

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Unified Government of Georgetown-Quitman County**

RC: **RVRC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: **12/5/2024**

Date Submittal Initially Received by RC: **9/12/2024**

Explain Unusual Time-lags (between RC Receipt and transmittal to DCA) 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.**
- Notify DCA via email to **PLANNING@DCA.GA.GOV** that submittal has been transmitted. DCA may not initiate review if notification is not provided.
- 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 **WILL NOT** BE ACCEPTED FOR DCA REVIEW.
- ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.

# **Unified Government of Georgetown- Quitman County**



## **Comprehensive Plan 2024-2029**

**R16-2024  
RESOLUTION OF ADOPTION**

**UNIFIED GOVERNMENT OF GEORGETOWN-QUITMAN COUNTY  
COMPREHENSIVE PLAN 2024-2029**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, The Unified Government of Georgetown-Quitman County has updated the Unified Government of Georgetown-Quitman County Comprehensive Plan for the planning period 2024-2029, and

WHEREAS, The Unified Government of Georgetown-Quitman County has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Chair and Commission of Georgetown-Quitman County that the Unified Government of Georgetown-Quitman County Comprehensive Plan 2024-2029, a copy of which is attached hereto marked Exhibit A, be adopted.

SO RESOLVED, this 12th day of November, 2024.

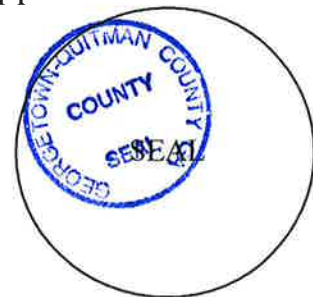
UNIFIED GOVERNMENT OF GEORGETOWN-QUITMAN COUNTY

BY:

  
\_\_\_\_\_  
Carvel Lewis, Chair

ATTEST:

  
\_\_\_\_\_  
Carolyn Wilson, County Clerk



# Unified Government of Georgetown-Quitman County

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Hon. Willie Bussey, Jr.  
Hon. Jim Hayes

## **COUNTY MANAGER**

Jason Weeks

## **COUNTY CLERK**

Carolyn Wilson

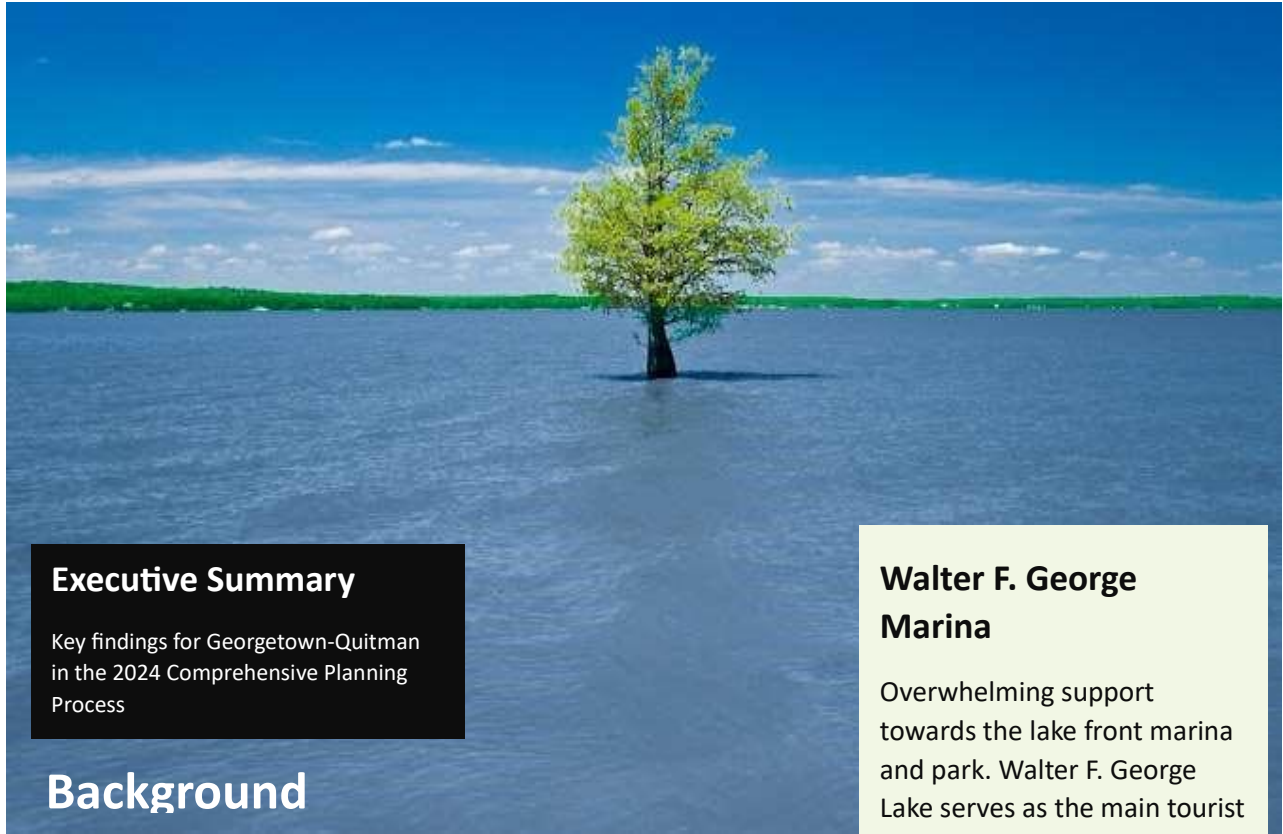
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# Unified Government of Georgetown-Quitman County

Comprehensive Plan  
2024-2029



## Executive Summary

Key findings for Georgetown-Quitman in the 2024 Comprehensive Planning Process

## Background

The U. S. Army Corps of Engineers impounded Lake Walter F. George, named for former United States Senator (1922-1957) from Georgia, in 1962 along the border between Georgia and Alabama. The 46,000-acre lake extends north eighty-five miles from Chattahoochee River, the Walter F. George Lock and Dam and has approximately 640 miles of shoreline. Considered to be the “Bass Fishing Capital of the World,” popular activities in Georgetown-Quitman County include camping and trophy fishing.

The Unified Government of Georgetown-Quitman County selected the image above to symbolize voter approval in 2006 of consolidation of the city and county governments.

## Walter F. George Marina

Overwhelming support towards the lake front marina and park. Walter F. George Lake serves as the main tourist attraction for the county.

## Support Businesses

Important to focus on Business Development and retention as a major component of overall economic development for the county. Furthermore, Georgetown-Quitman needs to identify segments of its market that are not being developed, and thus grow these market segments.

## Vision Statement, Goals and Policies

### Vision Statement

Quitman County is characterized by lakefront neighborhoods, open spaces, vibrant natural features, and outstanding recreational opportunities. The legacy community of Georgetown remains the focal point of the county providing a variety of community gathering places and numerous civic, cultural, and educational opportunities.

The vision of the Unified Government of Georgetown-Quitman County is to be a community of families by protecting its small-town atmosphere and rural character and by providing its citizens with a well-balanced community. This community shall consist of quality and affordable residential living, protected cultural resources, open and green space areas, appropriate retail, office service businesses, light industrial development, recreational and tourism opportunities, all of which will be supported by a well maintained and efficiently run utility and public service system.



### Goals and Policies

Attainment of this vision will be supported by the following principles:

- Maintain the desired character of the county while providing sufficient designated growth areas to accommodate future demand for business and residential growth.
- Seek sufficient and desirable growth by attracting responsible businesses that will balance needs for jobs generated by residential development and will provide retail and service offerings to meet the needs of residents.
- Ensure that a balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas and general governmental services needed to accommodate growth.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, and natural topography.
- Develop a well-planned efficient, effective, and safe transportation system that meets local, regional needs.
- Preserve the county's historic and cultural resources that provide valuable information about the proud history of Georgetown-Quitman and its residents.

## Introduction

### Purpose

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

The Unified Government of Georgetown-Quitman County Plan includes a list of needs and opportunities upon which the community intends to act upon. These determinations are based on analyses of data and information including existing development patterns, areas where development is likely to occur, opportunities for infill, areas of disinvestment, areas requiring special attention, significant natural and cultural resources, maps of existing land use, future land use and a community work program. All the planning elements included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

### Comprehensive Planning Process

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- ◁ Community Involvement--An initial and final public hearing; and
- ◁ Community Goals—A review of the community’s vision and goals; and
- ◁ Needs and Opportunities--A list of potential community needs and opportunities; and
- ◁ Community Work Program--The community’s action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community’s Service Delivery Strategy is also required as part of the process. Other elements encouraged by the state to supplement the comprehensive planning efforts include:

- ◁ Capital Improvements—Only required for governments that charge impact fees; and
- ◁ Economic Development—Quitman County is a Tier 1 county as defined by the Georgia Department of Community Affairs Job Tax Credit Program. An Economic Development Plan is required for Tier 1 communities seeking to improve economic opportunities for their citizens; and
- ◁ Land Use—Only required for governments with zoning or other land use regulations; and
- ◁ Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and



- ◁ Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Quitman County Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

### **Identification Stakeholders**

The Board of Commissioners for the United Government of Quitman County appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, government staff and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix).

### **Participation Techniques**

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 11012-1) require that two (2) public hearings be held in association with the development of a Comprehensive Plan Update. The initial public hearing was held March 14, 2024, to inform the public that the planning process was underway, to go over the plan’s timeline, and to discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Quitman County’s potential Needs and Opportunities (See Appendix).

In addition to the two required public hearings, numerous public work sessions were held to gain input into all elements of the Comprehensive Plan Update. The leadership team, civic leaders, and stakeholders were invited to assist in these citizen involvement opportunities (See Appendix). Session attendees developed a county vision statement. Participants also reviewed information from previous community plans and developed a list of current needs and opportunities via a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. The citizens group then evaluated whether each item on the list was an actionable project that should be in the Quitman County Community Work Program or rather a policy to guide elected officials.

A final public hearing was held September 5, 2024, at the Quitman County Board of Commissioners’ Office. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff were available to answer questions and take comments. Copies of the draft plan, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting, were summarized, and responded to in a timely manner.

## Consistency With Quality Community Objectives

The objectives, created by the Georgia Department of Community Affairs and known as "Quality Community Objectives," were "adapted from generally accepted community development principles" (Quality Community Objectives Fact Sheet, Georgia Department of Community Affairs). Quitman County has reviewed, adopted, and used these objectives as a framework for the development of the Comprehensive Plan Update. The policies accompanying each objective were developed by Quitman County in response to identified community needs and opportunities. Together these objectives and policies will assist community leaders in making local government decisions that affect the county's future land use patterns, environmental and historical resources, economic development, and overall quality of life.

## Schedule

Plan Development Timeline								
Plan Element	Mar 2024	Apr 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024
Initial Public Hearing	X							
Vision Statement		X	X					
Needs and Opportunities			X	X				
Community Goals				X	X			
Land Use					X			
Community Work Program					X			
Final Public Hearing						X		
Submit to DCA						X		
Plan Revisions						X	X	
Adoption								X

## Community Demographics and Data

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. An analysis of data is included in this document to assist with plan development. This section includes information regarding population, housing, economic development, education, community facilities, transportation, natural and cultural resources, and intergovernmental coordination. All planning documents included in the comprehensive plan were considered in the evaluation of the community policies and activities.

### Population

Quitman County’s long-term population trend has been one of decline. The decennial census credited the community with increases in 1930, 1980 and 2000, but the 2010 tally (2,279) barely exceeded half (51%) of the population recorded in 1900 (4,700). According to the 2022 Census, Quitman County had the lowest population among surrounding counties.

The Georgia Office of Planning and Budget projects the local population will increase to 2,222 around 2025; however, the county will experience a steady decline into the mid-century. Georgia continues to be one of the nation’s fastest growing states, but that growth is led by metropolitan counties far distant from Quitman.

Georgetown-Quitman and Adjoining Counties Population 1990-2022					
Jurisdiction	1990	2000	2010	2020	2022
Georgetown-Quitman County	2,209	2,598	2,279	2,235	2,180
Clay County	3,353	3,357	3,318	2,848	2,855
Randolph County	8,023	7,791	7,719	6,425	6,365
Stewart County	5,654	5,252	6,058	6,293	5,121
Georgia	6.5M	8.2M	10.5M	10.7M	10.7M

Source: U.S. Census Data

Georgetown-Quitman County Population Projections				
Jurisdiction	2025	2030	2040	2050
Georgetown-Quitman County	2,222	2,249	2,150	2,028
Georgia	11.2M	11.7M	12.6M	13.3M

Source: Georgia Governor’s Office of Planning and Budget 2025-2050 City projections based on current population proportions.

The school-age population recorded a consistent negative trend, except for the 5-9 age cohort, which increased by twenty-nine residents. The 20-34 cohort, younger workers where most new family formation has occurred historically, has increased between 2020 and 2022 after experiencing a negative trend.

The 35-44 cohort recorded significant local expansion of over one hundred residents with the 2000 Census, but growth was short-lived as the cohort netted an overall decrease of 149 between 1990 and 2022. This negative trend can also be seen in the forty-five and older cohorts. The strongest population trend within the community has been the recent unabated increase in the number and proportion of older residents. The sixty-five and older population cohorts reportedly increased by 381 residents between 1990 and 2022.

Georgetown-Quitman County Population by Age Group 1900-2022					
Age Groups	1990	2000	2010	2020	2022
Total Population	2,209	2,598	2,279	2,235	2,108
0-4	161	159	133	103	73
5-9	171	180	147	59	88
10-14	137	176	154	98	57
15-19	180	172	147	53	36
20-24	136	123	128	205	236
25-34	296	255	217	291	209
35-44	255	358	287	130	106
45-54	242	361	316	170	176
55-64	254	298	430	471	440
65-74	258	303	325	395	429
75-84	104	172	186	271	287
85+	15	41	43	44	43

Source: U.S. Census American Community Survey

The White and African American populations continue to be the largest racial and ethnic groups in Quitman County, with the White population experiencing a 19 percent decrease and the African American population a 25% increase between 2020 and 2022. The Asian/Pacific Islander, American Indian/Alaskan Native, and other populations, though a small percentage, experience decline in 2022 of 100%. Finally, those within Hispanic or Latino ethnic groups experienced a significant increase in population between 2020 and 2022 of 167%.

Georgetown-Quitman County Populations by Race/Ethnicity 1990-2022					
Race/Ethnicity	1990	2000	2010	2020	2022
White	1,093	1,363	1,290	1,190	953
African American	1,103	1,227	1,204	919	1,146
Asian, Pacific Islander	3	1	2	12	0
American Indian, Alaskan Native	10	6	4	13	0
Other	N/A	5	2	9	0
Two or More Races	N/A	14	11	92	81
Hispanic or Latino	0	13	34	31	83

Source: 2016-2020 US Census Bureau

## Economic Development

Georgetown-Quitman County experienced a positive trend in the total number of civilians employed from 1990 until 2020, at which the labor force saw a sharp decline of 30% between 2010 and 2022. The sharp decline in the labor force between 2000 and 2022 is one measure of the effect The Great Recession of 2008 had on the local economy. Although Quitman’s labor force in 2010 was higher than in 2000, it had 50 fewer workers than the peak of ±1,060 reported in 2007, the year before onset of the recession. For almost a decade afterwards the size of the labor force was in near free-fall, with an unemployment rate of 4.7%. This indicates that Quitman’s economic base is not sufficient in size to fully employ the resident labor force. A majority of working residents commute to work out-of-county either out of necessity or for job preference.

Georgetown-Quitman County 2000-2022 Employment Status (Age 16+)				
Category	2000	2010	2020	2022
In Labor Force	981	1,014	893	686
-Employed	924	897	702	525
-Unemployed	57	117	191	161
-Armed forces	0	0	0	0
Not in labor Force	1,067	1,008	1,123	1,271
Total civilian labor force	981	1,014	893	686

Source: U.S. Census American Community Survey

Georgetown-Quitman County Employment Wages and Unemployment Rate 2023		
Jurisdiction	Unemployment Rate	Avg. Weekly Wage
Georgetown-Quitman	4.7%	\$809
Georgia	3.4%	\$1,265

Source: Georgia Dept. of Labor, Workforce Statistics and Economic Research, 2023

Educational Services, Healthcare, and Social Assistance is the largest employment industry in Georgetown-Quitman County, accounting for 22.3% of the employment market. Manufacturing is the second largest industry, which contrasts previous decades, in which Manufacturing has consistently been the largest sector. Public Administration is the third largest employment sector, accounting for 15.4% of the county's employment.

Georgetown-Quitman County Employment by Industry 2022	
Category	Jurisdiction
Employed Population	525
Agriculture, Forestry, Fishing/ Hunting, Mining	0%
Construction	5.5%
Manufacturing	19.6%
Wholesale Trade	0%
Retail Trade	11.8%
Transportation, Warehousing, or Utilities	5.5%
Information	0%
Finance/Insurance, Real Estate/Rental and Leasing	9%
Professional, Scientific, Management, Administrative, Waste Management Services	0%
Educational Services, Healthcare, and Social Assistance	22.3%
Arts, Entertainment, Recreation, Accommodation and Food Services	9.1%
Other Services except Public Administration	1.7%
Public Administration	15.4%

Source: U.S. Census American Community Survey

Since 2020, Georgetown-Quitman County has had the highest per capita income when compared to surrounding counties and the state average. The county experienced a significant 63% increase in per capita income between 2010 and 2022. The Census credited the community with strong household income growth 2000-2022. From \$25,875, median household income (MHI) reportedly increased by 50%.

Per Capita In Income Georgetown-Quitman County and Surrounding Area 2000-2022					
Jurisdiction	2000	2010	2020	2022	Change '10-'22
Georgetown-Quitman	14,301	13,642	22,827	22,189	55%
Clay	16,819	13,353	22,389	22,191	32%
Randolph	11,809	17,632	15,931	18,208	54%
Stewart	16,071	15,612	17,244	21,096	31%

Source: U.S. Census American Community Survey

Georgetown-Quitman County Changes in Income 2000-2022				
Income Measure	2000	2010	2020	2022
Total Households	1,056	979	958	958
Less than \$10,000	183	91	90	140
\$10,000-\$14,999	94	119	64	37
\$15,000-\$24,999	237	176	160	107
\$25,000-\$34,999	173	135	173	170
\$35,000-\$49,999	181	183	169	171
\$50,000-\$74,999	105	217	161	144
\$75,000-\$99,999	44	43	55	57
\$100,000 or more	39	24	86	132
Median Household	\$25,875	\$32,792	\$34,939	\$38,889

Source: U.S. Census American Community Survey

### Economic Development Needs and Opportunities

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- ◁ New businesses that will spur economic development and create new jobs.
- ◁ Redevelopment of downtown and surrounding neighborhoods.

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- ◁ Lake and fishing industry with room in the market to expand
- ◁ Revitalization of vacant downtown buildings
- ◁ Establish market days to increase activity in the downtown area
- ◁ Growth of small businesses
- ◁ Good infrastructure in place to facilitate the development and growth of businesses (water, sewer, power, natural gas, etc.).
- ◁ Develop industries around the lake and hunting grounds within the community create jobs, attract residents, and increase the family and young adult population.
- ◁ Local participation in the yearly Georgia Academy for Economic Development.
- ◁ Existence of Pataula Transit system which currently serves Georgetown-Quitman and provides transportation to local job sites.
- ◁ Work with Columbus Tech/other educational institutions on job training and adult education programs.
- ◁ Work with the University of Georgia Ag-Extension office to continue to provide adult and children consumer affairs and health education classes

## Goals and Policies

### **Goal 1: To have a workforce that is ready to meet the needs of current and future employers.**

- ◁ Objective: Support and encourage internships/work study programs within the local high school.
- ◁ Objective: Support and encourage partnerships between Technical Colleges and the local high school.
- ◁ Objective: Support and encourage every high school graduate to further their education with a Technical College Certificate/Degree or an Associates/bachelor's degree from a 2-year or 4-year college or university.
- ◁ Objective: Support vocational training in the local high school.
- ◁ Objective: Support and encourage GED and continuing education efforts for the adult population by partnering with Technical Colleges and other agencies.

### **Goal 2: Promote the retention and expansion of existing businesses and assist the recruitment of new businesses.**

- ◁ Objective: Support and encourage the use of local revolving loan funds to assist in the development and expansion of small businesses.
- ◁ Objective: Support and encourage the use of "Buy Local" and "Georgia Grown" programs, and local farmers market and locally grown produce.
- ◁ Objective: Further identify niche markets the community is not capitalizing on.
- ◁ Objective: Promote available resources through the Economic Development Commission by advertising steps and making information readily available.
- ◁ Objective: Support small businesses in development.

### **Goal 3: To have sufficient infrastructure to meet the needs of the citizens and the private sector for the next 20 years.**

- ◁ Objective: Support broadband improvements throughout the region and in rural areas
- ◁ Objective: Support E-911 efforts throughout the region.
- ◁ Objective: Support the improvement of all aspects of the transportation system to facilitate the flow of goods and people, enhance economic growth, connect people and jobs, and improve quality of life. Improve communication with the busing system.

