



Heart of Georgia Altamaha  
Regional Commission

March 31, 2026

Georgia Department of Community Affairs  
Office of Planning and Environmental Management  
60 Executive Park South, NE  
Atlanta, GA

**RE: Heart of Georgia Altamaha Regional Plan Annual Report**

The Heart of Georgia Altamaha Regional Commission has completed an update of its regional plan and is submitting it with this letter for review by the Georgia Department of Community Affairs.

I certify that we have held one required public hearing on March 30, 2026, and at a minimum have involved regional stakeholders in development of plan in accordance with the Standards and Procedures for Regional Planning (Chapter 110-12-6), and in a manner appropriate to our region's dynamics and resources. Evidence of this has been included in our submittal.

I certify that appropriate regional staff and decision-makers have, at a minimum, reviewed the following planning documents and taken them into consideration in formulating our plan:

- Georgia's Statewide Comprehensive Outdoor Recreation Plan,
- Altamaha Regional Water Plan,
- Upper Oconee Regional Water Plan,
- Heart of Georgia Altamaha Regional Commission Comprehensive Economic Development Strategy (CEDS),
- Regional Plans for Coastal Georgia Regional Commission, Central Savannah River Area Regional Commission, Middle Georgia Regional Commission, River Valley Regional Commission, and Southern Georgia Regional Commission.

If you have any questions concerning our submittal, please contact Anna Weaver, Planning Director, at 912-367-3648 or by email at [aweaver@hogarc.org](mailto:aweaver@hogarc.org).

Sincerely,

A handwritten signature in black ink that reads "Brett Manning". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brett Manning  
Executive Director



478-374-4771



[hogarc.org](http://hogarc.org)



5405 Oak Street, Eastman, GA 31023

## **PUBLIC HEARING NOTICE**

### **HEART OF GEORGIA ALTAMAHA REGIONAL COMMISSION REGIONAL PLAN ANNUAL REPORT**

A public hearing will be held virtually at 4:30 p.m. on March 30, 2026 to present the Heart of Georgia Altamaha Regional Plan Annual Report, which includes the Regional Work Program Report of Accomplishments and any update to the Regional Work Program.

The purpose of this hearing is to present progress made on accomplishing the vision and goals of the regional plan. In addition, this gives the public an opportunity to provide feedback. All persons are invited to attend.

To join the Zoom Online Public Hearing by computer/tablet/smartphone, please use the following link: <https://bit.ly/417BnpZ>

For telephone participants dial 309-205-3325 and enter the information below. Please use Password 568307 after entering Meeting ID. (Carrier charges may occur-Phone line is not toll free)

Meeting ID: 837 0607 7200

Password: 937708

Numeric Password for Telephone Users: 937708

Persons with special needs relating to disability access or foreign language should contact the Heart of Georgia Altamaha Regional Commission's Office at 912-367-3648. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, or have difficulty accessing the virtual meeting, please contact Anna Weaver at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or [aweaver@hogarc.org](mailto:aweaver@hogarc.org).



# HEART OF GEORGIA ALTAMAHA REGIONAL PLAN



# LOCAL GOVERNMENT PERFORMANCE STANDARDS UPDATE

The following list shows the current status of HOGARC's local governments in terms of compliance with the Regional Plan's Minimum Performance Standards.

