainage systems at all Board of Education facilities	\$150,000	Clinch County Board of Education	SPLOST General Fund	6	X	X	X	X	X
NEW! Renovate Emergency Operations Center to include a storm shelter	\$250,000	Clinch County	CDBG-DR HMGP	6	X	X	X	X	X
NEW! Renovate voting precinct	\$150,000	Clinch County	CDBG USDA Community Facilities	6	X	X	X	X	X
NEW! Maintain and upgrade Recreation Park facilities	\$100,000	Clinch County	Neighborhood Block Grant SPLOST	6	X	X			
NEW! Renovate sheriff's office building	\$1,000,000	Clinch County	CDBG USDA Community Facilities	6	X	X	X	X	X

NEW! Purchase permanent generator for EMA and sheriff's office	\$20,000	Clinch County	HMGP	6				X	X	X
INTERGOVERNMENTAL COORDINATION										
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X	X
NEW! Discuss feasibility of a Joint Work Session or similar intergovernmental meeting with staff and elected officials from each government	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X	X
NEW! Reach out to state representatives about pressing issues in Clinch County	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X	X
EDUCATION										
NEW! Construct and improve new and existing facilities for CTAE (Career, Technical, and Agriculture Education), STEAM (Science, Technology, Engineering, Arts, and Mathematics), & extracurricular opportunities	\$4,000,000	Board of Education	DOE ESPLOST	8	X	X	X	X	X	X
HEALTH										
Construct Clinch Memorial Hospital Residential Care Home – 18-beds (6 Memory Care beds and 12 Personal Care Beds). Legacy Consulting has completed a	\$600,000	Clinch Memorial Hospital	Hospital budget	9	X	X	X	X	X	X

feasibility study indicating the need for 18-beds in the Clinch County region.										
Submit Certificate of Need application for Clinch Memorial Hospital Home Health Care Services.	\$20,000	Clinch Memorial Hospital	Hospital budget	9	X	X	X	X	X	X
Recruit a pediatrician either Fulltime or Part time to Clinch County	\$100,000	Clinch County Hospital Authority	Hospital budget	9	X	X	X	X	X	X
Construct a wellness center for the community which can also serve as a hurricane shelter, when necessary.	\$14,000,000	Clinch County Hospital Authority	Private donors FEMA funding	9		X	X	X	X	X
NEW! Purchase property to house non-emergency transport	\$200,000	Clinch County Hospital Authority	Hospital budget	9	X					
NEW! Facility set up	\$75,000	Clinch County Hospital Authority	Hospital budget	9	X	X	X	X	X	X
NEW! Purchase ambulance vehicle	\$150,000	Clinch County Hospital Authority	Hospital budget	9	X					
NEW! Provide salary funding for two (2) transport drivers and administrative support	\$105,000	Clinch County Hospital Authority	Hospital budget	9	X	X	X	X	X	X
NEW! Keep up with operating costs associated with insurance, fuel and maintenance, and technology	\$22,000	Clinch County Hospital Authority	Hospital budget	9	X	X	X	X	X	X
BROADBAND SERVICES										
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$10,000,000	Clinch County, City of Homerville, Public/Private Partnership	General Fund SPLOST Private funding	10	X	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	Clinch County	General Fund	10	X	X	X	X	X	X
Apply for Broadband Ready	Staff time		General Fund	10	X	X	X	X	X	X

Certification.		Clinch County								
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	Clinch County	General Fund	10	X	X	X	X	X	X
NEW! Provide Wi-Fi to the Woman's Club	Staff Time + \$5,000	Clinch County	General Fund	10	X	X	X	X	X	X
TRANSPORRTATION										
Participate in discussions on the provision of regional transit.	Staff time	Clinch County	General Fund	11	X	X	X	X	X	X
Complete a sidewalk gap analysis and develop a plan to fund sidewalk construction to fill the gaps.	\$3,500	Clinch County, SGRC	General Fund	11	X	X	X	X	X	X
Complete Road Safety Audits along key corridors/intersections as needed, based on crash data analysis and other metrics.	\$2,000	Clinch County, SGRC, GDOT	General Fund	11	X	X	X	X	X	X
Administer the Georgia Pedestrian Safety Attitudes and Behaviors Survey to the general public and transportation practitioners. Analyze results to determine target audiences, messages, and training needs for pedestrian safety.	\$1,000	Clinch County, SGRC	General Fund	11	X	X	X	X	X	X
Resurface Antioch Road	\$100,000	Clinch County, GDOT	LMIG, General Fund, TSPLOST	11	X	X	X	X	X	X
Complete paving of Locklier Plantation.	\$200,000	Clinch County	LMIG, TSPLOST	11	X	X				
Pave Whisperwood Lane.	\$362,500	Clinch County	LMIG, TSPLOST	11				X	X	
Pave Brooks Road.	\$185,000	Clinch County	LMIG, TSPLOST	11				X	X	
Pave Stone Hill Plantation.	\$450,000	Clinch County	LMIG, TSPLOST	11				X	X	
NEW! Olive Leaf Road Resurfacing	\$2,158,000	Clinch County	LMIG TSPLOST	11		X	X	X	X	X

			TIA						
NEW! Lakeview Drive Resurfacing	\$327,000	Clinch County	LMIG TSPLOST TIA	11		X	X	X	X
NEW! Cuttings Loop Road Resurfacing	\$382,000	Clinch County	LMIG TSPLOST TIA	11		X	X	X	X
NEW! Leland Smith Road Resurfacing	\$137,236	Clinch County	LMIG TSPLOST TIA	11	X	X	X	X	X
NEW! Chester Mattox Road Resurfacing	\$115,620	Clinch County	LMIG TSPLOST TIA	11	X	X	X	X	X
NEW! Carswell Street Resurfacing and sidewalks	\$398,000	Clinch County	LMIG TSPLOST TIA	11	X	X	X	X	X
NEW! Huckleberry Road Resurfacing (around the new school)	\$58,775	Clinch County	LMIG TSPLOST TIA	11	X	X	X	X	X
NEW! Locklier Road Resurfacing (around the new school)	\$99,713	Clinch County	LMIG TSPLOST TIA	11	X	X	X	X	X

Argyle Community Work Program (2026-2030)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	G O A L	FY 26	FY 27	FY 28	FY 29	FY 30
CULTURAL RESOURCES									
None									
ECONOMIC DEVELOPMENT									
Evaluate methods to incentivize in-migration of residents to Argyle.	Staff time	City of Argyle	General Fund	2	X	X	X	X	X
HOUSING									
Continue to eliminate blight areas throughout Argyle through condemnation and rehabilitation projects.	\$750,000	City of Argyle, Clinch County	General Fund CDBG CHIP USDA	3	X	X	X	X	X
NEW! Survey elderly population needs using in-house or SGRC-provided surveys	Staff time	City of Argyle SGRC	General Fund	3	X	X	X	X	X
NATURAL RESOURCES									
None									
LAND USE									
NEW! Revise zoning ordinance	Staff Time + \$10,000	City of Argyle SGRC	General Fund	5	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES									
Renovate and repair the Arthur J. Moore Community Center.	\$500,000	City of Argyle	General Fund USDA CDBG	1,6	X	X	X	X	X
Construct a new drainage system for the City of Argyle.	\$250,000	City of Argyle	General Fund CDBG	6	X	X	X	X	X
Complete study of water system including the locating of water meters.	\$250,000	City of Argyle	General Fund	6	X	X	X	X	X

NEW! Repair basketball goal and fence damaged by Hurricane Helene	\$5,000	City of Argyle	General Fund	6	X	X	X	X	X
NEW! Repair the roof on the Arthur J. Moore Community Center.	\$10,000	City of Argyle	General Fund CDBG	1, 6	X	X	X	X	X
NEW! Repair walking track	\$10,000	City of Argyle	General Fund CDBG GOSP LWCF	6	X	X	X	X	X
INTERGOVERNMENTAL COORDINATION									
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X
NEW! Assist in implementation of joint work sessions quarterly	Staff Time	City of Argyle	General Fund	7	X	X	X	X	X
NEW! Discuss feasibility of a Joint Work Session or similar intergovernmental meeting with staff and elected officials from	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X

each government									
NEW! Reach out to state representatives about pressing issues in Clinch County	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
EDUCATION									
None									
HEALTH									
NEW! Host CPR classes at the fire station	\$10,000	City of Argyle	General Fund	8,9	X	X	X	X	X
BROADBAND									
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, City of Argyle, Public/Private Partnership	General Fund SPLOST Private funding	10	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	City of Argyle	General Fund	10	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Argyle	General Fund	10	X	X	X	X	X
TRANSPORTATION									
Add sidewalk along a segment of SR 38.	\$248,000	City of Argyle	SPLOST General Fund	11	X	X	X	X	X
NEW! Champion Circle Grading	\$76,750	City of Argyle	TSPLOST	11		X	X	X	X
NEW! Champion Circle Drainage	\$76,750	City of Argyle	TSPLOST	11		X	X	X	X
NEW! Champion Circle Base	\$76,750	City of Argyle	TSPLOST	11		X	X	X	X

NEW! Champion Circle Paving	\$76,750	City of Argyle	TSPLOST	11		X	X	X	X
NEW! King Farm Road Paving	\$150,000	City of Argyle	General Fund TSPLOST	11		X	X	X	X

Du Pont Community Work Program (2026-2030)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 26	FY 27	FY 28	FY 29	FY 30
CULTURAL RESOURCES									
None									
ECONOMIC DEVELOPMENT									
Discuss gateway signage with local sign companies	\$5,000	Town of Du Pont	General Fund REBC Grant Program	2	X	X	X	X	X
HOUSING									
Eliminate blight areas throughout Du Pont through condemnation and rehabilitation projects.	\$750,000	Town of Du Pont, Clinch County	CDBG CHIP USDA General Fund	3	X	X	X	X	X
NATURAL RESOURCES									
None									
LAND USE									
Tighten the regulations within the countywide building inspection program for permitting of mobile homes.	Staff time	Town of Du Pont, Clinch County	General Fund	5	X	X	X	X	X
NEW! Revise zoning ordinance	Staff Time \$10,000	Town of Du Pont SGRC	General Fund	5	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES									
Purchase updated fire equipment as existing equipment becomes outdated.	\$20,000	Town of Du Pont	AFG FEMA General Fund	6	X	X	X	X	X
Install security cameras on light poles to improve public safety.	\$25,000	Town of Du Pont	General Fund	6	X	X	X	X	X
NEW! Repaint city hall	\$10,000	Town of Du Pont	General	6	X				

			Fund						
NEW! Purchase generator for the water system	\$600,000	Town of Du Pont	General Fund Hazard Mitigation Grant Program	6	X	X	X	X	X

INTERGOVERNMENTAL COORDINATION

Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
--	------------	---	--------------	---	---	---	---	---	---

Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X
---	------------	--	--------------	---	---	---	---	---	---

NEW! Discuss feasibility of a Joint Work Session or similar intergovernmental meeting with staff and elected officials from each government	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
--	------------	--	--------------	---	---	---	---	---	---

NEW! Reach out to state representatives about pressing issues in Clinch County	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
---	------------	--	--------------	---	---	---	---	---	---

WORKFORCE DEVELOPMENT/EDUCATION

None

PUBLIC HEALTH

None

BROADBAND

Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, Town of Du Pont, Public/Private Partnership	General Fund SPLOST Private funding	10	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X
TRANSPORTATION									
NEW! Church St Storm Drain Repair	\$50,000	Town of Du Pont GDOT	TSPLOST	11		X	X	X	X
NEW! North Williams Street Resurfacing	\$39,000	Town of Du Pont GDOT	TSPLOST	11		X	X	X	X

Fargo Community Work Program (2026-2030)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY26	F	F	F	F
						Y	Y	Y	Y
						2	2	2	3
						7	8	9	0
CULTURAL RESOURCES									
Renovate Auditorium and Lunchroom	\$150,000	City of Fargo	General Fund	1	X	X	X	X	X
NEW! Develop Fargo’s own “Swamp Gravy” production and museum based on the history of the city and Okefenokee that will travel the county and be based in the auditorium	Staff time	City of Fargo Okefenokee Partnership	General Fund CDBG Georgia Council for the Arts Georgia State Tourism National Trust for Historic Preservation NEH Small Grants	1	X	X	X	X	X
ECONOMIC DEVELOPMENT									
Inform small businesses about the availability of loan funds	Staff time	City of Fargo	General Fund	2	X	X	X	X	X
Conduct a marketing campaign to promote the City of Fargo as a business location	Staff time	City of Fargo	General Fund	2	X	X	X	X	X
Encourage grocers and/or farmer’s markets to locate in the City of Fargo	Staff time	City of Fargo	General Fund	2	X	X	X	X	X
NEW! Assess the feasibility of developing AirBnbs for families, an RV Park, and/or motel in the City of Fargo for visitors	Staff Time	City of Fargo	General Fund CDBG GDEcD Tourism GOSP National Scenic Byways Program	2	X	X	X	X	X

			Private Funds							
NEW! Partner with Creekbox TV to help market Fargo's Eco-Lodge, history, and improve Fargo's online presence	Staff Time	City of Fargo	General Fund Private Funds	2	X	X	X	X	X	X
NEW! Partner with Superior Pine and the Langdale Company to create a brochure about the City of Fargo's history and existing attractions (i.e. Eco-Lodge, golf course, Stephen C. Foster Park)	Staff Time	City of Fargo Public-Private Partnership	General Fund CDBG GDEcD Tourism GOSP Private Funds	2	X	X	X	X	X	X
NEW! Partner with local churches to offer daycare services for the children in Fargo	Staff Time	City of Fargo Public-Private Partnership	General Fund	2	X	X	X			
HOUSING										
Provide assistance to citizens with renovation and maintenance of dilapidated housing.	\$750,000	City of Fargo	General Fund CHIP CDBG	3	X	X	X	X	X	X
NEW! Assess feasibility to provide single-family housing on the golf course	\$750,000	City of Fargo	General Fund CHIP CDBG LIHTC USDA Rural Housing Program	3	X	X	X	X	X	X
NEW! Assess feasibility to provide housing accessible to seniors	\$750,000	City of Fargo	General Fund CHIP	3	X	X	X	X	X	X

			CDBG LIHTC USDA Rural Housing Program							
NATURAL RESOURCES										
Conduct a marketing campaign to promote the City of Fargo and surrounding area as an Eco-Tourism destination	\$10,000	City of Fargo	General Fund	4	X	X	X	X	X	X
Conduct a marketing campaign to encourage Stephen Foster State Park visitors to also visit the business district of the City of Fargo	\$10,000	City of Fargo	General Fund	4	X	X	X	X	X	X
NEW! Establish partnership with Creekbox Tv	Staff Time	City of Fargo	General Fund	4	X	X	X	X	X	X
NEW! Improve boat ramps with safety features	\$100,000	City of Fargo	General Fund GOSP	4	X	X	X	X	X	X
LAND USE										
Update the zoning code	Staff Time + \$10,000	City of Fargo SGRC	General Fund	5	X	X	X	X	X	X
NEW! Review, revise, and adopt DarkSky International's light ordinance	Staff Time + \$10,000	City of Fargo SGRC	General Fund	5	X	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES										
Construct a driving range at Fargo Golf Course.	\$100,000	City of Fargo	General Fund CDBG GOSP LWCF USDA	6	X	X	X	X	X	X
Expand, repair, and upgrade the city-wide drainage system.	\$350,000	City of Fargo	General Fund CDBG	6	X	X	X	X	X	X

Install a backup well for the water system.	\$480,000	City of Fargo	SPLOST CDBG	6	X	X	X	X	X	X
NEW! Develop community garden at the old elementary school	\$2,000	City of Fargo	General Fund CDBG Local Funds USDA Community Food Projects	6	X	X	X	X	X	X
NEW! Maintain library within the old elementary school	\$2,000	City of Fargo	General Funds CDBG	6	X	X	X	X	X	X
NEW! Purchase 1 shipping container every other year to store storm supplies	Staff Time + \$50,000	City of Fargo	General Funds CDBG FEMA HMGP	6	X	X	X	X	X	X
NEW! Renovate old elementary school (rewiring, replumbing, exterior, windows)	Staff Time + \$1,000,000	City of Fargo	General Funds CDBG USDA Community Facilities	6	X	X	X	X	X	X
NEW! Renovate existing voting precinct	Staff Time + \$20,000	City of Fargo	General Funds CDBG USDA Community Facilities	6	X	X	X	X	X	X
INTERGOVERNMENTAL COORDINATION										
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont,	General Fund	7	X	X	X	X	X	X

		Homerville, and Fargo								
NEW! Discuss feasibility of a Joint Work Session or similar intergovernmental meeting with staff and elected officials from each government	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X	X
NEW! Reach out to state representatives about pressing issues in Clinch County	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X	X

EDUCATION

None

HEALTH

NEW! Partner with the hospital and school to educate students and citizens about when to call 911	Staff time	City of Fargo Clinch BOE Clinch Memorial Hospital	General Funds Local Funds	9	X	X	X	X	X	X
NEW! Partner with the hospital and school to provide screenings to students	Staff time	City of Fargo Clinch BOE Clinch Memorial Hospital	General Funds Local Funds	9	X	X	X	X	X	X

BROADBAND

Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, City of Fargo, Public/Private Partnership	General Fund SPLOST private funding	10	X	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	City of Fargo	General Fund	10	X	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	City of Fargo	General Fund	10	X	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband	Staff time	City of Fargo	General Fund	10	X	X	X	X	X	X

infrastructure.										
NEW! Partner with the Okefenokee Partnership to provide wifi hotspots in small communities around Okefenokee	Staff time	City of Fargo Okefenokee Partnership	General Fund FCC Rural Digital Opportunity Fund USDA Community Facilities	10	X	X	X	X	X	X
TRANSPORTATION										
Improve downtown aesthetics with new streetscaping, extension of sidewalks, and clearer delineation of parking spaces and parking areas.	\$100,000	City of Fargo	General Fund SPLOST LMIG CDBG Brownfield s remediation funding	11	X	X	X	X	X	X
NEW! Purchase and install more signage for the Eco-Lodge, Dark Sky Observatory, and the City of Fargo	\$100,000	City of Fargo GDOT DNR	General Fund SPLOST LMIG CDBG	11	X	X	X	X	X	X
NEW! Add sidewalks throughout the City of Fargo	\$100,000	City of Fargo GDOT	General Fund LMIG CDBG SPLOST TAP	11	X	X	X	X	X	X
NEW! Add curbing to prevent flooding	\$100,000	City of Fargo	General Fund LMIG CDBG SPLOST TAP	11	X	X	X	X	X	X

Homerville Community Work Program (2026-2030)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	G O A L	FY 26	FY 27	FY 28	FY 29	FY 30
CULTURAL RESOURCES									
Secure the designation of a Downtown Homerville Historic District.	Staff time	City of Homerville	General Fund	1	X	X	X	X	X
Complete a comprehensive historic preservation survey.	Staff time	City of Homerville	General Fund	1	X	X	X	X	X
NEW! Repairs and updates to Historic Station No. 11 Depot <ul style="list-style-type: none"> • Replace kitchen cabinetry and appliances (\$20,000) • Replace laminated bathroom stalls with hard plastic stalls (\$10,000) • Repaint exterior (\$15,000) • Install glider rockers, planters, and create train-viewing platform (\$5,000) 	\$50,000	City of Homerville Development Authority	SPLOST	1	X	X	X	X	X
ECONOMIC DEVELOPMENT									
Expand the Homerville West Industrial Park and the newer	Staff time	City of Homerville Development	CDBG – EIP SGRC RLF OneGeorgia -Equity	2	X	X	X	X	X