### **Goal 4: To promote and preserve the existing tourism assets.**

- ◁ Objective: Support and encourage preservation of historic structures.
- ◁ Objective: Support and encourage cooperative marketing of existing tourism assets, including birding and geocaching.
- ◁ Objective: Support local chamber of commerce.
- ◁ Objective: Support and encourage development of the Georgetown-Quitman Lakefront Marina. Petition to transfer ownership to the city.

- ◀ **Objective:** Support and encourage the development and designation of State Highway 39 as a Scenic By-Way.

## Housing Development

Housing stock in Georgetown-Quitman County consists of a mixture of traditional single-family stick-built homes, multi-family units, and manufactured and mobile home units. The 2000 housing inventory consisted of 1,773 housing units. In 2010, it is estimated that Quitman County had 1,885 housing units. Most of the growth is attributable to the placement of single-family homes along the lake, duplex units in Georgetown, and manufactured housing units in the agricultural parts of the county. The number of housing units continued to increase in 2020, before experiencing a sudden decline in 2022 of 331 units. In 2022, the total housing stock consisted of 50% single family units both attached and detached, 0% multi-family units, and manufactured or mobile home units which comprised 50% of total housing units.

Georgetown-Quitman County Housing Units by Type 2010-2022				
Category	2000	2010	2020	2022
Total Housing Units	1,773	1,885	2,046	1,715
Single Units (detached)	678	747	918	838
Sible Units (attached)	19	16	8	11
Double Units	0	27	0	0
3-4 Units	7	0	0	0
5-9 Units	0	0	0	0
10-19 Units	0	0	0	0
20 or more units	0	24	0	0
Mobile Homes or Trailer	1,013	1,071	1,113	863
All other (Boat, RV, Van, etc.)	56	0	7	3

Source: U.S. Census American Community Survey

Only 11% of the County’s housing units were rental units in 2022. Housing costs in Georgetown-Quitman County have been low when compared to the state, with a median housing value of \$85,800 in 2022, compared to the state’s median 2022 value of \$245,900. From a cost burden standpoint 21.5% of Georgetown-Quitman County homeowners are cost burdened, while 25% of Georgians than 30% of household income on housing cost.

Renters pay more of their household income on housing with 23.7% of residents paying 30 % or more of their income on housing cost. In the State of Georgia, 50.4% of renters pay 30% or more of their household income to housing cost.

Georgetown-Quitman County Housing Tenure and Vacancy 1990-2022					
Category	1990	2000	2010	2020	2022
-Occupied	857	1,047	1,053	958	958
-Vacant	489	726	994	1,088	757
Owner-occupied	630	842	826	752	773
Renter-occupied	227	205	227	206	185

Source: U.S. Census American Community Survey



Median Housing Value and Costs 2022			
	Median Value of Owner-Occupied Housing	Median Selected Monthly Owner Cost with a Mortgage	Median Gross Rent
Quitman County	\$85,800	\$771	\$740
Georgia	\$245,900	\$1,640	\$1,221

Source: U.S. Census American Community Survey

## Housing Development Needs and Opportunities

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- ◁ Increased availability of affordable and adequate housing.
- ◁ More housing for working families and senior citizens.

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- ◁ Affordable cost of living.
- ◁ Proximity to lake and waterfront.
- ◁ Increase home ownership opportunities through grants and other state and/or federal housing programs.
- ◁ Accessory units like garage apartments or mother-in-law units are allowed under existing regulations.
- ◁ Create ordinances that have options available for downtown living.
- ◁ Encourage local participation in first-time homebuyer and first responder mortgage programs.

## Goals and Policies

**Goal: To provide affordable and adequate housing for residents and improve and expand the existing affordable housing stock.**

- ◁ Objective: Continue to construct affordable and adequate housing options.
- ◁ Objective: Support continued improvement of existing housing conditions through all available public and private means.
- ◁ Objective: Encourage the development of infill housing in areas already served by public infrastructure.
- ◁ Objective: Support and encourage the removal of dilapidated housing structures in the region.

## Education

The educational attainment level of Quitman County's adult population does not fare well in comparison to education attainment levels of other jurisdictions. Only 30% of Quitman County residents have a high school diploma. Only one of the surrounding counties has a higher graduation rate than Quitman County's rate of 87.5% in 2022. The county experienced a brief decline in the graduation rate in 2020 but has overall been steadily increasing in recent years.

Georgetown-Quitman County Educational Attainment 1990-2022					
Category	1990	2000	2010	2020	2022
Less than 9 <sup>th</sup> Grade	24%	16%	11%	8%	6%
9 <sup>th</sup> -12 <sup>th</sup> Grade, No Diploma	27%	26%	23%	21%	15%
High School Graduate	28%	34%	38%	33%	37%
Some College/associate degree	14%	18%	21%	26%	31%
Bachelor's Degree	4%	4%	7%	7%	7%
Graduate/Professional Degree	3%	2%	<1%	5%	4%

Source: U.S. Census American Community Survey

Four-Year Cohort Graduation Rates Georgetown-Quitman and Surrounding Counties				
Jurisdiction	2020	2021	2022	2023
Georgetown-Quitman	73.1%	85.7%	81.8%	87.5%
Randolph-Clay	78.6%	85.7%	87.5%	75.4%
Stewart	92.6%	85.7%	92%	95.8%

Source: Georgia DOE Data reporting

**Education Needs and Opportunities**

✓

- < More support and participation from the community.
- < Higher standards for school system.

\

- < Establish summer internships in the county for high school and college students.
- < Encourage more activities for children and teenagers.
- < More activity for young people, such as reading and after-school programs.

**Goals and Policies**

**Goal: Improve the school system and provide increased opportunities to after-school programs.**

- < Objective: Support efforts to significantly improve reading levels of all students by the Third Grade.
- < Objective: Support and encourage increase of high school graduation rate and the reduction of high school dropout rates.
- < Objective: Encourage summer internships among high school students through WIOA or the county.

**Community Facilities**

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. The loss or lack of service is often the only time the public acknowledges the infrastructure exists. Another aspect of community facilities is that new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public facilities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

Quitman County has been able to improve upon and add to its existing facilities and utilities with the help of grants and an infusion of local funds. The county has improved fiscal stability, water/wastewater systems, neighborhood drainage, and solid waste collections systems. Quitman County boasts top notch fire and law protection agencies with an upgraded public safety fleet and new ambulances. Recreational facilities have also been approved in recent years through the development of additional parks. Taxpayers wish to have revenue utilized in the most feasible way. They demand that the money is well spent and that the services they demand are received. The following sections are a description of Quitman County’s community facilities.

## Water and Sewage

In Georgetown-Quitman County, groundwater is utilized for municipal, commercial, industrial, and agricultural use. The county provides municipal sewage treatment, and the urban fringe areas around this community and industrial parks are served by the municipal sanitary sewer systems. However, in the unincorporated areas, on-site waste disposal is primarily provided by septic tanks. Quitman County has an ample supply of water storage capacity, serving 1,921 residents, or 86% of the population, by public supply.

Georgetown-Quitman County Water Usage and Storage Information								
Jurisdiction	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply	Connections
County	360,000	50,000	200,000	N/A	Ground	*	933	359
Georgetown	324,000	70,000	200,000	N/A	Ground	*	988	380
Total	684,000	120,000	400,000	N/A	Ground	*	1,921	739

Source: RVRC Community Survey 2018

Georgetown-Quitman County Sewage Treatment Capabilities		
Jurisdiction	Sewage Plant Capacity (gal/day)	Load (gal/day)
Georgetown-Quitman	330,000	60,000

Source: RVRC Community Survey 2018

## Planning and Zoning

Planning and zoning are tools local governments use to guide and shape future growth to promote development and retain natural characteristics in the highest and best use. Conventional zoning divides a community into districts of similar land uses to minimize conflicts and sets standards for permissible uses of land within. This provides the multiple benefits of:

- < Conserving and protecting natural, economic, and scenic resources
- < Securing safety from fire, panic, and other dangers, and promote health, aesthetics, morals, convenience, order, prosperity, and general welfare.
- < Providing desirable living conditions and stability in neighborhoods
- < Facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

## **Fire Protection**

The Insurance Services Office (ISO) collects information on municipal fire-protection efforts in communities throughout the United States, analyzes the data, and assigns a Public Protection Classification from 1 to 10. Class 1 represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria. These criteria include but are not limited to fire station service areas, station staffing, the availability of public water, pumping, and storage and capacity, among others. The class in which a community is placed plays a significant role in determining individual fire insurance rates.

According to the 2022 Government Management Indicators Survey, Quitman County does not have any fire stations within the county, and therefore does not have ISO Fire Classification rating.

## **Law Enforcement**

In Quitman County, all police functions are managed by the Quitman County Sheriff Department. The Sheriff's Office oversees investigation of complaints, emergency response, resolving disputes, arresting suspects, investigation of criminal activities, protection of courthouse personnel, and operation of the county jail.

## **Emergency Medical Service**

Emergency Medical Service (EMS) is a key component of public safety as well. These services are a fundamental part of public safety and should be considered along with fire and police protection.

## **Community Facilities Needs and Opportunities**

✓

- ◁ Careful planning will be required to ensure adequate services are available. Such services include, but are not limited to, law enforcement, fire, emergency management services, public health, water, public works/road maintenance, education, and parks and recreation.
- ◁ Anticipated failure of individual septic tanks.
- ◁ Storm water management affecting neighborhoods and structures.
- ◁ Septic and land application systems are consumptive uses of water. With future growth there is the possibility of diminishing the supply of regional water. As a result, development of sewer systems with surface water discharges instead of continued use of septic systems or land application systems may be required (Quitman County).
- ◁ New recreation program and facilities.

✓

- ◁ The County and Cities need to review and update/maintain their current water system, as needed.
- ◁ Growth provides an opportunity to look at various fees, (Impact fees, Subdivision Review fees or Service Tax Districts) to compensate for new growth.
- ◁ Assess available public space and determine what needs expansion, renovation or closure.

- ◁ Existing community facilities, both public and private, provide a good foundation for existing and future populations in the area.

## Goals and Policies

### Goal 1: Apply for the necessary funding to address storm water drainage and road quality issues.

- ◁ Objective: Secure Community Development Block Grant program funds to address storm water drainage and road issues especially in low-income neighborhoods.

### Goal 2: Capitalize on the existence of a new water treatment plant to promote business and residential growth within the old city limits of Georgetown.

- ◁ Objective: Use the new water treatment facility as a tool which will attract new businesses and increase residential and commercial growth within the old city limits of Georgetown

### Goal 3: Build a recreation center.

- ◁ Objective: Have focus group open to the public, introduce Boys and Girls clubs.

## Transportation

The Unified Government of Georgetown-Quitman County is not required by the current state planning regulations to develop a transportation section. However, a transportation section is included to provide minimal coverage of the transportation system. The main north-south thoroughfares are Georgia Highways 39 and 27, the sole east-west corridor is Georgia Highway 50/U.S. Highway 82. All three routes converge in historic Georgetown.

### Road Network

Within a road system there are three classifications of roads. Those classifications are arterial roads, collector roads, and local streets. The arterial roads serve as the main roads which bring traffic to and from a city and the collector roads serve to gather local traffic and disperse that traffic to local roads that provide access to adjacent land or property. Local roads may be designed as grids/blocks, loops, or cul-de-sacs.

Within the county, zero miles are Ga interstates, while thirty-nine miles of road are state highways. Quitman county is primarily comprised of county roads, having 159 miles of county roads and zero miles of city streets. The Georgia Southwestern railroad, a Shortline railroad operating on GDOT-own rails, goes through Quitman County. According to the Georgia Department of Transportation, Quitman County has the lowest rate of crashes by county among surrounding cities, making up only 11.52% of the total crashes in the surrounding area.

### Transportation Investment Act (TIA) II Projects

Georgia's Transportation Investment Act Program provides a way for congressional regions to fund necessary transportation infrastructure projects through a voter-approved one-cent sales tax. Georgetown-Quitman County TIA 2 projects are underway.

- ◁ **0019514 – Lower Lumpkin Road Improvements**
  - Resurfacing Lower Lumpkin Rd from US 82 to Stewart County Line.
  - Project was let to construction in June 2024. Construction Contract is in the works. Construction contract length will be 11 months.
    - § Project should be complete by Summer 2025.
  
- ◁ **0019538 – US 82 Passing Lanes (Quitman and Randolph Counties)**
  - Adding 2 to 3 passing lanes between Georgetown and Cuthbert
  - Project is in early design. Started preliminary environmental screenings
  - Current construction bid is expected in January 2028.
    - § Expect approximately 2-3 years for construction

Transportation Network	
Interstate	0
State Highway	39
County Road	159
City Streets	0

Source: Georgia County Guide 2021

## Transit

Quitman, along with Randolph and Stewart Counties created and operate Pataula Transit Authority which eases the strain and lack of public transportation for not only Quitman but for the surrounding area. This transit system has allowed many citizens to have better access to local job sites, pharmacies, doctor visits, and supermarkets. The county has been prioritizing road repairs concentrating on more densely populated areas and addressing drainage problems. Most of the more short-term challenges are included in the accompanying community work program.

## Lower Chattahoochee Regional Transportation Authority

Rural Public Transit Service (Section 5311)

### SERVICE CHARACTERISTICS

- ✓ Service Type: Demand Response
- ✓ Service Area: Cusseta-Chattahoochee, Harris, Quitman, Randolph, and Stewart Counties

### FARES

**\$3.00** for trips up to 10 miles within the five-county region

**\$5.00** for trips over 10 miles within the five-county region

**\$5.00 + \$0.50/mile** for trips outside the region over 10 miles

### OPERATIONS SUMMARY

**19,250** Trips in 2022

**18,275** Annual Vehicle Revenue Hours

**445,331** Annual Vehicle Revenue Miles

**\$53.68** Average Cost Per Trip

**\$56.54** Average Cost Per Hour

**\$2.32** Average Expense Per Mile

### OPERATING TIME

Monday - Friday 6am - 6pm



Available to the general public



Book by 3pm the day before

Fleet Size: 10 vehicles



Pataula Transit Website, FTA National Transit Database, 2050 GOOT Rural and Human Services Transportation Plan. \*GOOT currently administers Federal 5311/5307 funds for transit operations in Georgia.

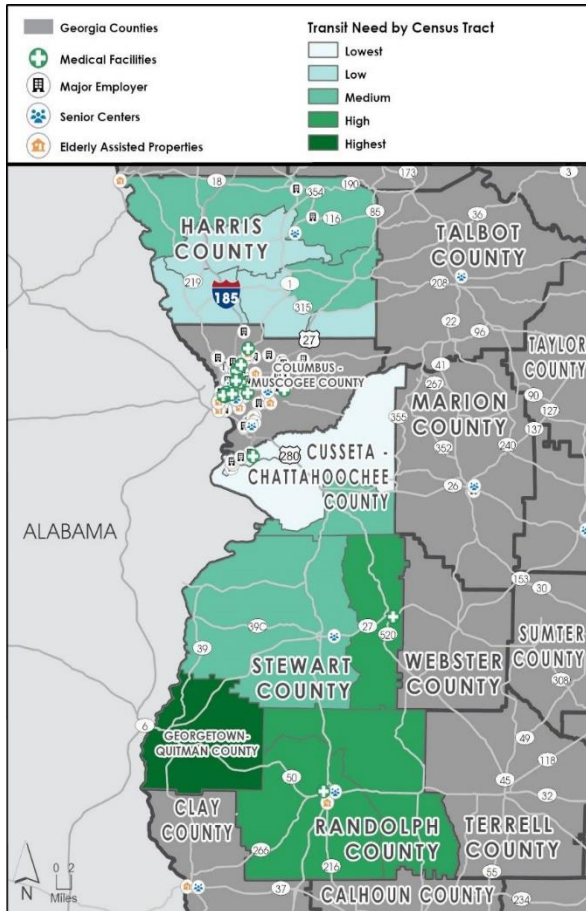
### FUNDING

Fare Revenues	\$22,649	2.2%	Fare Revenues	\$0	0%
Local Funds	\$13,885	1.3%	Local Funds	\$0	0%
Federal Assistance and State Funds*	\$505,316	48.9%	Federal Assistance and State Funds*	\$73,855	100%
Other Funds	\$491,432	47.6%	Other Funds	\$0	0%
<b>Total Operating Funds</b>	<b>\$1,033,282</b>	<b>100%</b>	<b>Total Capital Funds</b>	<b>\$73,855</b>	<b>100%</b>

Sources of Operating Funds Expended

Sources of Capital Funds Expended

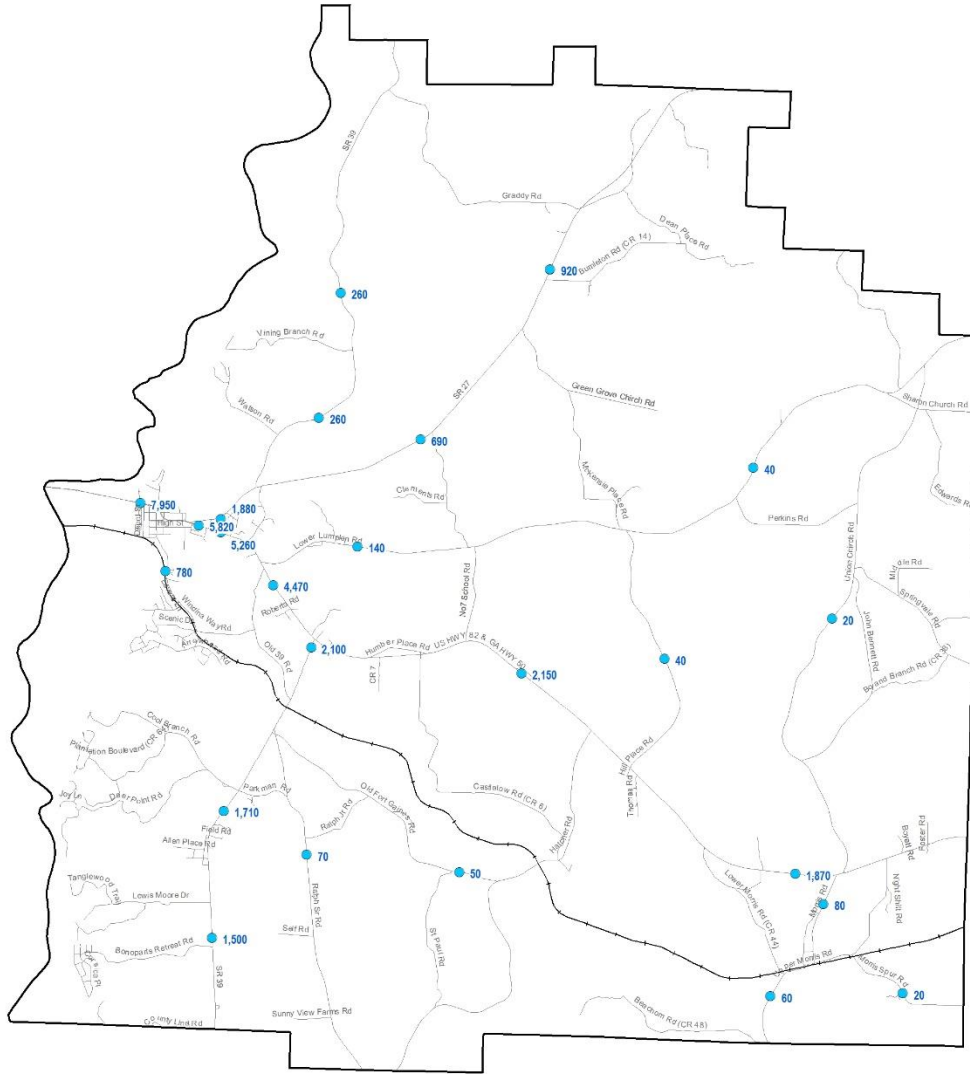
# Pataula/LCRTA Transit Needs



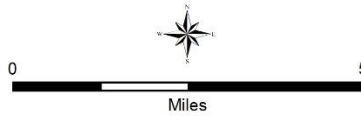
	Existing (2020)	Future (2040)
Population	62,273	61,985
Existing Trips Provided (2022)	19,250	N/A
<b>Rural Transit Demand</b>		
Total Rural Trip Demand (aggregate)	75,011 (see individual county components below)	73,661
Unmet Rural Trip Demand	55,761	N/A

<b>Individual County Rural Trip Demand</b>	
Cusseta-Chattahoochee County	Countywide: 3,863 [Fort Moore: 1,036 Outside Fort Moore: 2,827]
Harris County	48,741
Georgetown-Quitman County	5,518
Randolph County	10,138
Stewart County	6,751

# Unified Government of Georgetown-Quitman County Traffic Counts Map



● AADT 2023 Traffic Data



QUITMAN/Comp Plan Maps/2024/Traffic.mxd



## Transportation Facilities Needs and Opportunities

- ✓
  - ◁ Maintain existing paved county roads and dirt roads.
- \
  - ◁ Encourage residents to use the Patula Transit System.