Local Government	Minimum Performance Standards Not Met	Specific Action Steps taken to Assist Government
<b>Appling</b>	All Minimum Performance Standards met	
Baxley	All Minimum Performance Standards met	
Graham	All Minimum Performance Standards met	
Surrency	All Minimum Performance Standards met	
<b>Bleckley</b>	All Minimum Performance Standards met	
Cochran	All Minimum Performance Standards met	
<b>Candler</b>	All Minimum Performance Standards met	
Metter	All Minimum Performance Standards met	
Pulaski	All Minimum Performance Standards met	
<b>Dodge</b>	All Minimum Performance Standards met	
Chauncey	All Minimum Performance Standards met	
Chester	All Minimum Performance Standards met	
Eastman	All Minimum Performance Standards met	
Milan	All Minimum Performance Standards met	
Rhine	All Minimum Performance Standards met	
<b>Emanuel</b>	Not Met: QLG Status	Technical Assistance
Adrian	All Minimum Performance Standards met	
Garfield	Not Met: QLG Status	Technical Assistance
Nunez	Not Met: QLG Status	Technical Assistance
Oak Park	All Minimum Performance Standards met	
Stillmore	Not Met: QLG Status	Technical Assistance
Summertown	Not Met: QLG Status	Technical Assistance
Swainsboro	All Minimum Performance Standards met	
Twin City	All Minimum Performance Standards met	
<b>Evans</b>	All Minimum Performance Standards met	
Bellville	Not Met: QLG Status	Technical Assistance
Claxton	All Minimum Performance Standards met	
Daisy	Not Met: QLG Status	Technical Assistance
Hagan	Not Met: QLG Status	Technical Assistance
<b>Jeff Davis</b>	All Minimum Performance Standards met	
Denton	Not Met: QLG Status	Technical Assistance
Hazlehurst	All Minimum Performance Standards met	
<b>Johnson</b>	All Minimum Performance Standards met	
Kite	Not Met: QLG Status	Technical Assistance
Wrightsville	All Minimum Performance Standards met	

<b>Laurens</b>	All Minimum Performance Standards met	
Cadwell	All Minimum Performance Standards met	
Dexter	All Minimum Performance Standards met	
Dublin	All Minimum Performance Standards met	
Dudley	Not Met: QLG Status	Technical Assistance
East Dublin	All Minimum Performance Standards met	
Montrose	Not Met: QLG Status	Technical Assistance
Rentz	All Minimum Performance Standards met	
<b>Montgomery</b>	All Minimum Performance Standards met	
Ailey	All Minimum Performance Standards met	
Alston	All Minimum Performance Standards met	
Higgston	All Minimum Performance Standards met	
Mount Vernon	All Minimum Performance Standards met	
Tarrytown	All Minimum Performance Standards met	
Uvalda	Not Met: QLG Status	Technical Assistance
<b>Tattnall</b>	All Minimum Performance Standards met	
Cobbtown	All Minimum Performance Standards met	
Collins	All Minimum Performance Standards met	
Glennville	All Minimum Performance Standards met	
Manassas	All Minimum Performance Standards met	
Reidsville	Not Met: QLG Status	Technical Assistance
<b>Telfair</b>	Not Met: QLG Status	Technical Assistance
Jacksonville	Not Met: QLG Status	Technical Assistance
Lumber City	All Minimum Performance Standards met	
McRae-Helena	All Minimum Performance Standards met	
Scotland	Not Met: QLG Status	Technical Assistance
<b>Toombs</b>	Not Met: QLG Status	Technical Assistance
Lyons	All Minimum Performance Standards met	
Santa Claus	All Minimum Performance Standards met	
Vidalia	All Minimum Performance Standards met	
<b>Treutlen</b>	All Minimum Performance Standards met	
Soperton	All Minimum Performance Standards met	
<b>Wayne</b>	All Minimum Performance Standards met	
Jesup	All Minimum Performance Standards met	
Odum	All Minimum Performance Standards met	
Screven	Not Met: QLG Status	Technical Assistance
<b>Wheeler</b>	All Minimum Performance Standards met	
Alamo	All Minimum Performance Standards met	
Glenwood	Not Met: QLG Status	Technical Assistance
<b>Wilcox</b>	All Minimum Performance Standards met	
Abbeville	Not Met: QLG Status	Technical Assistance
Pineview	All Minimum Performance Standards met	
Pitts	Not Met: QLG Status	Technical Assistance
Rochelle	All Minimum Performance Standards met	

**2026**



---

**ANNUAL REGIONAL  
WORK PROGRAM UPDATE**

# Report of Accomplishments

This report of accomplishments provides the current status of action items identified in the FY 2026 regional work program

## Goal 1. Strengthen Local Economy

Priority	Strategy	Action	Status	Notes
Increase regional tourism cooperation/marketing	Develop tourism opportunities centered around the rural character of the region	Provide technical assistance (graphic design, website promotion, etc.) for regional tourism partnerships	Ongoing	No request has been made. RC staff capabilities remain ready to assist.
		Implement WIOA Program(s) and maintain one-stops in each county	Ongoing	RC staff continue to implement WIOA programs. Due to funding constraints, establishing one-stop centers is not feasible; instead, access points are maintained in each county to ensure service availability.
Ensure the population has the skills and training necessary to attract and retain businesses and industries	Ensure each member of the Region's workforce is provided an opportunity to achieve advanced training and skills to be a successful employee	Facilitate at minimum 12 job fairs each year	Ongoing	RC staff continue to participate and facilitate job fairs.
		Update the comprehensive Economic Development Strategy (CEDS) to advance regional economic development	Ongoing	The Comprehensive Economic Development Strategy is amended yearly as needed.