Homerville East Industrial Park and upgrade facilities at both parks.		Authority	USDA EDA						
Assist new and/or expanding industry/business with economic development initiatives.	\$750,000	City of Homerville Development Authority	Development Authority funds General Fund CDBG-EIP EDA OneGeorgia	2	X	X	X	X	X
HOUSING									
Renovate existing housing units and/or build new affordable low- income housing.	\$750,000	City of Homerville, Housing Authority (based in Valdosta)	Housing Authority (based in Valdosta), CDBG, USDA, CHIP, General Fund, and private sector	3	X	X	X	X	X
Remove blight in the city and improve the community through condemnation and rehabilitation projects.	\$750,000	City of Homerville, Housing Authority (based in Valdosta)	Housing Authority (based in Valdosta), CDBG, CDBG-RDF, USDA, General Fund, CHIP, and private sector	3	X	X	X	X	X
NATURAL RESOURCES									
None									
LAND USE									
Expand the near capacity city- owned Pine Forest Cemetery by developing	\$65,000	City of Homerville	General Fund	5	X	X	X	X	X

approximately 25 acres of adjacent timberland.									
NEW! Plant trees in downtown Homerville	\$15,000	City of Homerville	General Fund Local Funds	5	X	X	X	X	X
NEW! Review zoning ordinance	Staff time + \$10,000	City of Homerville DDA SGRC	General Fund	5	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES									
Construct a new shop for the maintenance building.	\$150,000	City of Homerville	Water and Sewer funds	6	X	X	X	X	X
Upgrade and improve Macy-Brance and Pea Ridge Community Recreation Parks by replacing and adding playground equipment, picnic table placement and replacement, and additional landscaping enhancements.	\$40,000	City of Homerville	General Fund, grants, LWCF	6	X	X	X	X	X
Continue to pursue and research the establishment of a Community Center to include spaces for public training, after-school programs, and other activities.	Staff time	City of Homerville Housing Authority	General Fund CDBG	6	X	X	X	X	X
Construct a shelter at the water treatment / maintenance facility for the storage of exposed City equipment.	\$21,750	City of Homerville	Water and Sewer funds, SPLOST	6	X	X	X	X	X

Replace sewer lift pump stations, repair & rehabilitate sewer system lines & manholes that have not been upgraded and upgrade and make repairs to the water works system and the water/sewer treatment facilities.	\$950,000	City of Homerville	General Fund CDBG	6	X	X	X	X	X
Implement and complete the final Phase 2 portion of the Homerville – Clinch County Recreation Complex and Park construction process.	\$400,000	Clinch County, Argyle, Du Pont, Homerville, and Fargo	LWCF Recreation SPLOST	6	X	X	X	X	X
Improve drainage issues by thoroughly cleaning all city storm water drainage ditches and canals, then establish a new scheduled maintenance program.	\$400,000	City of Homerville	General Fund	6	X	X	X	X	X
Secure and upgrade equipment and provide training to the Homerville – Clinch County Fire Department.	\$200,000	Clinch County, and the City of Homerville	AFG, FEMA, General Fund, Loans SPLOST	6	X	X	X	X	X
Replace 1 new patrol car per year for the Police Department.	\$45,000	City of Homerville	General Fund, loans, SPLOST, USDA, CARES Act funding	6	X	X	X	X	X

<p>*NEW!* Updates to the Homerville/Clinch Fire Department</p> <ul style="list-style-type: none"> • Paint fire department crest on north-facing doors (\$4,200) • Plant creeping fig in planters on exterior to hide metal structure (\$1,550) • Install two concrete Dalmatians (\$450) 	\$6,000	City of Homerville Homerville DDA	General Fund DDA Funds	6	X	X	X	X	X
NEW! Water and sewer improvements	\$1,746,720	City of Homerville	State Fiscal Recovery Funds	6	X	X	X	X	X
NEW! Upgrade water and sewer vehicles	\$200,000	City of Homerville	SPLOST General Fund	6	X	X	X	X	X
NEW! Purchase chipper truck	\$100,000	City of Homerville	General Fund SPLOST	6		X			
NEW! Purchase 6 yard dump truck	\$100,000	City of Homerville	General Fund SPLOST	6			X		
NEW! Purchase street sweeper	\$160,000	City of Homerville	General Fund SPLOST	6				X	
NEW! Light historic oak trees	\$25,000	City of Homerville Tree Board, Homerville Development Authority, Public Art Committee	DDA Funds	6	X	X	X	X	X
INTERGOVERNMENTAL COORDINATION									
Develop a new short and long term joint	Staff time	City of Homerville,	General	7					

Strategic Plan for the entire county.		Development Authority, Clinch County, Argyle, Du Pont, and Fargo	Fund		X	X	X	X	X
NEW! Discuss feasibility of a Joint Work Session or similar intergovernmental meeting with staff and elected officials from each government	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
NEW! Reach out to state representatives about pressing issues in Clinch County	Staff time	Clinch County and the Cities of Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
EDUCATION/WORKFORCE DEVELOPMENT									
None									
HEALTH									
None									
BROADBAND									
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$10,000,000	Clinch County, City of Homerville, Public/Private Partnership	General Fund, SPLOST, private funding	10	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	City of Homerville	General Fund	10	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	City of Homerville	General Fund	10	X	X	X	X	X
Review and reduce	Staff time		General						

any obstacles to roll-out or development of broadband infrastructure.		City of Homerville	Fund	10	X	X	X	X	X
TRANSPORTATION									
Repave McGlashan Street	\$100,000	City of Homerville	TSPLOST	11	X	X	X	X	X
Level and resurface Court Street and Courthouse Square	\$90,500	City of Homerville	GDOT LMIG SPLOST	11	X	X	X	X	X
NEW! Martin Luther King Highway/ Resurface 0.5 miles of Reddick Street	\$120,250	City of Homerville	TSPLOST/TIA	11		X	X	X	X
NEW! McConnell Road Resurfacing	\$120,250	City of Homerville	TSPLOST/TIA	11		X	X	X	X
NEW! Level and Resurface 0.10 miles of Mitchell Street	\$120,250	City of Homerville	TSPLOST/TIA LMIG	11		X	X	X	X
NEW! McGlashin Drive Resurfacing	\$120,250	City of Homerville	TSPLOST/TIA	11		X	X	X	X
NEW! Level and Resurface 0.25 miles of Rose Street	\$200,000	City of Homerville	TSPLOST/TIA LMIG	11	X	X	X	X	X
NEW! GDOT Meeting and Planning Session	\$1,000	Clinch County Development Authority and Homerville Development Authority	TSPLOST/TIA	11	X	X	X	X	X
NEW! Replace sidewalks in Pea Ridge Community	\$300,000	City of Homerville	TSPLOST/TIA	11	X	X	X	X	X
NEW! Replace sidewalks in Downtown	\$300,000	City of Homerville	TSPLOST/TIA	11	X	X	X	X	X

Homerville									
------------	--	--	--	--	--	--	--	--	--

9. Land Use Element

In keeping with State Minimum Planning Standards, every part of the Greater Clinch Community was delineated into specific Future Land Use Classifications. Future Land Use Classifications are intended to serve as guidance for future land use and land development. Each of the following future land use classification narratives was developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance found in the State Planning Recommendations. As with the Plan in general, these descriptions and goals should **not** be considered final. As the community gains a greater understanding of the role and value of future land use planning, their descriptions should be fine-tuned. Additionally, as the community continues to grow, specific descriptions may need adjusting.

Each Future Land Use Classification has a unique **Description** stating either the existing or desired qualities for that area. **Predominant Land Uses** are then described. Stated **Development Strategies** should serve as a guide for all development and redevelopment taking place in the Character Area. Adherence to these development strategies will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life.

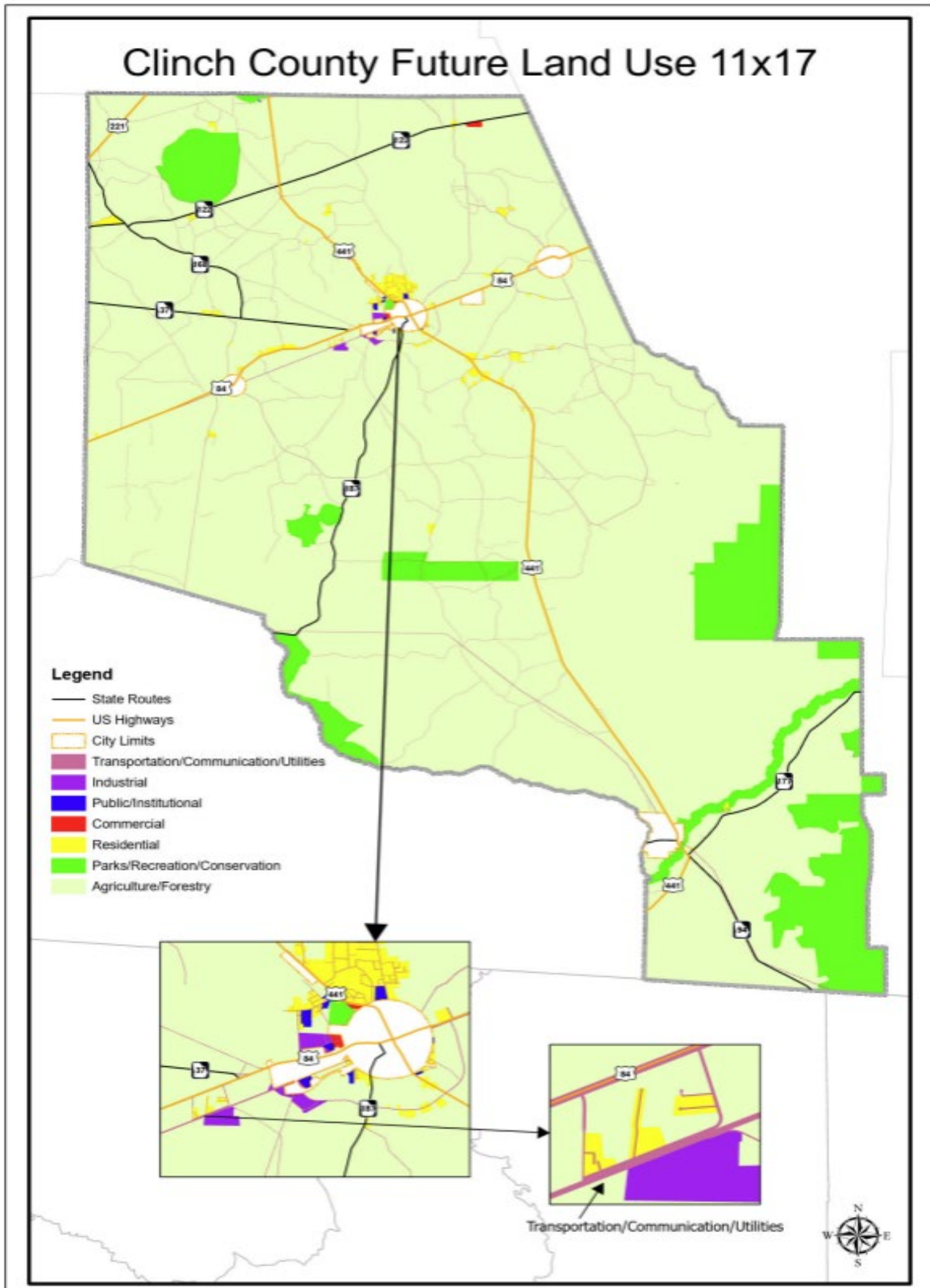
The listing of **Permitted Zonings**, for the City of Homerville, the City of Fargo, and Clinch County as they each have zoning; provides guidance as to the type of land uses encouraged within each Future Land Use Classification. While many of the differences between uses can be mitigated through site design and development standards, there are certain uses which are incompatible with surrounding uses and should not be permitted.

As required by the State, the Quality Community Objectives demonstrate the unique ideals established for each Future Land Use Classifications (also see Section II, subsection 5 of this plan for descriptions of the Quality Community Objectives). While there is certainly a value to regional planning, planning on the neighborhood (or character area) level allows for greater implementation of specific objectives, which ultimately promotes an improved quality of life.

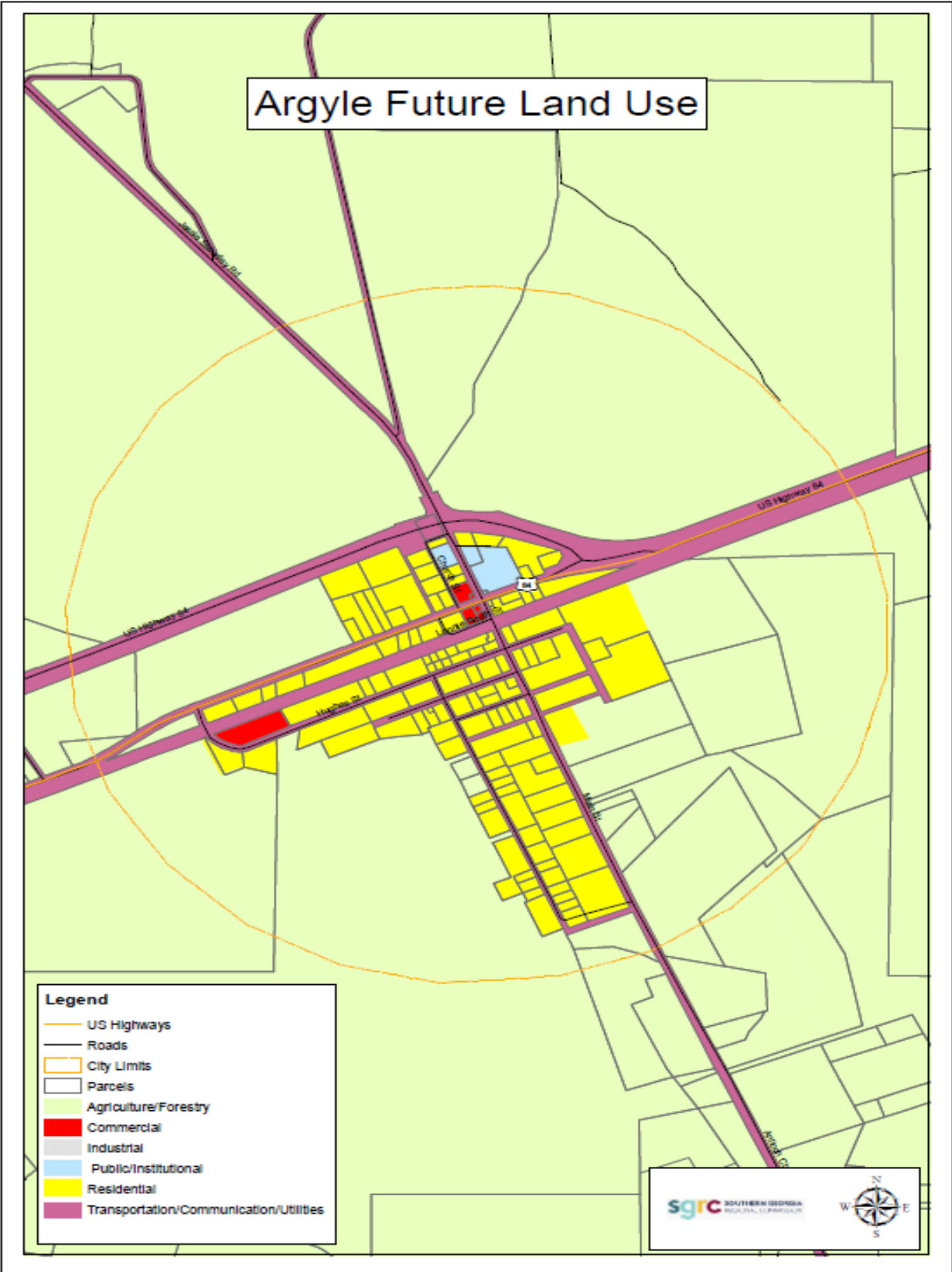
The **Implementation Measures** are the specific activities or programs which could take place within each of the Future Land Use Classifications. While the suggested list of measures may or may not currently exist in Greater Clinch County, their implementation in appropriate areas would help achieve the established objectives and overall development strategy for each Character Area. In most cases, these measures should be considered joint efforts between the local government, development community, and citizens alike.

Future Land Use Maps are provided in this section.