## Goals and Policies

### Goal 1: Improve the quality of county roads, especially those providing access to community facilities.

- ◁ Objective: Provide adequate road improvements, such as paving, to roads that provide access to community facilities like schools, health clinics, etc.
- ◁ Objective: Install flock camera/license-reading cameras.

### Goal 2: Increase the number of counties participating in the Pataula Rural Transit service.

- ◁ Objective: Obtain participation from other surrounding counties to utilize the Pataula Rural Transit and thus providing better transit for citizens to seek employment and services within the service area.

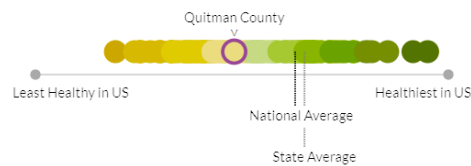
## Health

According to County Health Rankings, in 2024, Quitman County is faring worse than the average county in Georgia for Health Outcomes, and worse than the average county in the nation, with 24% of the county reporting poor or fair health. Forty-one percent of adults are reported as being obese. This is higher than the State of Georgia at 34%. Twenty-three percent of adults are smokers compared to the state’s 15%.

### Quitman County Health Outcomes i

Health Outcomes tell us how long people live on average within a community, and how much physical and mental health people experience in a community while they are alive.

Quitman County is faring worse than the average county in Georgia for Health Outcomes, and worse than the average county in the nation.



Trends Available

Health Outcomes				
Length of Life	Quitman County	Georgia	United States	
Premature Death		8,900	8,000	▼
Quality of Life	Quitman County	Georgia	United States	
Poor or Fair Health	24%	18%	14%	▼
Poor Physical Health Days	4.7	3.6	3.3	▼
Poor Mental Health Days	5.8	4.8	4.8	▼
Low Birthweight	12%	10%	8%	▼

## Livability and Aging in Place

People of all ages deserve communities in which they can live and thrive. The CDC defines “aging in place” as “the ability to live in one’s own home and community, safely, independently, and comfortably, regardless of age, income, or ability level.” However, quality of life has no age limitations and many of the same issues that confront senior citizens also affect those much younger. Issues regarding the affordability and access of housing, neighborhood security and proximity to needed services, safe and convenient transportation, clean air and water, access to quality healthcare, the opportunity for social engagement, and the desire for individual respect. All these aspects intertwine on a large scale to affect the physical and emotional well-being of individuals and the communities they live in.

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In 2021 the River Valley Regional Commission on behalf of the organization and all member governments applied for and was accepted as a member of AARP’s Network of Age-Friendly States and Communities. The 2018 RVRC Regional Plan and all member community comprehensive plans were evaluated at that time based on AARP’s Eight Domains for Livability. The Age-Friendly designation ends in 2024. However, RVRC has every intention to re-apply for membership.

The Age-Friendly Network is part of AARP’s Livable Communities initiative, a locally driven effort to improve the quality of life for people of all ages. The local governments participating in this program have a common understanding that communities “are more livable, and better able to support people of all ages, when local leaders commit to improving the quality of life for the very young, the very old, and everyone in between” (<https://www.aarp.org/livable-communities/network-age-friendly-communities/>). All people benefit from local government policies, strategies, and actions that make neighborhoods walkable, feature transportation alternatives, enable access to community services, provide opportunities to participate in community activities, and support quality housing that is affordable and adaptable.



Illustrations from iStock

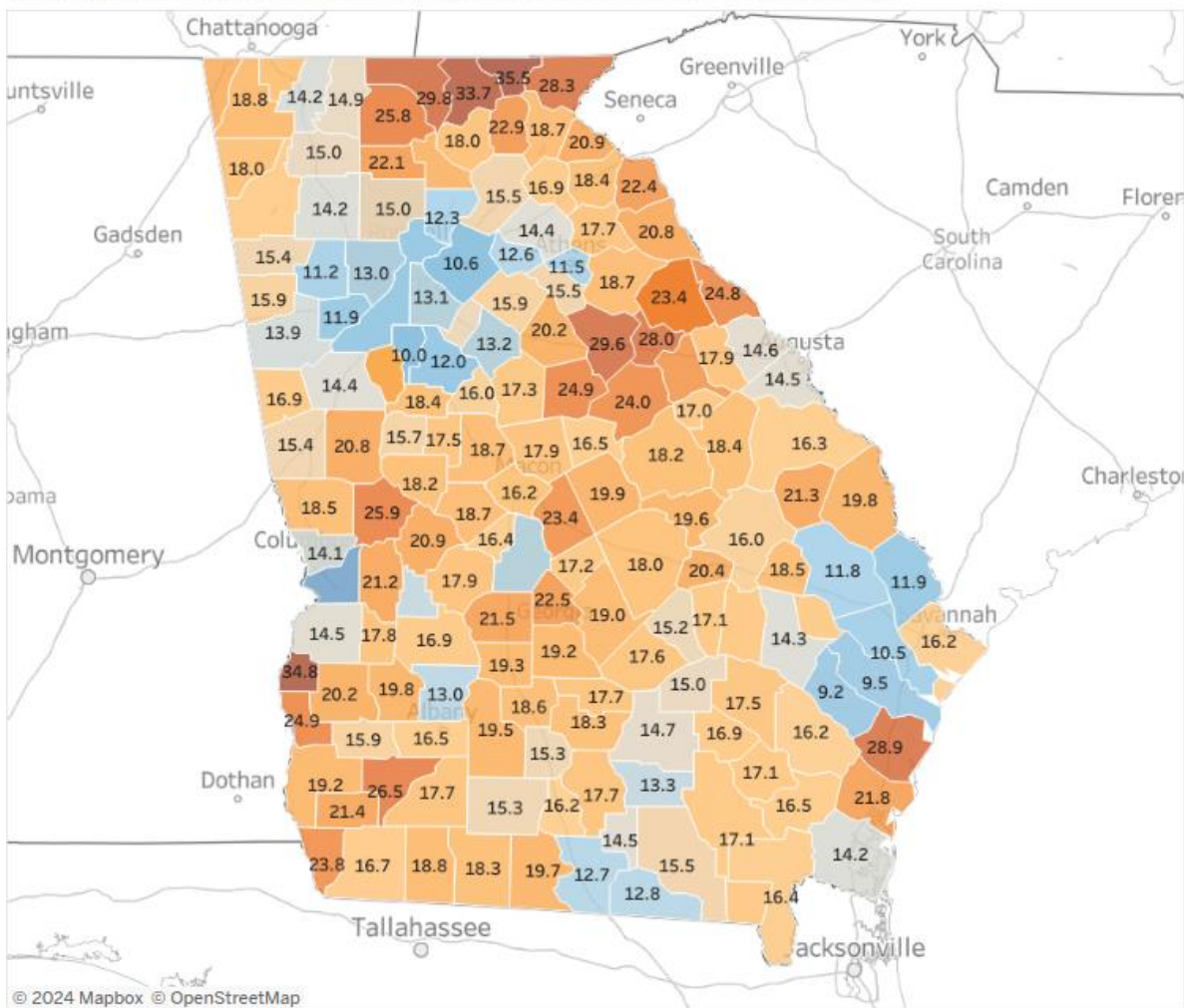
© AARP 2020 | All rights reserved | Questions? Contact AARP Livable Communities by email at [Livable@AARP.org](mailto:Livable@AARP.org).

Georgetown-Quitman County Senior Population							
Population 2000	65 + Population %	Population 2010	65 + Population %	Population 2020	65 + Population %	Population 2022	65 + Population %
516	19.86%	554	24.31%	710	31.77%	759	34.82%

According to the U.S. Census, the number of senior citizens in Georgetown-Quitman County in 2000 was 516, 19.86% of the total population. By 2010, that number had grown to 554, or 24.31%. By 2020, the senior citizen population continued to increase to 710 citizens (+31.77%) and again in 2022 to 759 senior citizens.

**STATE BENCHMARK: 14.4 Percent of persons aged ≥ 65 years**

The analysis shows whether measures in each county are higher or lower than the state benchmark.



## Broadband

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Of the approximately 5.3 million locations in the data (i.e., homes, businesses, and institutions in Georgia), 4.9 million locations, or 91.5 percent, are served at speeds of at least 25 Mbps download and 3 Mbps upload (25/3) via terrestrial technologies. Of the 454,950 unserved locations, about 90 percent are outside of urban areas.<sup>1</sup>

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map<sup>2</sup> precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated to track changes in broadband availability for years to come. Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as 'served'. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and \$150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

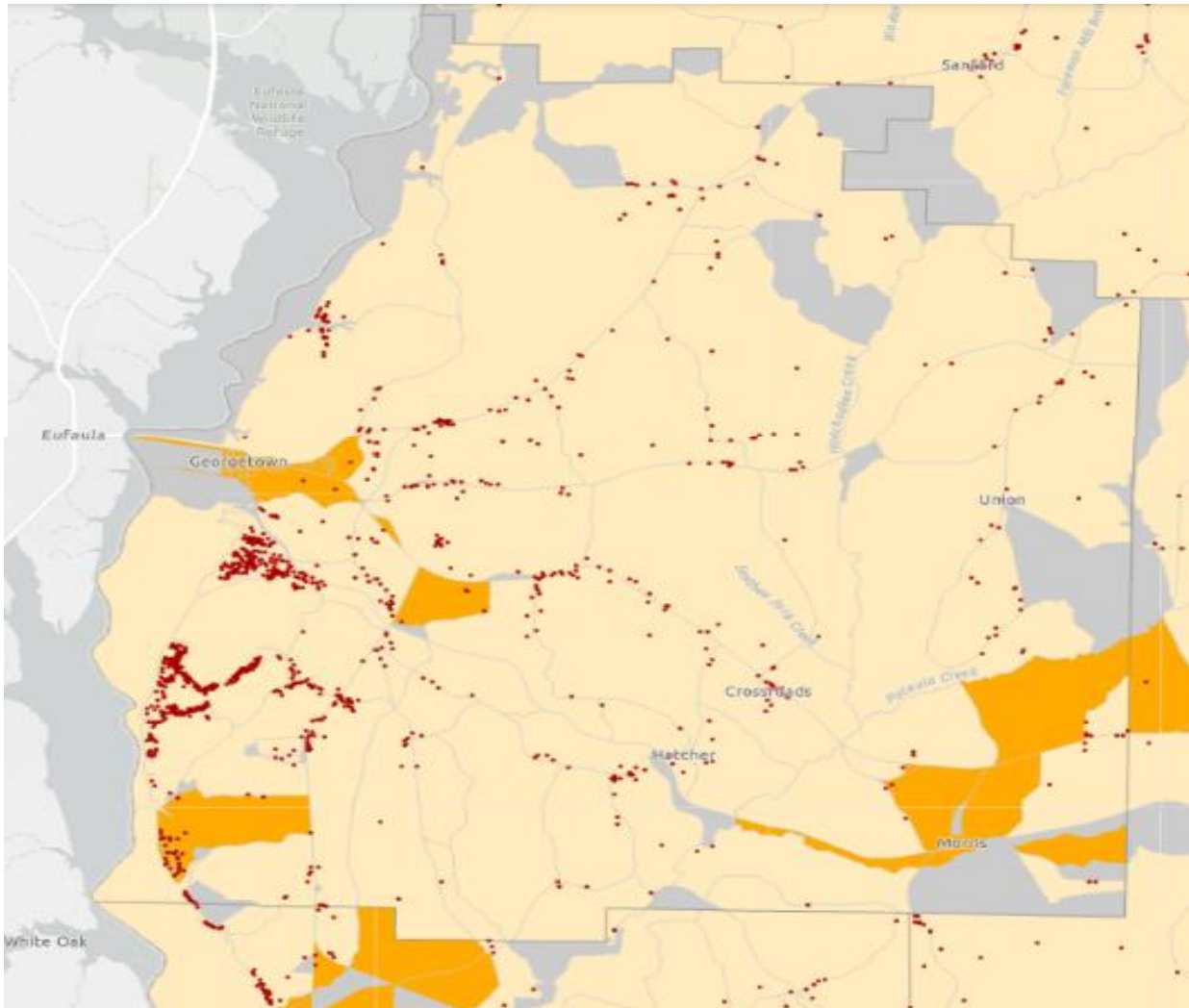
The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

The accompanying graphics represent areas which are and are not served at the Initiatives' threshold speed of 25 Mbps/3 Mbps. Georgetown-Quitman County has 1,000 locations with no broadband service, and 50% of the population lives in unserved areas. There are 1,006 locations with access to broadband at the minimum service level.

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<sup>1</sup> Georgia Technology Authority and Georgia Department of Community Affairs, *Georgia Broadband Annual Report 2022*.  
<sup>2</sup> *Georgia Broadband Availability Map*.

## Broadband Availability in Georgetown-Quitman County



### Broadband Availability in Georgetown-Quitman County

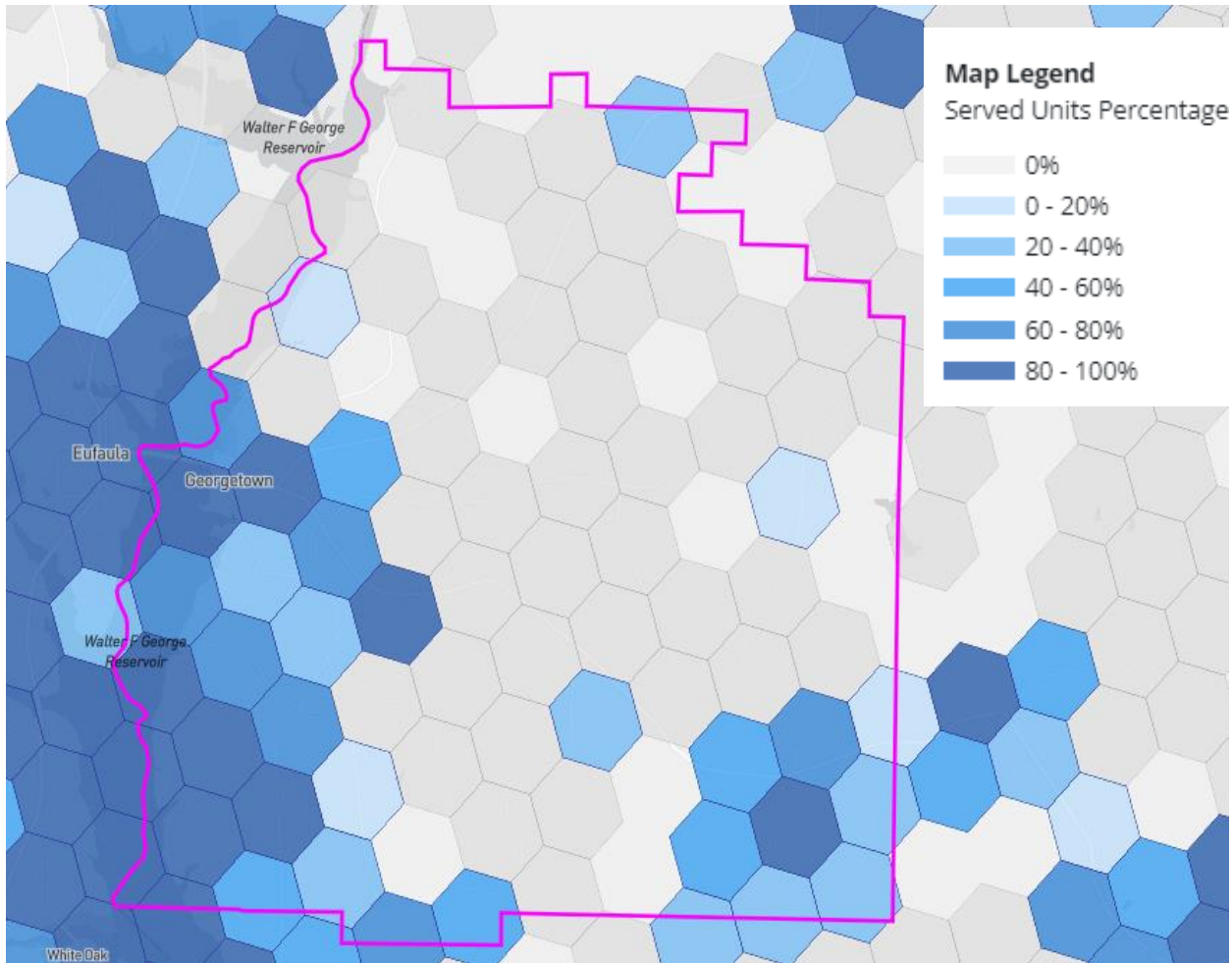
' Location Unserved at Publication > Served Census Block > Unserved Census Block > No Locations

Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved.' The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various internet service providers of Georgia. Location data are from commercially available sources.

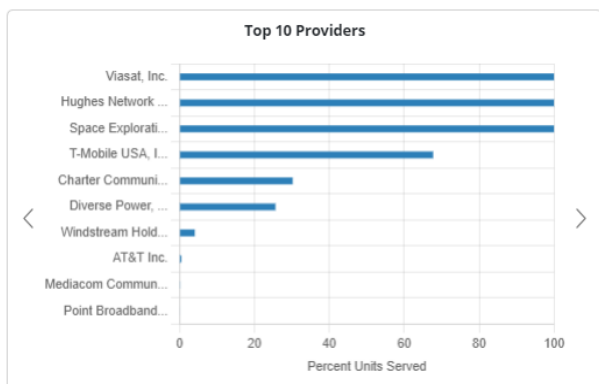
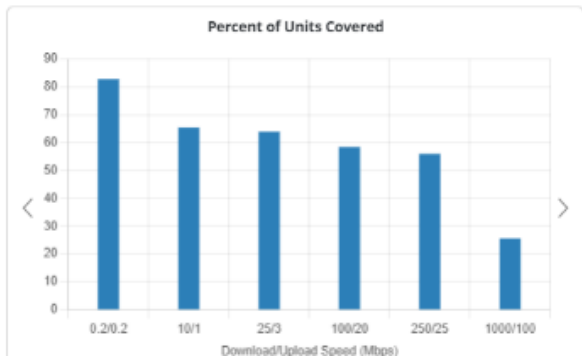
Source: Georgia Department of Community Affairs, June, 2023.



Fixed Terrestrial Broadband Availability

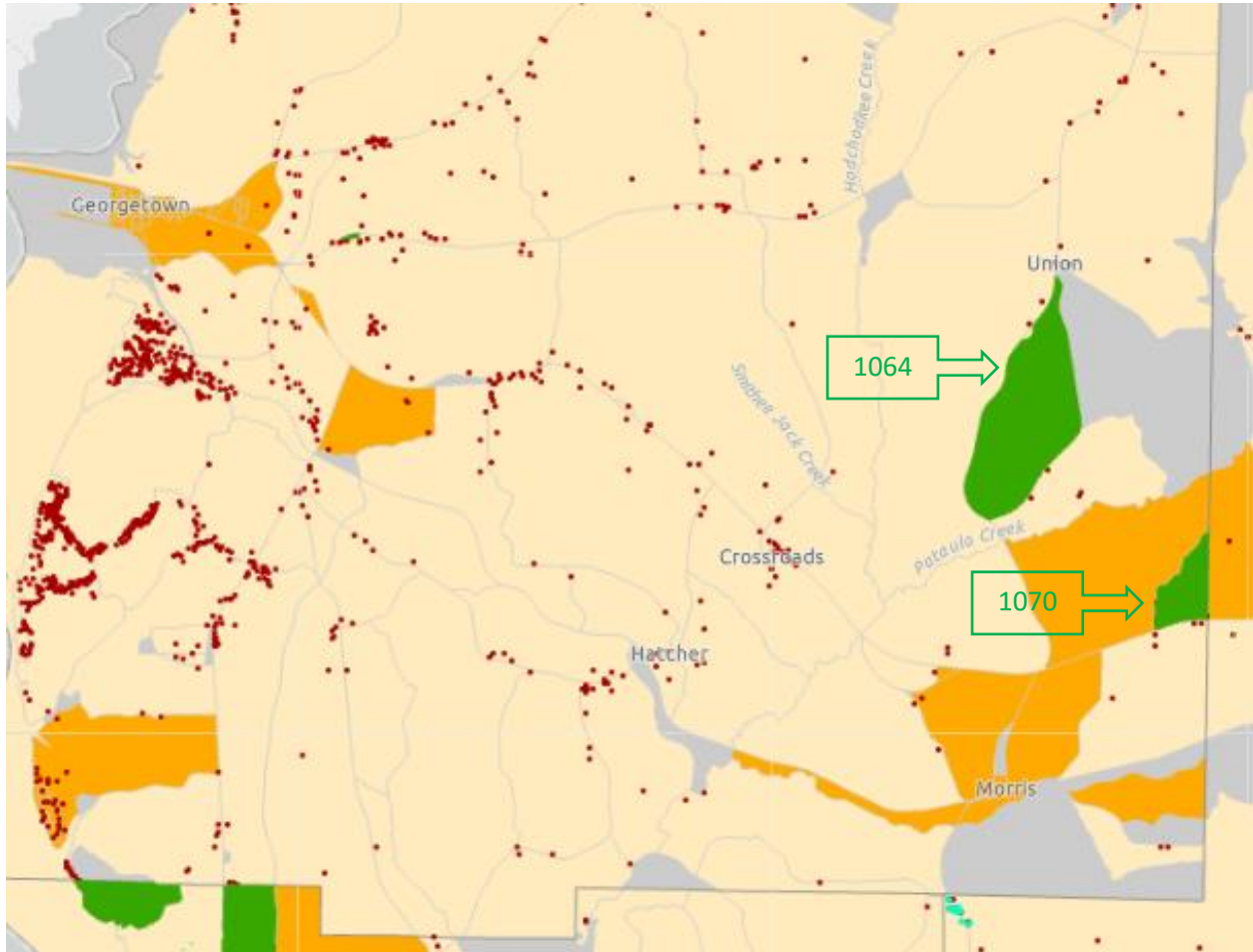


Quitman County, GA



Source: Federal Communications Commission Fixed Broadband Deployment Area Summary Map, (December 31, 2023 latest public release).