## Goal 2. Preserve and Promote Natural and Cultural Resources

Preserve environmentally sensitive areas	Identify and reduce the number of impaired streams in the HOGARC Region	Host a water quality monitoring workshop for area volunteers	Ongoing	RC staff will begin efforts to organize a workshop in 2027.
	Ensure each county is aware of their capacity needs for solid waste and have a plan in place for disposal	Update solid waste management plans for local governments	Ongoing	RC staff are in the process of updating local Solid Waste Plans.
Increase downtown revitalization efforts	Utilize historic city centers for a rural renaissance and infill development	Draft or otherwise assist with Rural Zone program applications for eligible local governments	Ongoing	RC staff are currently assisting the City of Eastman with its Rural Zone Designation application.
		Develop Urban Redevelopment Plan/Downtown Master Plan for local governments	Ongoing	RC staff are currently assisting the City of Eastman with its Downtown Master Plan development.
		Create design guidelines to preserve downtown characters	Ongoing	Advice has been provided through comprehensive planning meetings.

**Goal 3. Improve Community Facilities and Services**

<b>Priority</b>	<b>Strategy</b>	<b>Action</b>	<b>Status</b>	<b>Notes</b>
Modernize Region's Transportation Network	Provide planning and technical assistance to local governments and economic developers to increase safety, community appeal, and provide access to all users	Complete Streets policies adopted by local governments	Ongoing	Advice has been provided through planning meetings.
		Draft model design guidelines to increase infrastructure requirements in new developments	Ongoing	No request has been made. RC staff capabilities remain ready to assist.
		Complete Land & Water Conservation fund applications for local governments to create pedestrian facilities	Ongoing	RC staff capabilities remain ready to assist.
		Facilitate zoning ordinance trainings for local governments to emphasize sidewalk development requirements of new subdivisions	Ongoing	A region-wide Zoning 101 training was held by the RC in June, 2024.
		Ensure that each Bicycle and Pedestrian Plan assisted by the RC incorporates the presentation on the significance of ADA-compliant sidewalks	Ongoing	RC staff are in the process of updating the Regional Bicycle and Pedestrian Plan which emphasizes the significance of ADA-compliant issues.
Increase connectivity and adequate access to alternative forms of transportation	Provide planning and technical assistance to local governments which are improving and developing the built environment in favor of alternative modes of travel	Update the Regional Bicycle and Pedestrian Plan	Ongoing	RC staff are in the process of updating the Regional Bicycle and Pedestrian Plan
		Provide two training opportunities to local governments on Complete Streets/ Multi-model/ Safety topics each year	Ongoing	Two multi-model/safety training sessions have been provided in 2025.
		Conduct a safety Walk Audit for one school system each year	Ongoing	RC staff are in the process of organizing walk audits with interested schools and local jurisdictions.
		Survey and develop a regional GIS database of all sidewalks, trails, and pedestrian crossings	Ongoing	RC staff are in the process of gathering data through Phase VI of REVAMP project
		Develop local level Bicycle and Pedestrian Plans	Ongoing	No request has been made. RC staff capabilities remain ready to assist.