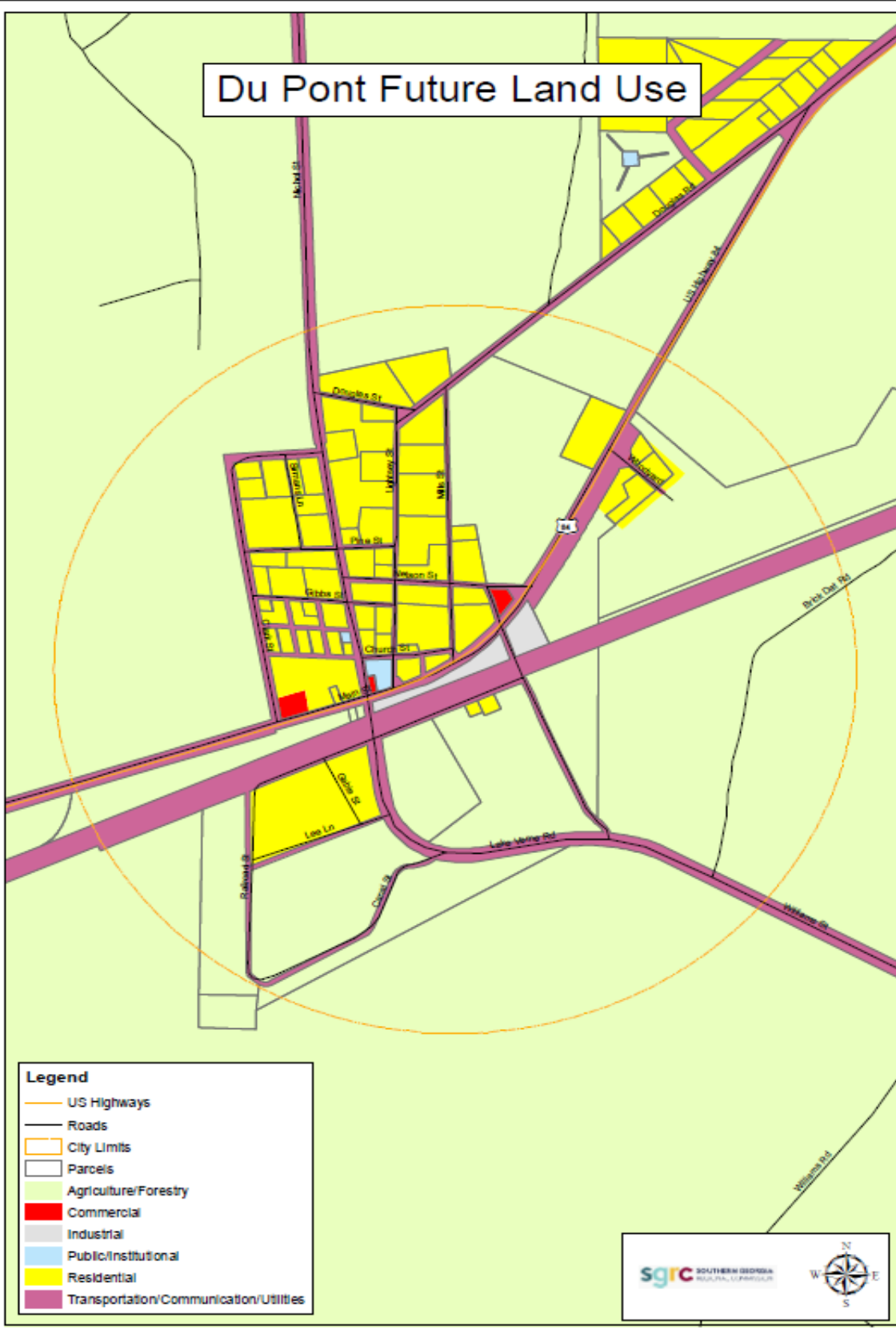
Future Land Use Maps



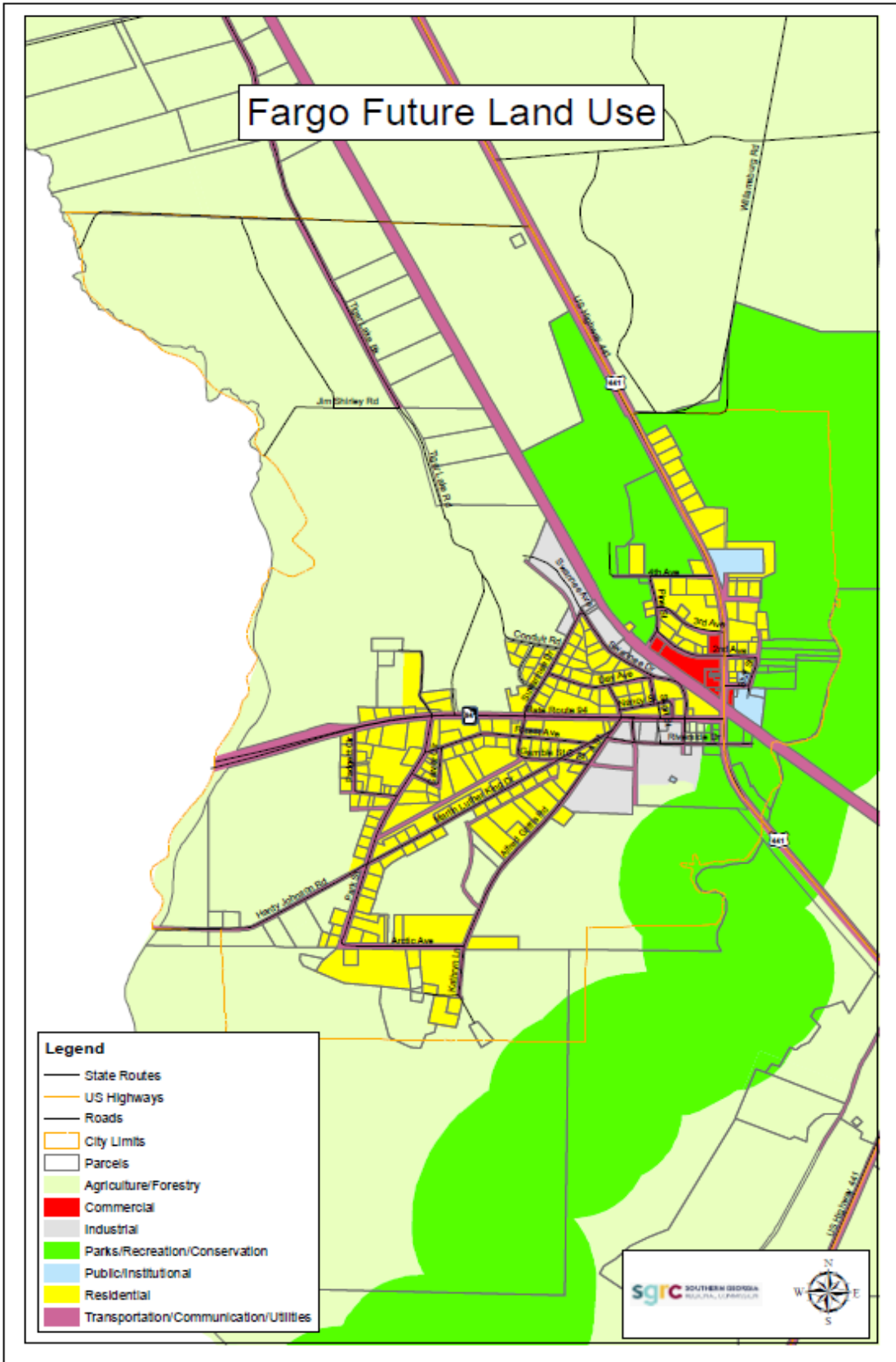
Argyle Future Land Use



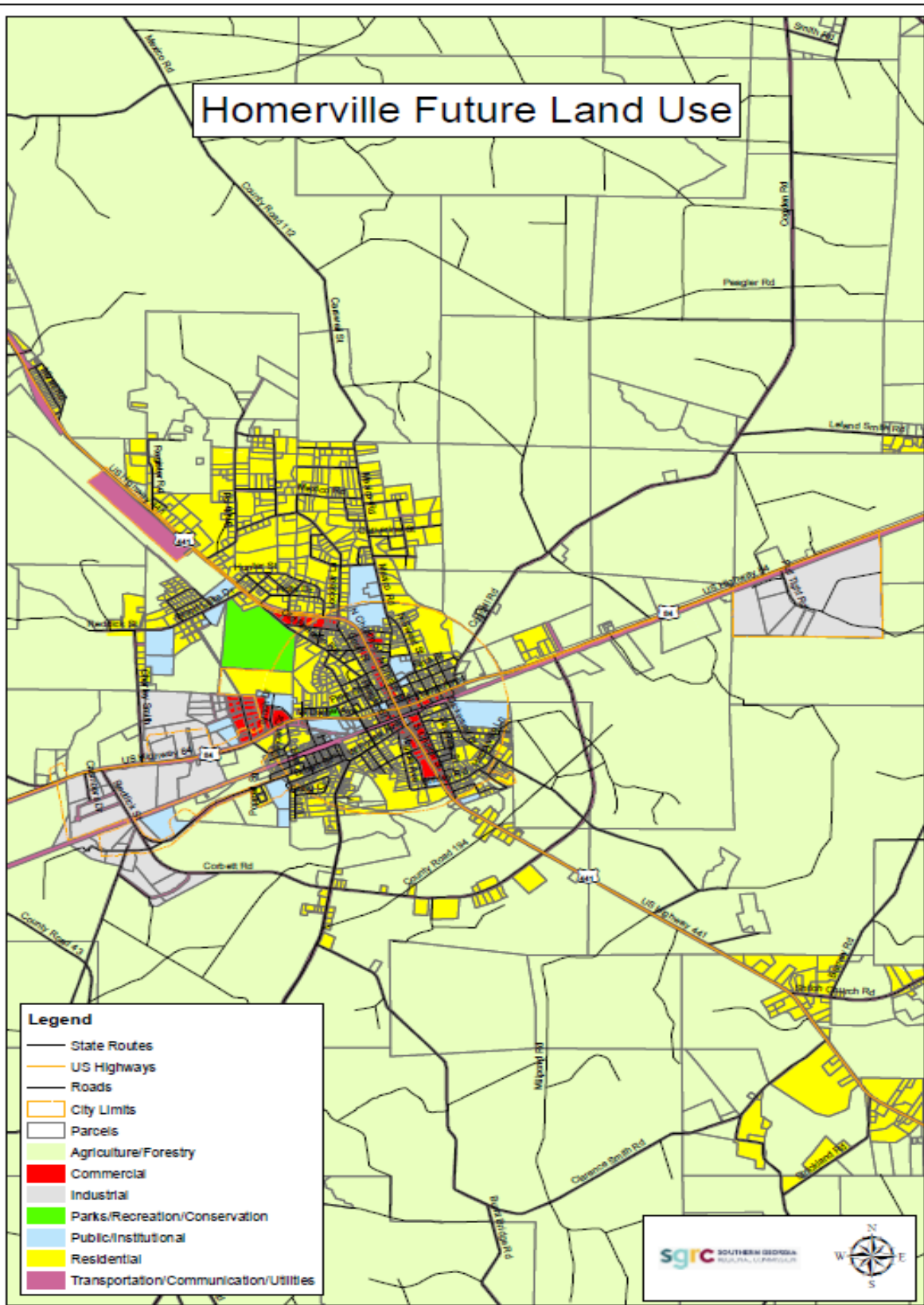
Du Pont Future Land Use



Fargo Future Land Use



Homerville Future Land Use



Future Land Use Classifications

Agricultural/Forestry

(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)

Description

The Agriculture/Forestry Area is intended for prime agricultural uses and large lot residential uses. There should be an emphasis on the preservation of rural character for land uses in this area.

Predominant Land Uses

Farms, forested lands, and large lot single family residential (conventional construction, manufactured housing, or recreation vehicle); may also include farmworker/transient housing.

Permitted Zoning

- Agricultural (AGR)
- Recreational Vehicle (RV)
- Rural Residential (RR)
- Suburban Residential (SR)
- Manufactured Housing (MF)

Development Strategy

Protect the economy of the county dependent on agriculture and forestry and maintain the county's rural character.

Quality Community Objectives

- Resource Management
- Efficient Land Use
- Economic Prosperity
- Sense of Place

Implementation Measures

- Local leaders should coordinate with the Georgia Environmental Protection Division's Quality Assurance Program for a better understanding of compliance (Policy 2.5)
- Local leaders should enforce (or enact) stringent land use regulations – like conservation easements – in order to protect the Suwannee River Corridor (Policy 4.1).



- Local leaders should collaborate with Georgia Department of Natural Resources (DNR) and Georgia Environmental Protection Division (EPD) to address contamination and intrusion risks to maintain water quality (Policy 4.2).
- Local governments and the Okefenokee Partnership should reach out to the state about these concerns (Policy 4.3).
- Clinch County and the Cities should consider applying for the Environmental Protection Agency (EPA) wetland program development grant and informing private citizens about the Land Trust Alliance (Policy 5.10).
- Clinch County and the Cities should develop land use strategies that respect the ecological sensitivity of wetlands in Clinch County (Policy 5.11).
- Alternatively, Clinch County and the Cities could consider wetland mitigation credit banking as an avenue to achieve a no net loss of wetland functions. This mechanism compensates the loss of natural wetlands through the creation and restoration projects that the developer becomes responsible for (i.e., doing their due diligence *ahead* of development and paying the cost of development and maintenance of the wetland) (Policy 5.12).



Commercial

(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)

Description

The Commercial Area is intended to describe areas within Greater Clinch County which constitute the provision of services and entertainment.

Predominant Land Uses

Primary land uses for this area have been identified as city services, entertainment and commercial recreation, Main Street, mixed use businesses, business support services, newer residential subdivisions, and traditional older, but stable neighborhoods.



Permitted Zoning

- Central Business District (CBD)
- Commercial

Development Strategy

Preserve, restore & reuse historic buildings. Improve the environment for private investment and development. Expand downtown's green spaces and civic spaces. Mix land uses and control building architecture. Become a center for eco-tourism, local artisans and a niche farmer's and arts market drawing tourists and visitors from beyond the county and become a quality, sustainable alternative to metro living. Interconnectivity and walkability have been identified as some of the primary factors for revitalization of the area along with preservation of historic resources, attracting private developers to the downtown areas and providing attractive outdoor spaces.

Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Sense of Place
- Housing Options

- Transportation Options

Implementation Measures

- Communities should promote adaptive reuse of older buildings as a means of economic development and local pride (Policy 1.10).
- Clinch County and the Cities should focus on attracting private investment from industry and businesses via technical and financial assistance to promote growth (Policy 2.2).
- Local governments and relevant business leaders should contact local sign producers in the area to get an estimate on a sign for the Industrial Park (Policy 2.8).
- Mainstreet and the DDA should consider temporary use of commercial and vacant properties; things such as pop-up shops, art, and seasonal markets display local small businesses and local history that can attract investment (Policy 2.14).
- The City of Homerville, Clinch County Tax Assessor, Mainstreet, and DDA should collaborate to develop and maintain a list of vacant properties to determine applicability for temporary use, adaptive reuse, or rezoning (Policy 2.15).
- Local leaders should host a retreat that focuses on economic development strategies and trends for Clinch County and the Cities that includes business owners, educational institutions, nonprofits, and other relevant organizations (Policy 2.16).
- All communities should apply for and combine, if possible, grants through GDOT (TAP, LMIG, and Roadside Enhancement & Beautification Council) and DNR (Recreational Trails Program) to fund pedestrian infrastructure and corridor projects (Policy 11.2).
- Clinch County and Homerville (as well as the other Cities if feasible) should make an effort prioritize maintenance on existing pedestrian infrastructure and consider adding signage and bike lanes (Policy 11.3).
- Homerville should partner with Mainstreet, the DDA, and GDOT to determine the best road designs to calm traffic, increase pedestrian comfort, and beautify the downtown corridor (Policy 11.4).



Industrial

(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)

Description

The Industrial Area is intended for those areas in the county with developed or undeveloped land utilized or intended for higher intensity industrial land uses.

Predominant Land Uses

Manufacturing, processing, warehouses, open storage, rail/freight, and logistical uses.

Permitted Zoning

- Industrial (IND)
- Transportation/Communication/Utilities (U)
- Light Industrial (LI)

Development Strategy

The focus should be on encouraging an environment that supports higher intensity land uses that may include noise, vibration, odor, dust, or other potentially offensive effects. Attempts to mitigate the offensive effects should be taken such as by providing buffering, screening, separation from residential land uses and other incompatible land uses. Adequate access is necessary to ensure public safety and local preparedness steps should be taken to ensure safety should an unwanted event occur.



Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Local Preparedness

Implementation Measures

- Clinch County and the Cities should focus on attracting private investment from industry and businesses via technical and financial assistance to promote growth (Policy 2.2).
- County and city zoning ordinances and codes should be reviewed and disseminated to the public in brief via flyers, workshops, and other community engagement activities (Policy 5.1).

- County and city departments related to code enforcement should have regular meetings (Policy 5.3).
- Governments with zoning ordinances should review (and potentially revise) their zoning ordinance with the help of the Southern Georgia Regional Commission planners (Policy 5.7).



Parks/Recreation/Conservation

(Unincorporated Clinch County, Fargo, and Homerville)

Description

The Parks/Recreation/Conservation Area is intended to identify those areas in Greater Clinch County which exhibit unique or special environmental characteristics, and may be held either publicly or privately. The Conservation & Parks/Recreation Area in Greater Clinch County include the Okefenokee National Wildlife Refuge and the Suwannee and St. Mary's Rivers. This future land use classification is also intended to identify parks and recreation land uses.

Predominant Land Uses

Conservation areas contain significant natural resources including watershed and groundwater recharge areas. The land uses are undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development. Additionally, portions of conservation areas, or vacant land may include areas set aside for passive and active recreational uses.

Permitted Zoning

- Agricultural (AGR)
- Open Space/Recreation (OSR)
- Rural Residential (RR)
- Recreational Vehicle (RV)



Development Strategy

Protect the natural habitat in order to maintain or improve water quality and groundwater recharge areas, protect significant natural resources such as pristine wetland and upland habitat and wildlife while utilizing the natural resources' attraction to visitors to build a sustainable economy around the Okefenokee National Wildlife Refuge and the Suwannee and St. Mary's Rivers. Passive and active recreation uses will be allowed in addition to some limited residential uses. The primary mission is to maintain and improve critical water quality, preserve endangered species, preserve wetlands, educate future generations and add stability to the eco-system. A secondary mission is to provide areas where residents of Clinch County can rest and participate in recreational pursuits.

Quality Community Objectives

- ❑ Resource Management
- ❑ Efficient Land Use
- ❑ Sense of Place
- ❑ Regional Cooperation

Implementation Measures

- Local leaders should enforce (or enact) stringent land use regulations – like conservation easements – in order to protect the Suwannee River Corridor (Policy 4.1).
- Local leaders should collaborate with Georgia Department of Natural Resources (DNR) and Georgia Environmental Protection Division (EPD) to address contamination and intrusion risks to maintain water quality (Policy 4.2).
- Local governments and the Okefenokee Partnership should reach out to the state about these concerns (Policy 4.3).
- The Okefenokee Partnership, local governments, and private owners should collaborate to expand publicly accessible recreation and tourism around the Suwannee River (Policy 4.4).
- The City of Fargo should inform private owners about the various incentives and programs that exist to develop boat ramps, campsites, and other ecotourism venues along the Suwannee River (Policy 4.5).
- Leaders in Clinch County and Ware County should develop a relationship and subsequent intergovernmental agreement surrounding the aforementioned in Stephen C. Foster Park (Policy 4.6).
- Clinch County and the City of Fargo should partner with the Okefenokee National Wildlife Refuge (NWR) to brand the region as a destination for outdoor recreation (Policy 4.9).



Public/Institutional

(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)

Description

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

Predominant Land Uses

Institutional

Permitted Zoning

- Central Business District (CBD)
- Commercial
- Suburban Residential (SR)
- Public and Quasi Public Lands (PSP)
- Public/Institutional (P/I)



Development Strategy

Encourage development of new public/institutional uses at a scale that is compatible with surrounding uses.

Encourage development of facilities in locations where they can be conveniently accessed.

Quality Community Objectives

- Educational Opportunities
- Community Health
- Local Preparedness

Implementation Measures

- Governments with zoning ordinances should review (and potentially revise) their zoning ordinance with the help of the Southern Georgia Regional Commission planners (Policy 5.7).
- Clinch County officials should consider using state and federal funding sources, such as CDBG, HGMP, the Emergency Management Performance Grant (EMPG), and

OneGeorgia Equity Fund to fund the renovation or construction [of the Emergency Operations Center] (Policy 6.5).

- Clinch County and the Cities should consider applying for grants through USDA (Community Facilities Grant and Rural Community Development Initiative) and the state of Georgia (CDBG) [to fund the renovation or construction of an elections facility capable of storage and election activities] (Policy 6.9).
- Alternatively, all governments could consider designating a centralized election operations center that consolidates voting, storage, and registration (Policy 6.10).



Residential

(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)

Description

The Residential Area is intended for those areas in the county with predominantly residential uses, ranging from single-family to multi-family uses. Also included in this area are residential support uses such as schools, churches, funeral homes, and some small scale business and professional uses.

Predominant Land Uses

A balanced mix of single family detached, single family attached, duplex and multi-family housing on moderately sized lots, including manufactured homes and residential professional uses.

Permitted Zoning

- Residential (RES)
- Single Family Residential R1A
- Single Family Residential R1B
- Single Family Residential R1C
- Multi-Family Residential (R2)
- Suburban Residential (SR)



Development Strategy

The focus should be on preservation of the Main Street historic character and adjacent residential uses. Infill developments and reuse of structures should be encouraged. A safe walking and bicycling environment should be supported.

Quality Community Objectives

- Efficient Land Use
- Local Preparedness
- Sense of Place
- Housing Options

Implementation Measures

- Realtors, the County Tax Assessor, and the local governments could collaborate to create a website dedicated to local listings for homes that can be accessed from any county or city website (Policy 3.1).
- County and city officials should encourage real estate agents to post listings on their social media often to inform residents (Policy 3.2).
- Local governments should consider developing a relationship with the Georgia USDA Rural Development office in order to bring information about their homebuyer and homeowner programs to residents in the county and cities (Policy 3.3).
- Local leaders should host a retreat that focuses on housing development strategies and trends for Clinch County and the Cities that includes business owners, educational institutions, nonprofits, and other relevant organizations (Policy 3.4).
- Local leaders should apply for the rural housing site loan through USDA-RD, and encourage smaller, flexible units be built on that site (Policy 3.5).
- Local elected officials should consider revising zoning ordinances to accommodate trends discovered by the recent housing study to provide a decent mix of housing options (Policy 3.6).
- Governments with zoning ordinances should review (and potentially revise) their zoning ordinance with the help of the Southern Georgia Regional Commission planners (Policy 5.7).
- All governments with zoning should consider nontraditional zoning principles such as form-based land use codes in certain corridors to determine their utility; mixed-use districts that combine traditionally separate land uses; and adaptive reuse zoning for historic districts (Policy 5.8).
- All governments should consider improving the administrative side of zoning by switching to digital mapping with the help of the regional commission's planning and GIS departments; streamlining zoning codes, zoning applications, and the variance process; and improving transparency by way of increased accessibility to relevant zoning information (Policy 5.9).