Only two census blocks in Quitman County were included in broadband funding awards, both from the Federal Communications Commission’s Rural Digital Opportunity Fund. Census Block 1064 has one served location and nine unserved locations. Census block 1070 has six served locations and seven unserved locations.



With so many residents not served by the Initiative’s minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. The community will need to continue to seek funding opportunities for the remaining unserved locations throughout the county. By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.

## Goals and Policies

### Goal: Update/ maintain the county website

- < Objective: Manage county website through the county.
- < Objective: Create a more interactive and easy-to-navigate website for residents, tourists, and potential residents.

## Natural Resources

Quitman County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. Quitman County should develop guideline brochures outlining Quitman County development regulations and to promote conservation and protection of important resources. The County and its municipalities should also review ordinances to strengthen and improve existing regulations regarding development in sensitive areas. Quitman County has water supply sources, water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes, and cultural resources that need protection.

### Public Water Supply Sources

There are six permitted water systems in Quitman County with a total of ten permitted water sources. Of those ten sources, all are groundwater sources from wells. There is one public water system operated by Quitman County and one operated by the federal government. The Quitman County Water System has four permits for drinking water sources. All other residents not on the county water system have private wells or private water systems. Cool Branch Park, which is owned by the U.S. Army Corps of Engineers, has a permit for one groundwater source, a well. The public water supplies for Quitman County are adequate to serve their current and anticipated needs.

### Groundwater Recharge Areas

Quitman County is in an important groundwater recharge area. Almost all of Quitman County is located over the Cretaceous-Tertiary aquifer system. This aquifer system, which includes the Providence Aquifer System, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. The Clayton Aquifer System, in the southeastern corner of Quitman County, is found in the limestone of the Paleocene Clayton Formation (Donahue, Groundwater Quality in Georgia for 2002).

Quitman County realizes it is in an important groundwater recharge area for the state and understands the significant role development plays in water quality. The county has adopted the Groundwater Recharge Area Ordinance, as required under the Environmental Planning Criteria (391-3-16), proposed by the Environmental Protection Division of the Georgia Department of Natural Resources.

### Lower Middle Chattahoochee Watershed

Quitman County falls within the Lower Middle Chattahoochee Watershed and understands the significant role current and future development plays in water quality. However, the community is not required to



adopt the Water Supply Watershed Ordinance required under the Environmental Planning Criteria (391-3-16). However, this does not mean that Quitman County will be remiss in protecting the watershed.

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Quitman County has approximately 13,074 acres of wetlands scattered throughout the county. This number includes Lake Walter F. George, as this area is included in the open water category of protected wetlands. Quitman County realizes the importance of wetlands and the many benefits they provide, flood protection, water quality improvement and recreation. The county has adopted a Wetland Protection Ordinance as required under the Environmental Planning Criteria (391-3-16).

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Quitman County is mapped for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program (NFIP).

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Soil quality is the capacity of the soil to function as a vital living ecosystem sustaining plants, animals, and human beings. Soil that is well cared for can regulate the movement of water, provide essential nutrients, filter and buffer pollutants, aid in nutrient cycling, and create physical stability and support for roots and other structures. Healthy soil provides clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes. Soil has both inherent and dynamic properties. For example, sandy soil drains faster than clayey soil and deep soils have more room for roots than soils with bedrock near the surface. Soils respond differently to management techniques based on their inherent properties and the surrounding landscape.

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Characteristics of Quitman County's topography are broad valleys and steep rolling hills. Elevations range from 250 feet to 480 feet above sea level. Steeper slopes are found in the eastern section of the county. The Georgetown area is relatively flat, with sections of slopes over 20 percent.

Quitman County's land development is affected by terrain. Parts of the county consist of land that slopes anywhere from 25-60 percent. Erosion and sedimentation control measures should be implemented on slopes that are suitable for development to minimize adverse impacts.

Steep slopes are not a factor in the development of the Georgetown area. Much of this area is flat, apart from the northwest corner. This area is prime for development due to its location overlooking the reservoir. The county should maintain enforcement of erosion and sedimentation control measures along steep slopes.

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Prime agricultural land is defined as those soil types which have the best combination of physical and chemical characteristics to produce food crops. Even in rural areas, however, prime farmland is in danger

of being taken out of crop production and used instead for residential, commercial, or industrial development. Wise land use planning can minimize the adverse effects of development of prime farmland.

In the 2020 Georgia County Guide, there were thirty-seven farms in Quitman County with 19,280 acres in farmland and 2,140 acres in harvested crop production.

Quitman County Agricultural Trends					
	Number of Farms <sup>1</sup>	Total Acreage of Farms <sup>2</sup>	Acres of Crops Harvested <sup>3</sup>	Forestland Total Acreage <sup>4</sup>	Acres of Harvested Timber <sup>5</sup>
Quitman	37	19,280	2,140	90.8 (thousands)	37 (thousands)
Georgia	42,439	9,053,730	3,628,707	172.3 (thousands)	73.4 (thousands)

Source: 1,2,3 Georgia County Guide 2018 data, 4 and 5 from 2020 data

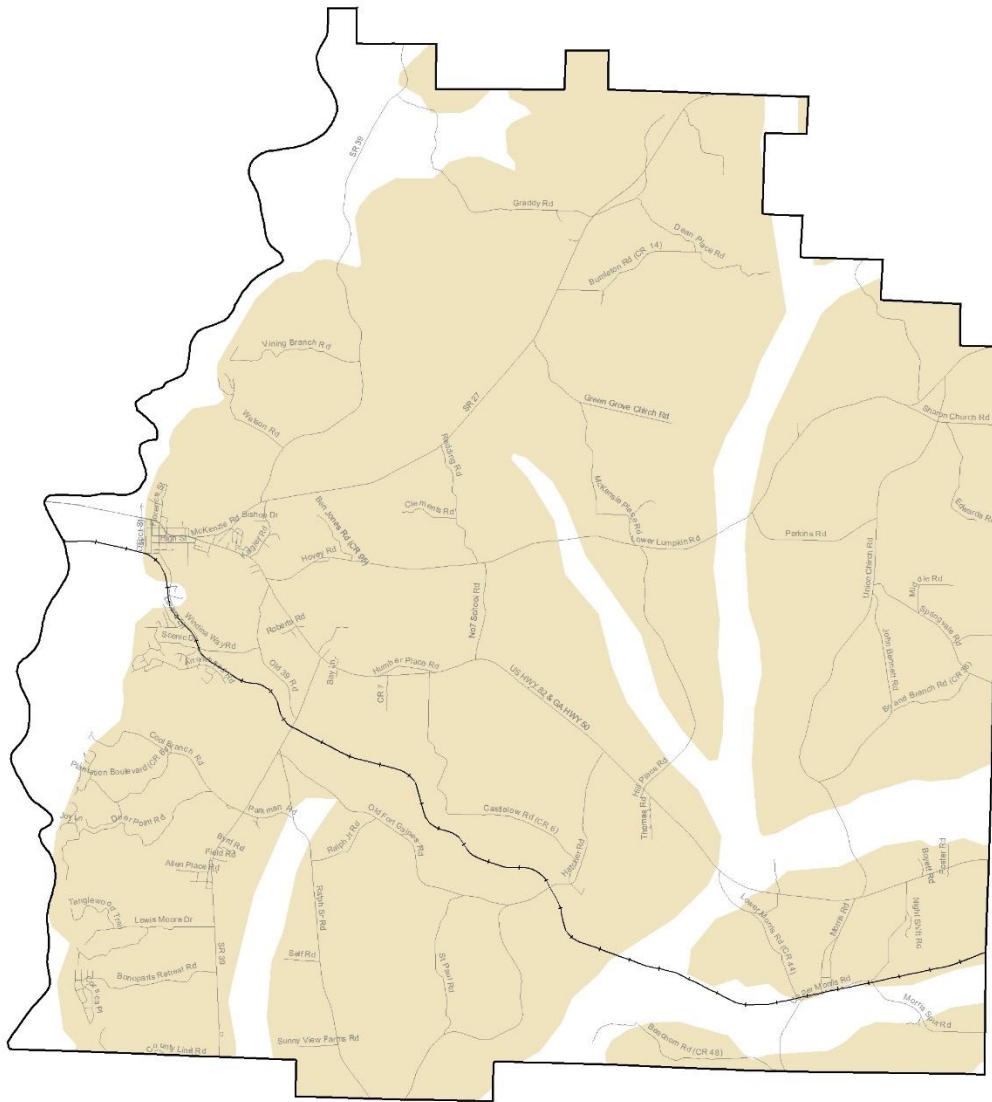
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Quitman County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species with critical habitat in Georgetown-Quitman County. State and federally designated endangered plant and animal species are listed in the following table.

Endangered Species			
Common Name	Scientific Name	Species	Status
Whooping Crane	<i>Grus Americana</i>	Bird	Experimental population, non-essential
Little brown bat	<i>Myotis lucifugus</i>	Mammal	Proposed Threatened
Tricolored bat	<i>Perimyotis subflavus</i>	Mammal	Critical Habitat
Gopher Tortoise	<i>Gopherus polyphemus</i>	Reptile	Endangered
Alligator Snapping Turtle	<i>Macrochelys temminckii</i>	Reptile	Endangered
Monarch Butterfly	<i>Danaus plexippus</i>	Insect	Candidate
Fringed Campion	<i>Silene polypetala</i>	Flowering Plant	Endangered
Georgia Rockcress	<i>Arabis georgiana</i>	Flowering Plant	Critical Habitat

Source: Nature Explorer 2023

# Unified Government of Georgetown-Quitman County Groundwater Recharge Areas Map

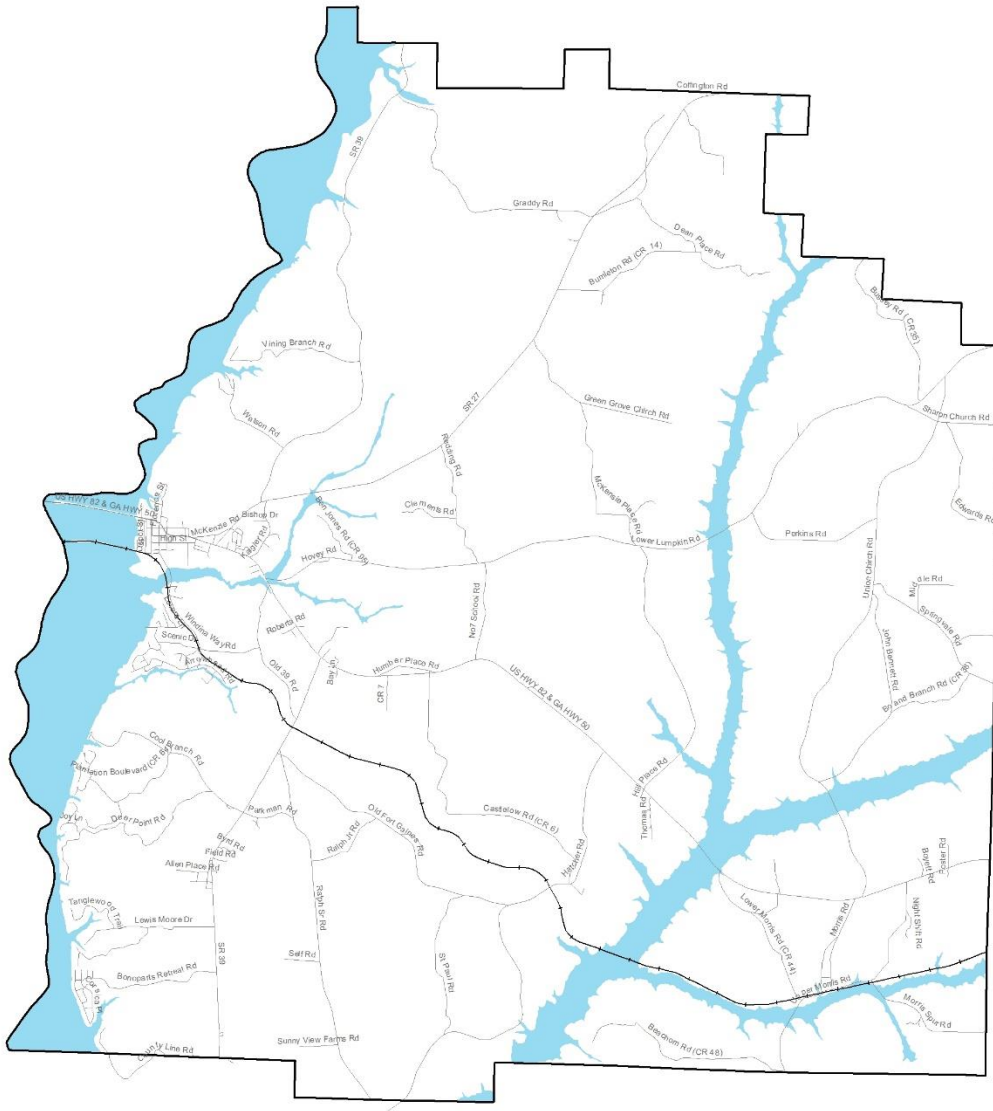


 Groundwater Recharge Areas

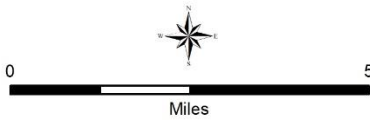


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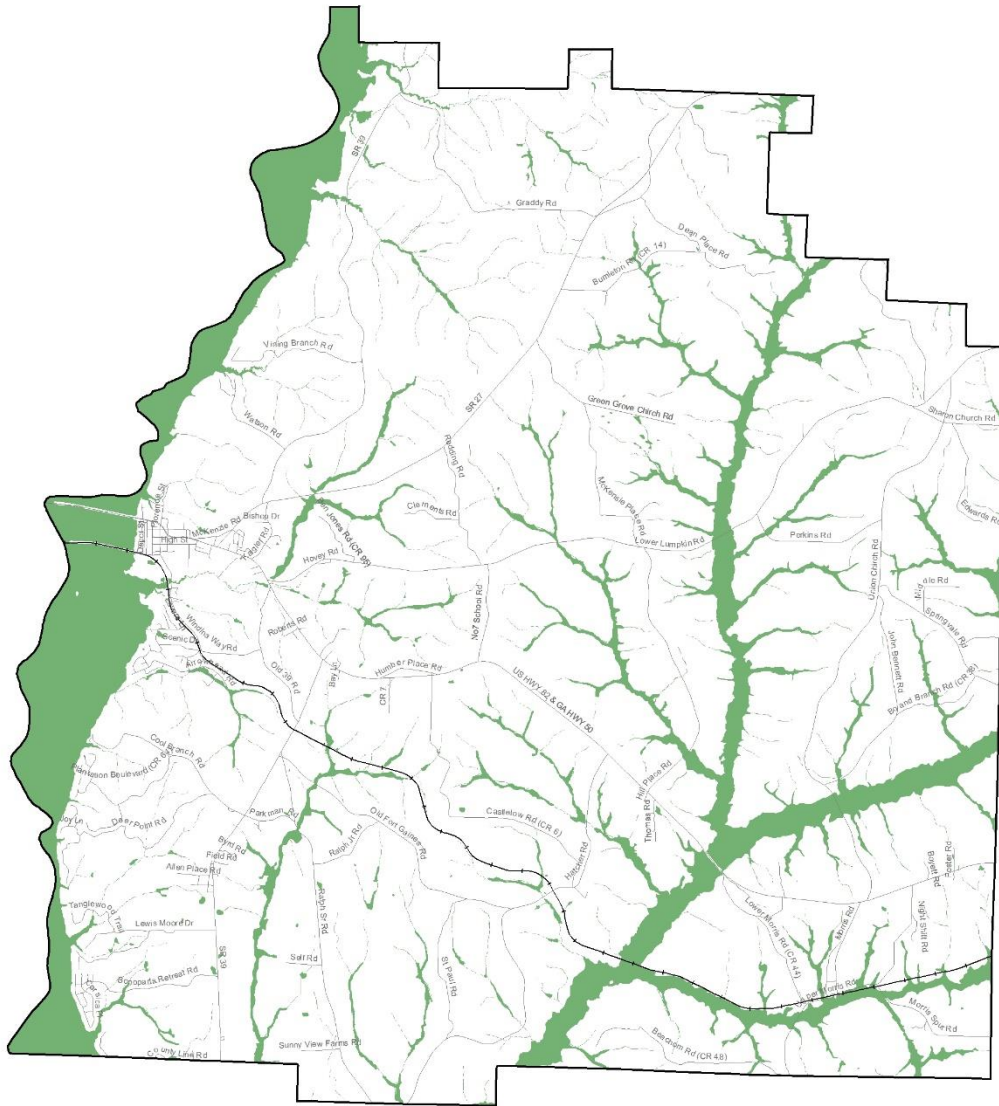
# Unified Government of Georgetown-Quitman County Floodplains Map