**Goal 3. Improve Community Facilities and Services (Continued)**

<b>Priority</b>	<b>Strategy</b>	<b>Action</b>	<b>Status</b>	<b>Notes</b>
Expand Public transit throughout the Region	Promote and provide planning/ technical assistance to local governments operating or considering to operate a rural transit program	Develop a Transit Development Plan for one County per year	Ongoing	RC staff is in process of preparing Local Transit Plans for Tattnall County, Wayne County and Candler County.
		Develop promotional material for existing 5311 (Rural Transit) Programs	Ongoing	No request has been made. RC staff capabilities remain ready to assist.
		Complete Yearly Transit operator contracts for 5310 funding	Ongoing	Yearly contract is complete.
Maintain/ upgrade/ expand public infrastructure	Provide technical assistance and planning to identify infrastructure needs of each local government	Facilitate a TIA citizen review panel 3 times a year. Assist local governments with TIA related issues.	Ongoing	In August, 2025 and December, 2025, a total of two region-wide TIA citizen review panels were held since March, 2025
		Complete Community Development Block Grant applications for 6 local governments each year	Ongoing	RC staff has completed 9 CDBG application projects since June, 2025
Broadband internet technology infrastructure/access Regionwide	Provide planning, coordinating and technical assistance to member local governments, development authorities, electrical cooperatives, telephone cooperatives, and other broadband/ISP providers to develop viable, local projects	Assist local governments with meeting state requirements for Broadband Ready designation	Ongoing	Advice has been provided through planning meetings.
		Compile a regional list of Community Anchor Institutions	Ongoing	On track to begin efforts in 2027.
Provide resources to residents for aging in place	Promote senior centers as a focal point of the community and involve members of the public in center activities	Develop community gardens at three senior centers	Ongoing	The community garden at the Appling County Senior Center has been completed, while Wheeler and Emanuel counties' senior centers are currently working on developing their own community gardens.

**Goal 4. Affordable Housing for All**

<i>Priority</i>	<i>Strategy</i>	<i>Action</i>	<i>Status</i>	<i>Notes</i>	
Create safe, affordable, and diverse housing options for all income levels	Facilitate community housing discussions and training opportunities to increase housing options	Provide technical assistance to local governments applying for housing grants	Ongoing	No request has been made. RC staff capabilities remain ready to assist.	
		Provide education and training opportunities on housing and community development programs, such as the Georgia Initiative for Community Housing (GICH) and the UGA Archway Partnership	Completed	The RC has organized a region-wide housing conference in May, 2024. And the project is ongoing.	
	Revitalize declining neighborhoods	Provide technical and planning assistance to local governments to encourage infill development	Ongoing	Technical assistance has been provided through planning meetings and in response to request.	
		Provide technical assistance to local governments for reducing vacancy rate, and tackling other blighted issues	Ongoing	Technical assistance has been provided through planning meetings and in response to request.	
	Provide technical assistance to local governments to help create safe, affordable housing		Draft ordinances that encourage the development of diverse housing options	Ongoing	RC staff are working with local governments to develop land use ordinances that accommodate a variety of housing types.
			Draft model design standards for mobile home parks to include mandatory storm shelters	Ongoing	On track to begin efforts in 2027.
			Draft model building standards for mandatory safe room provision in single family dwellings	Ongoing	On track to begin efforts in 2027.
			Provide technical assistance to local governments adopting “Tiny House” ordinances	Ongoing	RC staff are collaborating with local governments to support orderly development of tiny house communities.

**Goal 5. Strategic Land Use Planning**

<b>Priority</b>	<b>Strategy</b>	<b>Action</b>	<b>Status</b>	<b>Notes</b>	
Improved land use planning and management system to effectively accommodate anticipated growth	Create land use training opportunities	Host Zoning 101 trainings in Region for local government staff and planning board members	Ongoing	A region-wide Zoning 101 training was held by the RC in June, 2024.	
		Provide zoning ordinance creation services	Ongoing	RC staff are delivering this service across multiple counties and cities in response to local requests.	
	Provide technical assistance to meet the needs of each local government	Provide zoning administration services	Ongoing	RC staff continue to provide zoning administration services in response to local requests.	
		Increase building codes inspection programs in Region - Develop a regional network of building inspectors and code enforcement officers	Compile a list of the Region's building inspectors/departments	Ongoing	On track to begin efforts in 2027.
			Facilitate a building inspections conference to identify service area gaps and develop a report of findings for review by RC council	Ongoing	On track to begin efforts in 2027.

**Goal 6. Enhance Regional Coordination**

Establish a regional economic development organization(s)	Increase exposure to regional leadership programming and support of HOGA Region	Create an annual Regional Leadership Development Program	Ongoing	RC staff are in the process of developing the program.
---	---	--	---------	--