Transportation/Communications/Utilities

(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)

Description

The Utilities Area is intended for those areas in the county with predominantly community serving uses that serve to provide energy, transportation, and/or communications infrastructure.

Predominant Land Uses

This category includes such uses as public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities, or other similar uses.



Permitted Zoning

- Transportation/Communication/Utilities (TCU)
- Public and Quasi Public Lands (PSP)

Development Strategy

The focus should be on encouraging an environment that supports land uses that could at times include noise, vibration, odor, dust, or other potentially offensive effects. Attempts to mitigate the offensive effects should be taken such as by providing buffering, screening, separation from residential land uses and other incompatible land uses. Adequate access is necessary to ensure public safety and local preparedness steps should be taken to ensure safety should an unwanted event occur. Siting of these uses should take account of hazards such as wetlands and/or unsafe soils as access to these sites during emergencies is vital to public safety.

Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Local Preparedness

Implementation Measures

- ❑ Clinch County and the Cities should pursue grants specifically for broadband expansion in rural and underserved areas, like USDA’s ReConnect Loan& Grant Program (Policy 10.1).
- ❑ All governments should cross-reference Georgia and Federal Communication Commission (FCC) broadband maps with resident- reported dead zones and speed tests data to bolster need assessments for grant applications (Policy 10.2).
- ❑ Communities should consider installing conduit for future broadband expansion during road, sidewalk, and water/sewer construction projects, namely in locations where fiber *may* be installed (Policy 10.4)
- ❑ Clinch County and the Cities should explore a public-private partnership with Georgia Electric Membership Cooperative (EMC) that aims to provide comprehensive broadband (Policy 10.5).
- ❑ Homerville and GDOT should collaborate study the impacts of trucks on 84 and explore options that come with that data, keeping resident concerns in mind (Policy 11.5).



10. Economic Development Element

The 2022-2026 Comprehensive Economic Development Strategy (CEDS), developed by the Southern Georgia Regional Commission (SGRC) under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

The SGRC's CEDS was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The CEDS contains an analysis of the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, investment priorities, and funding sources.

As a performance-based plan, the CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunities for its residents by attracting job-creating private investment. The CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public- and private-sector participation. The CEDS sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable goals and objectives for the region, a plan of action to ensure success, and performance measures used to evaluate the strategy's successful development and implementation.

Policies, needs, opportunities, and projects drawn from the current comprehensive plans for each jurisdiction in the 18-county SGRC region were used extensively to develop the EDA Investment Priorities, CEDS Strategic Focus Areas, Goals and respective Action Plans. Furthermore, the CEDS was also used to provide guidance for developing the goals, opportunities, policies, and projects in this local Comprehensive Plan.

Goals, needs and opportunities, policies, and community work program projects related to economic development can be found in the "Economic Development" subsections of the relevant sections of this Comprehensive Plan (goals in Section 1, needs and opportunities in Section 2, policies in Section 6, and work program projects in Section 8).

Furthermore, included below are strategic focus areas, goals, and action plans from the regional CEDS that are strongly aligned with the current economic development goals of Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

Strategic Focus Area # 1 State of the Regional Economy

- ❖ Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.

Goals	Action Plan
Create regional groups to take ownership of existing, underdeveloped industrial parks to build out infrastructure for industry	Identify existing industrial parks that could be considered regional
	Identify a funding source for infrastructure and ongoing maintenance
	Establish community collaboration or MOU for revenue sharing
Implement programs to foster entrepreneurship growth	Teach the value of entrepreneurship at the elementary level
	Development of entrepreneurial strategies for identifying assets in the community
	Connect with community network
Recruit and encourage agribusiness	Identify commodities for agribusiness
	Develop product infrastructure for food processing
	Partner with agriculture community
Infrastructure assessment	Analyze infrastructure age, capacity, and availability
Adequate staffing industries	Seek out resources to assist employers in filling positions
Land availability for new growth	Identify 3 to 5 regional megasites

Strategic Focus Area # 2 Transportation, Community Facilities, Infrastructure, & Broadband

- ❖ Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.

Goals	Action Plan
Expand natural gas service	Pursue funding to improve existing infrastructure
Develop more family event venues	Work with GDECD tourism to develop regional strategy for local community venues to attract tourism dollars

Pass T-SPLOST (TIA-2)	Submit regionally significant transportation projects
EV Stations	Expand the network of charging stations in the region
Create better connectivity between I-75 and I-95	Widen corridors that have a positive regional impact
Provide broadband to all unserved and underserved people throughout the region	Pursue funding to increase broadband availability

Strategic Focus # 3 Education and Workforce Development

- ❖ Facilitate the growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.

Goals	Action Plan
Start Career Education earlier in school system	Recruit high school graduates for jobs with local industries Educate middle school students about the importance of careers in their home community
Strong official partnership between school system, technical college, & industries to address skills currently in demand and for future needs	Identify responsible agency for facilitating and holding accountable the partnership Incentivize industry participation
Increase labor force participation rate	Better skills training
Improve the quality of the workforce	Target skills training to meet business and industry needs
Increase accessibility to high-demand technical curriculum and programs	Expand high-demand career education on high school and technical school campuses

Strategic Focus # 4 Population and Housing

- ❖ Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.

Goals	Action Plan
--------------	--------------------

Regional Housing Studies and cooperation	Determine where the commuters are traveling from and whether or not there is a demand
Regional recruitment	Better marketing of regional assets and amenities Pool resources between the communities
Increase housing stock	Pursue funding for housing rehabilitation, reconstruction, and demolition in declining neighborhoods Strengthen code enforcement Develop incentives for construction of workforce housing
Change mindset concerning multifamily affordable housing	Analyze infrastructure age, capacity, and availability
Limited Access to affordable workforce housing	Seek out resources to assist employers in filling positions

III. Appendices

Abbreviations

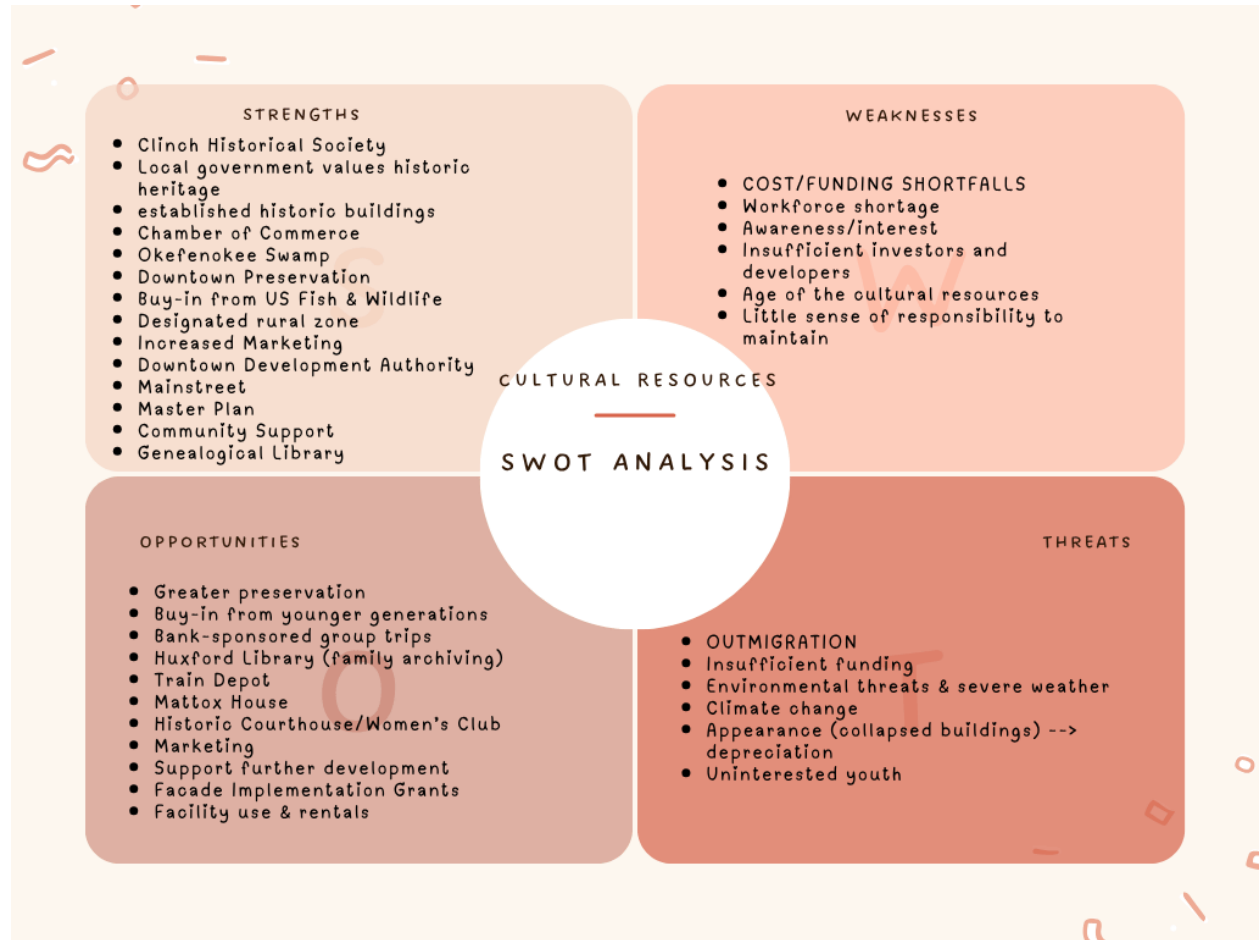
ACE	Achieving Connectivity Everywhere
ACEP	Agricultural Conservation Easement Program
AFG	Assistance to Firefighters Grant
BEAD	Broadband Equity, Access, and Deployment
BOE	Board of Education
CCDA	Clinch County Development Authority
CDBG	Community Development Block Grant
CDBG-DR	Community Development Block Grant Disaster Recovery
CDBG-EIP	Community Development Block Grant Employment Incentive Program
CDBG- RDF	Community Development Block Grant Redevelopment Fund
CHIP	Community HOME Investment Program
CTAE	Career, Technical, and Agricultural Education
CUVA	Georgia Conservation Use Tax Agreement
DCA	Department of Community Affairs
DDA	Downtown Development Authority
DNR	Department of Natural Resources
DOE	Department of Energy
EDA	Economic Development Administration
EMC	Electric Membership Cooperative
EMPG	Emergency Management Performance Grant
EPA	Environmental Protection Agency
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency

GACPF	Georgia Capital Projects Fund
GDEcD	Georgia Department of Economic Development
GDOT	Georgia Department of Transportation
GICH	Georgia Initiative for Community Housing
GIS	Geographic Information System
GOSP	Georgia Outdoor Stewardship Program
HMGP	Hazard Mitigation Grant Program
IGA	Intergovernmental Agreement
LIHTC	Low Income Housing Tax Credit
LMIG	Local Maintenance and Infrastructure
LWCF	Land Water Conservation Fund
MOU	Memorandum of Understanding
NEH	National Endowments for the Humanities
NWR	National Wildlife Refuge
REBC	Roadside Enhancement and Beautification Council
R(E)DLG	Rural Economic Development Loan and Grant
SDS	Service Delivery Strategy
SGRC	Southern Georgia Regional Commission
SPLOST	Special Purpose Local Option Sales Tax
SR	State Road
STEAM	Science, Technology, Engineering, Arts, & Mathematics
SWOT	Strengths, Weaknesses, Opportunities, & Threats
TAP	Transportation Alternatives Program
TIA	Transportation Investment Act
TSPLOST	Transportation Special Purpose Local Option Sales Tax
UGA	University of Georgia

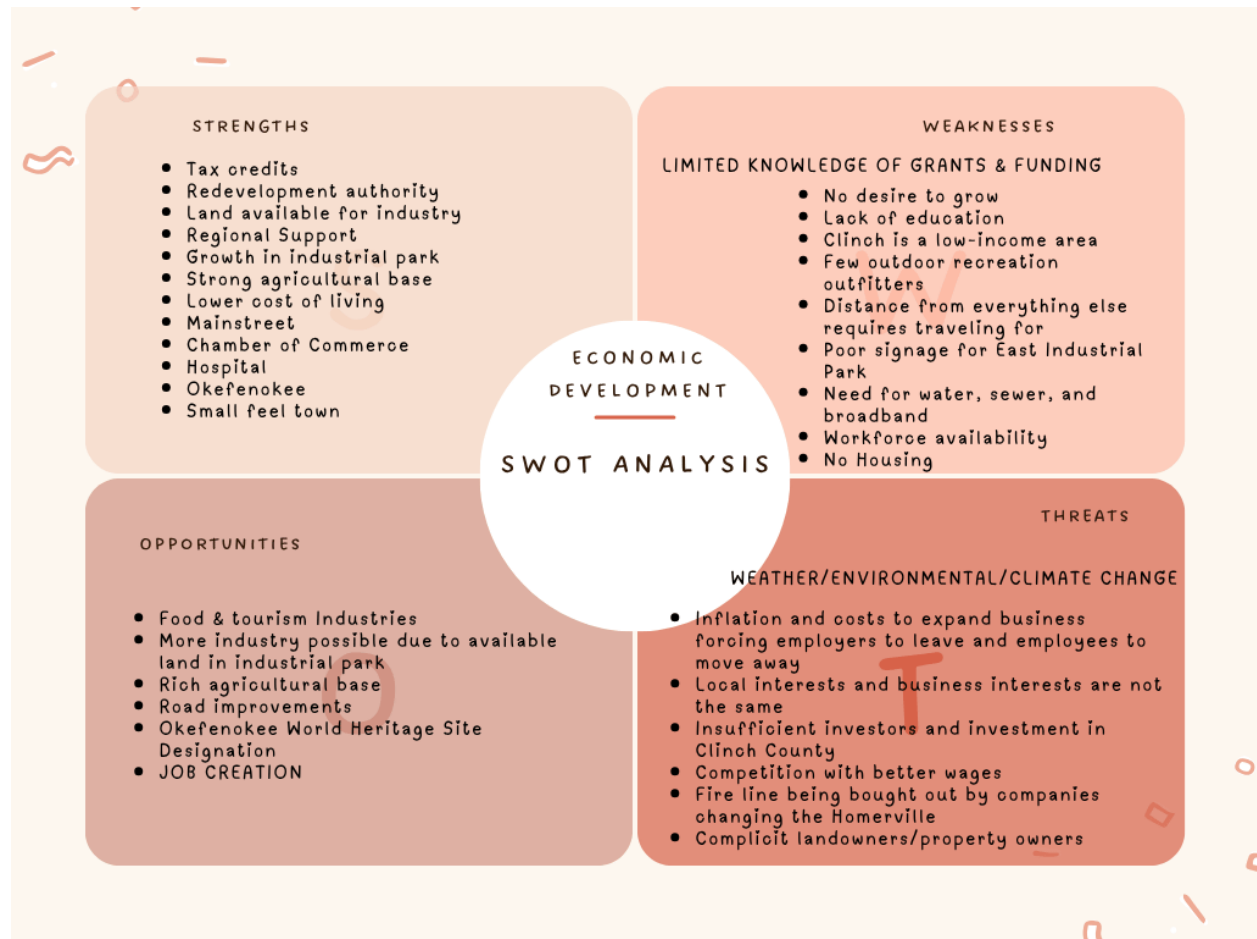
UNESCO United Nations Educational, Scientific, and Cultural Organization
USDA United States Department of Agriculture
USDA-RD United States Department of Agriculture Rural Development
WAP Weatherization Assistance Program