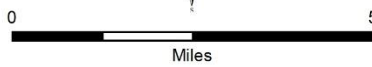
 Floodplains



# Unified Government of Georgetown-Quitman County Wetlands Map



Wetlands



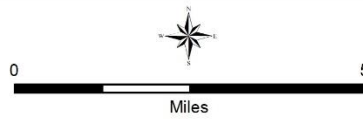
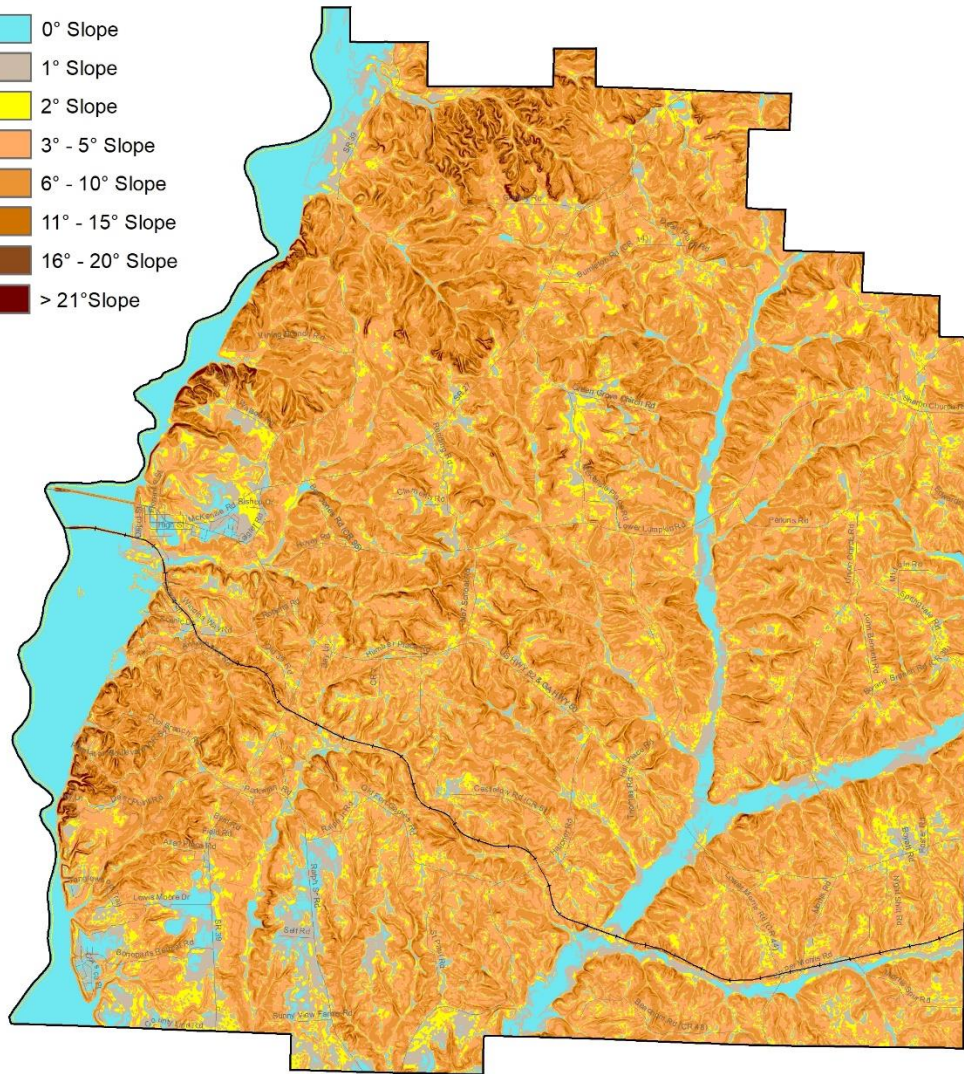
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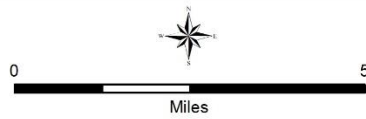
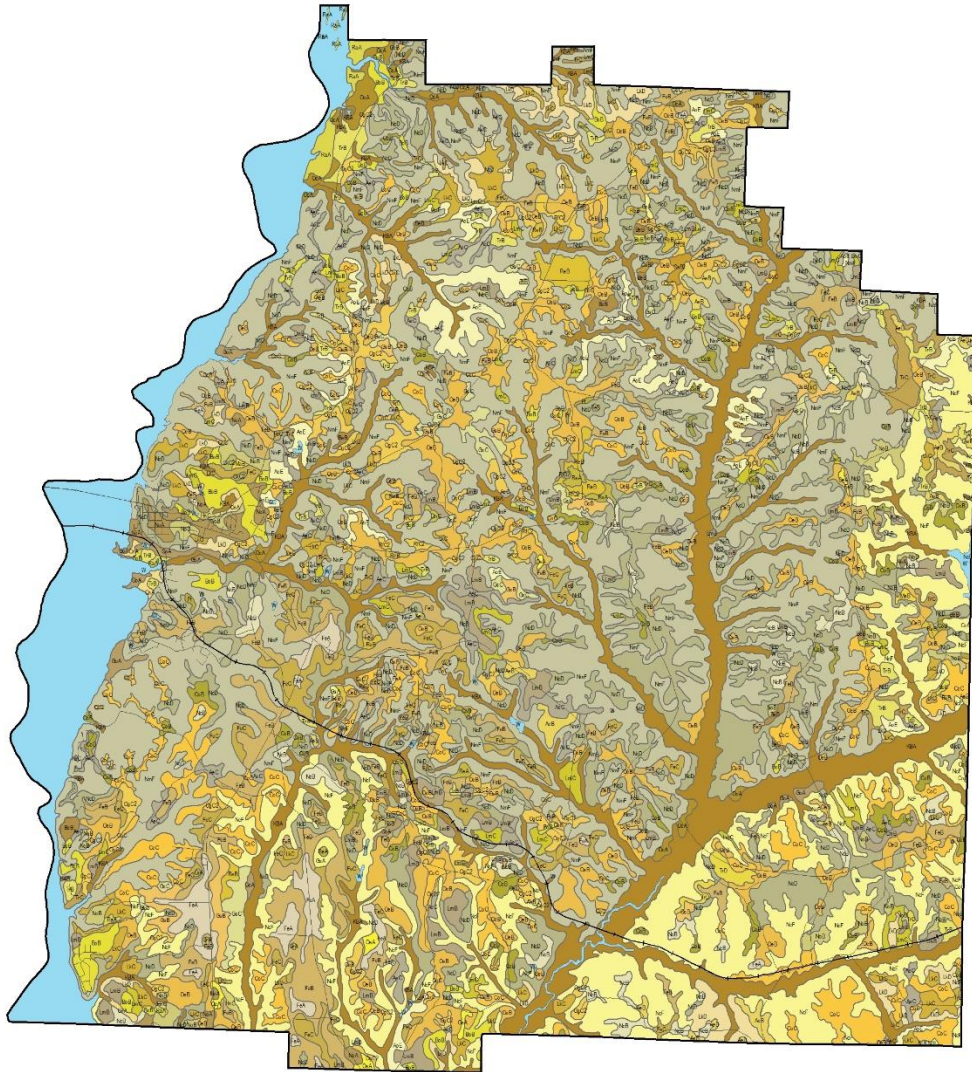
# Unified Government of Georgetown-Quitman County Slopes Map

## Legend

-  0° Slope
-  1° Slope
-  2° Slope
-  3° - 5° Slope
-  6° - 10° Slope
-  11° - 15° Slope
-  16° - 20° Slope
-  > 21° Slope



Unified Government of Georgetown-Quitman County  
Soils Map



  
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## Natural Resources Needs and Opportunities

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- ◁ Make sure the public and developers have adequate access to regulatory guidelines concerning natural and cultural community resources and the location of those resources.
- ◁ Historic resource conditions are endangered and/or declining.
- ◁ There are erosion, sedimentation, and storm water runoff problems.
- ◁ No conservation subdivision ordinance or cluster development ordinance for use in the Georgetown area.

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- ◁ Educate the public, local elected officials, developers about resource conservation and protection.
- ◁ Improve, enhance, and promote the community's natural and cultural resources.
- ◁ Due to limited growth pressure officials have a good opportunity to review existing ordinances for effectiveness and consider new ordinances that would guide future development away from important natural and cultural resources.
- ◁ Promote best management practices as listed in the 2022 RVRC Regional Plan.

## Goals and Policies

### Goal 1: Identify, promote, and preserve historic sites, tourism, and natural resources.

- ◁ Objective: Develop guideline brochures which identify and address the importance of preserving historic sites, and environmentally sensitive land.

### Goal 2: Develop the property along the shores of Lake Walter F. George as prime real estate for recreational, residential and lake oriented commercial purposes.

- ◁ Objective: to capitalize on the pristine shoreline along Lake Walter F. George to develop it as a main residential, recreational, and business center in the county. Employ a strategy of in-fill development first and the utilization of existing community facilities and infrastructure to encourage development to locate vacant properties in existing subdivisions.
- ◁ Objective: Capitalize on hunting and fishing through leasing land.

## Cultural Resources

In 1996, a comprehensive survey of Quitman County's historic resources was completed. That survey identified 154 resources in the county that are fifty years old or older. Of those resources, two are presently listed in the National Register of Historic Places in Quitman County and the historic Georgetown community, the Quitman County Courthouse, and the Quitman County Jail. The Quitman County Courthouse currently houses only judicial functions, and the Old Jail serves as the offices for the Probate Judge and the Deputy Registrar.

There are four eligible districts, one of which is in historic Georgetown. In Georgetown are eleven contributing properties along Main Street that would be eligible for a National Register District in terms of commercial, institutional, and residential growth. The three more remote potentially eligible historic



districts are known as Morris Station, Union, and Hatcher. There are thirteen contributing properties in Morris Station, five in Union, and four in Hatcher

There are about forty potentially eligible individual structures scattered equally throughout the community. There are twelve possible National Register sites in the county, including cemeteries, farm complexes and an orchard.

Local leaders understand the significance of cultural resources and place high importance on conservation of local history, tradition, and culture. Steps need to be taken to steer development away from cultural resources. The benefits of preservation are far-reaching and include increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition. There is not a local entity active in preservation, however. An organization is needed to sponsor National Register listings, to oversee the application for survey funds, to maintain an inventory of local historic resources, and to attempt the preservation of endangered resources.

## Land Use

Maximizing land development opportunities while protecting natural resources is key to Quitman County's success. Challenges include protecting natural resources while encouraging development such that commercial and industrial uses account for larger proportions of the land mix. Agricultural use, mostly associated with timber production, dominates the county's existing land use. Second to agricultural use is the residential use of land in the county. While single-family detached housing is a predominant residential use, manufactured housing is the most frequently used residential type. Many residences are for seasonal, recreational, or occasional use. Few industrial sites are scattered around the county.

### Existing Land Use and Development Patterns

Existing Land Use Acreage		
Classification	Existing Land Use	Future Land Use
Agriculture/ Forestry	89982.19	90003.89
Commercial	128.72	217.7
Neighborhood Commercial		39.96
Public/Institutional	612.28	64.22
Industrial	211.35	214.12
Residential	2756	0
Low Density Residential	0	2287.54
Medium Density Residential	0	230.33
Multi-Family Residential	0	14.1
Parks/Recreation/Conservation	1187.09	2323.43
Transportation/Communication/Utilities	2,010.95	2,010.95
Undeveloped Vacant	517.65	0

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land

uses exist and where they are, but also how these land uses interact. The purpose of this section is to map and review existing land use in Quitman County and to look at areas in need of attention, areas in need of protection, and areas with development opportunities. The land use categories used, and their respective definitions are presented in the following table.

### Areas Requiring Special Attention

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The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency, and wetlands all affect where development can safely and feasibly occur.

Quitman County has some unique natural resources because of the Walter F. George Reservoir, which forms most of the western border. This lake is an impoundment on the Chattahoochee River, providing access to a larger waterway system. Most of the county is categorized as a significant groundwater recharge area. This is a land area in which water can soak into the ground and eventually enter an aquifer or underground reservoir. As 40% of people in the state of Georgia obtain their drinking water from underground sources, it is essential to protect these areas from contamination.

Quitman County also contains several classifications of wetlands, including forested, non-forested emergent, scrub/shrub wetlands, and open water. These areas are potentially vital to local ecosystems and should also be conserved. Quitman County is committed to the protection of these vital natural resource areas.

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There is a limited number of Cultural Resources in Georgetown-Quitman County. The Quitman County Jail and Courthouse are the only two buildings on the National Register of Historic Places. Both places are in Georgetown. A Historic Resource Survey was done in 1996 for Quitman County. Georgetown-Quitman County has 154 identified historic buildings. It was recommended in 1996 that Quitman County adopt a historic preservation ordinance, nominate the historic area of Georgetown to the national Register of Historic Places, and nominate Union Hill Methodist Church to the National Register of Historic Places. To date, the county has chosen not to implement any of the above recommendations. None of the historic buildings identified in the Resources Survey are mapped.

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The historic Georgetown community is most likely to experience development. This area is served with water and sanitary sewer and is located next to Lake Walter F. George. Other services include a fire department, sheriff, solid waste collection, schools, ambulance, and a medical clinic. Larger medical facilities are in Eufaula, Alabama. Prime areas for development are located north and south of Georgetown (See Figure 5). Both areas touch Lake Walter F. George and have water and sanitary sewer services. Quitman County does not have any areas where the pace of development is outpacing or will soon outpace the availability of community facilities or services.

Infill opportunities exist in Quitman County as well as in and around the city of Georgetown. The presence of water and sewer make infill development more likely. Most notable for possible infill development is the subdivision Winding Way, located south of downtown Georgetown. The development, which is currently only about halfway completed, is an excellent opportunity for new growth within the community. While not as concentrated as the Winding Way development, infill opportunities also exist closer to downtown. Infill in these areas would benefit the community as they are closer to resources and they are more centralized, which increases the possibility that residents choose walking/biking over vehicular travel.

In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age, or past use for Brownfields. Some examples of Brownfields include abandoned gas stations and unused former manufacturing plants.

Some issues involving Brownfields are the potential hazards to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfields can restore property to productive use, increase property values, improve public health and the environment, utilize existing public infrastructure, and increase job opportunities and local tax revenues. These areas have not been identified.

All communities have areas of disinvestment or areas in need of improvement. As they grow, market forces will take care of (improve) most of the areas in need of improvement. However, in some cases a public/private partnership will be needed to make improvements happen. Quitman County recorded a 3% decrease in population from 2000 to 2010, and a 9% decrease from 2010 to 2018. It is anticipated that the population will stabilize. Regardless of future growth or decline Quitman County officials need to engage the public in redevelopment efforts that would benefit the community.

Areas of concern include historic Georgetown and the Chattahoochee Estates development, east of Georgetown. Older residential areas in and around this area have many vacant structures in need of repair or demolition; primarily in low to moderate income neighborhoods. Many of these areas have problems with drainage, sanitary sewer, and street disrepair. Local officials are addressing these problems by applying for various funding opportunities.

Existing Land Use Definitions	
Existing Land Use	Definition
Residential	Predominantly single-family, duplex, and multi-family dwelling units organized into general categories of net densities.

Agriculture/ Forestry	Farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Commercial	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, organized into general categories of densities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service, or entertainment facilities.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing, and wholesale trade facilities, mining, or mineral extraction activities, landfills, or other similar uses. Includes lots or tracts of land served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.
Parks/ Recreation/ Conservation	This category includes certain state, federal, or local government uses, and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Public/ Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Transportation/ Communication Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities, or other similar uses.
Undeveloped/ Vacant	This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have been developed for a specific use or were developed for a specific use that has since been abandoned.








Source: Rules of Georgia Department of Community Affairs; Chapter 110-12-1 Minimum Standards and Procedures for Local comprehensive Planning, October 2018

**Land Use Needs and Opportunities**





- √
  - < Create opportunities for reinvestment and redevelopment in deteriorating areas.
  - < Identify and promote infill development opportunities.
- \
  - < Capitalize on water front
  - < Work with developers, land owners, and conservation groups to preserve open space around the county and in the vicinity of historic Georgetown.
  - < Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district.

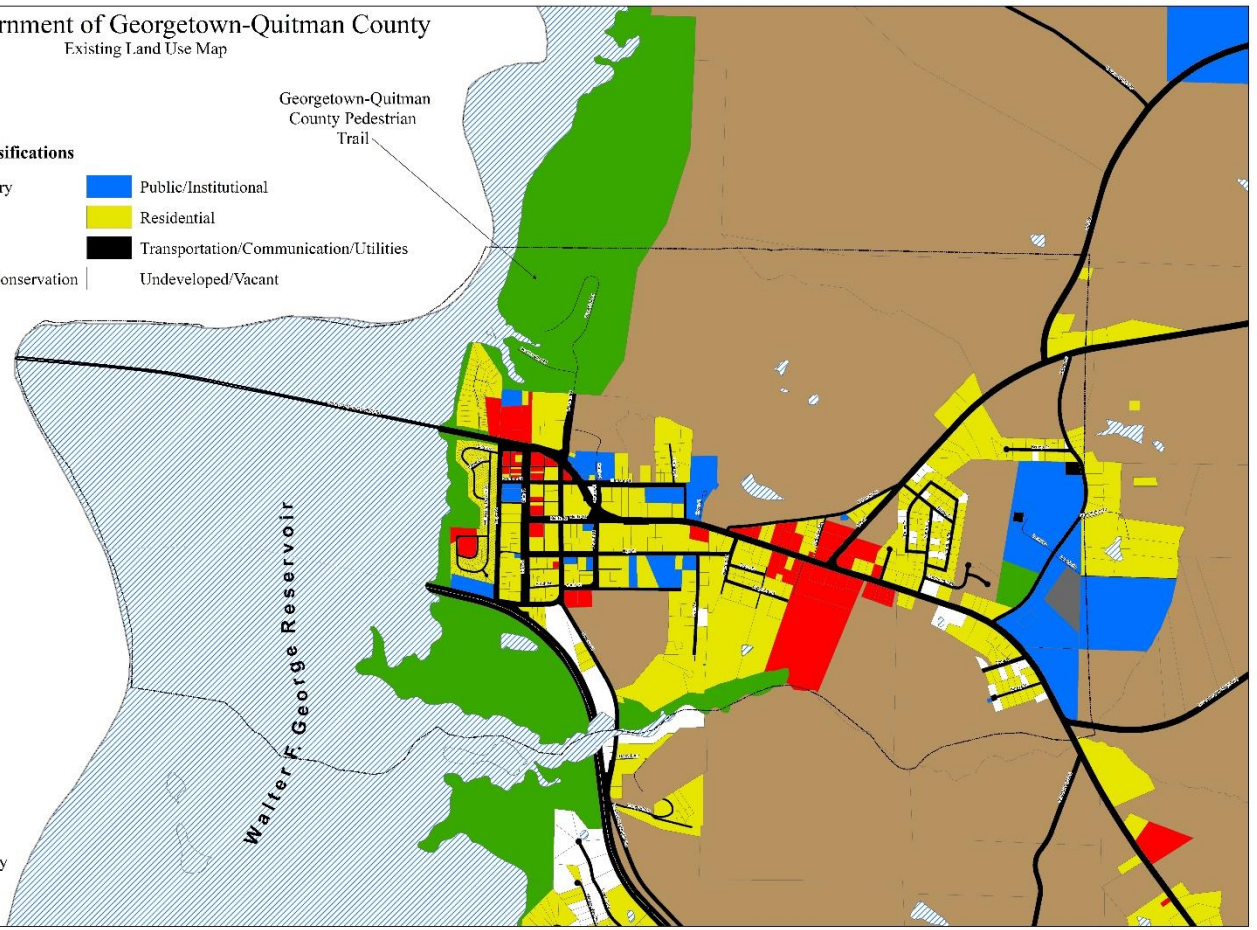
Unified Government of Georgetown-Quitman County  
Existing Land Use Map

Existing Land Use Classifications

- |   |  |
|---|--|
|  Agricultural/Forestry         |  Public/Institutional                   |
|  Commercial                    |  Residential                            |
|  Industrial                    |  Transportation/Communication/Utilities |
|  Parks/Recreation/Conservation |  Undeveloped/Vacant                     |

Georgetown-Quitman  
County Pedestrian  
Trail

-  City Limit
-  Railroad
-  County Boundary
-  Waterways





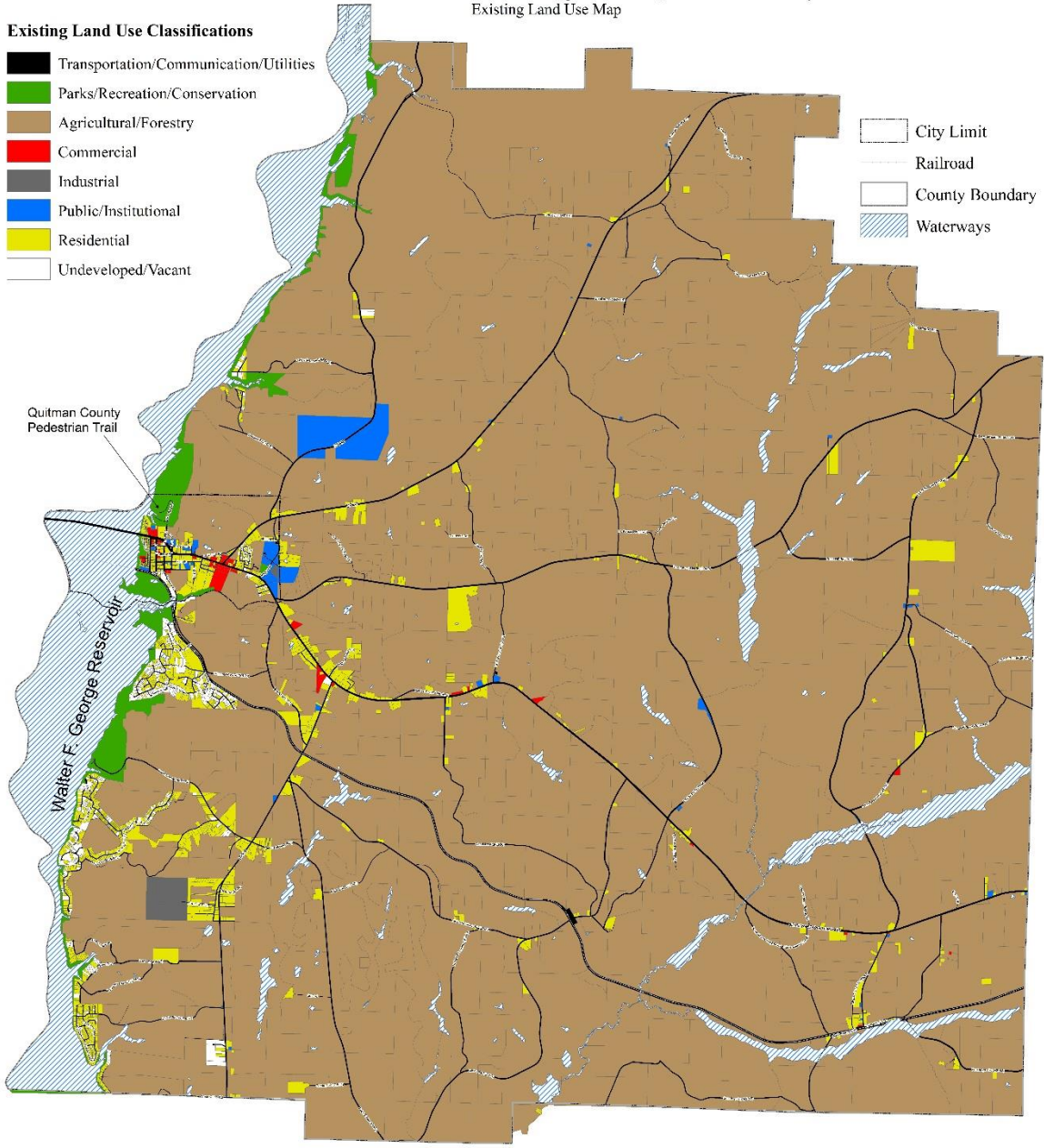
# Unified Government of Georgetown-Quitman County

Existing Land Use Map

## Existing Land Use Classifications

- Transportation/Communication/Utilities
- Parks/Recreation/Conservation
- Agricultural/Forestry
- Commercial
- Industrial
- Public/Institutional
- Residential
- Undeveloped/Vacant

- City Limit
- Railroad
- County Boundary
- Waterways



## Analysis of Future Land Use

Population growth and development in general have been slow and sparse for the past quarter century in Quitman and surrounding counties. Official projections, which are based on recent history and local and area trends, suggest limited to no growth for the next quarter century. Any growth that does occur will occur within/proximate to historic Georgetown and along/in the vicinity of the lakefront, with possible sporadic residential development in the more outlying areas. Consequently, there will be limited increased pressure placed on the infrastructure and public facilities.