SWOT Summary Pages

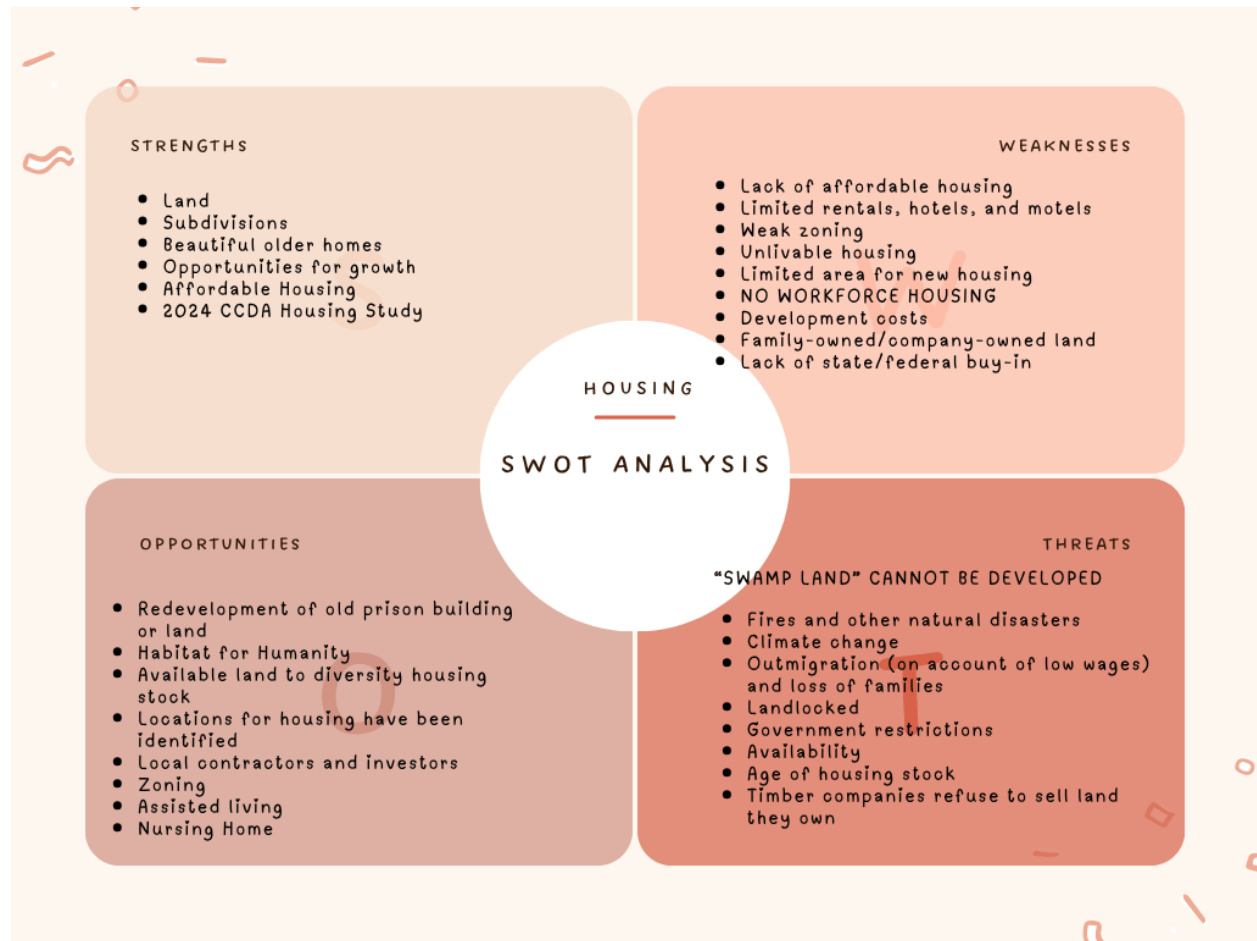
Goal 1: Cultural Resources



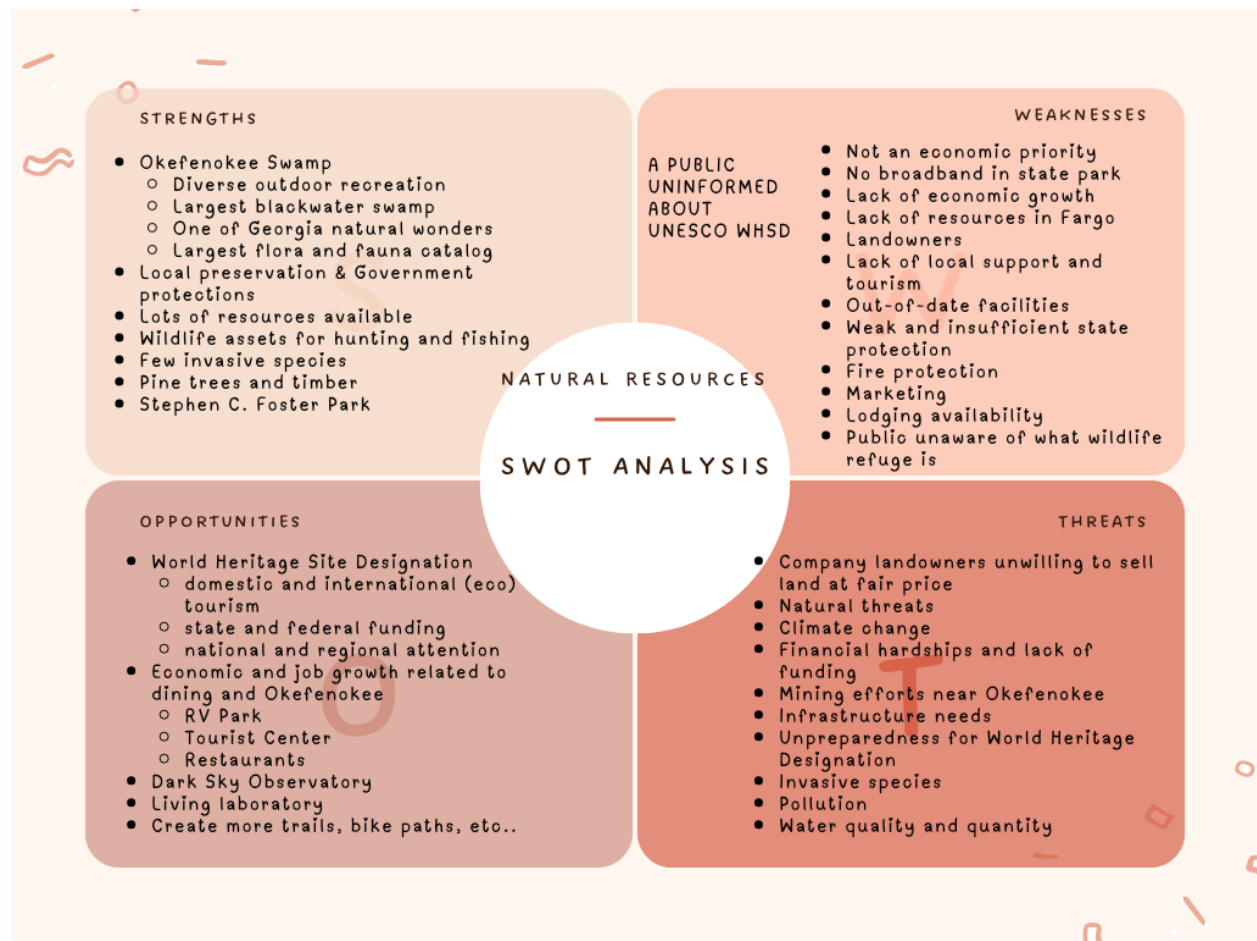
Goal 2: Economic Development



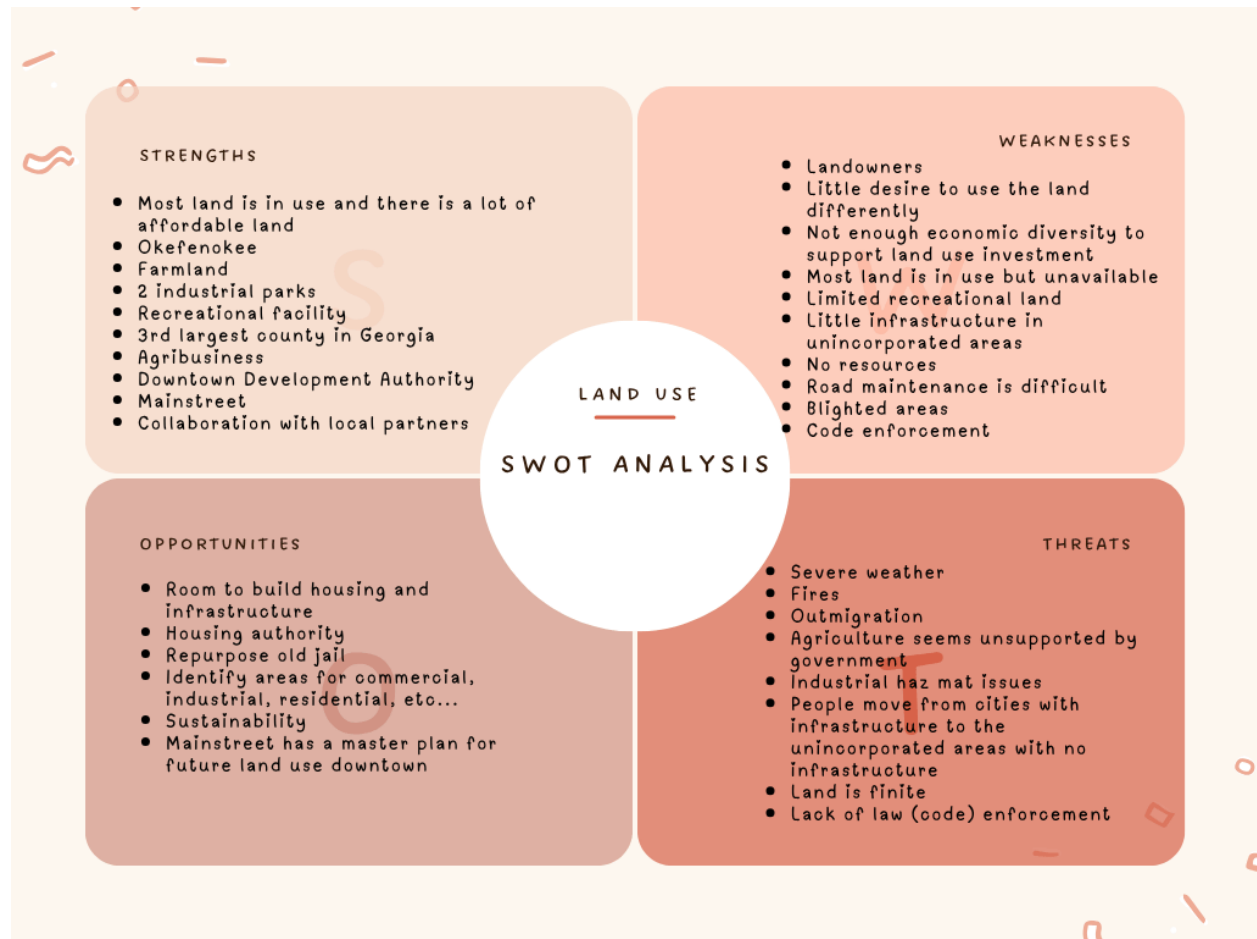
Goal 3: Housing



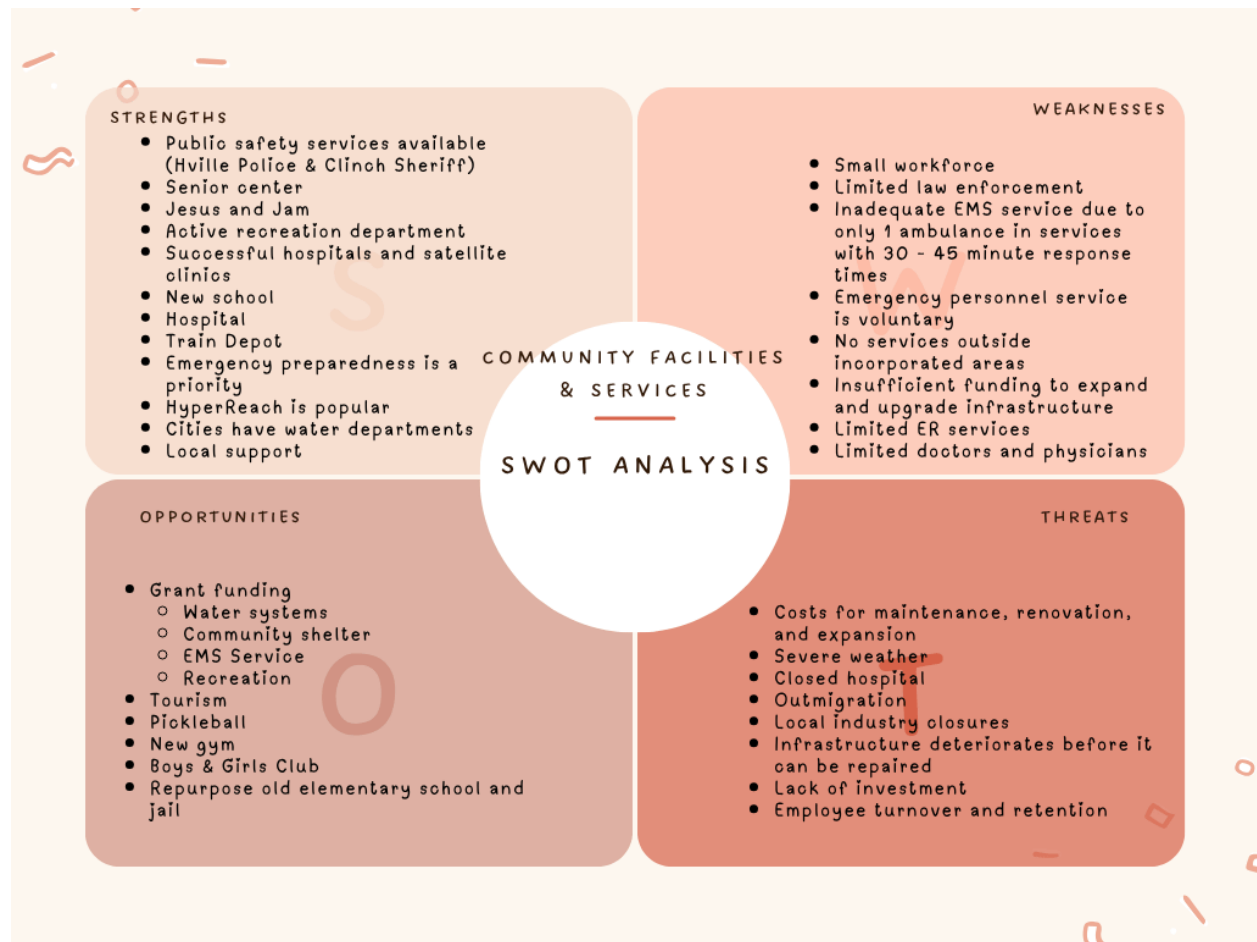
Goal 4: Natural Resources

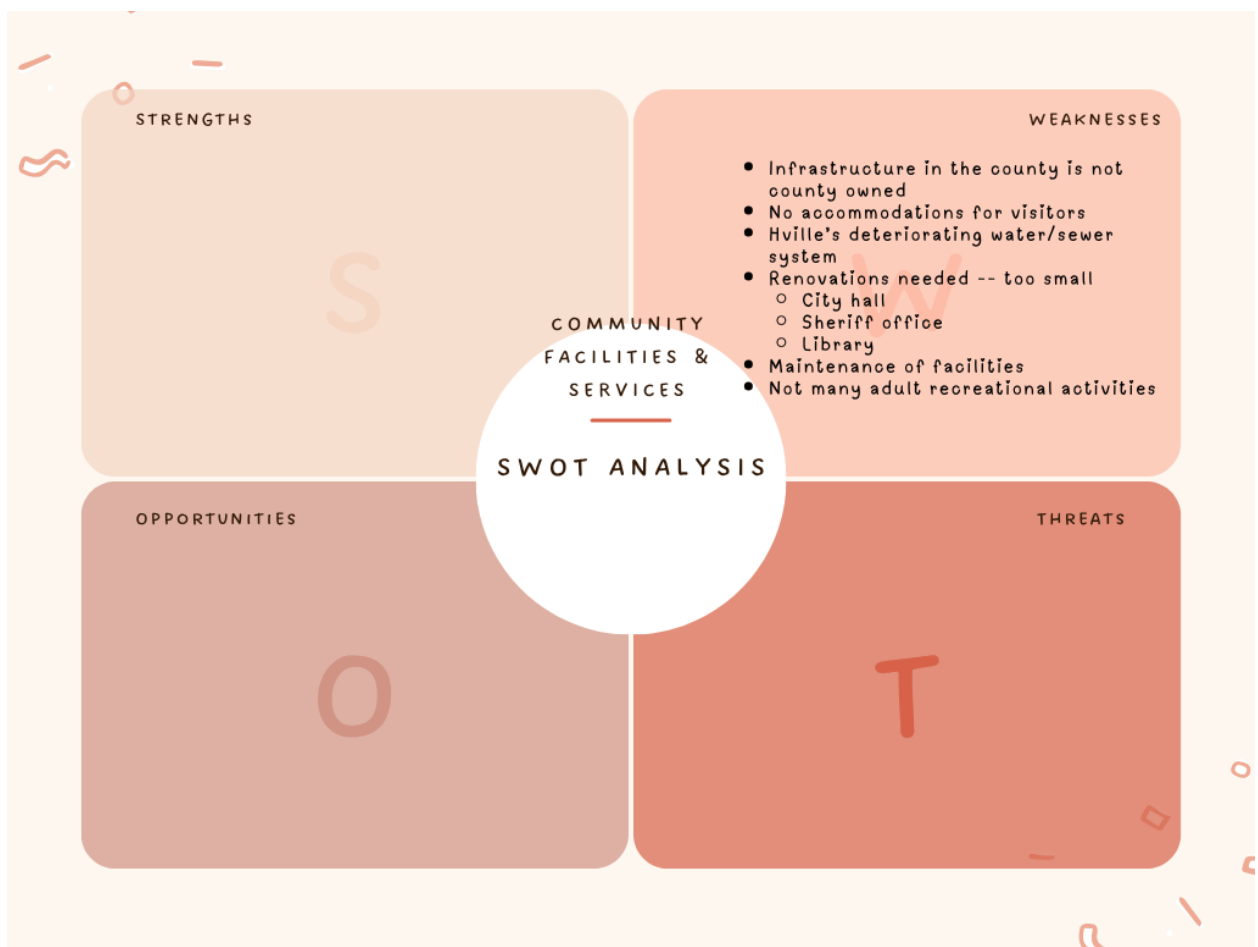


Goal 5: Land Use

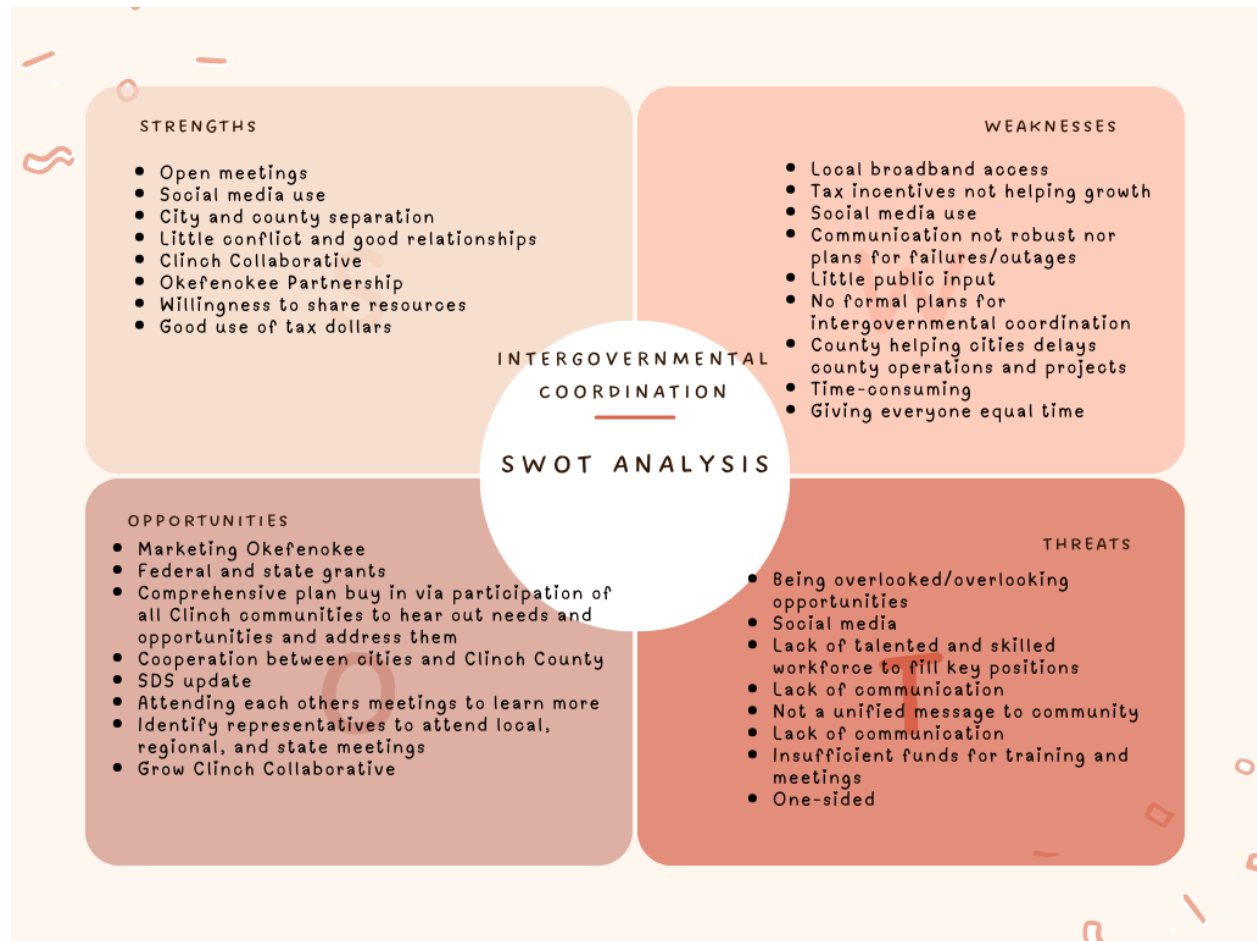


Goal 6: Community Facilities and Services





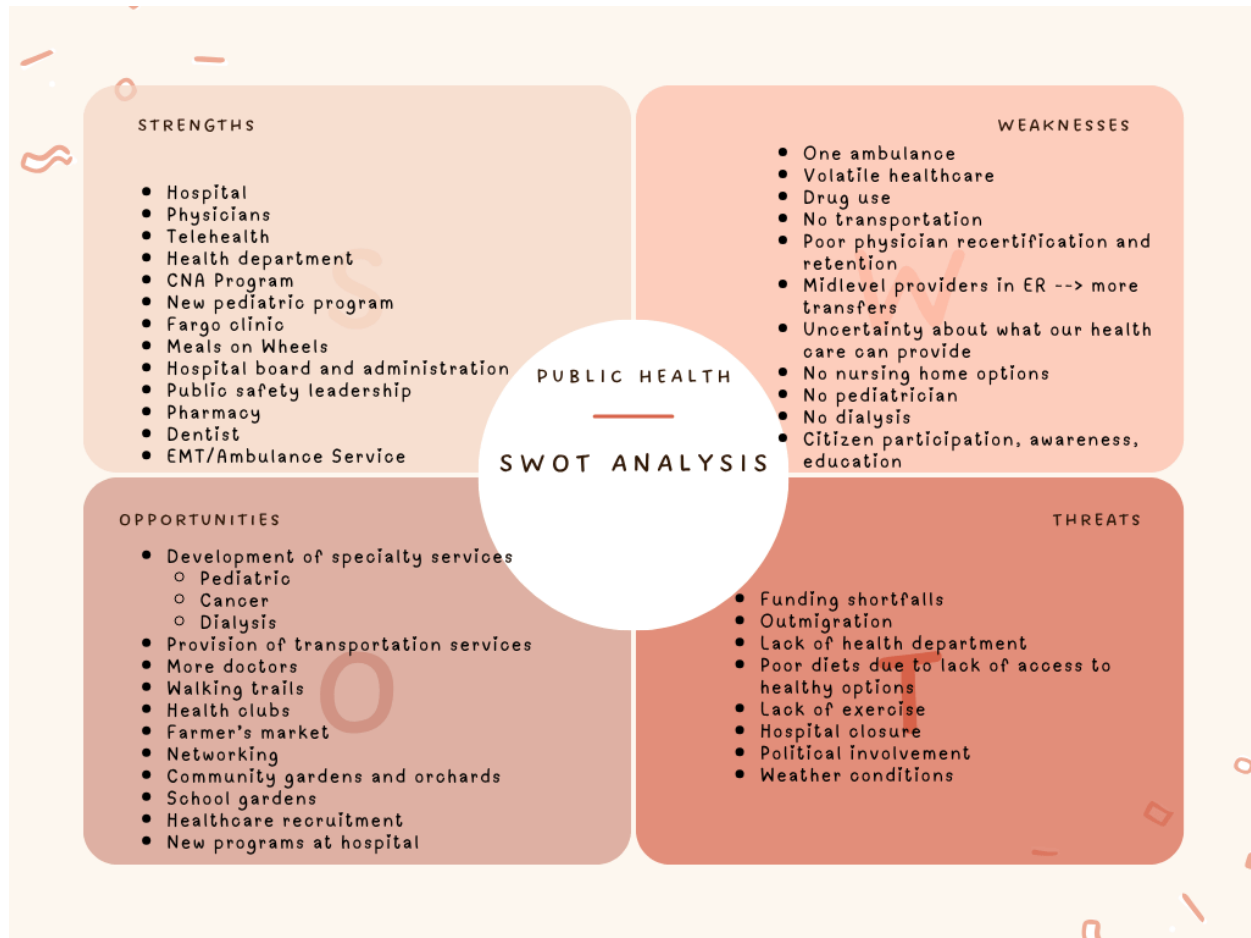
Goal 7: Intergovernmental Coordination

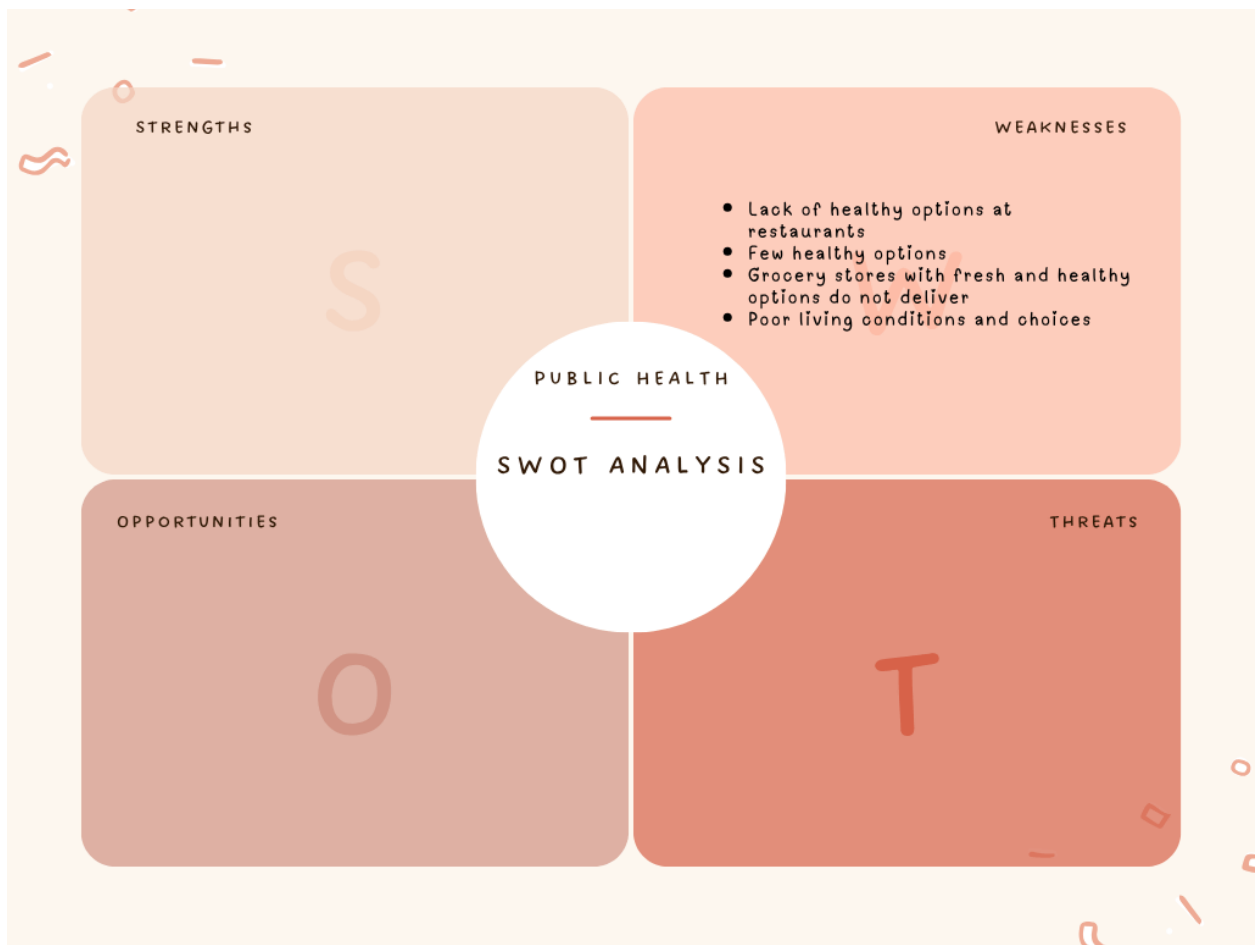


Goal 8: Workforce Development/Education

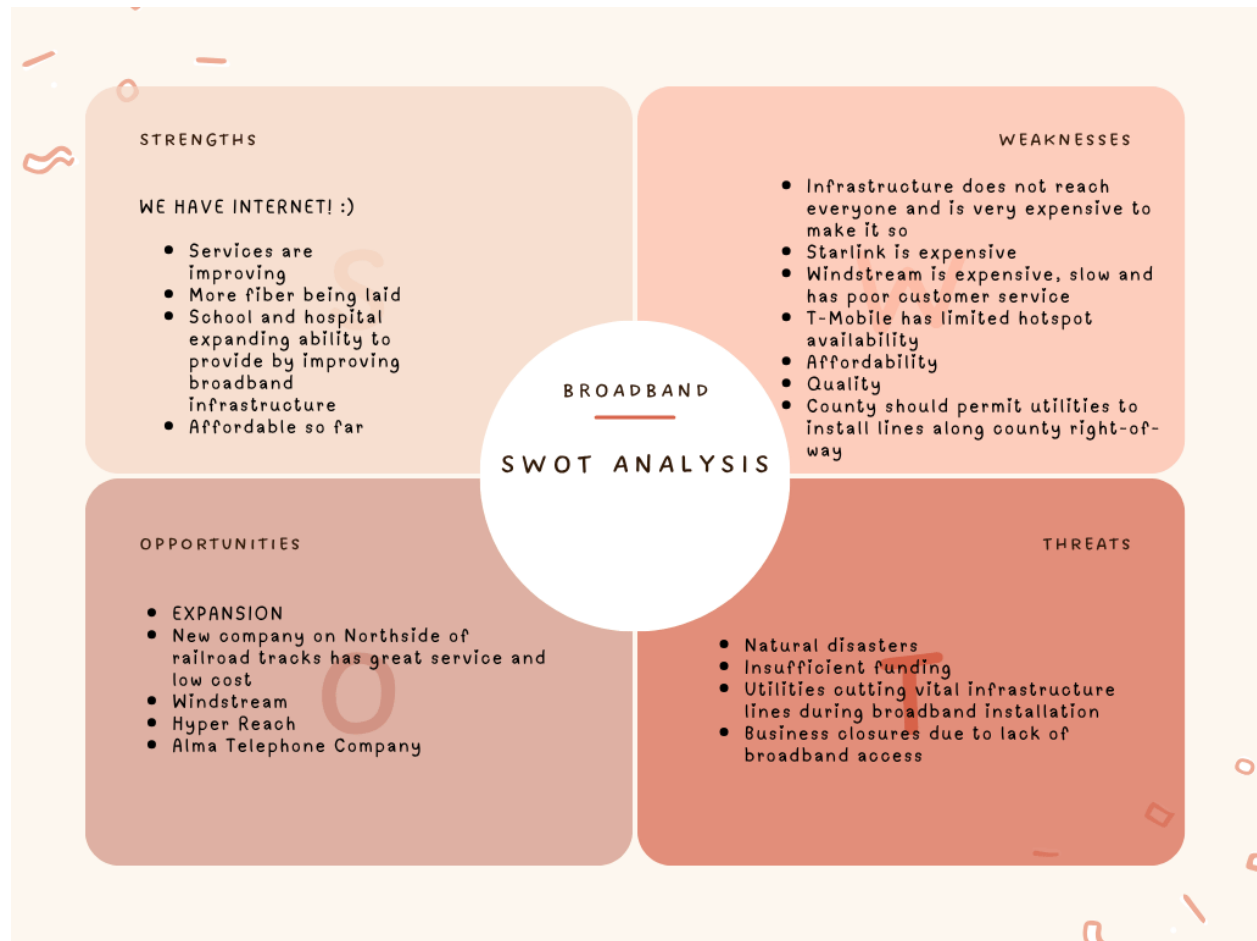


Goal 9: Public Health

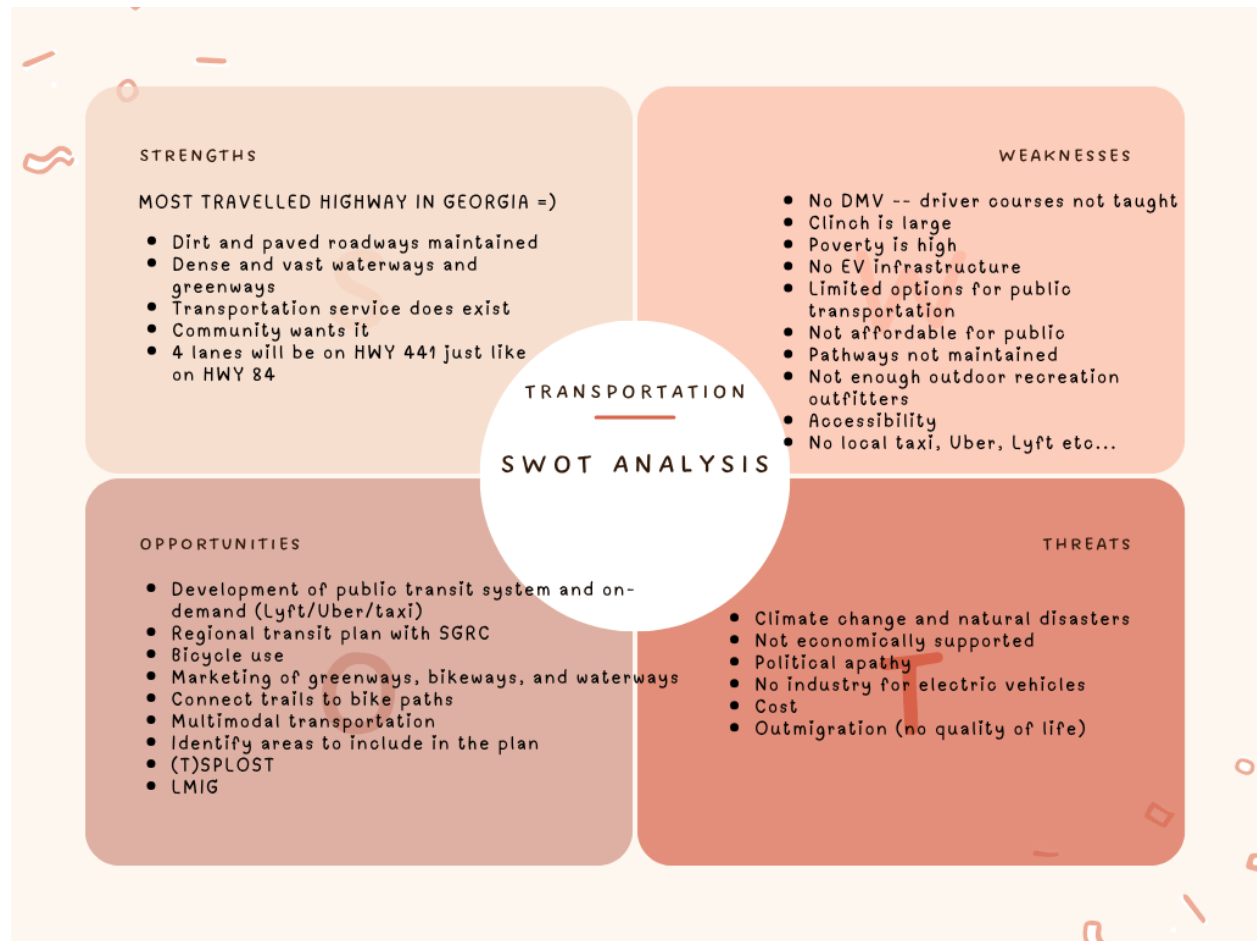


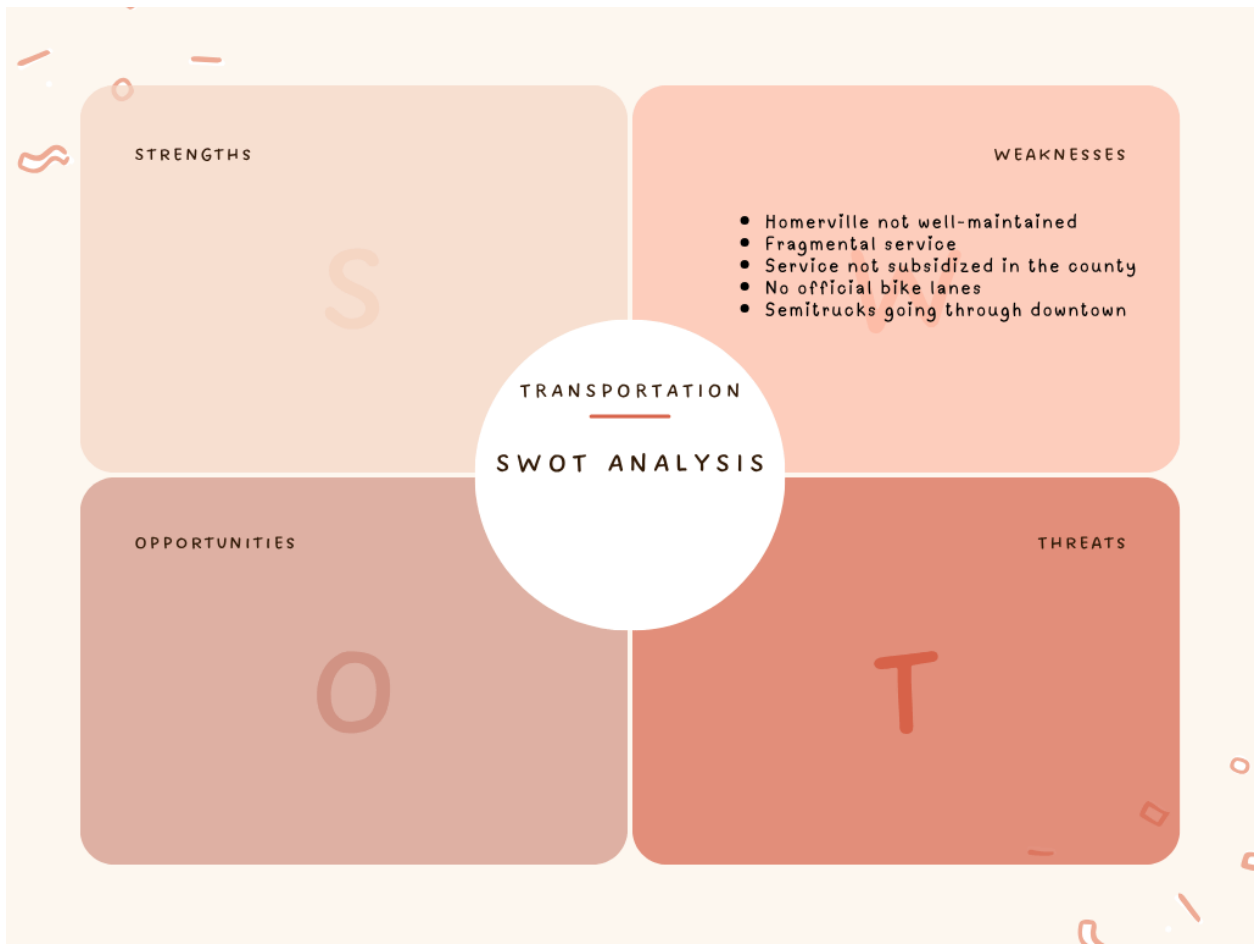


Goal 10: Broadband



Goal 11: Transportation





Community Vision Survey

Survey Flyer

The flyer features a red background with a vertical line pattern. At the top left is the Clinch County Georgia seal, which includes the text "CLINCH COUNTY 1850 GEORGIA" and "Clinch County Courthouse". To the right is an illustration of a video call with three participants: a man in a dark shirt, a woman in a yellow shirt, and a woman in a red shirt. Below the seal is a black banner with the text "WE VALUE YOUR INPUT!". Below that is a dark blue banner with the text "SCAN THE CODE TO FILL OUT THE SURVEY!". To the right of this banner is a large QR code. On the left side, there are three contact options: a location pin icon for "1937 Carlton Adams Dr, Valdosta, GA 31601", an email icon for "mbrown@sgrc.us", and a phone icon for "229-333-5277". To the right of these icons is the text "QUESTIONS? REACH OUT TO US!". At the bottom left is the logo for "sgirc SOUTHERN GEORGIA REGIONAL COMMISSION".