### Future Land Use Categories

A major sentiment reflected in the community survey performed as part of this plan update was the local desire for greater variety and density of housing. Local leaders have addressed this interest by revising the zoning ordinance to facilitate the following residential developments:

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The objective of this district is to preserve land areas for single dwelling unit structures and to promote residential areas with low densities. These areas are intended to be geographically defined and protected from the encroachment of uses not performing a function necessary to a residential environment.

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The objective of this district is to provide and preserve land areas for single dwelling units and low-density multiple dwelling units, not to exceed two (2) dwelling units per structure which will achieve an overall medium density of residential development. R-2 Districts should be located in an area with good proximity to central community facilities where stable transition from one district to another is desirable.

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The Multifamily Residential District is established to provide locations for a mix of housing types, including single-family detached residential, attached single-family residential uses, duplexes, triplexes, quadraplexes and townhouses and condominiums. The intention of this district is to incorporate multifamily residential within small complex's that will not create a large impact on services within the community. When residentially compatible institutional and recreational uses are developed within the Multifamily Residential District, they are to be designed and built to ensure density compatibility with adjacent residences.

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This zoning district is comprised primarily of general farming areas where some low density, single-family, residential development has occurred or is occurring. The regulations of the district are designed primarily to encourage a compatible relationship between agriculture and low density, single-family, rural residential development.



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The objective of this district is to provide and preserve areas for the development of general, personal, service and business activities as well as those for general retail and wholesale business. General compatibility with abutting different uses is required. This may be achieved through buffering, screening and/or development plan review. Noise, odor, dust and glare associated with uses permitted in this district should be confined within buildings so as to minimize the effects upon adjacent development and uses. Development in these districts should be located on arterial streets or collector streets and the associated street network.

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The light industrial district is established to provide areas for the development of light industrial and assembly plants and their related activities. It is also the intent of this district that noise, odor, dust and glare associated with uses permitted in this district be confined within buildings so as to minimize the effects upon adjacent development and uses. It is also the intent of this district that traffic generated by uses permitted, including raw materials, finished products and employees, be minimal but that transportation facilities and routes be easily accessible. Development in these districts should be served by sanitary sewer or have provision for on-site disposal. No new I-1 Industrial District may be created which contains less than five (5) acres.

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The objective of this district is to establish measures to guide future growth and development in areas that are deemed environmentally sensitive and should be protected from intensive development.

### Land Use Needs and Opportunities

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- < Create opportunities for reinvestment and redevelopment in deteriorating areas.
- < Identify and promote infill development opportunities.

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- < Capitalize on water front
- < Work with developers, land owners, and conservation groups to preserve open space around the county and in the vicinity of historic Georgetown.
- < Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district.

### Goals and Policies

#### Goal 1: Develop ordinances and form-based codes, which regulate aesthetics of new developments.











- < Objective: to develop and enforce ordinances which regulate the way new developments will look to maintain a uniform, pleasant look for new development.

#### Goal 2: Utilize and adopt the River Valley Regional Commission’s Design Guidelines handbook.





- < Objective: adopt Design Guidelines to maintain a uniform, well designed area which follows specific guidelines and regulations.

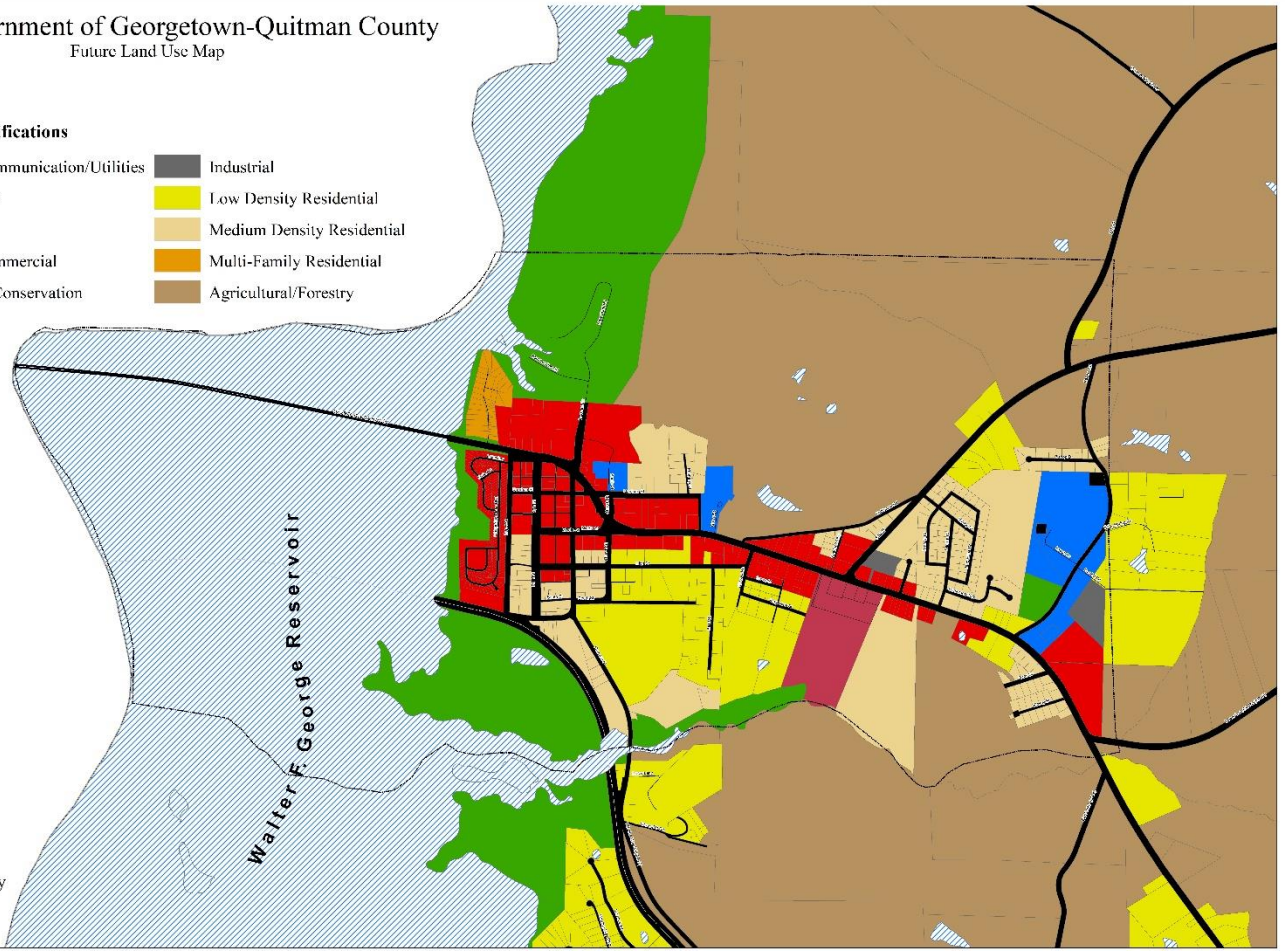
Unified Government of Georgetown-Quitman County  
Future Land Use Map

**Future Land Use Classifications**

- |   |  |
|---|--|
|  Transportation/Communication/Utilities |  Industrial                 |
|  Public/Institutional                   |  Low Density Residential    |
|  Commercial                             |  Medium Density Residential |
|  Neighborhood Commercial                |  Multi-Family Residential   |
|  Parks/Recreation/Conservation          |  Agricultural/Forestry      |

For Undeveloped/Vacant areas, refer to the Existing Land Use Map.

-  City Limit
-  Railroad
-  County Boundary
-  Waterways



# Unified Government of Georgetown-Quitman County

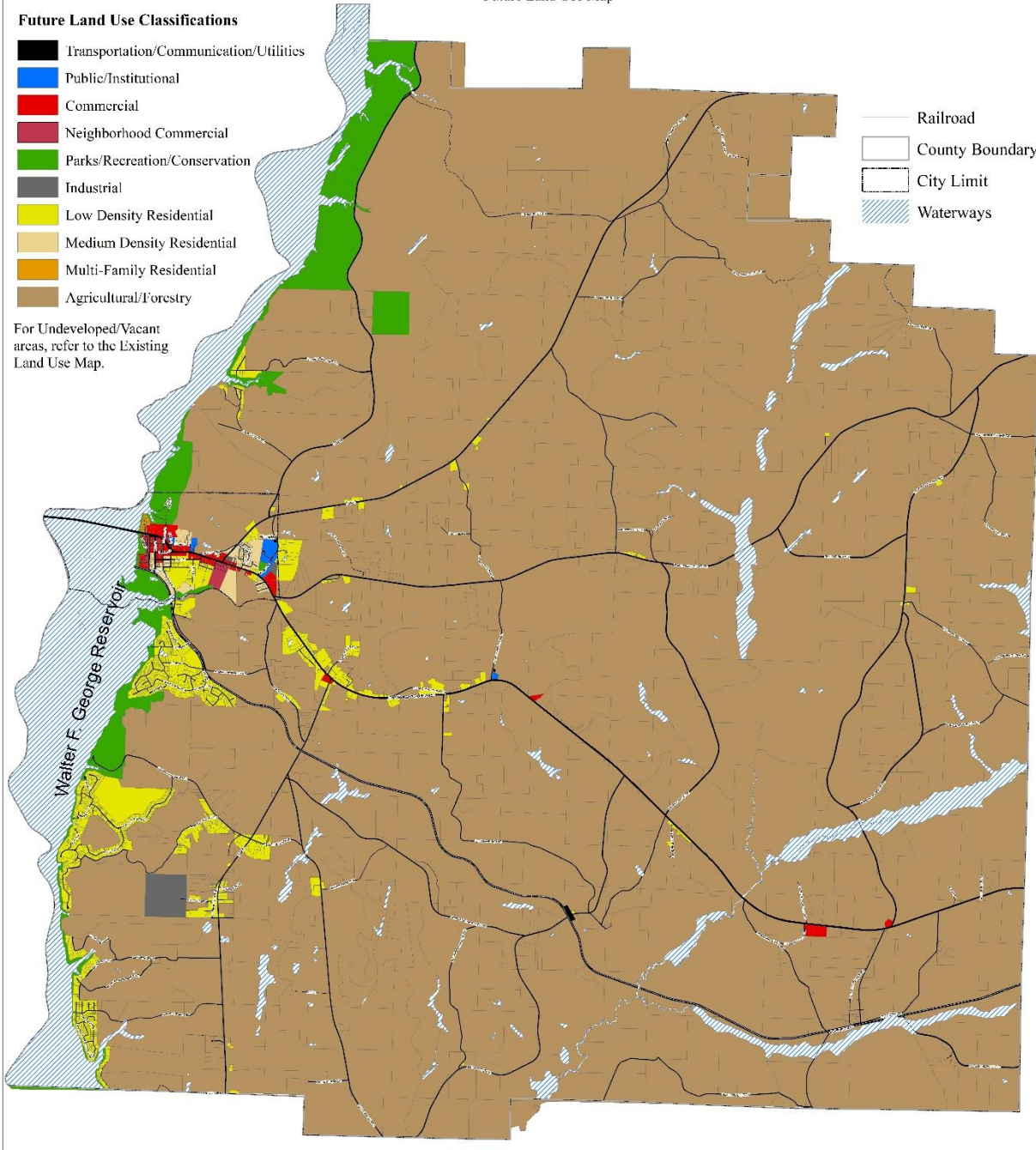
## Future Land Use Map

**Future Land Use Classifications**

- Transportation/Communication/Utilities
- Public/Institutional
- Commercial
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Industrial
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Agricultural/Forestry

For Undeveloped/Vacant areas, refer to the Existing Land Use Map.

- Railroad
- County Boundary
- City Limit
- Waterways



## Regional Cooperation

Issues and opportunities exist with the three neighboring counties: Clay, Randolph, and Stewart. To reduce issues and make the most of the potential opportunities Quitman should maintain open communication and dialogue with the adjoining counties throughout the planning process. The county should strongly consider the implementation and impact of regional transportation planning and ensure the proper coordination and execution of much needed transportation improvements. County officials must be actively involved in transportation planning activities with the Georgia Department of Transportation. Lastly, the Service Delivery Strategy (SDS) should be updated regularly; at least by October 2024, and sooner in response to trigger events written into applicable law or regulations.

### Intergovernmental Needs and Opportunities

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- ◁ Update and maintain county website and social media pages.
- ◁ Increased communication between county government and general public.

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- ◁ Collaboration with neighboring counties on resources and agencies.
- ◁ Improvement of E-911 services for surrounding counties.

### Goals and Policies

**Goal 1: Enhance synergy and improve communication with neighboring counties and communities to make better use of available resources.**

- ◁ Objective: to improve the quality of working relationships and better communication with neighboring communities to maximize the use of available resources example: E-911 service.
- ◁ Objective: Increase regional tourism within the county.

## SWOT

Residents of Quitman County went through a strategic planning session where they analyzed internal (strengths and weaknesses) and external (threats and opportunities) factors in their community. Going through this process leads participants to better understand the situation facing them as a community, the options available to community leadership, and guidance for the placement of resources.

### Strengths

An internal factor over which a community has control that includes resources, skill level of residents, infrastructure, etc.

- < Small, peaceful community
- < Pataula Transit System
- < Law enforcement, emergency service
- < Public Works
- < Natural resources, such as lakes and creeks
- < Close to major highways and cities
- < Low crime rate
- < County-wide water system
- < Veteran Care centers in nearby cities
- < Located near several higher education facilities
- < Hunting, fishing, and nature sightseeing sights as tourism attractions
- < Scenic byway

### Weaknesses

An internal factor over which a community has control that includes aspects of the community that hinder growth and optimal return on investment.

- < Availability of affordable and adequate housing
- < Lack of communication within the county
- < Inadequate use of communication tools such as the county website, social media, and email
- < Low community engagement
- < Shrinking community due to lack of families and youths moving into the county
- < Weak senior citizens program
- < Lack of indoor recreation for youths
- < High property taxes
- < Lack of new businesses that will spur economic development and create new jobs
- < Inadequate school system
- < Lack of medical care facilities
- < Poor Broadband/internet



## Opportunities

An external factor over which a community does not have control but can take advantage of to improve economic development and quality of life.

- < Affordable living
- < Increased housing for working families and senior citizens
- < Growth of small businesses
- < Capitalize on the waterfront.
- < Develop industries around the lake and hunting grounds within the community create jobs, attract residents, and increase the family and young adult population.
- < Revitalization of vacant downtown buildings
- < Increased activity in the downtown area, such as market days
- < Opportunity for strong community support for the local school system
- < Collaboration with other county resources and agencies.
- < More activity for young people, such as reading and after-school programs.
- < Veterans Memorial Park
- < More grocery stores, retail businesses, and restaurants.
- < More e-charging stations
- < Flop camera
- < Apartment buildings
- < Urgent care

## Threats

An external factor over which a community does not have control, but which will prevent a community from making the most of its assets.

- < Ageing population
- < Economic decline (dependency on a limited number of industries in the county makes the local economy vulnerable to market fluctuations and downturns).
- < Outmigration: The younger population is leaving the county for urban areas in search of better job/career opportunities, leading to an aging population and workforce shortages.
- < The small population and lack of participation creates barriers for the school system to encourage investment in the community.
- < Lack of medical/health care

## Report of Accomplishments

Georgetown-Quitman 2024 Report of Accomplishments				
Project/Activity	Completed	Underway	Postponed	Cancelled
Construct New Library	X			
Apply for emergency vehicle grants		X		
Complete new multi-purpose fields/walking trail			X	
Put new roof on the old gym			X	
Monitor service delivery infrastructure closely for emergent needs		X		
Remodel "ironworks"			X	
Rehabilitate Old Jail	X			
Upgrade water and wastewater systems		X		
Identify and map vacant lots and vacant buildings in the downtown area with views across, and access to, Lake Walter F. George.		X		
Update with new incentives and promote the local incentive package to facilitate new development		X		
Plan and pursue sources of assistance needed for land acquisition, access (road, rail) and/or utility service(s) upgrade/extension necessary to facilitate economic/industrial development and job creation		X		
Renovate historic Georgetown Central Business District using inventory of vacant lots/buildings			X	
Adopt an ordinance to encourage/ facilitate broadband investment	X			
Secure Broadband Ready Community designation	X			
Pursue funding and/or provide services to facilitate broadband service availability	X			
Inventory and post vacant lots zoned suitable for higher density housing development			X	
Link DCA home ownership program information and other state and/or federal affordable housing programs to the Georgetown-Quitman web site		X		
Incentivize development of housing for seniors			X	



Identify resources and best options to get funding, and if financially feasible rehabilitate the Courthouse.		X		
Develop a guidebook listing and illustrating the location and regulation of natural and cultural community resources and protected historic resources. Post the guidebook on the GeoQuitman web site.			X	
Work with RVRC to better coordinate and contact conservation groups to develop a list and map of conservation properties to stay abreast of area conservation efforts.		X		
Develop a conservation/ cluster subdivision ordinance for review by the Planning Commission			X	
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development			X	
Inventory possible Brownfield sites			X	
Repave Kinsey Street	X			
Repave Ridgeview Street	X			
Repave Meadowview Drive	X			
Repave Hilltop Street	X			
Repave and construct storm sewer improvements along Depot and Clay Streets	X			
Support extension of the ten-year Regional Transportation Sales Tax	X			
U.S. 82/SR 50 highway improvements, with sidewalk		Project is in early design 2028		
Promote the three counties Pataula Transit system currently serving Georgetown-Quitman, Randolph, and Stewart Counties by highlighting the economic success story between Pataula Transit and D& J Plastics. Advertise Pataula Transit on the Quitman County web site with a link to the Pataula Transit Web Site.		X		

## Work Program

Unified Government of Georgetown-Quitman County Community Work Program				
Project/Activity	Fiscal Year	Funding Amount	Source	Responsible Party
Apply for emergency vehicle grants	2026-2028	\$75,000	County, GEMA	EMA Director
Monitor service delivery infrastructure closely for emergent needs	2026-2029	Staff Time	General Fund	County Manager
Upgrade water and wastewater systems	2026	\$500,000	GEFA	County Manager
Identify and map vacant lots and vacant buildings in the downtown area with views across, and access to, Lake Walter F. George.	2027	\$1,000	General Fund	County Manager
Update with new incentives and promote the local incentive package to facilitate new development	2028	\$1,000	General Fund	Economic Development Authority
Plan and pursue sources of assistance needed for land acquisition, access (road, rail) and/or utility service(s) upgrade/extension necessary to facilitate economic/industrial development and job creation	2026-2029	TBD	USDA, EDA, OneGeorgia	County Manager
Link DCA home ownership program information and other state and/or federal affordable housing programs to the Georgetown-Quitman web site	2025	\$500	General Fund	County Manager
Identify resources and best options to get funding, and if financially feasible rehabilitate the Courthouse.	2026	\$3M	USDA	County Manager
Work with RVRC to better coordinate and contact conservation groups to develop a list and map of conservation properties to stay abreast of area conservation efforts.	2028	\$5,000	General Fund	Planning and Zoning
U.S. 82/SR 50 highway improvements, with sidewalk	2028	\$3,000,000	GDOT	Board of Commissioners
Promote the three counties Pataula Transit system currently serving Georgetown-Quitman, Randolph, and Stewart Counties by highlighting the economic success story between Pataula Transit and D&J Plastics. Advertise Pataula Transit on the Quitman County web site with a link to the Pataula Transit Web Site.	2029	\$500	General Fund	Board of Commissioners

## Appendix A: Retail Market Potential

Demographic Summary	2024	2029
Population	16	16
Population 18+	14	14
Households	4	4
Median Household Income	\$28,747	\$28,747

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought Men`s Clothing/12 Mo	9	64.3%	102
Bought Women`s Clothing/12 Mo	7	50.0%	96
Bought Shoes/12 Mo	10	71.4%	95
Bought Fine Jewelry/12 Mo	3	21.4%	98
Bought Watch/12 Mo	2	14.3%	108
<b>Automobiles (Households)</b>			
HH Owns or Leases Any Vehicle	4	100.0%	110
HH Bought or Leased New Vehicle/12 Mo	0	0.0%	0
<b>Automotive Aftermarket (Adults)</b>			
Bought Gasoline/6 Mo	13	92.9%	103
Bought or Changed Motor Oil/12 Mo	9	64.3%	120
Had Vehicle Tune-Up/12 Mo	3	21.4%	89
<b>Beverages (Adults)</b>			
Drank Non-Diet (Regular) Cola/6 Mo	7	50.0%	134
Drank Beer or Ale/6 Mo	4	28.6%	75
<b>Cameras (Adults)</b>			
Own Digital Point and Shoot Camera/Camcorder	1	7.1%	73
Own Digital SLR Camera or Camcorder	1	7.1%	69
Printed Digital Photos/12 Mo	3	21.4%	82
<b>Cell Phones (Adults/Households)</b>			
Bought Cell Phone/12 Mo	6	42.9%	119
Have a Smartphone	13	92.9%	99
Have Android Phone (Any Brand) Smartphone	6	42.9%	111
Have Apple iPhone Smartphone	7	50.0%	87
HH Owns 1 Cell Phone	1	25.0%	83
HH Owns 2 Cell Phones	2	50.0%	127
HH Owns 3+ Cell Phones	1	25.0%	87
HH Has Cell Phone Only (No Landline Telephone)	3	75.0%	104
<b>Computers (Households)</b>			
HH Owns Computer	3	75.0%	89
HH Owns Desktop Computer	1	25.0%	64
HH Owns Laptop or Notebook	2	50.0%	72
HH Owns Apple/Mac Brand Computer	1	25.0%	101
HH Owns PC/Non-Apple Brand Computer	3	75.0%	107
HH Purchased Most Recent Home Computer at Store	1	25.0%	67
HH Purchased Most Recent Home Computer Online	1	25.0%	91
HH Spent \$1-499 on Most Recent Home Computer	1	25.0%	181
HH Spent \$500-999 on Most Recent Home Computer	1	25.0%	132
HH Spent \$1K-1499 on Most Recent Home Computer	0	0.0%	0
HH Spent \$1500-1999 on Most Recent Home Computer	0	0.0%	0
HH Spent \$2K+ on Most Recent Home Computer	0	0.0%	0

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at C-Store/6 Mo	10	71.4%	110
Bought Brewed Coffee at C-Store/30 Days	2	14.3%	114
Bought Cigarettes at C-Store/30 Days	2	14.3%	235
Bought Gas at C-Store/30 Days	7	50.0%	125
Spent \$1-19 at C-Store/30 Days	1	7.1%	105
Spent \$20-39 at C-Store/30 Days	1	7.1%	86
Spent \$40-50 at C-Store/30 Days	1	7.1%	107
Spent \$51-99 at C-Store/30 Days	1	7.1%	127
Spent \$100+ at C-Store/30 Days	5	35.7%	152
<b>Entertainment (Adults)</b>			
Attended Movie/6 Mo	5	35.7%	81
Went to Live Theater/12 Mo	1	7.1%	82
Went to Bar or Night Club/12 Mo	1	7.1%	40
Dined Out/12 Mo	7	50.0%	89
Gambled at Casino/12 Mo	2	14.3%	120
Visited Theme Park/12 Mo	2	14.3%	91
Viewed Movie (Video-on-Demand)/30 Days	1	7.1%	76
Viewed TV Show (Video-on-Demand)/30 Days	1	7.1%	108
Used Internet to Download Movie/30 Days	1	7.1%	114
Downloaded Individual Song/6 Mo	3	21.4%	110
Used Internet to Watch Movie/30 Days	4	28.6%	84
Used Internet to Watch TV Program/30 Days	2	14.3%	64
Played (Console) Video or Electronic Game/12 Mo	2	14.3%	113
Played (Portable) Video or Electronic Game/12 Mo	1	7.1%	104
<b>Financial (Adults)</b>			
Have 1st Home Mortgage	4	28.6%	78
Used ATM or Cash Machine/12 Mo	8	57.1%	93
Own Any Stock	1	7.1%	48
Own U.S. Savings Bonds	1	7.1%	97
Own Shares in Mutual Fund (Stocks)	1	7.1%	53
Own Shares in Mutual Fund (Bonds)	1	7.1%	86
Have Interest Checking Account	5	35.7%	92
Have Non-Interest Checking Account	5	35.7%	97
Have Savings Account	9	64.3%	89
Have 401(k) Retirement Savings Plan	2	14.3%	58
Own or Used Any Credit/Debit Card/12 Mo	13	92.9%	100
Avg \$1-110 Monthly Credit Card Expenditures	2	14.3%	140
Avg \$111-225 Monthly Credit Card Expenditures	2	14.3%	207
Avg \$226-450 Monthly Credit Card Expenditures	1	7.1%	81
Avg \$451-700 Monthly Credit Card Expenditures	1	7.1%	77
Avg \$701-1000 Monthly Credit Card Expenditures	1	7.1%	91
Avg \$1001-2000 Monthly Credit Card Expenditures	1	7.1%	60
Avg \$2001+ Monthly Credit Card Expenditures	1	7.1%	57
Did Banking Online/12 Mo	7	50.0%	87
Did Banking by Mobile Device/12 Mo	6	42.9%	89

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**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH Used Bread/6 Mo	4	100.0%	106
HH Used Chicken (Fresh or Frozen)/6 Mo	3	75.0%	97
HH Used Turkey (Fresh or Frozen)/6 Mo	1	25.0%	121
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	2	50.0%	85
HH Used Fresh Fruit or Vegetables/6 Mo	3	75.0%	84
HH Used Fresh Milk/6 Mo	3	75.0%	91
HH Used Organic Food/6 Mo	1	25.0%	98
<b>Health (Adults)</b>			
Exercise at Home 2+ Times/Wk	5	35.7%	74
Exercise at Club 2+ Times/Wk	1	7.1%	61
Visited Doctor/12 Mo	11	78.6%	99
Used Vitamins or Dietary Supplements/6 Mo	9	64.3%	97
<b>Home (Households)</b>			
HH Did Home Improvement/12 Mo	1	25.0%	69
HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo	1	25.0%	71
HH Purchased Low Ticket HH Furnishing/12 Mo	1	25.0%	111
HH Purchased Big Ticket HH Furnishing/12 Mo	1	25.0%	97
HH Bought Small Kitchen Appliance/12 Mo	1	25.0%	100
HH Bought Large Kitchen Appliance/12 Mo	1	25.0%	156
<b>Insurance (Adults/Households)</b>			
Currently Carry Life Insurance	7	50.0%	98
Personally Carry Any Med/Hosp/Accident Insur	12	85.7%	101
Homeowner Carries Home/Personal Property Insurance	9	64.3%	106
Renter Carries Home/Pers Property Insurance	1	7.1%	56
HH Has 1 Vehicle Covered w/Auto Insurance	1	25.0%	78
HH Has 2 Vehicles Covered w/Auto Insurance	1	25.0%	79
HH Has 3+ Vehicles Covered w/Auto Insurance	1	25.0%	96
<b>Pets (Households)</b>			
HH Owns Any Pet	3	75.0%	148
HH Owns Cat	1	25.0%	106
HH Owns Dog	2	50.0%	130
<b>Psychographics (Adults)</b>			
<b>Represents adults who "completely agree" with the statement:</b>			
Am Interested in How to Help Env: 4-Agr Cmpl	2	14.3%	84
Buying American Is Important: 4-Agr Cmpl	6	42.9%	147
Buy Based on Quality Not Price: 4-Agr Cmpl	2	14.3%	99
Buy on Credit Rather Than Wait: 4-Agr Cmpl	2	14.3%	115
Only Use Coupons Brands Usually Buy: 4-Agr Cmpl	1	7.1%	70
Will Pay More for Env Safe Prods: 4-Agr Cmpl	1	7.1%	63
Buy Based on Price Not Brands: 4-Agr Cmpl	4	28.6%	107
<b>Reading (Adults)</b>			
Bought Digital Book/12 Mo	2	14.3%	78
Bought Hardcover Book/12 Mo	4	28.6%	106
Bought Paperback Book/12 Mo	4	28.6%	83
Read Daily Newspaper (Paper Version)	2	14.3%	132
Read Digital Newspaper/30 Days	7	50.0%	85
Read Magazine (Paper/Electronic Vers)/6 Mo	11	78.6%	90

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**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to Family Restrnrt/SteakHse/6 Mo	10	71.4%	100
Went to Family Restrnrt/SteakHse 4+ Times/30 Days	3	21.4%	92
Went to Fast Food/Drive-In Restaurant/6 Mo	13	92.9%	102
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	6	42.9%	108
Ordered Eat-In Fast Food/6 Mo	5	35.7%	124
Ordered Home Delivery Fast Food/6 Mo	1	7.1%	55
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	8	57.1%	108
Ordered Take-Out/Walk-In Fast Food/6 Mo	2	14.3%	63
<b>Television &amp; Electronics (Adults/Households)</b>			
Own Tablet	7	50.0%	87
Own E-Reader	2	14.3%	90
Own E-Reader/Tablet: Apple iPad	4	28.6%	78
HH Owns Internet Connectable TV	1	25.0%	61
Own Portable MP3 Player	1	7.1%	80
HH Owns 1 TV	1	25.0%	135
HH Owns 2 TVs	1	25.0%	90
HH Owns 3 TVs	1	25.0%	112
HH Owns 4+ TVs	1	25.0%	113
HH Subscribes to Cable TV	1	25.0%	81
HH Subscribes to Fiber Optic TV	0	0.0%	0
HH Owns Portable GPS Device	1	25.0%	135
HH Purchased Video Game System/12 Mo	0	0.0%	0
HH Owns Internet Video Device for TV	2	50.0%	95
<b>Travel (Adults)</b>			
Took Domestic Trip in Continental U.S./12 Mo	7	50.0%	85
Took 3+ Domestic Non-Business Trips/12 Mo	2	14.3%	87
Spent \$1-999 on Domestic Vacations/12 Mo	2	14.3%	117
Spent \$1K-1499 on Domestic Vacations/12 Mo	1	7.1%	104
Spent \$1500-1999 on Domestic Vacations/12 Mo	0	0.0%	0
Spent \$2K-2999 on Domestic Vacations/12 Mo	1	7.1%	137
Spent \$3K+ on Domestic Vacations/12 Mo	1	7.1%	74
Used Intrnt Travel Site for Domestic Trip/12 Mo	1	7.1%	114
Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs	2	14.3%	47
Took 3+ Foreign Trips by Plane/3 Yrs	0	0.0%	0
Spent \$1-999 on Foreign Vacations/12 Mo	1	7.1%	128
Spent \$1K-2999 on Foreign Vacations/12 Mo	0	0.0%	0
Spent \$3K+ on Foreign Vacations/12 Mo	0	0.0%	0
Used General Travel Site: Foreign Trip/3 Yrs	0	0.0%	0
Spent Night at Hotel or Motel/12 Mo	6	42.9%	84
Took Cruise of More Than One Day/3 Yrs	1	7.1%	84
Member of Frequent Flyer Program	2	14.3%	51
Member of Hotel Rewards Program	3	21.4%	74

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**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.



<b>Demographic Summary</b>	<b>2024</b>	<b>2029</b>
Population	259	257
Population 18+	219	220
Households	114	116
Median Household Income	\$35,992	\$40,132

<b>Product/Consumer Behavior</b>	<b>Expected Number of Adults or HHs</b>	<b>Percent of Adults/HHs</b>	<b>MPI</b>
<b>Apparel (Adults)</b>			
Bought Men`s Clothing/12 Mo	134	61.2%	97
Bought Women`s Clothing/12 Mo	115	52.5%	101
Bought Shoes/12 Mo	161	73.5%	98
Bought Fine Jewelry/12 Mo	50	22.8%	105
Bought Watch/12 Mo	33	15.1%	114
<b>Automobiles (Households)</b>			
HH Owns or Leases Any Vehicle	106	93.0%	103
HH Bought or Leased New Vehicle/12 Mo	11	9.6%	104
<b>Automotive Aftermarket (Adults)</b>			
Bought Gasoline/6 Mo	205	93.6%	104
Bought or Changed Motor Oil/12 Mo	136	62.1%	116
Had Vehicle Tune-Up/12 Mo	53	24.2%	101
<b>Beverages (Adults)</b>			
Drank Non-Diet (Regular) Cola/6 Mo	104	47.5%	127
Drank Beer or Ale/6 Mo	63	28.8%	75
<b>Cameras (Adults)</b>			
Own Digital Point and Shoot Camera/Camcorder	19	8.7%	89
Own Digital SLR Camera or Camcorder	16	7.3%	70
Printed Digital Photos/12 Mo	51	23.3%	90
<b>Cell Phones (Adults/Households)</b>			
Bought Cell Phone/12 Mo	87	39.7%	110
Have a Smartphone	203	92.7%	99
Have Android Phone (Any Brand) Smartphone	100	45.7%	119
Have Apple iPhone Smartphone	105	47.9%	84
HH Owns 1 Cell Phone	31	27.2%	91
HH Owns 2 Cell Phones	48	42.1%	107
HH Owns 3+ Cell Phones	29	25.4%	89
HH Has Cell Phone Only (No Landline Telephone)	76	66.7%	92
<b>Computers (Households)</b>			
HH Owns Computer	83	72.8%	87
HH Owns Desktop Computer	38	33.3%	86
HH Owns Laptop or Notebook	67	58.8%	85
HH Owns Apple/Mac Brand Computer	15	13.2%	53
HH Owns PC/Non-Apple Brand Computer	75	65.8%	94
HH Purchased Most Recent Home Computer at Store	38	33.3%	90
HH Purchased Most Recent Home Computer Online	26	22.8%	83
HH Spent \$1-499 on Most Recent Home Computer	17	14.9%	108
HH Spent \$500-999 on Most Recent Home Computer	19	16.7%	88
HH Spent \$1K-1499 on Most Recent Home Computer	7	6.1%	54
HH Spent \$1500-1999 on Most Recent Home Computer	3	2.6%	65
HH Spent \$2K+ on Most Recent Home Computer	4	3.5%	58

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**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at C-Store/6 Mo	163	74.4%	114
Bought Brewed Coffee at C-Store/30 Days	29	13.2%	106
Bought Cigarettes at C-Store/30 Days	24	11.0%	180
Bought Gas at C-Store/30 Days	117	53.4%	133
Spent \$1-19 at C-Store/30 Days	11	5.0%	74
Spent \$20-39 at C-Store/30 Days	15	6.8%	82
Spent \$40-50 at C-Store/30 Days	16	7.3%	110
Spent \$51-99 at C-Store/30 Days	11	5.0%	89
Spent \$100+ at C-Store/30 Days	77	35.2%	149
<b>Entertainment (Adults)</b>			
Attended Movie/6 Mo	75	34.2%	78
Went to Live Theater/12 Mo	9	4.1%	47
Went to Bar or Night Club/12 Mo	22	10.0%	57
Dined Out/12 Mo	112	51.1%	91
Gambled at Casino/12 Mo	27	12.3%	104
Visited Theme Park/12 Mo	29	13.2%	84
Viewed Movie (Video-on-Demand)/30 Days	17	7.8%	83
Viewed TV Show (Video-on-Demand)/30 Days	8	3.7%	55
Used Internet to Download Movie/30 Days	10	4.6%	73
Downloaded Individual Song/6 Mo	42	19.2%	98
Used Internet to Watch Movie/30 Days	56	25.6%	75
Used Internet to Watch TV Program/30 Days	37	16.9%	75
Played (Console) Video or Electronic Game/12 Mo	28	12.8%	101
Played (Portable) Video or Electronic Game/12 Mo	19	8.7%	126
<b>Financial (Adults)</b>			
Have 1st Home Mortgage	66	30.1%	83
Used ATM or Cash Machine/12 Mo	127	58.0%	94
Own Any Stock	18	8.2%	55
Own U.S. Savings Bonds	11	5.0%	68
Own Shares in Mutual Fund (Stocks)	21	9.6%	72
Own Shares in Mutual Fund (Bonds)	12	5.5%	66
Have Interest Checking Account	77	35.2%	90
Have Non-Interest Checking Account	86	39.3%	106
Have Savings Account	140	63.9%	88
Have 401(k) Retirement Savings Plan	38	17.4%	71
Own or Used Any Credit/Debit Card/12 Mo	198	90.4%	98
Avg \$1-110 Monthly Credit Card Expenditures	26	11.9%	116
Avg \$111-225 Monthly Credit Card Expenditures	25	11.4%	166
Avg \$226-450 Monthly Credit Card Expenditures	20	9.1%	104
Avg \$451-700 Monthly Credit Card Expenditures	15	6.8%	74
Avg \$701-1000 Monthly Credit Card Expenditures	9	4.1%	53
Avg \$1001-2000 Monthly Credit Card Expenditures	15	6.8%	57
Avg \$2001+ Monthly Credit Card Expenditures	15	6.8%	55
Did Banking Online/12 Mo	109	49.8%	87
Did Banking by Mobile Device/12 Mo	92	42.0%	87

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH Used Bread/6 Mo	109	95.6%	101
HH Used Chicken (Fresh or Frozen)/6 Mo	89	78.1%	101
HH Used Turkey (Fresh or Frozen)/6 Mo	22	19.3%	93
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	67	58.8%	100
HH Used Fresh Fruit or Vegetables/6 Mo	100	87.7%	99
HH Used Fresh Milk/6 Mo	96	84.2%	103
HH Used Organic Food/6 Mo	18	15.8%	62
<b>Health (Adults)</b>			
Exercise at Home 2+ Times/Wk	83	37.9%	78
Exercise at Club 2+ Times/Wk	15	6.8%	59
Visited Doctor/12 Mo	168	76.7%	96
Used Vitamins or Dietary Supplements/6 Mo	142	64.8%	98
<b>Home (Households)</b>			
HH Did Home Improvement/12 Mo	42	36.8%	102
HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo	31	27.2%	78
HH Purchased Low Ticket HH Furnishing/12 Mo	23	20.2%	90
HH Purchased Big Ticket HH Furnishing/12 Mo	30	26.3%	102
HH Bought Small Kitchen Appliance/12 Mo	30	26.3%	105
HH Bought Large Kitchen Appliance/12 Mo	17	14.9%	93
<b>Insurance (Adults/Households)</b>			
Currently Carry Life Insurance	112	51.1%	100
Personally Carry Any Med/Hosp/Accident Insur	185	84.5%	99
Homeowner Carries Home/Personal Property Insurance	136	62.1%	103
Renter Carries Home/Pers Property Insurance	21	9.6%	75
HH Has 1 Vehicle Covered w/Auto Insurance	36	31.6%	99
HH Has 2 Vehicles Covered w/Auto Insurance	35	30.7%	97
HH Has 3+ Vehicles Covered w/Auto Insurance	35	30.7%	118
<b>Pets (Households)</b>			
HH Owns Any Pet	71	62.3%	123
HH Owns Cat	37	32.5%	138
HH Owns Dog	61	53.5%	139
<b>Psychographics (Adults)</b>			
<b>Represents adults who "completely agree" with the statement:</b>			
Am Interested in How to Help Env: 4-Agr Cmpl	32	14.6%	86
Buying American Is Important: 4-Agr Cmpl	88	40.2%	138
Buy Based on Quality Not Price: 4-Agr Cmpl	30	13.7%	94
Buy on Credit Rather Than Wait: 4-Agr Cmpl	28	12.8%	103
Only Use Coupons Brands Usually Buy: 4-Agr Cmpl	19	8.7%	85
Will Pay More for Env Safe Prods: 4-Agr Cmpl	17	7.8%	69
Buy Based on Price Not Brands: 4-Agr Cmpl	65	29.7%	111
<b>Reading (Adults)</b>			
Bought Digital Book/12 Mo	33	15.1%	82
Bought Hardcover Book/12 Mo	55	25.1%	93
Bought Paperback Book/12 Mo	67	30.6%	89
Read Daily Newspaper (Paper Version)	24	11.0%	101
Read Digital Newspaper/30 Days	107	48.9%	83
Read Magazine (Paper/Electronic Vers)/6 Mo	179	81.7%	94