This survey received 85 responses!

Survey Questions

Clinch County Vision Survey

Thank you for taking the time to complete the survey! 😊 This survey will take approximately 15 minutes to complete.

* Required

1. Do you live in the city or county? *

- City
- County

2. Which city do you live in? *

- Argyle
- Du Pont
- Fargo
- Homerville

3. Which critical services do you have in/near your community? *

- City Hall/County Commission
- Police
- Fire
- Hospital/EMS
- Nursing Home/Elder Care
- School/College/University
- Municipal Water Services only
- Sewer Services only
- Water and Sewer Services

4. Do you have to leave your community for any services, essential or non-essential? *

Yes

No

5. Which services do you travel to receive? *

6. Where? *

Another city in Clinch County

Clinch County

A city in another county

7. How do you get around your community? *

Personal Vehicle

Bicycle/Scooter

Walking

Public/Regional Transit

Private Rideshare Services (Uber, Lyft, Taxicab)

8. Please indicate your confidence in your critical services *

	Strongly Disagree	Disagree	No Opinion/Does Not Apply	Agree	Strongly Agree
My city hall/county commission is accessible	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My community is safe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am confident in our fire department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our police have a quick response time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our hospital has the capacity to provide emergency services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
EMS responds to calls quickly and handles patients with care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Are firefighters paid or volunteers? *

- Paid
- Volunteers
- Don't Know

10. Do you have a fire extinguisher in your home? *

- Yes
- No
- Don't Know

11. What would you like to see more of in your community? *

- Affordable Housing
- Preservation of Historic Houses and Other Structures
- Green Space/Open Space
- Trees/Shade/Landscaping
- Parks & Recreation Centers
- Other Community Facilities (libraries, places of worship, museums etc.)
- School/College/University
- Affordable Public Transportation
- Multi-modal Transportation Infrastructure (bike lanes, pathways for pedestrians, crosswalks/sidewalks, benches etc.)
- Small business
- Paved roads
- All of the above

12. Please indicate how important the following are to you *

	Not Important 😞	Somewhat Important 😐	Very Important 😊	No Opinion 🙄
Preserving agricultural land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local food production	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supporting local small business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. How would you describe your community? *

- Industrial
- Agricultural
- A Place for Hotel/Tourism
- College Town
- Mixed Industry

14. How satisfied are you with community events? *



15. If your community could add another event to the calendar, what would it be? *

16. Please indicate your familiarity with the following attractions in/near your community *

	Never Heard of It/Never Been 😞	Sounds Familiar 😊	Heard of it/I have been! 😄
Stephen C Foster State Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Huxford-Spear Genealogical Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Honey Shack	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Daylily Store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Register's Old Place Farm	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. What other attractions or events exist in/near your community that were not mentioned? *

18. What is the best thing about your community? What are you known for? *


19. What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)? *

20. Is there anything you would like to add? *


Survey Responses (Aggregate)

Responses Overview Closed


Responses

85 

Average Time

10:14 

Duration

199 Days 

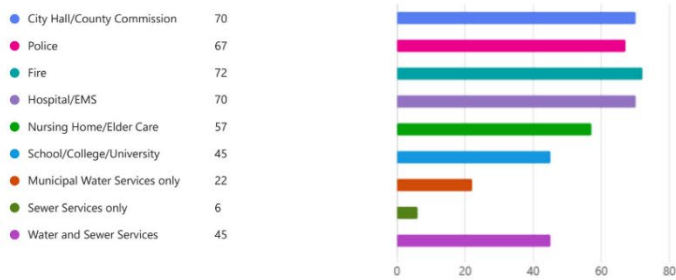
1. Do you live in the city or county?



2. Which city do you live in?

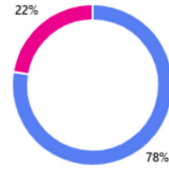


3. Which critical services do you have in/near your community?



4. Do you have to leave your community for any services, essential or non-essential?

● Yes 66
● No 19



5. Which services do you travel to receive?

85
Responses

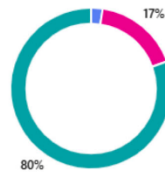
Latest Responses
"Specialty medical, vision ,"
"Cancer follow ups"
"Non"
...

27 respondents (32%) answered grocery for this question.



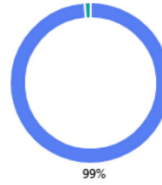
6. Where?

● Another city in Clinch County 2
● Clinch County 15
● A city in another county 70



7. How do you get around your community?

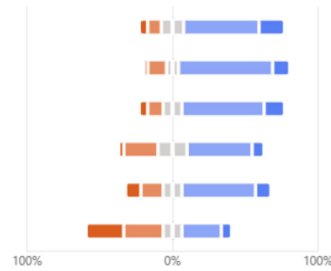
● Personal Vehicle	84
● Bicycle/Scooter	0
● Walking	1
● Public/Regional Transit	0
● Private Rideshare Services (Uber, Lyft, Taxicab)	0



8. Please indicate your confidence in your critical services

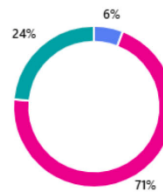
● Strongly Disagree ● Disagree ● No Opinion/Does Not Apply ● Agree ● Strongly Agree

- My city hall/county commission is accessible
- My community is safe
- I am confident in our fire department
- Our police have a quick response time
- Our hospital has the capacity to provide emergency services
- EMS responds to calls quickly and handles patients with care



9. Are firefighters paid or volunteers?

● Paid	5
● Volunteers	60
● Don't Know	20

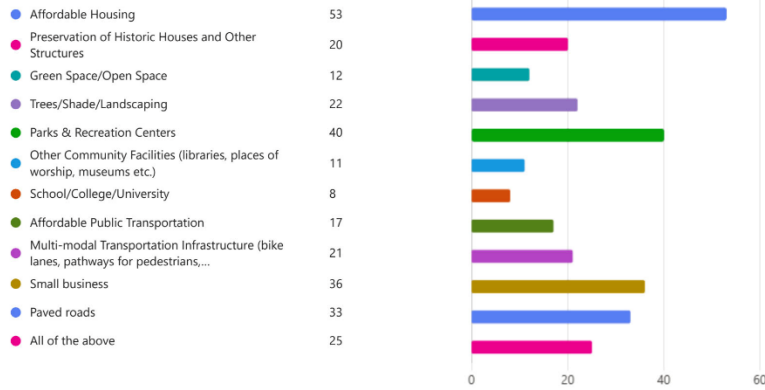


10. Do you have a fire extinguisher in your home?

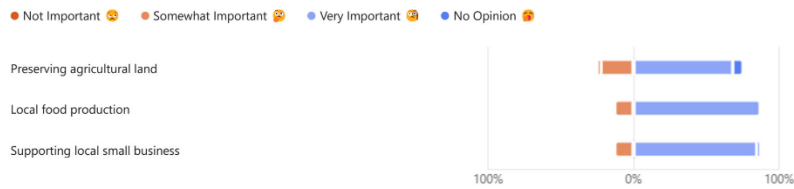
● Yes	44
● No	41
● Don't Know	0



11. What would you like to see more of in your community?



12. Please indicate how important the following are to you



13. How would you describe your community?



14. How satisfied are you with community events?



15. If your community could add another event to the calendar, what would it be?

85
Responses

Latest Responses

"More festivals, Saturday farmers/makers market, food trucks"
 "Something for the kids like a movie theater"
 "Farmers market"
 ...

12 respondents (14%) answered festivals for this question.



16. Please indicate your familiarity with the following attractions in/near your community

● Never Heard of It/Never Been 🙄 ● Sounds Familiar 😏 ● Heard of it/I have been! 😊

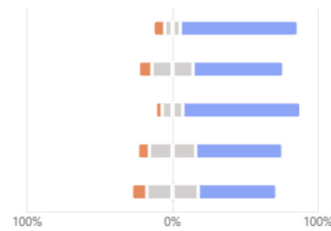
Stephen C Foster State Park

Huxford-Spear Genealogical Library

The Honey Shack

The Daylily Store

Register's Old Place Farm



17. What other attractions or events exist in/near your community that were not mentioned?

85
Responses

Latest Responses

"Not sure"
 "Nothing really"
 "C&c treasures"
 ...

9 respondents (11%) answered None for this question.



18. What is the best thing about your community? What are you known for?

85
Responses

Latest Responses
"Small town feel, sports"
"Bees and berries and timber"
"Me"
...

7 respondents (8%) answered small town for this question.



19. What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)?

84
Responses

Latest Responses
"Not sure"
"Ok"
"Good"
...

18 respondents (21%) answered Good for this question.

[Update](#)



20. Is there anything you would like to add?

84
Responses

Latest Responses

"The town is in desperate need of being cleaned up (old buildings) and being mo... "

"No"

"Na"

...

15 respondents (18%) answered needs for this question.

Update



Broadband Survey

Survey Flyer

This survey received 18 responses from the community.



Survey Questions

Broadband Survey

This survey assesses participant's access and familiarity with broadband services, uses, and providers in their local community.

Do you have broadband access at home and/or in your community?

1. Do you live in the city or the county?

- City
- County

2. Which city do you live in?

- Argyle
- Du Pont
- Fargo
- Homerville

3. Do you have internet at home?

- Yes
- No

4. Why not?

- Cost
- Not available where I live
- I do not want internet in my home
- Other

5. Who is your internet service provider?

- AT&T
- Clearwave Fiber
- Hughes Net
- Kinetic/Windstream
- Mediacom
- Spectrum
- T-Mobile
- Verizon
- Xfinity
- Other

6. How long have you used this internet service provider?

- Less than 1 year
- 1 year
- 2 years
- 3 years
- 4 years
- 5 or more years

7. What is your primary use of the internet at home?

- Browsing
- School
- Work
- Communication
- Gaming
- Streaming Services (Netflix, Hulu, Peacock, etc)
- Other

8. How many devices do you have connected to your internet (i.e. cellphones, Smart TV, computers/laptops, tablets, gaming console etc...)

- 1
- 2
- 3+

9. What kind of internet do you have?

- Fiber
- Wireless
- Satellite
- DSL
- Not Sure
- Other

10. How much do you pay for internet at home?

- \$0 - \$30
- \$31 - \$40
- \$41 - \$50
- \$51 - \$60
- \$61 - \$70
- \$71 - \$80
- \$81 - \$90
- \$91 - \$100
- \$101 or more

11. How do you rate the speed of your internet?

Internet speed refers to how quickly content (videos, websites, emails, etc...) travels to and from your devices.



12. How do you rate the reliability of your internet?

Internet reliability refers to how consistent and dependable your connection is.



13. Overall, how would you rate your satisfaction with your internet service provider?



14. Are there improvements that could be made to your broadband service?

A "Not Sure" selection will ask if you have suggestions.

- Yes
- No
- Not Sure

15. What improvements would you make?

"Not Sure" is an acceptable answer.

16. Do you have cable television through your internet service provider?

- Yes
- No

17. Who provides your cable television services if not an internet service provider?

- DirecTV
- Dish
- Other

18. How long have you used this service provider for cable services?

- Less than 1 year
- 1 year
- 2 years
- 3 years
- 4 years
- 5 or more years

19. Does your community have a place where you can access the internet for free?

- Yes
- No

20. Please select the location where you can access the internet for free in your community

- Public Library
- School/College/University
- City Hall/ Commissioner Office
- Other

How do you feel about certain topics surrounding broadband and internet coverage?

21. Local governments are considering investing in community broadband the same way they invest in other critical infrastructure like roads, bridges, water systems, and power grids. Please indicate your viewpoint on the topic.

	Strongly Disagree	Disagree	Neither Agree or Disagree	Agree	Strongly Agree
Community broadband should be considered critical infrastructure.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would approve a bill and/or tax for the implementation of community broadband services.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My community has the resources to invest in community broadband.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

22. Some people choose not to get broadband service because of the cost, quality of the service provided, and reliability. Please indicate your viewpoint to the following statements in regard to your internet service provider.

	Strongly Disagree	Disagree	Neither Agree or Disagree	Agree	Strongly agree
My internet speeds match the price I pay monthly.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Others who have the same service provider speak highly of their speeds.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My service performs the same during severe weather that does not cause power outages.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My internet service provider gives great customer service.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Troubleshooting connection issues is easy for me.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This provider provides better service in comparison to previous providers.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would switch providers if I could find a better deal.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

23. Increased broadband access has become a goal at the federal and state level following the COVID-19 pandemic due to the transition to remote work and online learning as a result of lockdowns and social distancing. Indicate how you feel about the importance of broadband access in the following contexts:

	Strongly Disagree	Disagree	Neither Agree or Disagree	Agree	Strongly agree
Broadband access is important for education.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband access is important for workforce development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband access is important for staying informed about community events.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband access is important for business.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband access is important for social activities and staying connected (i.e. religious gatherings online, impromptu social gatherings, video calling, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband access is important for healthcare.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

As someone without internet and/or cable, what are your thoughts?

24. Please indicate your opinion on the following.

	Strongly Disagree	Disagree	Neither Agree nor Disagree	Agree	Strongly agree
Community broadband is a good idea.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The public location for broadband is sufficient for my community.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I may consider purchasing internet and/or cable if there was training on how to use it.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I may consider purchasing internet and/or cable if there are financial assistance programs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High cost prevents me from getting internet and/or cable services.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unreliable service prevents me from getting internet and/or cable services.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I do not use internet in my day-to-day life enough to pay for it.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I do not watch cable television in my day-to-day life enough to pay for it.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Final Thoughts

25. Do you have anything else to say about broadband access in your community not properly assessed in this survey?




If not, please write "No" here.

This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.



Survey Responses (Aggregate)

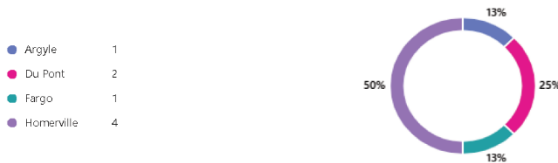
Responses Overview Closed

Responses 18 	Average Time 05:26 	Duration 184 Days 
--	--	---

1. Do you live in the city or the county?



2. Which city do you live in?



3. Do you have internet at home?

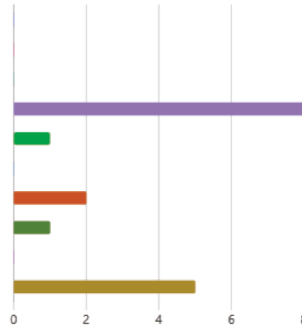


4. Why not?

Cost	0
Not available where I live	0
I do not want internet in my home	0
Other	0

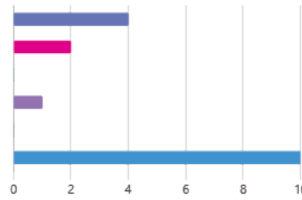
5. Who is your internet service provider?

● AT&T	0
● Clearwave Fiber	0
● Hughes Net	0
● Kinetic/Windstream	8
● Mediacom	1
● Spectrum	0
● T-Mobile	2
● Verizon	1
● Xfinity	0
● Other	5



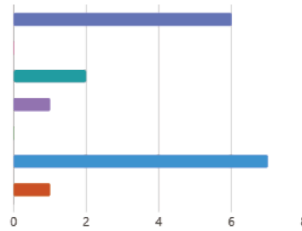
6. How long have you used this internet service provider?

● Less than 1 year	4
● 1 year	2
● 2 years	0
● 3 years	1
● 4 years	0
● 5 or more years	10



7. What is your primary use of the internet at home?

● Browsing	6
● School	0
● Work	2
● Communication	1
● Gaming	0
● Streaming Services (Netflix, Hulu, Peacock, etc)	7
● Other	1



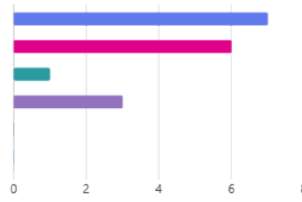
8. How many devices do you have connected to your internet (ie. cellphones, Smart TV, computers/laptops, tablets, gaming console etc...)

● 1	0
● 2	0
● 3+	17



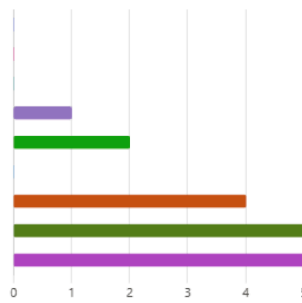
9. What kind of internet do you have?

● Fiber	7
● Wireless	6
● Satellite	1
● DSL	3
● Not Sure	0
● Other	0



10. How much do you pay for internet at home?

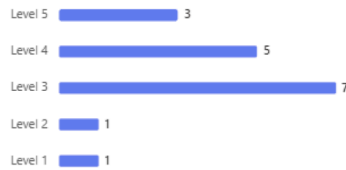
● \$0 - \$30	0
● \$31 - \$40	0
● \$41 - \$50	0
● \$51 - \$60	1
● \$61 - \$70	2
● \$71 - \$80	0
● \$81 - \$90	4
● \$91 - \$100	5
● \$101 or more	5



11. How do you rate the speed of your internet?



12. How do you rate the reliability of your internet?



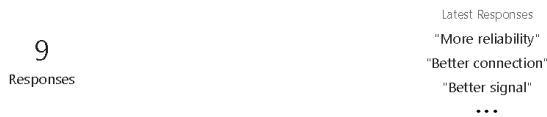
13. Overall, how would you rate your satisfaction with your internet service provider?



14. Are there improvements that could be made to your broadband service?



15. What improvements would you make?

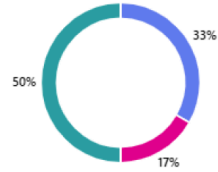


16. Do you have cable television through your internet service provider?



17. Who provides your cable television services if not an internet service provider?

- DirectTV 2
- Dish 1
- Other 3



18. How long have you used this service provider for cable services?

- Less than 1 year 1
- 1 year 1
- 2 years 0
- 3 years 2
- 4 years 0
- 5 or more years 2



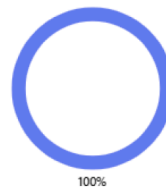
19. Does your community have a place where you can access the internet for free?

- Yes 9
- No 7



20. Please select the location where you can access the internet for free in your community

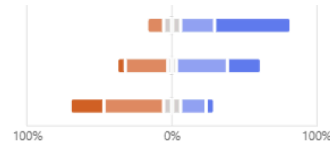
- Public Library 9
- School/College/University 0
- City Hall/ Commissioner Office 0
- Other 0



21. Local governments are considering investing in community broadband the same way they invest in other critical infrastructure like roads, bridges, water systems, and power grids. Please indicate your viewpoint on the topic.

● Strongly Disagree ● Disagree ● Neither Agree or Disagree ● Agree ● Strongly Agree

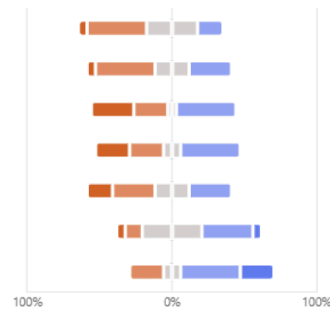
Community broadband should be considered critical infrastructure.
 I would approve a bill and/or tax for the implementation of community broadband services.
 My community has the resources to invest in community broadband.



22. Some people choose not to get broadband service because of the cost, quality of the service provided, and reliability. Please indicate your viewpoint to the following statements in regard to your internet service provider.

● Strongly Disagree ● Disagree ● Neither Agree or Disagree ● Agree ● Strongly agree

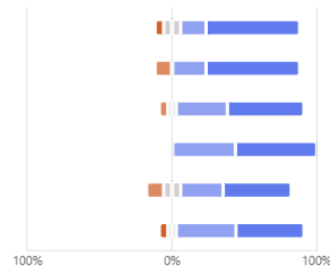
My internet speeds match the price I pay monthly.
 Others who have the same service provider speak highly of their speeds.
 My service performs the same during severe weather that does not cause power outages.
 My internet service provider gives great customer service.
 Troubleshooting connection issues is easy for me.
 This provider provides better service in comparison to previous providers.
 I would switch providers if I could find a better deal.



23. Increased broadband access has become a goal at the federal and state level following the COVID-19 pandemic due to the transition to remote work and online learning as a result of lockdowns and social distancing. Indicate how you feel about the importance of broadband access in the following contexts:

● Strongly Disagree ● Disagree ● Neither Agree or Disagree ● Agree ● Strongly agree

Broadband access is important for education.
 Broadband access is important for workforce development.
 Broadband access is important for staying informed about community events.
 Broadband access is important for business.
 Broadband access is important for social activities and staying connected (i.e. religious gatherings online, impromptu social...
 Broadband access is important for healthcare.



24. Please indicate your opinion on the following.

● Strongly Disagree ● Disagree ● Neither Agree nor Disagree ● Agree ● Strongly agree

Community broadband is a good idea.

The public location for broadband is sufficient for my community.

I may consider purchasing internet and/or cable if there was training on how to use it.

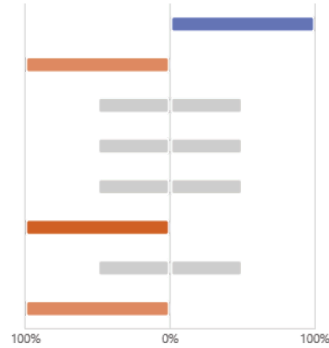
I may consider purchasing internet and/or cable if there are financial assistance programs.

High cost prevents me from getting internet and/or cable services.

Unreliable service prevents me from getting internet and/or cable services.

I do not use internet in my day-to-day life enough to pay for it.

I do not watch cable television in my day-to-day life enough to pay for it.



25. Do you have anything else to say about broadband access in your community not properly assessed in this survey?

8
Responses

Latest Responses

"No"

"No"

"No"

...

6 respondents (86%) answered No for this question.

Update

negative impacts things ages **No** broadband impacts as positive communities

Sign In Sheets

Kick off Hearing

Southern Georgia Regional Commission
2025 JOINT COMPREHENSIVE PLAN FOR
CLINCH COUNTY AND THE CITIES OF ARGYLE, DUPONT, FARGO, & HOMERVILLE
Comprehensive Plan Public Hearing Kickoff
Date: October 15, 2024

NAME	ORGANIZATION	PHONE	E-MAIL
Jarlyn James	Clinch County	912-487-2667	jamesa@clinchcountyga.gov
Chad P. Cortee	County Attorney	912-218-1239	chad Chad@CorteeLaw.com
Pam Welch	Clinch County	912-487-2667	pwelch@clinchcountyga.gov
Bob [unclear]	Clinch County	912-487-6161	deley.creek@bngs.com
Chad Brown	Clinch County	912-487-8422	chadbrown70@gmail.com
Henry Maglan	Clinch County	912-599-0760	henrymaglan@gmail.com
Ben Murrey	Clinch County News	229-544-8200	murrey@clinchcountynews.com
Tanya B. O'Berry	Clinch County BA committee	229-251-4010	tanyaoberry24@gmail.com

Workshops

Southern Georgia Regional Commission
2025 JOINT COMPREHENSIVE PLAN FOR
CLINCH COUNTY AND THE CITIES OF ARGYLE, DUPONT, FARGO, & HOMERVILLE
Comprehensive Plan Workshop 1
Date: January 15, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Faythe Hall	Okefenokee Swamp Park	912-439-1342	Faythe.Hall@okeswamp.org
Veronica Kelly-Summas	Okefenokee NWR	361-523-1466	Veronica_Kelly@fws.gov
Morgan Fowler	Southern Georgia RC	229-333-5277	mfowler@sgrc.us
Mark Stalvey	Valdosta Humana Housing	229-242-9150	markstalvey@valdosta.pha.org
Daniel Hampton	SGRC		dhampton@sgrc.us
Jaclyn James	Clinch County	912-487-2667	jjames@clinchcountygga.gov
Lori James	Clinch Schools	912-487-5321	ljames@clinchcounty.com
Brent James	Clinch Dev Auth	229-561-2823	bjames@southernco.com
Eva Byrd	Coastal Pine Tech College	912-288-7200	eburd@coastalpinetech.edu
Andrew Nelson	Clinch EMA	912-599-9404	anelson@clinchcountygga.gov
Angela Handley	Clinch Memorial Hosp.	912-255-1100	aammon@clinchmh.org
MyKaela Brown	SGRC	229-333-5777	mbrown@sgrc.us
Henry Maylan	Clinch Co Comm	912-599-0960	henrymaylan@gmail.com

Southern Georgia Regional Commission
 2025 JOINT COMPREHENSIVE PLAN FOR
 CLINCH COUNTY AND THE CITIES OF ARGYLE, DUPONT, FARGO, & HOMERVILLE
 Argyle Workshop 1
 Date: March 6, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Juanita Cenesca	Council member	912-520-5825	smithrita302@gmail.com
Jason Noles	Fire Chief	912-597-0555	jasonnoles602@gmail.com
Ylonda Noles	Fire Fighter	912-520-0100	ylondanoles@gmail.com
K. Riley	Mayor	229-548-0056	rileykaye7@gmail.com
Mykaela Brown	SGRC	229-333-5277	mbrown@sgrc.us

Southern Georgia Regional Commission
 2025 JOINT COMPREHENSIVE PLAN FOR
 CLINCH COUNTY AND THE CITIES OF ARGYLE, DUPONT, FARGO, & HOMERVILLE
 Du Pont and Fargo Workshop 1
 Date: January 31, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Jane Douglas	City of Dupont	912-599-9239	jdouglas3@windstream.net
Kali Bunker	City of Fargo	912-637-5597	deputy@fargo.ga.org
Mykaela Brown	SGRC	229-333-5277	mbrown@sgrc.us

Southern Georgia Regional Commission
 2025 JOINT COMPREHENSIVE PLAN FOR
 CLINCH COUNTY AND THE CITIES OF ARGYLE, DUPONT, FARGO, & HOMERVILLE
 Comprehensive Plan Workshop 2
 Date: February 5, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Cingeli Jones	Clinch Co. Senior Center	912-481-2893	Clinchcounty.senior.Center@gmail.com
Brent James	Clinch Dev. Auth	229-561-2805	bjames@southernco.com
Eva Byrd	Coastal Pine Tech Coll	912-288-7130	ebayrd@coastalpinetech.edu
Denise Brown	Clinch Bd. of Educ.	912-487-8423	dbrown@clinchcounty.com
Keith Bryant	Clinch MHA Mental	912-470-2411	kbryant@clinchmha.org
Janya B. Obony	Board Comm	229-251-4010	
Jaclyn James	Clinch County	912-487-2667	jjames@clinchcounty.ga.gov
Henry Maylan	Clinch County	912-599-0960	henrymaylan@gmail.com
Scott Griffin	Superior Pine	912-637-5261	sgriffin@superiorpine.com
Laura Nipper	Homerville Main St	(912)487-2375	mainstreet@cityofhomerville.com
Andrew Nelson	Clinch EMA	(912)599-9404	anelson@clinchcounty.ga.gov
Mykela Brown	SGRC	229-333-5277	mbrown@sgrc.us

Southern Georgia Regional Commission
 2025 JOINT COMPREHENSIVE PLAN FOR
 CLINCH COUNTY AND THE CITIES OF ARGYLE, DUPONT, FARGO, & HOMERVILLE
 Argyle Workshop 2
 Date: April 21, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
K. Riley	City of Argyle	229-548-0056	krileykaye7@gmail.com
Mykaela Brown	SGRC	229-333-5277	mbrown@sgrc.us

Southern Georgia Regional Commission
 2025 COMPREHENSIVE PLAN UPDATE
 CLINCH COUNTY AND THE CITIES OF ARGYLE, DUPONT, FARGO, & HOMERVILLE
 Du Pont Workshop 2
 Date: May 27, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Jimmy Rauls	CITY OF DUPONT	912-487-5067	JR@WINDSTREAM.NET
Mykaela Brown	SGRC	229-333-5277	mbrown@sgrc.us

Southern Georgia Regional Commission
 2025 JOINT COMPREHENSIVE PLAN FOR
 CLINCH COUNTY AND THE CITIES OF ARGYLE, DU PONT, FARGO, & HOMERVILLE
 Comprehensive Plan Workshop 3
 Date: March 5, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Jenny Robbins	GA FEMO Homerville DDA	912-591-0617	jenny.robbins@georgiafemo.com
Laura Nipper	City of Homerville	912-599-0209	mainstreet@cityofhomerville.com
Jaclyn James	Clinch County	912-487-2667	jjames@clinchcountyga.gov
Kelley Lane	GA DCA	404-227-3619	Kelley.lane@dca.ga.gov
Tanya B. OBerry	Clinch Bd of Comm	229-257-4010	tanya@clinchbox@gmail.com
Denise Brown	Clinch Bd of Educ	912-487-8423	dbrown@clinchcounty.com
Andrew Nelson	Clinch CO EMA	912-599-7404	anelson@clinchcountyga.gov
Thomas Kennedy	City of Homerville	229-320-9555	mayor@cityofhomerville.com
Concetta James	Clinch Co Senior Center	912-599-0227	clinchcountyseniorcenter@gmail.com
Mykaela Brown	SGRC	229-333-5277	mbrown@sgre.us

Southern Georgia Regional Commission
2025 JOINT COMPREHENSIVE PLAN FOR
CLINCH COUNTY AND THE CITIES OF ARGYLE, DU PONT, FARGO & HOMERVILLE
Workshop 4
Date: April 30, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Laura Nipper	main Street		mainstreet@cityofhomerville.com
Keith Bryant	Clinch Memorial		kbryant@clinchm.com
Heather Galvin	EnviroSpec		hwgalvin@gmail.com
Jony Walsh	Clinch Memorial		twalsh@clinchm.org
Tanya B. Boccia	Clinch Bd Comm		tanya.bocc@gmail.com
DAN GALVIN			DAN@ENVIROSPEC.COM
Brent James	Clinch Dev Auth		bjames@southernco.com
Denise Brown	Clinch Co. Schools		dbrown@clinchcounty.com
Eva Byrd	Coastal Pines Tech		ebyrd@coastalpinetech.edu
Jaclyn James	Clinch County		jjames@clinchcountyga.gov
Henry Maylan	Clinch County		henry.maylan@gmail.com
Mykaela Brown	SGRC		mbrown@sgrc.us

Transmittal Hearing

Southern Georgia Regional Commission
2025 COMPREHENSIVE PLAN UPDATE
CLINCH COUNTY AND THE CITIES OF ARGYLE, DUPONT, FARGO, & HOMERVILLE
Transmittal Hearing
Date: August 7, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Jaclyn James	Clinch County	912-487-2667	jjames@clinchcountygga.gov
Pam Welch	" "	" "	pwelch@clinchcountygga.gov
Henry M. Maylan	Clinch County Comm	912-599-0760	henry.maylan@gmail.com
Bob [unclear]	Clinch County Comm	912-487-6111	darkey.creek@gmail.com
Tanya B. OBerry	Clinch Co. Belokan	229-251-4010	tanyaoberry.boc@gmail.com
Ben Murray	Clinch County News	229-548-8600	ben@murraynews.com
Mykaela Brown	SGRC	229-883-5277	mbrown@sgrc.us

Public Hearing Notices

Kickoff Hearing

**Kick-Off for Comprehensive Plan
Comprehensive Plan Update
For Clinch County and the Cities of Argyle, DuPont, Fargo, and Homerville
Clinch County Board of Commissioners
22 Court Square, Suite B, Homerville, GA 31634**

A public hearing will be held at 6:00 PM on Tuesday, October 15, 2024, in the Clinch County Board of Commissioners Office, located at 22 Court Square, Suite B, Homerville, GA 31634, to announce the beginning of the 2025 Comprehensive Plan Update for Clinch County and the Cities of Argyle, DuPont, Fargo, and Homerville. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

Persons with special needs relating to disability access or foreign language should contact the County Clerk's Office at the Clinch County Commission Office at (912) 487-2667. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact the Clinch County Clerk at (912) 487-2667, or Mykaela Brown at the Southern Georgia Regional Commission at (229) 333-5277 or email: mbrown@sgrc.us

Transmittal Hearing

**Transmittal Hearing for Comprehensive Plan
2025 Comprehensive Plan Update
For Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville
Clinch County Board of Commissioners
22 Court Sq Ste B
Homerville, Georgia 31634**

A public hearing will be held at 5:00 PM on Thursday, August 7, 2025 in the Clinch County Board of Commissioners Building, located at 22 Court Sq Ste B Homerville, Georgia 31634 to announce the transmittal of 2025 Comprehensive Plan Update for Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville. The purpose of the public hearing is to inform the community about the planning process and provide an opportunity to review and comment on the Comprehensive Plan Update.

Persons with special needs relating to disability access or foreign language should contact the County Clerk's Office at the Clinch County Board of Commissioners Office at 912-487-2667. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact the Clinch County Clerk 912-487-2667, or Mykaela Brown at the Southern Georgia Regional Commission at (229) 333-5277 or email: mbrown@sgrc.us

Transmittal Letters

Clinch County Board of Commissioners

County Administrator
Jaclyn James
County Attorney
Chad Corlee
County Clerk
Pam Welch



Henry Moylan, Chairman
Chad Brown, Vice Chairman
Bob Johnson, Commissioner
Tanya O'Berry, Commissioner
Debra Thomas, Commissioner

www.clinchcountyga.gov

August 8, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Clinch County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jaclyn James, County Administrator, at 912-487-2667 or by email at jjames@clinchcountyga.gov.

Sincerely,

Henry Moylan, Chairman

22 Court Square
Suite B
Homerville, GA 31634

912.487.2667 P
912.487.3658 F
jjames@clinchcountyga.gov

City of Argyle, GA
P.O. Box 156
Argyle, GA 31623
(912) 422-4789

August 7, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Argyle has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Lessie Youngblood, City Clerk, at (912) 422-2789 or cityofargyle@gmail.com.

Sincerely,


Kaye S. Riley, Mayor
City of Argyle

City of Du Pont
P.O. Box 120
Du Pont, Ga 31630

August 12, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

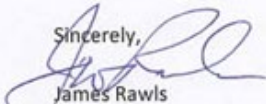
The City of Du Pont has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jane Douglas, City Clerk, at (912) 599-9239 or jdouglas3@windstream.net.

Sincerely,



James Rawls
Mayor
City of Du Pont



THE CITY OF FARGO

On the banks of the Savannah River and the edge of the Okefenokee Swamp



POST OFFICE BOX 387 • FARGO, GEORGIA 31631 • OFFICE (912) 637-5597 • FAX (912) 637-5151

August 26, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Fargo has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Laci Burke, City Clerk, at (912)637-5597 or deputy@fargoga.org.

Sincerely,

A handwritten signature in blue ink that reads "Roy Abbott".

Mayor Roy Abbott
City of Fargo

Mayor
Thomas E. Kennedy

City Manager
Samantha Rittenhouse

Police Chief
Keith Jackson

City Clerk
Blenda Barnard



20 South College Street, Suite A | P.O. Box 535 | Homerville, GA 31634
(912) 487-2375 | Fax (912) 487-3111
www.cityofhomerville.com

Council Members

Willie Hardee, Mayor ProTem

Amanda Webb

James McBride

Arthur Smith

August 8, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The city of Homerville has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Blenda Barnard, City Clerk, at (912) 487-2375 ext.1204 or email cityclerk@cityofhomerville.com

Sincerely,

Mayor Thomas E. Kennedy

City of Homerville

Adoption Resolutions

CLINCH COUNTY
RESOLUTION TO ADOPT
2025 JOINT CLINCH COUNTY and CITIES OF ARGYLE, DUPONT, FARGO and
HOMERVILLE
COMPREHENSIVE PLAN UPDATE

WHEREAS, Clinch County has completed the 2025 Joint Clinch County and the Cities of Argyle, Dupont, Fargo and Homerville Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that Clinch County does hereby adopt the 2025 Joint Clinch County and the Cities of Argyle, Dupont, Fargo and Homerville Comprehensive Plan Update.

Adopted this 14th day of October, 2025


Henry Morgan, Chairman County Commission


ATTEST: Pam Welch, County Clerk



CITY OF ARGYLE

**RESOLUTION TO ADOPT
2025 JOINT CLINCH COUNTY, and THE CITY OF ARGYLE**

COMPREHENSIVE PLAN UPDATE

WHEREAS, the City of Argyle has completed the 2025 Joint Clinch County and the City of Argyle, Comprehensive Plan Update.


WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

BE IT THEREFORE RESOLVED, that the City of Argyle does hereby adopt the 2025 Joint Clinch County and the City of Argyle, Comprehensive Plan Update.

Adopted this October 16, 2025



Mayor, Kaye Riley, City of Argyle



ATTEST: Lessie Youngblood, City Clerk



CITY OF DU PONT

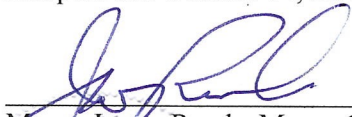
**RESOLUTION TO ADOPT
2025 JOINT CLINCH COUNTY, GEORGIA
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Du Pont has completed the 2025 Joint Clinch County and the Cities of Du Pont, Homerville, Argyle, and Fargo Comprehensive Plan Update.


WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

BE IT THEREFORE RESOLVED, that the City of Du Pont does hereby adopt the 2025 Joint Clinch County and the Cities of Du Pont, Homerville, Argyle, and Fargo Comprehensive Plan Update.

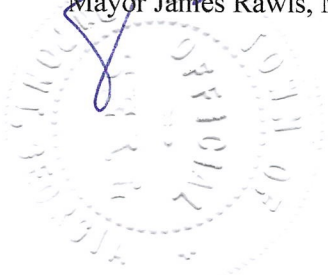
Adopted this October 14, 2025



Mayor James Rawls, Mayor City of Du Pont



ATTEST Jane Douglas, City Clerk



CITY OF FARGO

RESOLUTION TO ADOPT

2025 JOINT CLINCH COUNTY, City of Fargo, completed the 2025 Joint Clinch County and the Cities of Fargo, Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

BE IT THEREFORE RESOLVED, that the City of Fargo does hereby adopt the 2025 Joint Clinch County and the City of Fargo, Comprehensive Plan Update.

Adopted this 22nd September 2025

Roy Abbott
Mayor Roy Abbott, Mayor City of Fargo

Laci Burke
ATTEST: Laci Burke, City Clerk



CITY OF HOMERVILLE

RESOLUTION TO ADOPT

**2025 JOINT CLINCH COUNTY, AND THE CITIES OF ARGYLE, DUPONT, FARGO,
AND HOMERVILLE**

COMPREHENSIVE PLAN UPDATE


WHEREAS, the City of Homerville has completed the 2025 Joint Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville, Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

BE IT THEREFORE RESOLVED, that the City of Homerville does hereby adopt the 2025 Joint Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville, Comprehensive Plan Update.

Adopted this 9th day of October 2025



Mayor Thomas E. Kennedy, Mayor City of Homerville

ATTEST: Blenda Barnard, City Clerk