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to Family Restrnrt/SteakHse/6 Mo	162	74.0%	104
Went to Family Restrnrt/SteakHse 4+ Times/30 Days	54	24.7%	106
Went to Fast Food/Drive-In Restaurant/6 Mo	202	92.2%	101
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	98	44.7%	113
Ordered Eat-In Fast Food/6 Mo	72	32.9%	114
Ordered Home Delivery Fast Food/6 Mo	23	10.5%	81
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	132	60.3%	114
Ordered Take-Out/Walk-In Fast Food/6 Mo	35	16.0%	70
<b>Television &amp; Electronics (Adults/Households)</b>			
Own Tablet	107	48.9%	85
Own E-Reader	26	11.9%	75
Own E-Reader/Tablet: Apple iPad	58	26.5%	72
HH Owns Internet Connectable TV	42	36.8%	90
Own Portable MP3 Player	19	8.7%	97
HH Owns 1 TV	17	14.9%	81
HH Owns 2 TVs	27	23.7%	85
HH Owns 3 TVs	31	27.2%	122
HH Owns 4+ TVs	28	24.6%	111
HH Subscribes to Cable TV	20	17.5%	57
HH Subscribes to Fiber Optic TV	2	1.8%	34
HH Owns Portable GPS Device	24	21.1%	114
HH Purchased Video Game System/12 Mo	6	5.3%	68
HH Owns Internet Video Device for TV	52	45.6%	86
<b>Travel (Adults)</b>			
Took Domestic Trip in Continental U.S./12 Mo	111	50.7%	87
Took 3+ Domestic Non-Business Trips/12 Mo	33	15.1%	92
Spent \$1-999 on Domestic Vacations/12 Mo	27	12.3%	101
Spent \$1K-1499 on Domestic Vacations/12 Mo	13	5.9%	87
Spent \$1500-1999 on Domestic Vacations/12 Mo	5	2.3%	51
Spent \$2K-2999 on Domestic Vacations/12 Mo	10	4.6%	88
Spent \$3K+ on Domestic Vacations/12 Mo	13	5.9%	61
Used Intrnt Travel Site for Domestic Trip/12 Mo	9	4.1%	66
Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs	38	17.4%	57
Took 3+ Foreign Trips by Plane/3 Yrs	3	1.4%	25
Spent \$1-999 on Foreign Vacations/12 Mo	8	3.7%	66
Spent \$1K-2999 on Foreign Vacations/12 Mo	4	1.8%	55
Spent \$3K+ on Foreign Vacations/12 Mo	6	2.7%	46
Used General Travel Site: Foreign Trip/3 Yrs	6	2.7%	49
Spent Night at Hotel or Motel/12 Mo	99	45.2%	89
Took Cruise of More Than One Day/3 Yrs	13	5.9%	70
Member of Frequent Flyer Program	28	12.8%	46
Member of Hotel Rewards Program	49	22.4%	77

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Demographic Summary	2024	2029
Population	1,078	1,070
Population 18+	912	912
Households	479	487
Median Household Income	\$36,319	\$40,258

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought Men`s Clothing/12 Mo	560	61.4%	98
Bought Women`s Clothing/12 Mo	481	52.7%	101
Bought Shoes/12 Mo	669	73.4%	98
Bought Fine Jewelry/12 Mo	207	22.7%	104
Bought Watch/12 Mo	139	15.2%	115
<b>Automobiles (Households)</b>			
HH Owns or Leases Any Vehicle	446	93.1%	103
HH Bought or Leased New Vehicle/12 Mo	45	9.4%	102
<b>Automotive Aftermarket (Adults)</b>			
Bought Gasoline/6 Mo	854	93.6%	104
Bought or Changed Motor Oil/12 Mo	568	62.3%	116
Had Vehicle Tune-Up/12 Mo	222	24.3%	101
<b>Beverages (Adults)</b>			
Drank Non-Diet (Regular) Cola/6 Mo	435	47.7%	128
Drank Beer or Ale/6 Mo	262	28.7%	75
<b>Cameras (Adults)</b>			
Own Digital Point and Shoot Camera/Camcorder	78	8.6%	87
Own Digital SLR Camera or Camcorder	67	7.3%	71
Printed Digital Photos/12 Mo	210	23.0%	89
<b>Cell Phones (Adults/Households)</b>			
Bought Cell Phone/12 Mo	360	39.5%	109
Have a Smartphone	844	92.5%	98
Have Android Phone (Any Brand) Smartphone	417	45.7%	119
Have Apple iPhone Smartphone	437	47.9%	84
HH Owns 1 Cell Phone	131	27.3%	91
HH Owns 2 Cell Phones	202	42.2%	107
HH Owns 3+ Cell Phones	123	25.7%	90
HH Has Cell Phone Only (No Landline Telephone)	321	67.0%	93
<b>Computers (Households)</b>			
HH Owns Computer	350	73.1%	87
HH Owns Desktop Computer	159	33.2%	85
HH Owns Laptop or Notebook	283	59.1%	85
HH Owns Apple/Mac Brand Computer	64	13.4%	54
HH Owns PC/Non-Apple Brand Computer	317	66.2%	94
HH Purchased Most Recent Home Computer at Store	158	33.0%	89
HH Purchased Most Recent Home Computer Online	108	22.5%	82
HH Spent \$1-499 on Most Recent Home Computer	70	14.6%	106
HH Spent \$500-999 on Most Recent Home Computer	79	16.5%	87
HH Spent \$1K-1499 on Most Recent Home Computer	31	6.5%	57
HH Spent \$1500-1999 on Most Recent Home Computer	12	2.5%	62
HH Spent \$2K+ on Most Recent Home Computer	17	3.5%	58

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at C-Store/6 Mo	680	74.6%	115
Bought Brewed Coffee at C-Store/30 Days	123	13.5%	108
Bought Cigarettes at C-Store/30 Days	98	10.7%	177
Bought Gas at C-Store/30 Days	486	53.3%	133
Spent \$1-19 at C-Store/30 Days	47	5.2%	76
Spent \$20-39 at C-Store/30 Days	62	6.8%	81
Spent \$40-50 at C-Store/30 Days	68	7.5%	112
Spent \$51-99 at C-Store/30 Days	48	5.3%	93
Spent \$100+ at C-Store/30 Days	321	35.2%	149
<b>Entertainment (Adults)</b>			
Attended Movie/6 Mo	313	34.3%	78
Went to Live Theater/12 Mo	37	4.1%	47
Went to Bar or Night Club/12 Mo	93	10.2%	58
Dined Out/12 Mo	465	51.0%	91
Gambled at Casino/12 Mo	110	12.1%	101
Visited Theme Park/12 Mo	120	13.2%	84
Viewed Movie (Video-on-Demand)/30 Days	70	7.7%	82
Viewed TV Show (Video-on-Demand)/30 Days	33	3.6%	55
Used Internet to Download Movie/30 Days	42	4.6%	74
Downloaded Individual Song/6 Mo	174	19.1%	98
Used Internet to Watch Movie/30 Days	232	25.4%	74
Used Internet to Watch TV Program/30 Days	152	16.7%	74
Played (Console) Video or Electronic Game/12 Mo	117	12.8%	102
Played (Portable) Video or Electronic Game/12 Mo	78	8.6%	124
<b>Financial (Adults)</b>			
Have 1st Home Mortgage	274	30.0%	82
Used ATM or Cash Machine/12 Mo	530	58.1%	95
Own Any Stock	74	8.1%	54
Own U.S. Savings Bonds	44	4.8%	65
Own Shares in Mutual Fund (Stocks)	86	9.4%	70
Own Shares in Mutual Fund (Bonds)	51	5.6%	67
Have Interest Checking Account	320	35.1%	90
Have Non-Interest Checking Account	357	39.1%	106
Have Savings Account	585	64.1%	88
Have 401(k) Retirement Savings Plan	159	17.4%	71
Own or Used Any Credit/Debit Card/12 Mo	825	90.5%	98
Avg \$1-110 Monthly Credit Card Expenditures	108	11.8%	116
Avg \$111-225 Monthly Credit Card Expenditures	105	11.5%	167
Avg \$226-450 Monthly Credit Card Expenditures	82	9.0%	102
Avg \$451-700 Monthly Credit Card Expenditures	61	6.7%	72
Avg \$701-1000 Monthly Credit Card Expenditures	36	3.9%	51
Avg \$1001-2000 Monthly Credit Card Expenditures	63	6.9%	58
Avg \$2001+ Monthly Credit Card Expenditures	61	6.7%	53
Did Banking Online/12 Mo	452	49.6%	87
Did Banking by Mobile Device/12 Mo	383	42.0%	87

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.



Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH Used Bread/6 Mo	456	95.2%	101
HH Used Chicken (Fresh or Frozen)/6 Mo	375	78.3%	102
HH Used Turkey (Fresh or Frozen)/6 Mo	92	19.2%	93
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	282	58.9%	100
HH Used Fresh Fruit or Vegetables/6 Mo	419	87.5%	98
HH Used Fresh Milk/6 Mo	405	84.6%	103
HH Used Organic Food/6 Mo	77	16.1%	63
<b>Health (Adults)</b>			
Exercise at Home 2+ Times/Wk	346	37.9%	78
Exercise at Club 2+ Times/Wk	61	6.7%	57
Visited Doctor/12 Mo	700	76.8%	96
Used Vitamins or Dietary Supplements/6 Mo	591	64.8%	98
<b>Home (Households)</b>			
HH Did Home Improvement/12 Mo	176	36.7%	101
HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo	130	27.1%	78
HH Purchased Low Ticket HH Furnishing/12 Mo	96	20.0%	89
HH Purchased Big Ticket HH Furnishing/12 Mo	126	26.3%	102
HH Bought Small Kitchen Appliance/12 Mo	127	26.5%	106
HH Bought Large Kitchen Appliance/12 Mo	73	15.2%	95
<b>Insurance (Adults/Households)</b>			
Currently Carry Life Insurance	466	51.1%	100
Personally Carry Any Med/Hosp/Accident Insur	772	84.6%	99
Homeowner Carries Home/Personal Property Insurance	566	62.1%	103
Renter Carries Home/Pers Property Insurance	89	9.8%	76
HH Has 1 Vehicle Covered w/Auto Insurance	152	31.7%	99
HH Has 2 Vehicles Covered w/Auto Insurance	147	30.7%	97
HH Has 3+ Vehicles Covered w/Auto Insurance	146	30.5%	117
<b>Pets (Households)</b>			
HH Owns Any Pet	300	62.6%	124
HH Owns Cat	156	32.6%	139
HH Owns Dog	254	53.0%	138
<b>Psychographics (Adults)</b>			
<b>Represents adults who "completely agree" with the statement:</b>			
Am Interested in How to Help Env: 4-Agr Cmpl	132	14.5%	85
Buying American Is Important: 4-Agr Cmpl	369	40.5%	139
Buy Based on Quality Not Price: 4-Agr Cmpl	123	13.5%	93
Buy on Credit Rather Than Wait: 4-Agr Cmpl	116	12.7%	102
Only Use Coupons Brands Usually Buy: 4-Agr Cmpl	79	8.7%	85
Will Pay More for Env Safe Prods: 4-Agr Cmpl	72	7.9%	70
Buy Based on Price Not Brands: 4-Agr Cmpl	272	29.8%	112
<b>Reading (Adults)</b>			
Bought Digital Book/12 Mo	137	15.0%	82
Bought Hardcover Book/12 Mo	229	25.1%	93
Bought Paperback Book/12 Mo	281	30.8%	90
Read Daily Newspaper (Paper Version)	99	10.9%	100
Read Digital Newspaper/30 Days	444	48.7%	83
Read Magazine (Paper/Electronic Vers)/6 Mo	747	81.9%	94

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**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to Family Restrnrt/SteakHse/6 Mo	673	73.8%	103
Went to Family Restrnrt/SteakHse 4+ Times/30 Days	225	24.7%	106
Went to Fast Food/Drive-In Restaurant/6 Mo	843	92.4%	101
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	406	44.5%	112
Ordered Eat-In Fast Food/6 Mo	299	32.8%	114
Ordered Home Delivery Fast Food/6 Mo	95	10.4%	81
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	550	60.3%	114
Ordered Take-Out/Walk-In Fast Food/6 Mo	146	16.0%	70
<b>Television &amp; Electronics (Adults/Households)</b>			
Own Tablet	446	48.9%	85
Own E-Reader	107	11.7%	74
Own E-Reader/Tablet: Apple iPad	243	26.6%	73
HH Owns Internet Connectable TV	178	37.2%	91
Own Portable MP3 Player	79	8.7%	97
HH Owns 1 TV	73	15.2%	83
HH Owns 2 TVs	112	23.4%	84
HH Owns 3 TVs	131	27.3%	122
HH Owns 4+ TVs	116	24.2%	109
HH Subscribes to Cable TV	85	17.7%	58
HH Subscribes to Fiber Optic TV	9	1.9%	37
HH Owns Portable GPS Device	99	20.7%	112
HH Purchased Video Game System/12 Mo	25	5.2%	67
HH Owns Internet Video Device for TV	220	45.9%	87
<b>Travel (Adults)</b>			
Took Domestic Trip in Continental U.S./12 Mo	464	50.9%	87
Took 3+ Domestic Non-Business Trips/12 Mo	137	15.0%	92
Spent \$1-999 on Domestic Vacations/12 Mo	113	12.4%	101
Spent \$1K-1499 on Domestic Vacations/12 Mo	54	5.9%	87
Spent \$1500-1999 on Domestic Vacations/12 Mo	22	2.4%	54
Spent \$2K-2999 on Domestic Vacations/12 Mo	40	4.4%	84
Spent \$3K+ on Domestic Vacations/12 Mo	56	6.1%	63
Used Intrnt Travel Site for Domestic Trip/12 Mo	36	3.9%	63
Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs	157	17.2%	57
Took 3+ Foreign Trips by Plane/3 Yrs	14	1.5%	28
Spent \$1-999 on Foreign Vacations/12 Mo	33	3.6%	65
Spent \$1K-2999 on Foreign Vacations/12 Mo	16	1.8%	53
Spent \$3K+ on Foreign Vacations/12 Mo	25	2.7%	46
Used General Travel Site: Foreign Trip/3 Yrs	26	2.9%	51
Spent Night at Hotel or Motel/12 Mo	410	45.0%	89
Took Cruise of More Than One Day/3 Yrs	54	5.9%	70
Member of Frequent Flyer Program	115	12.6%	45
Member of Hotel Rewards Program	205	22.5%	77

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

## Appendix B: Public Participation Documentation



#1400

**CLAY COUNTY  
LEGAL  
ADVERTISEMENTS**

**Probate Notices**

IN THE PROBATE COURT OF CLAY COUNTY, STATE OF GEORGIA  
 IN RE: ESTATE OF RAYMOND EARL HAMILTON, CASE NO. 2024-ES-1  
 DECEASED PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: WHOM IT MAY CONCERN:  
 ANNA HAMILTON HUGHES has petitioned to be appointed Administrator of the estate of RAYMOND EARL HAMILTON, deceased, of said County. The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 8, 2024. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
 /s/Staci W. Giles  
 Judge of the Probate Court  
 Clerk of the Probate Court  
 210 South Washington  
 Fort Gaines, GA 39851  
 (229)768-2445

IN THE PROBATE COURT OF CLAY COUNTY STATE OF GEORGIA

**RANDOLPH  
LEGAL  
ADVERTISEMENTS**

**Construction Bids**

REQUEST FOR PROPOSALS FOR AUDITING SERVICES CITY OF CUTHBERT, (The City of Cuthbert, "City") is requesting qualified certified public accounting firms, in accordance with the provisions of the Code of Georgia, to conduct an examination and issue an opinion on the company's annual financial statements. Proposals will be accepted at the office of the City Clerk, 4:00 pm on Friday, March 8, 2024, after which time no proposals will be considered. Proposal forms may be obtained at the City Clerk's office, City Hall from 8:30 a.m. until 4:30 p.m. days through Friday, March 8, 2024. Proposals concerning this Request for Proposals may be obtained by contacting the City Clerk at (229) 732-3161.

**Debtors and Creditors**

NOTICE TO CREDITORS STATE OF GEORGIA RANDOLPH COUNTY NOTICE TO DEBTORS AND CREDITORS  
 This is to notify all persons who are indebted to or who have a claim against the Estate of Charles Mathews, Adm. Charles Mathews, Adm. 523 Fountain Bridge Cuthbert, Ga 39840

**PUBLIC MEETING**

The Unified Government of Georgetown-Quitman County will hold a public meeting on March 14, 2024 at 6:00 pm in the Georgetown Quitman County Commission Office at 25 Old School Road, Georgetown, Georgia 39854 to review Comprehensive Plan Update activities and a schedule of completion. The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions, or revisions, and notify the community of when the plan will be submitted to the Regional Commission for Review. We will receive community comments on the contents of the Comprehensive Plan, which includes the Community Work Program Report of Accomplishments, a new Community Work Program, and a final list of Issues and Opportunities and Goals and Objectives, as well as any other portion of the plan to be submitted to the Regional Commission and the state. The Unified Government of Georgetown-Quitman County is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Person with special needs relating to handicapped accessibility or foreign language shall contact Carolyn Wilson, the Georgetown-Quitman County Clerk at (229) 334-0903. For more information about the public hearing, please contact Blaine Hoskins with the River Valley Regional Commission at 706-256-2910.





## **Quitman County Comprehensive Plan Update 2024**

### AGENDA

March 14, 2024

Quitman County Commission Office

25 Old School Road

Georgetown, GA

6:00 p.m.

- I. Open and Introductions
- II. Overview of Meeting Goals
- III. Plan Process Overview
- IV. Meetings Schedule
- V. Meeting Wrap-Up

NOTES:



# GEORGETOWN - QUITMAN COUNTY

## CONSOLIDATED GOVERNMENT

### Comprehensive Plan

### Participants

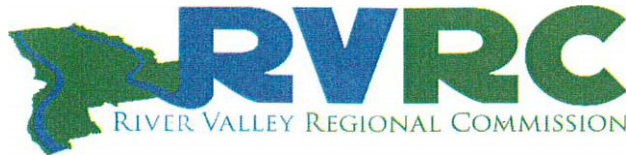
March 14, 2024

Name	Contact Information Email/Cell Phone No.	Do you want to Receive Plan Updates and Meeting Notifications?	
		Email	Text
Teri Odum	teri.odum@ggc-ga.org	<input type="checkbox"/>	<input type="checkbox"/>
Jason Weeks	jasonweeks2009@hotmail.com	<input type="checkbox"/>	<input type="checkbox"/>
DANNY BLACKWOOD	DBLKMN@MSN.COM	<input type="checkbox"/>	<input type="checkbox"/>
Jim Hayes	J.L. Hayes 48@HOTMAIL.COM	<input type="checkbox"/>	<input type="checkbox"/>
David Kinsey	DEKINSEY38@GMAIL.COM	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mindy Ward	quit.taxcomm@gcc-ga.org	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

DB







**UNIFIED GOVERNMENT OF GEORGETOWN-QUITMAN COUNTY  
COMPREHENSIVE PLAN 2024**

**AGENDA**

June 27, 2024

Board of Commissioners

25 Old School Road

Georgetown, GA 31824

6:00 p.m.

- I. Open and Introductions
- II. Strengths, Weaknesses, Opportunities, and Threats Process
  - a. Review Plan Schedule
  - b. Question and Comments
- III. Adjourn

Notes:



# GEORGETOWN - QUITMAN COUNTY

## CONSOLIDATED GOVERNMENT

### Comprehensive Plan Participants June 27, 2024

Name	Contact Information Email/Cell Phone No.	Do you want to Receive Plan Updates and Meeting Notifications?	
		Email	Text
Rafini Douglas	Tantelite62@hotmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chris Loney	windowscreenshop@bellsouth.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marilyn Hendrix	marilyn.hendrix@aol.com	<input checked="" type="checkbox"/> 4703450854	<input checked="" type="checkbox"/>
MATT GEDDINGS	MATTGEDDINGS@YAHOO.COM	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dorothy Geddings	Dorothy.geddings@yahoo.com	<input type="checkbox"/>	<input type="checkbox"/>
Loyce Jones	ljones@windstream.net	<input checked="" type="checkbox"/> 229 221-9357	<input checked="" type="checkbox"/>
R.J. Rigby	arjrigsby@att.net	<input checked="" type="checkbox"/> 229-881-2111	<input checked="" type="checkbox"/>
Larry Rigby	Larry.Rigsby@att.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lavaughn Jackson	jacksonlavaughn@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dorian wright	doriandorian32@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Josepk Norris		<input type="checkbox"/> 706 341 7145	<input checked="" type="checkbox"/>







## **Quitman County Comprehensive Plan Update 2024**

AGENDA

July 11, 2024

Quitman County Commission Office

25 Old School Road

Georgetown, GA

6:00 p.m.

- I. Open and Introductions
- II. Review Goals and Policies
- III. Adjourn

Notes:

- I.



# GEORGETOWN - QUITMAN COUNTY CONSOLIDATED GOVERNMENT

## Comprehensive Plan Participants July 11, 2024

Name	Contact Information Email/Cell Phone No.	Do you want to Receive Plan Updates and Meeting Notifications?	
		Email	Text
Kavanaugh Jackson	334-689-3484	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alma Willis	<del>Alma</del> AmalSilliw@verizon.net 215-605-7971	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<del>SYLVESTER</del> ELeby	334-855-0331	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sara Lee Crumb	229- <del>801</del> 234-3244	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cynthia Lewis - Anderson	216-785-3442	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<del>Bronwen Jones</del>	229-234-5067	<input type="checkbox"/>	<input type="checkbox"/>
<del>Syrene Parkins</del>	678-600-9530	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gloria Johnson	334-750-5608 Ajohnson17059@ yahoo.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jason Weeks	334-695-5024	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>





## **Quitman County Comprehensive Plan Update 2024**

### AGENDA

September 5, 2024

Quitman County Commission Office

25 Old School Road

Georgetown, GA

6:00 p.m.

- I. Welcome
- II. Review Maps
- III. Review Draft Plan
- IV. Questions and Comments
- V. Adjourn

Notes:

