

THE CANDLER COUNTY JOINT COMPREHENSIVE PLAN

COMMUNITY AGENDA

April, 2008

The Candler County Joint Comprehensive Plan

Community Agenda

A Comprehensive Plan for Candler County, the City of Metter,
and the Town of Pulaski, Georgia
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Candler County Comprehensive Plan Executive
and Local Planning and Coordination Committees

Heart of Georgia Altamaha Regional Development Center

April, 2008

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INTRODUCTION

Purpose

The Candler County Joint Comprehensive Plan is a comprehensive plan prepared under the Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements) of the Georgia Planning Act of 1989. It is a joint plan for Candler County and its municipalities – the City of Metter and the Town of Pulaski. The plan was designed to meet the legislation’s requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previously joint comprehensive plan first adopted in 1991, but is basically a new plan, prepared under new standards.

As a comprehensive plan, *The Candler County Joint Comprehensive Plan* is a critical self-examination of Candler County and its municipalities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, and service delivery; and a path for the community’s future growth and development. The plan is truly a reflection of the community’s concerns and desires for the future.

Candler County is a rural county in Southeast Georgia located west of Bulloch County along I-16. Its extensive southern yellow pine forests and transportation, first with the railroad, and then U.S. highways, particularly I-16, have always played, and continue to play, important roles in its economy and growth and development. The current population is around 10,700 (9,577 in the 2000 Census) for the County and 4,300 in the City of Metter. Both municipalities trace their beginnings to the establishment of the railroad in the late 19th Century. Both are now located on Georgia Highway 46, and Metter, the county seat, lies at the crossroads of Georgia 121 and I-16. The county has experienced past surges of growth because of the railroad, and the location of Interstate 16 in the 1970s. Growth appears to be accelerating in the 2000s because of location, commercial growth at the Georgia Highway 121/I-16 interchange, and resident in-migration. Transportation, location, agriculture and forestry, and the outstanding natural resources of the county continue to be opportunities and keys for future growth and development.

The community continues to prepare for growth and development, and is welcoming of such growth. The recent expansion of the community's industrial park acreage, the ongoing extension of the airport's runway to 5,000 feet in length, and continuing commercial development to Exit 104 (Ga. Hwy 121/I-16), are illustrative of both the opportunities and the county's preparation. The community wants to maintain its high quality rural quality of life. The community is scenic, vibrant, and attractive for both industry and residents. This plan focuses on strategies to take advantage of these assets and opportunities to further prepare for and attract future growth and development compatible with the existing rural character and quality of life.

The Candler County Joint Comprehensive Plan was developed in the true spirit and intent of the Georgia Planning Act in that it was prepared by the community with the assistance of planners and not vice versa. The Candler County Joint Comprehensive Plan Executive Committee, which was comprised of the elected and staff management leaders of the local governments, assisted staff of the Heart of Georgia Altamaha Regional Development Center in the inventory and analysis inherent in the initial *Community Assessment*. This included the preliminary identification of issues and opportunities facing the community and its local governments. The Candler County Local Plan Coordination Committee, an excellent cross-section of public and private stakeholder groups, was formed to evaluate this *Community Assessment* and to develop this *Community Agenda*. The *Community Agenda* delineates the goals, objectives, programs, and projects the community wishes to pursue to continue the progress, growth, and development of the county as an attractive community in which to live, work, and recreate. The *Community Agenda* defines the implementation strategy of the community to address identified issues and opportunities and the needs and desires for the special sections, or character areas, of each jurisdiction.

Format

The plan is organized by the two main components required by the Georgia Planning Act and the "Local Planning Requirements:" the *Community Assessment* and the *Community Agenda*. The plan does address the elements recommended for a comprehensive plan, including those at the Basic Level at which Candler County and its municipalities are required to plan. These include: Population; Economic Development; Natural and Cultural Resources; Community Facilities and Services; Housing; Land Use; and Intergovernmental Coordination. Under each element of the plan, there was an inventory and assessment to determine where the

community was and had been, what were the current trends, and to help delineate and define issues and opportunities facing Candler County and its municipalities. It also identified the special sections, or recommended character areas, of the community. The first section of the comprehensive plan, the *Community Assessment*, accomplishes these steps and provides the foundation to decide what the community desires for its future growth and development, and how it plans to achieve its overall community vision and the vision for each of its chosen character areas.

A Community Participation Program as required by the Local Planning Requirements to identify potential stakeholder groups and the scope and techniques of planned public participation of the plan (most importantly, the *Community Agenda*) was also included. The final components of the plan includes the *Community Agenda* as well as other appendices to address the Candler County Service Delivery Strategy. The Service Delivery Strategy was updated concurrently in accordance with Georgia Department of Community Affairs' requirements and to insure consistency and coordination.

This final component of the Comprehensive Plan, the *Community Agenda*, is in a sense, the heart and soul of the plan. It lays out the issues and opportunities and the community's vision of what it desires to become, desired development patterns, and the community's implementation strategies. It is a guide for all concerned for the future growth and development of Candler County and its municipalities. The purpose of the *Community Agenda* is to lay out a road map for the community's future as developed through community consensus. It is the most important part of the plan. It should be used by the local governments, the general public and private community, and citizens alike to evaluate and measure decisions, investments, and progress toward achieving the community's desired future and implementing the plan's objectives. Without citizen and community involvement, implementation will be difficult, at best. The community and its residents should feel ownership in its plan and work hard to achieve its aspirations for the future Candler County and its municipalities.

The *Community Agenda* contains components as mandated by the state planning requirements but shaped by the community to enunciate its desires. The components include the Overall Community Vision, the listing of Community Issues and Opportunities, the delineation of the community's character areas with accompanying visions, and the Implementation Program for general community improvement and the more specific steps needed and planned for each character area.

CANDLER COUNTY COMMUNITY VISION

Overall Community Vision

Candler County is a small, rural county in southeast Georgia of nearly 11,000 persons located 75 miles west of the Savannah Port along I-16 where numerous fertile agricultural fields and verdant yellow-pine forests still dominate the landscape. The community is proud of its small-town atmosphere and rural, high quality of life. It boasts modern schools and progressive health care and other community facilities, including a local hospital and impressive airport. The county's two municipalities, the county seat of Metter and the small town of Pulaski, trace their beginnings to the advent of the Central of Georgia Railroad in the late 1890s. Much of the county's early growth was stimulated by the railroad and its access to markets. The county itself is one of Georgia's younger counties, and was only organized in the early 1900s because of desires for road and bridge improvements to eliminate natural isolation, attract development, and provide increased market access. The county grew rapidly from 1890 to 1920, and then remained relatively stable until WWII, when agricultural mechanization and the automobile's surge took its toll and created slow decline until the 1970s and the advent of I-16. Since 1990 growth has been slow but steady because of spillover from Bulloch County and the county's location on I-16. Growth appears to be accelerating in the early 2000s because of location, commercial growth at the Georgia 121/I-16 interchange in Metter, and resident in-migration.

The community's long-time slogan is "Everything's Better in Metter." The community's unique setting of a well-planned city, including a tree-lined median entrance and a downtown central park shaded with large trees, set within a wide-open countryside of active farms and tall pines traces its beginnings to the vision of one of Metter's founders, James Terrell Trapnell. This vision of a quality community with compatible development, outstanding facilities, supportive economic opportunities, all located within a countryside of active farms and forests and protected, abundant natural resources continues. This vision is also the desired community of the future. Candler County is home to some wonderful creeks, wetlands, and scenic natural areas providing open space, wildlife habitat, and many different natural leisure opportunities. The

Charles Harrold Preserve owned by the Nature Conservancy was the first ecological preserve in Georgia and one of the first in the United States. The county was created for civic and transportation improvements to support an agrarian economy and better quality of life, and that remains the principal community vision. I-16, Georgia Highway 121 or the Woodpecker Trail, and Georgia Highways 129, 46, and 57 (Wiregrass Trail), and the improving airport will provide increasing opportunities in tourism and economic development. The growth that results will support, not destroy, the many natural and historic resources and the beautiful, natural open spaces of the community.

Commercial and industrial growth will primarily concentrate in and near Metter, although appropriate development will be encouraged at the I-16 interchanges. This future growth will occur mainly at the Georgia Highways 129 and 121/I-16 interchange area, the Highway 46 corridors, downtown, and the industrial park/airport area. This commercial and industrial growth will be made more attractive, compatible with and supportive of existing development, and more pedestrian friendly. Residential growth of all types, as appropriate, will be encouraged to infill vacant land in Metter and Pulaski. Subdivision and other residential growth in the county will be encouraged to locate near other development, to not encroach on agriculture and forest needs and resources, and to support and preserve rural character and open space.

Future Candler County will be a growing, progressive community, but one with planned and managed growth and development respective and supportive of a vital and ongoing agricultural/forest sector and impressive natural and cultural resources. Development in the county will be guided by supportive, comprehensive land use regulation county-wide, and measured, careful community investment in outstanding community facilities and infrastructure. The resulting community facilities and infrastructure will further direct growth respective of the environment and the community vision. The uniqueness of Metter's layout, street trees, and a vibrant downtown, as well as the attractive aesthetics of clean roadsides and a well kept, maintained community generally, will be nurtured and expanded. The community will be known as a beautiful community for visitors, residents, and retirees alike. They will be attracted through the inherent beauty and quality of life clearly evident in the county. Pulaski will be a growing, bustling small town with excellent facilities and services to support and attract residential, small business, and other appropriate growth, and to serve the surrounding county growth area,

including I-16. Historic areas will be well-maintained and functioning, desired places to live and work, and natural resources will be important and attractive to flora and fauna as well as humans. Tourists will flock to the community to visit the well-known Guido Gardens; the community's outstanding and well-marketed festivals; the community's abundant historic and natural resources; outstanding recreational facilities; and a quaint downtown with teeming shops, a well-balanced retail mix, and well-utilized places of public gathering. The populace will be involved and caring, and will be more literate and better educated. Modern school facilities and expanded educational opportunities will be available. There will be other improved, supporting community and cultural facilities, including a stable, progressive hospital and other improved health care facilities. Expanded health care programs, more doctors and other professionals will be available. The community will boast more paved roads and streets with more attractive and affordable housing for all economic levels. The tax base will be continuously expanding, including more clean, supportive businesses and industries with better paying jobs and an environment of entrepreneurial spirit that wants to contribute to and be a part of the community vision and high quality of life. Everything will be better in Metter, and it will be known, far and wide, as a great place to visit, live, or work on I-16; a can't miss stop on the Woodpecker Trail; and a desired, proud place to call home in Southeast Georgia.

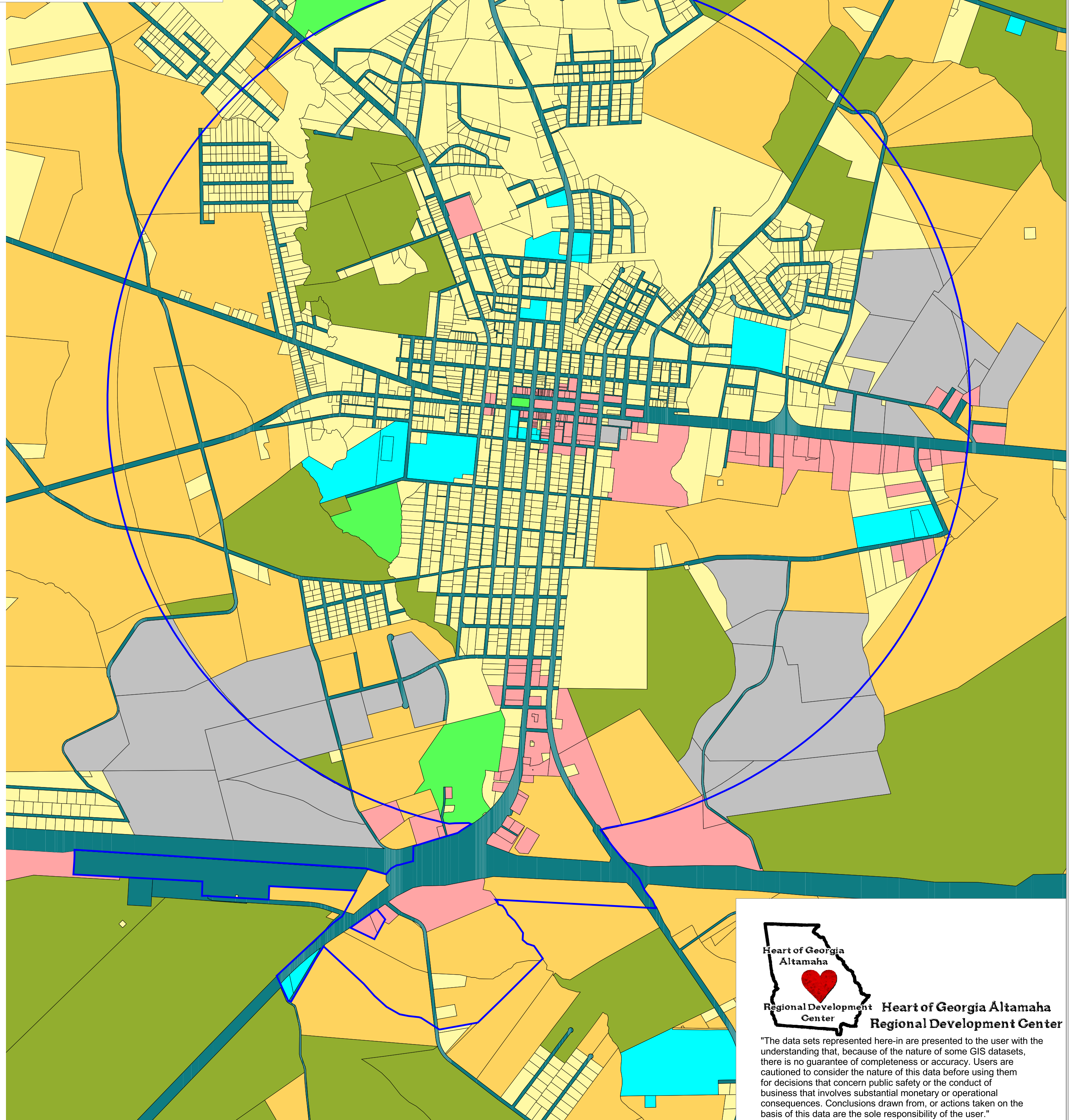
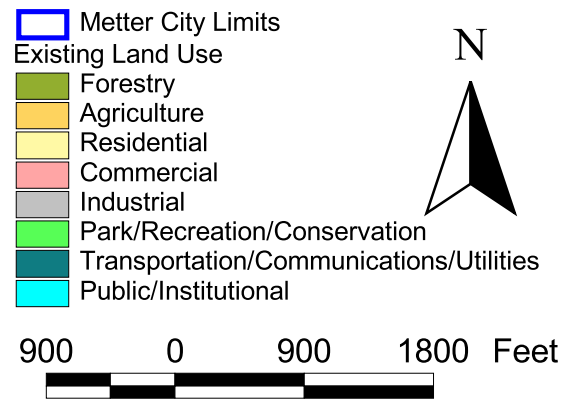
Future Development Maps

Candler County remains a rural county with outstanding natural beauty and pastoral landscapes, but also one with expanding community facilities, increasing commercial growth, especially near I-16, an attractive location along I-16 and near the port of Savannah, and progressive attitudes conducive to growth. The county has a scenic and pastoral landscape dominated by pine trees, farms, and other natural resources. Its county seat, Metter, is the center of county growth, but residential growth is occurring particularly in eastern portions of the county and north of Metter. Growth appears to be accelerating because of the county's location near Bulloch County and the coast, I-16 and its transportation corridors, and new resident in-migration. The community vision has at its heart the attraction of additional growth, development, and tourism which complement and enhance this progressive community, while preserving its quality of life, natural resources, rural charm, and its forest/agricultural land uses.

To continue the consistency of traditional comprehensive planning, the local governments have included future land use maps similar to the existing land use maps in the *Community Assessment* component of the comprehensive plan. These future land use maps, Map FLU-1 for Candler County, Map FLU-2 for the City of Metter, and Map FLU-3 for the Town of Pulaski, utilize the same standard land use categories as defined in the Department of Community Affairs' "Local Planning Requirements." These categories were also utilized and defined in the Candler County Joint *Community Assessment*. The reality of expanding growth is reflected. These maps illustrate this and the desired and chosen policies and strategies of Candler County and its municipalities, but are only generalized guides for community development. They are not intended to dictate, or specifically limit, private land use decisions or activities on any one parcel. They are a context or framework to evaluate and guide decision-making.

Another context and framework to guide decision-making and future growth and development is the delineation of character areas. These areas, as required by the state planning guidelines, are the geographic areas within the community that have unique or special characteristics or may require special attention, focus, or guidance. The community has chosen to utilize the same character areas described and recommended in the *Community Assessment* with some minor additions and changes in delineation. These character areas are depicted on the following future development maps, Map FLU-4 and FLU-7 for Candler County and Map FLU-5 and FLU-8 for the City of Metter, and Map FLU-6 and FLU-9 for the Town of Pulaski. The character areas are depicted separately in Maps FLU-4 through FLU-6 for ease of viewing and understanding and as overlays to the future land use maps as required by the standards on Maps FLU-7 through FLU-9. The character boundaries are defined by the maps and in the narrative found in this *Community Agenda*. They are not parcel-specific and are intended to represent approximate locations. What they represent is well defined, and the local governments will have the flexibility to determine appropriate development patterns for particular parcels on the edges and fringes of a character area both now and in the future, and as specific conditions may change, such as an annexation. Consistency with the community vision, the comprehensive plan, and the desired development patterns should be the deciding factors in any decisions affecting character areas or a proposed development. The character areas are further described in their defining narratives which follow.

FLU-2 City of Metter Future Land Use



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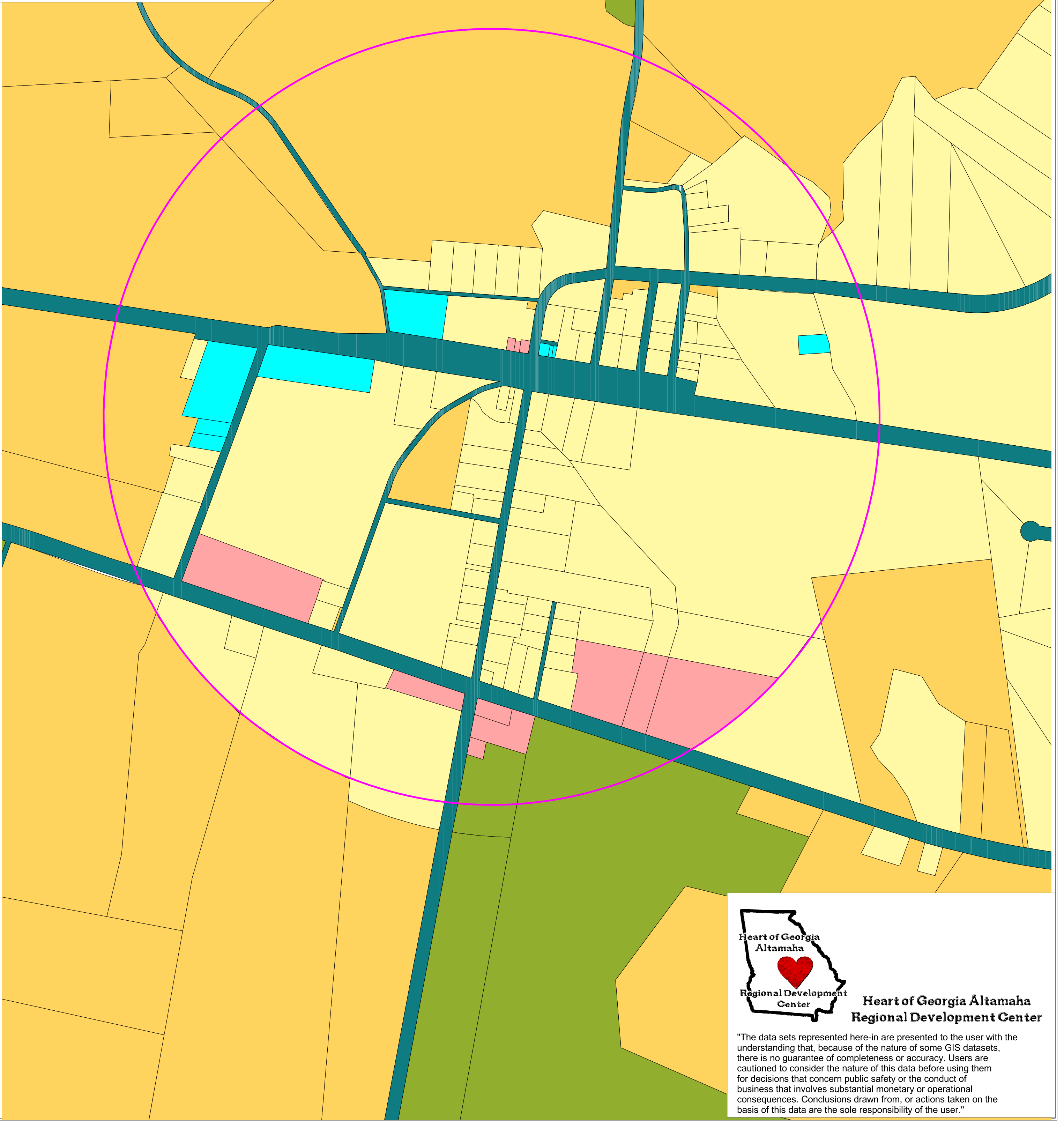
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FLU-3 Town of Pulaski Future Land Use

-  Pulaski City Limits
- Existing Land Use
 -  Forestry
 -  Agriculture
 -  Residential
 -  Commercial
 -  Industrial
 -  Park/Recreation/Conservation
 -  Transportation/Communications/Utilities
 -  Public/Institutional



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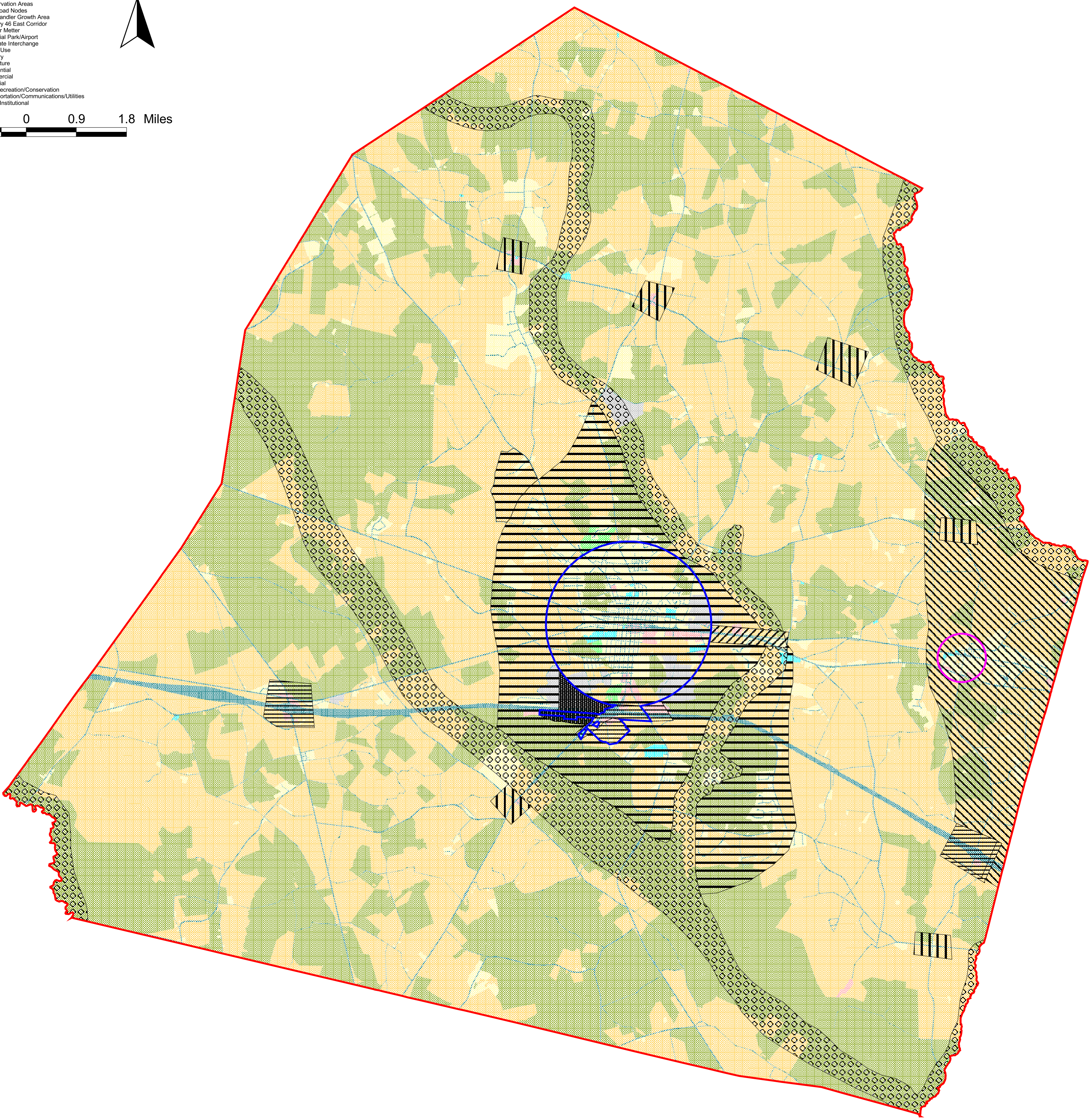


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FLU-7 Candler County Future Development Map

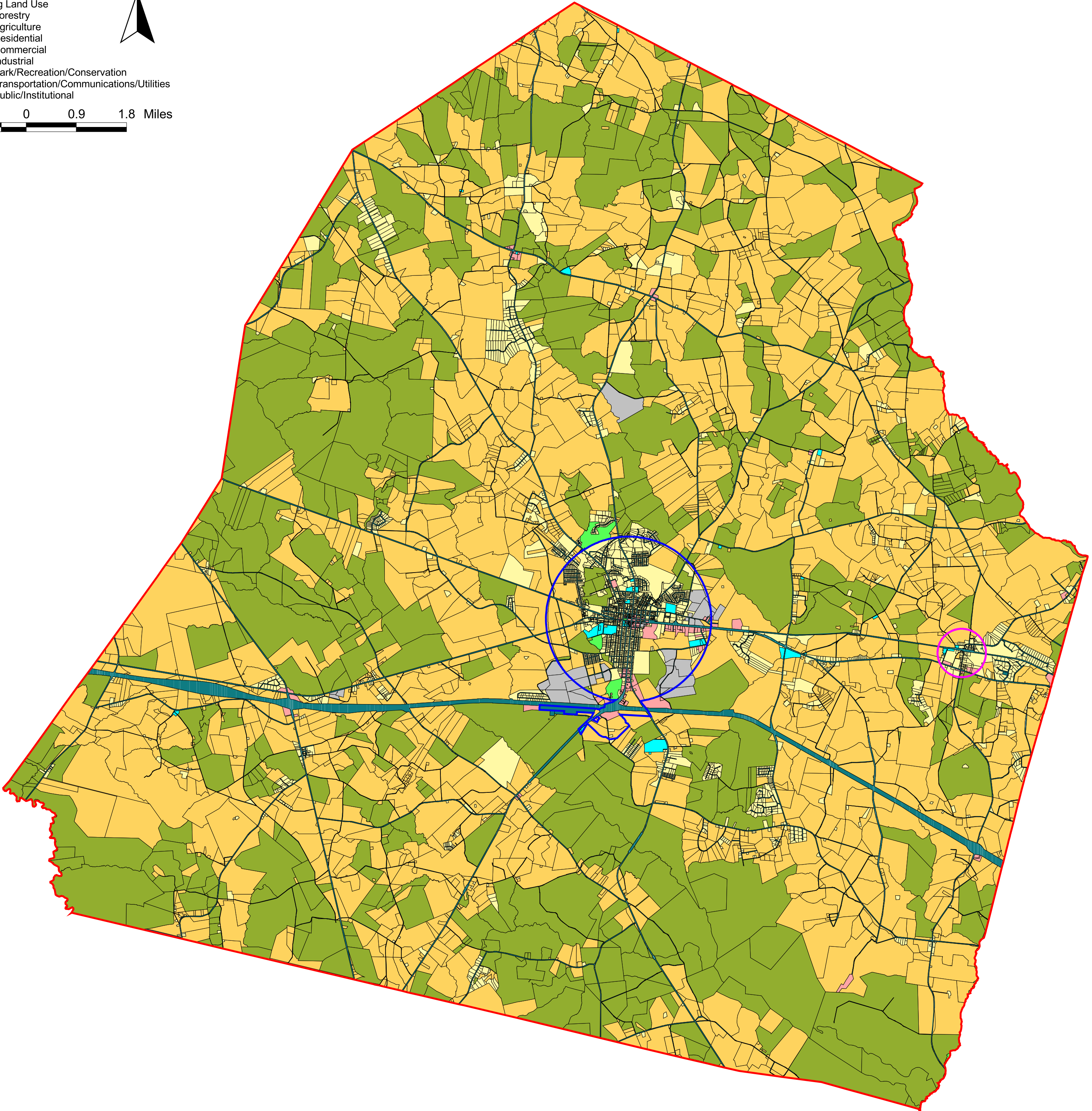
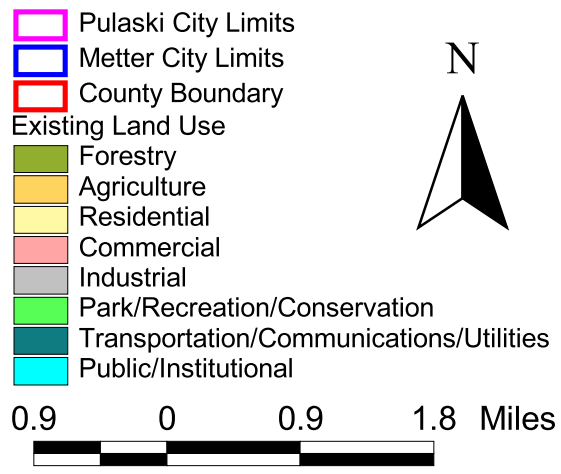
- Pulaski City Limits
- Metter City Limits
- County Boundary
- Candler Future Development Areas**
- Rural Candler
- Conservation Areas
- Crossroad Nodes
- East Candler Growth Area
- GA Hwy 46 East Corridor
- Greater Metter
- Industrial Park/Airport
- Interstate Interchange
- Future Land Use**
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional



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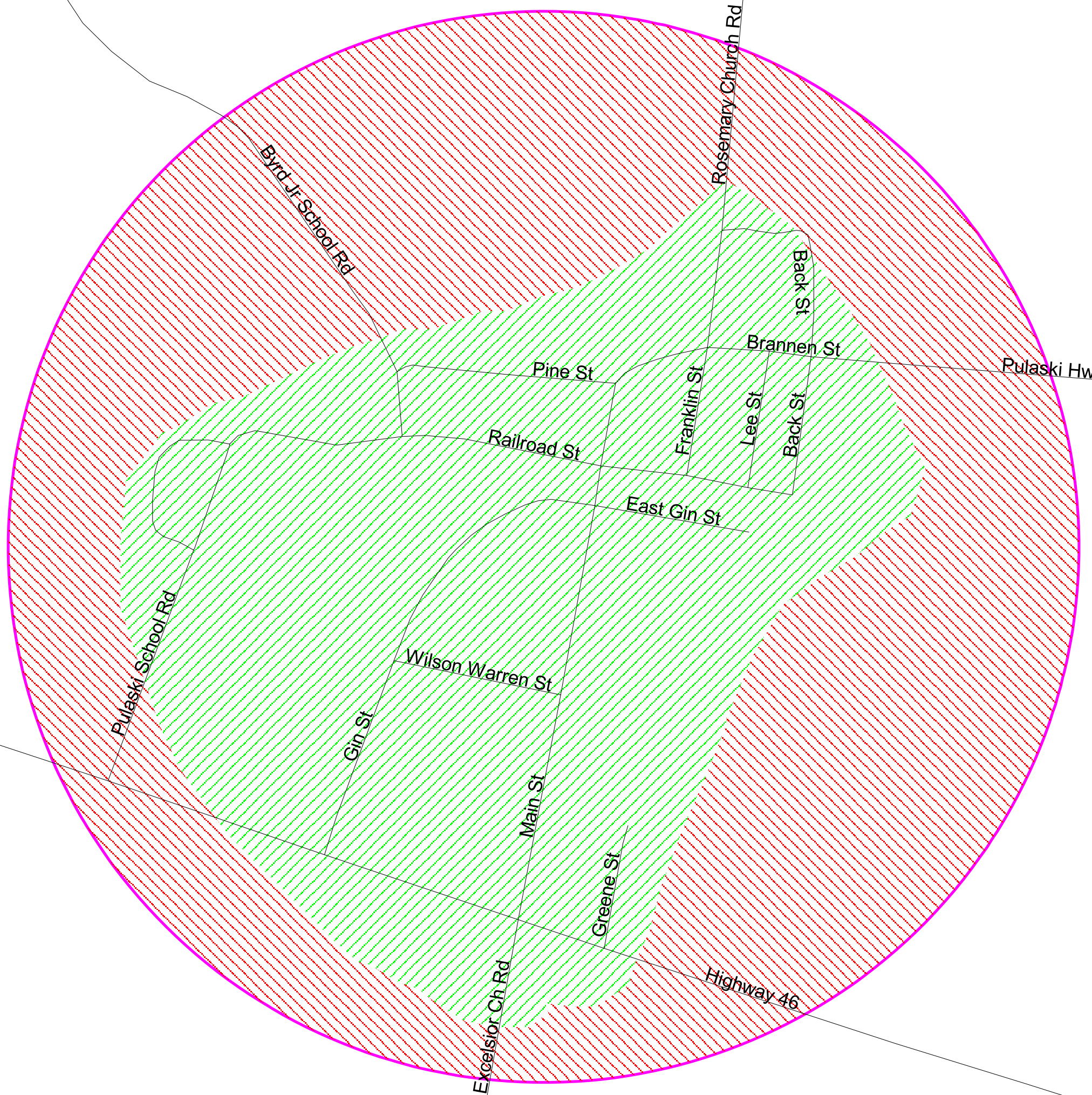
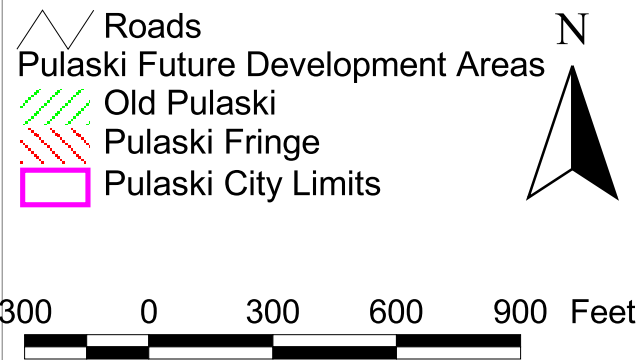
FLU-1 Candler County Future Land Use



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FLU-6 Town of Pulaski Future Development Map Character Areas

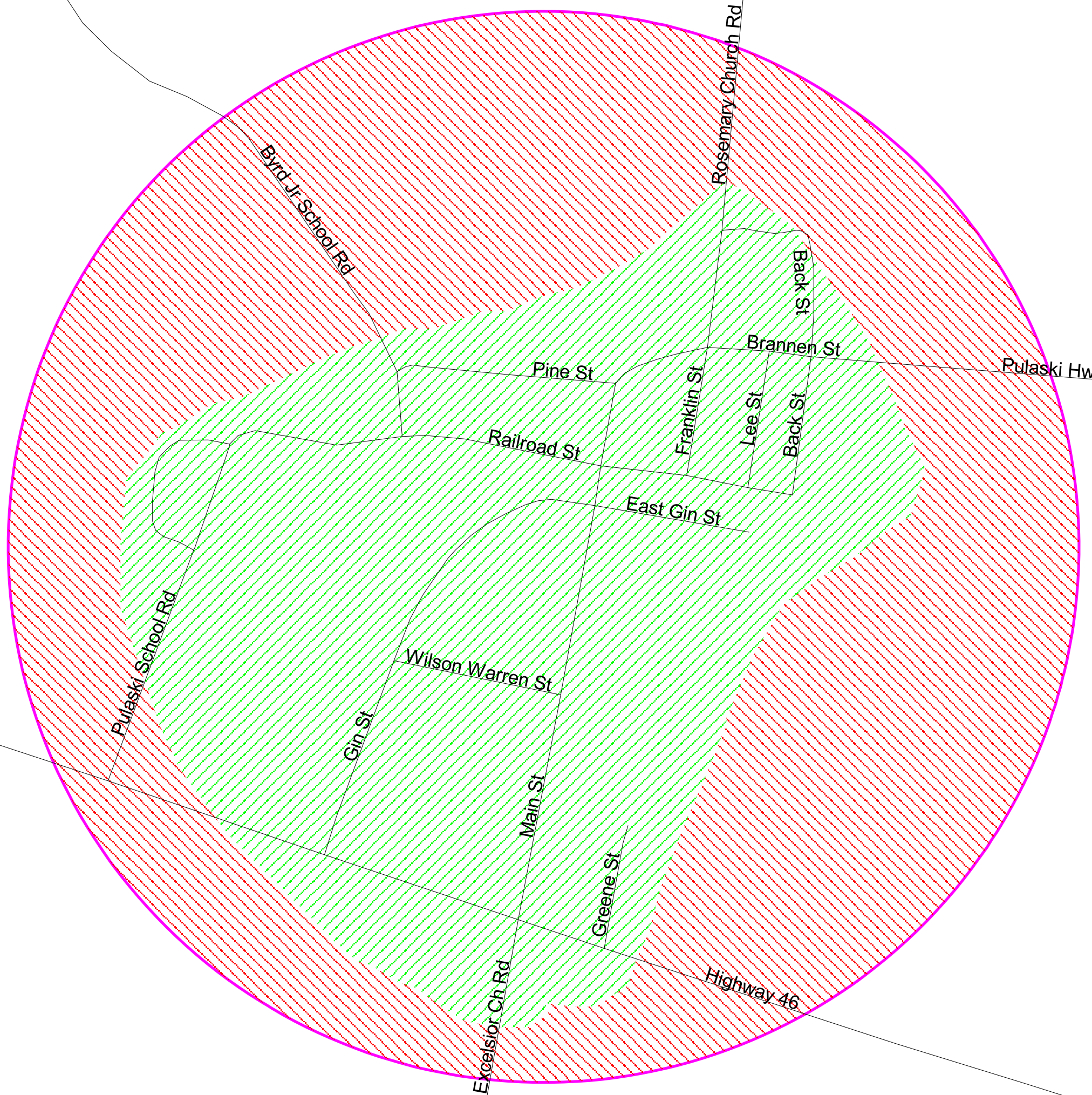
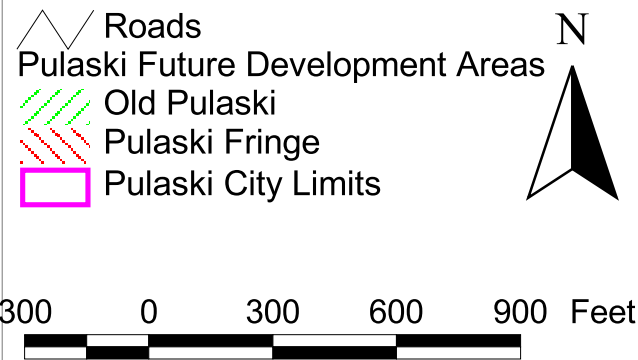


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

FLU-6 Town of Pulaski Future Development Map Character Areas




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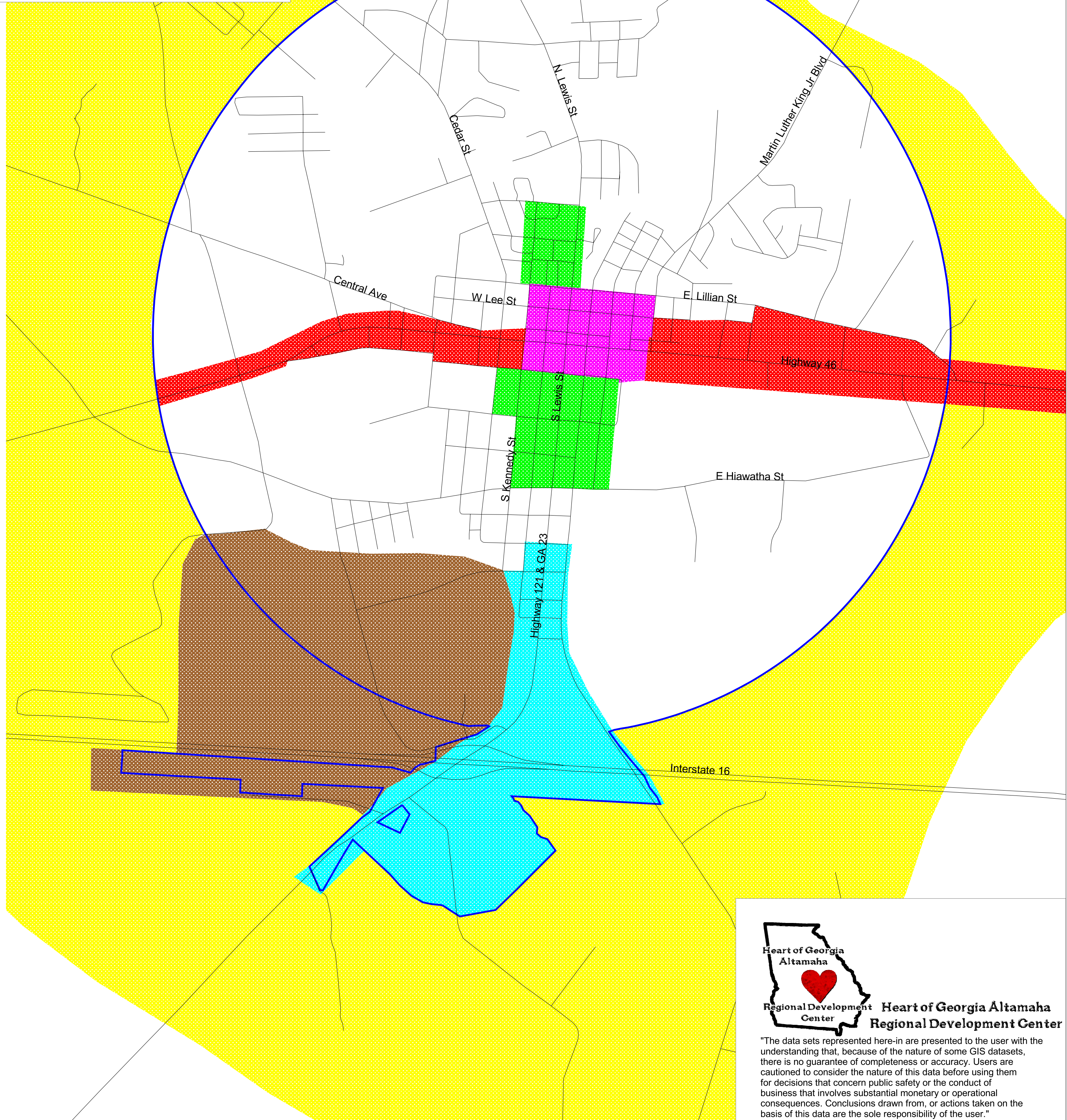
FLU-5 City of Metter Future Development Map Character Areas

 Roads
 Metter City Limits
Metter Future Development Areas
 Downtown Metter
 GA Hwy 121/123 I-16 Gateway Interchange
 GA Hwy 46 East and West Corridors
 Greater Metter
 Historic Areas
 Industrial Park/Airport
 Urban

N















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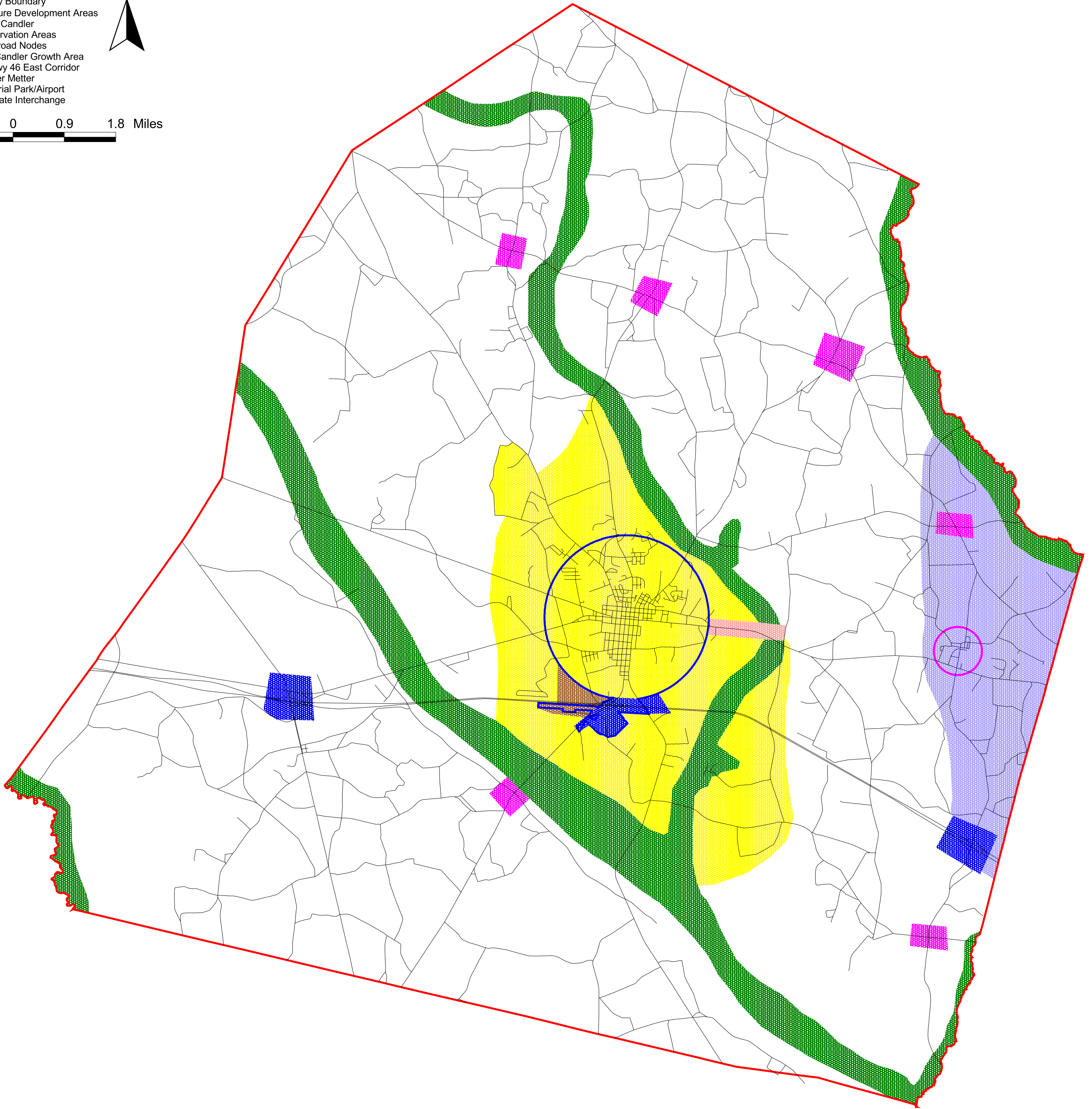
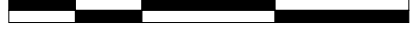
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FLU-4 Candler County Future Development Map Character Areas

-  Roads
-  Pulaski City Limits
-  Metter City Limits
-  County Boundary
- Candler Future Development Areas**
-  Rural Candler
-  Conservation Areas
-  Crossroad Nodes
-  East Candler Growth Area
-  GA Hwy 46 East Corridor
-  Greater Metter
-  Industrial Park/Airport
-  Interstate Interchange



0.9 0 0.9 1.8 Miles



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FLU-8 City of Metter Future Development Map

Roads

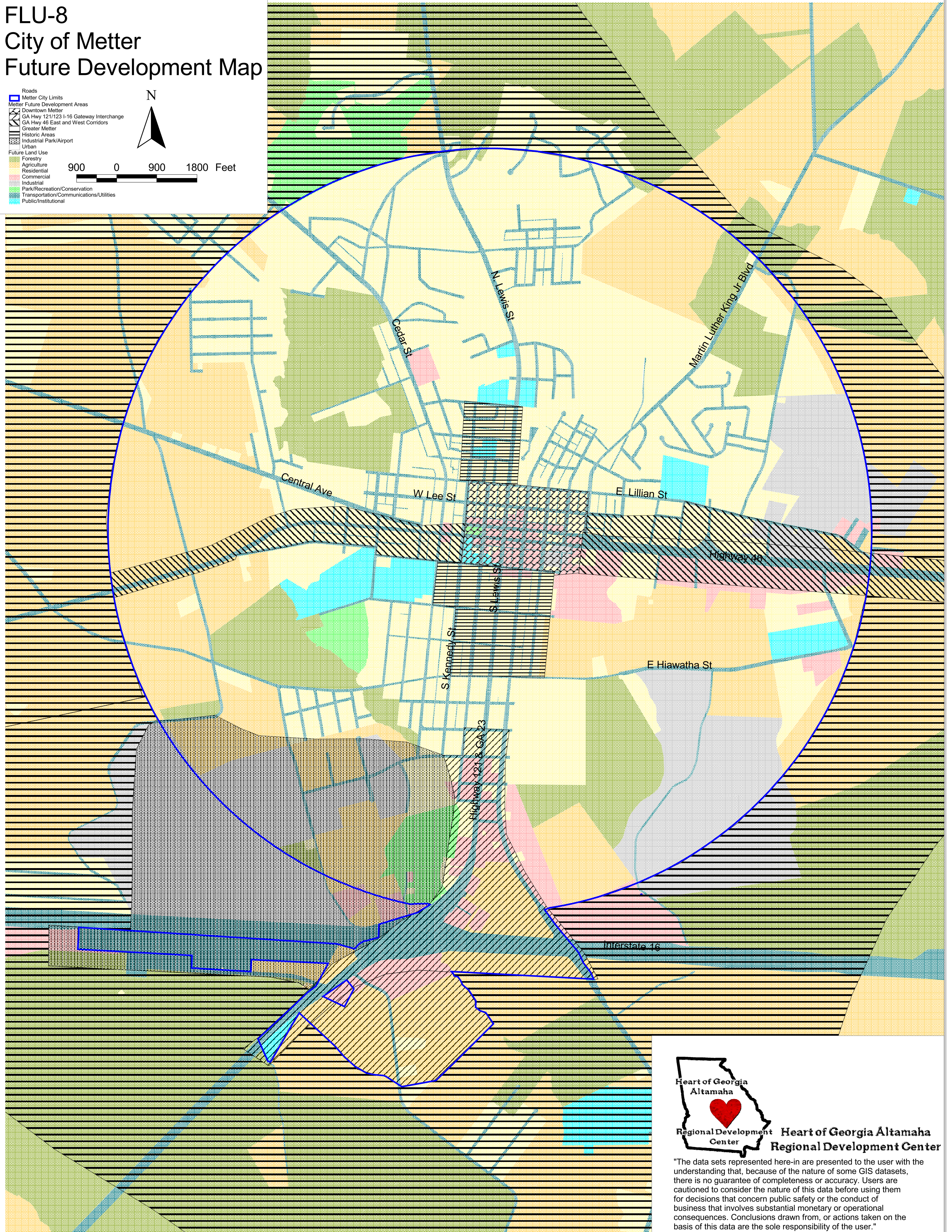
- Metter City Limits

Metter Future Development Areas

- Downtown Metter
- GA Hwy 121/123 I-16 Gateway Interchange
- GA Hwy 46 East and West Corridors
- Greater Metter
- Historic Areas
- Industrial Park/Airport
- Urban

Future Land Use

- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional



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FLU-9 Town of Pulaski Future Development Map

- Roads
- Pulaski Future Development Areas
- Old Pulaski
- Pulaski Fringe
- Pulaski City Limits
- Future Land Use
 - Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional



400 0 400 800 Feet



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Character Area Narratives

The following are the required defining narratives for each of the county and city character areas. The narratives include a specific vision for each area which is a part of and complementary to the general community vision. They also include a description of recommended and desired development patterns, a listing of appropriate, specific land uses which would be allowed, a listing of the state's Quality Community Objectives selected to be pursued as appropriate, as well as identification of implementation measures planned to help achieve the desired development patterns and community vision. The implementation measures include a listing of the applicable community policies, and the particular community strategies especially critical to each character area and achieving the desired development patterns and vision. The Quality Community Objectives are merely listed. To read the full description of these state objectives, the reader can refer to the *Community Assessment*, or the www.georgiaplanning.com website. Further information on the particular projects and activities the local governments intend to utilize over the next few years to carry out implementation of each character area's vision can be found in each jurisdiction's short term work program, which cross-references applicable character areas for each item in the identified work program.

Candler County

Rural Candler County

Vision. Rural Candler County would remain an open landscape of continued viable agricultural and forest uses and conserved natural and cultural resources. Any development in this area should be low-density, comparable, and complementary to existing development. It should respect the County's agricultural/forest tradition and maintain its rural, open space character.

Development Patterns. Development other than traditional agricultural, forestry, and low intensity rural uses should be limited within this character area. Residential use should remain large-lot and supportive. Any subdivision should retain as much open space, rural character, and

natural features and functioning as possible. All uses should encourage and respect continued, viable agricultural and forestry uses and maintain its rural open spaces and character.

Primary Land Uses

Agriculture
Forestry
Conservation
Park/Recreational
Rural, Low-Density Residential
Supportive Rural Public/Institutional, Transportation/Communications/Utilities,
Commercial, Industrial, or Mixed Uses

Consistent Quality Community Objectives

Growth Preparedness
Heritage Preservation
Open Space Preservation
Environmental Protection
Sense of Place
Regional Identity
Regional Cooperation

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Rural Character Preservation
Maintenance of Agriculture/Forestry Uses
Proactively Manage/Guide Growth
Seek/Promote Compatible/Supportive Development
Natural Resource Protection
Capitalize on Compatible Economic Use/Opportunities
Encourage Compatible Residential Location

Community Guidance
Local/Regional Cooperation
Coordinated Planning

Critical Strategies

Zoning/supportive land use regulation
Subdivision regulation
Utilize community facilities and infrastructure to guide growth and development
Support/promote agricultural/forestry enterprises and uses
Conserve open spaces/landscapes and natural resources

East Candler Growth Area

Vision. The East Candler Growth Area would be a rural area of large lot subdivisions and high quality development, but an area retaining a rural, agricultural, small-town character. Remaining farmland would be buffered, and development would be encouraged to locate near existing development, to preserve open space, and to recreate the rural village, unincorporated community model of compatible mixed uses. More relatively intense development would be encouraged to locate in and near Pulaski and I-16.

Development Patterns. Development within this area should be sustainable development which preserves existing agricultural, forestry, and open space uses to the extent possible while providing for primarily single-family residential development and supporting uses. New residential and other development should be clustered near existing uses, limit impacts on the environment, incorporate open space and natural resource conservation and provide connectivity to existing infrastructure, road patterns, and development. Pedestrian and bicyclist use and connection to recreational, park, and natural areas should be encouraged whenever possible.

Primary Land Uses.

Agriculture
Forestry
Conservation

Park/Recreational
Single-Family Residential
Planned Mixed Use
Nodal Commercial
Public/Institutional
Transportation/Communications/Utilities
Industrial (I-16, Pulaski with sewer)

Consistent Quality Community Objectives

Growth Preparedness
Heritage Preservation
Open Space Preservation
Environmental Protection
Sense of Place
Housing Opportunities
Infill Development
Appropriate Business
Employment Options
Transportation Alternatives
Regional Identity
Regional Cooperation
Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactively Manage/Guide Growth
Community Guidance
Utilize Infrastructure to Guide Growth
Rural Character Preservation
Maintenance of Agriculture/Forestry Uses

Seek/Promote Compatible/Supportive Development
 Natural Resource Protection
 Encourage Compatible Residential Location
 Encourage Diverse Housing
 Upgrade Appearance/Quality of Housing Development
 Capitalize on Compatible Economic Use/Opportunities
 Historic Resources and Utilization/Preservation
 New Resident and Retirees Attraction
 Recreation Facilities Development/Enhancement
 Protect Property Values/Existing Uses
 Transportation Improvements
 New Business/Industry Attraction

Critical Strategies

Zoning/supportive land use regulation
 Coordinated subdivision regulations
 Utilize community facilities and infrastructure to guide growth and development
 Support/promote agricultural/forestry enterprises and uses
 Conserve open spaces/landscapes and natural resources
 Cooperatively providing sewer service to Exit 111 I-16 Interchange/Pulaski
 Coordinated land use planning, regulation, and code enforcement
 Prioritized road paving
 Local/state recreational, natural area, and parks development

Crossroad Nodes

Vision. The Crossroad Nodes would essentially be unincorporated, small-town rural villages or communities of mixed-use development which are primarily residential. Those crossroad communities identified on Map FLU-4 include (from west to east) the Ollifftown, Union and Portal Highway nodes along Rosemary Church Road in northern Candler County, the Salem Church Road node in the East Candler Growth Area north of Pulaski, the Excelsior node below I-16 and Exit 110, and the Canoochee node along Georgia 121 south of Metter. Exit 98, or

Aline, could also be considered a crossroad community beyond the proximity of the interstate interchange. Development in these rural villages would incorporate new residential and compatible commercial and institutional uses which blend well with existing uses in similar size and scale. The Crossroad Nodes would contain well regulated growth and development respectful of existing character and the surrounding, rural open space. Development would provide compatible public and other uses which encourage community interaction and bicycle/pedestrian use.

Development Patterns. Development should be that typical of a rural village or unincorporated community with primarily low-density, single-family residential development centered around some form of neighborhood commercial activity at major rural crossroads of the community. Uses and architecture should be compatible and supportive of existing uses while encouraging infill development, community interaction and pedestrian and bicycle use. Such development should also be respectful of, and easily transition to, surrounding rural agricultural, forestry, and open space uses.

Primary Land Uses.

Single-Family Residential
Neighborhood, Small Scale Commercial/Retail
Public/Institutional
Park/Recreation

Consistent Quality Community Objectives

Growth Preparedness
Heritage Preservation
Open Space Preservation
Environmental Protection
Sense of Place
Housing Opportunities
Infill Development
Appropriate Business
Regional Identity

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage/Guide Growth
- Rural Character Preservation
- Seek/Promote Compatible/Supportive Development
- Historic Resource Utilization/Preservation
- Encourage Compatible Residential Location
- Improve Appearance/Aesthetics
- Improve Housing Stock
- Parks/Recreational Facilities Enhancement/Development
- Transportation Improvements

Critical Strategies

- Zoning/supportive land use regulation
- Subdivision regulations
- Code enforcement
- Local park/recreational facilities development
- Conserve open spaces/landscapes and natural resources
- Pedestrian/bicycle development/improvements
- Landscaping/appearance improvements
- Historic properties reuse

Conservation Areas

Vision. Conservation Areas are primarily undeveloped natural and environmentally sensitive lands located for the most part along or adjacent to the county's major creeks and rivers. They are essentially not suitable for urban or suburban development, and should be protected for their natural functioning and contribution to the scenic landscape of the county. Compatible park, public, forest/agricultural and limited other uses could be allowed.

Development Patterns. There should be little or no development within these environmentally sensitive areas. Any compatible uses should be of low-impact, respectful and supportive of maintenance of natural functioning.

Primary Land Uses.

- Conservation
- Park/Recreational
- Forestry

Consistent Quality Community Objectives

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Sense of Place
- Regional Identity
- Regional Cooperation
- Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage/Guide Growth
- Rural Character Preservation
- Natural Resource Protection
- Compatible Economic Use/Opportunities
- Park/Recreational Facilities Development

Critical Strategies

- Zoning/supportive land use regulation

Conserve open spaces/landscapes and natural resources

Local/state recreational, natural area, and parks development

Interstate Interchanges

Vision. The Interstate Interchanges (Aline and Pulaski) outside of Metter would be distinctive commercial and industrial nodal developments located at the Georgia 57/I-16 (Exit 98) and the Excelsior Church Road/I-16 (Exit 111) interchanges. The development of these interchanges would be well regulated and of high quality guided by a unified plan. Development would be aesthetically pleasing, and conducive of attracting visitors and accommodating multi-uses. Public infrastructure to stimulate and encourage the appropriate development of the interchanges would be sought and established.

Development Patterns. Development within these areas should be planned and coordinated to meet economic development and commercial needs while providing an attractive and appealing appearance. There should be signage control, shared parking, landscaping, interparcel access frontage roads, a bicycle and pedestrian friendly atmosphere, and other measures designed to cluster and coordinate development, accommodate multi-uses, and enhance the areas as inviting community gateways. There should be clear transition and buffers to adjacent rural areas.

Primary Land Uses.

Commercial and Retail Uses

Industrial (with sewer)

Transportation/Communications/Utilities

Public/Institutional

Consistent Quality Community Objectives

Growth Preparedness

Heritage Preservation

Sense of Place

Appropriate Businesses

Employment Options
Transportation Alternatives
Regional Identity
Regional Cooperation
Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactively Manage/Guide Growth
Local/Regional/State Cooperation
New Business/Industry Attraction
Improve Appearance/Aesthetics of Gateways/Corridors/Streetscapes/New Developments
Community Guidance
Seek/Promote Compatible/Supportive Development
Transportation Improvements
Utilize Infrastructure to Guide Growth
Coordinate and Share/Consolidate Services

Critical Strategies

Zoning/supportive land use regulation
Utilize community facilities and infrastructure to guide growth and development
Cooperatively providing sewer service to I-16 interchanges
Coordinated land use planning, regulation, and code enforcement
Landscaping/appearance improvements
Pedestrian/bicycle development/improvements

Metter

Georgia Highway 121/129 I-16 Gateway Interchange

Vision. This I-16 Metter Interchange (Exit 104) would be a high-density node of primarily commercial development to serve both the needs of the I-16 traveling public as well as those of local residents. Quality development of additional shopping and service uses would be encouraged to develop greater choices and economic opportunities while preserving the uniqueness of Metter, and establishing an attractive gateway encouraging further community exploration. Development would be made even more attractive through coordinated regulation of signage, landscaping, and layout, and establishment of appropriate public facilities including sidewalks and other pedestrian and visitor amenities. The community would invest in the necessary infrastructure to encourage additional compatible quality growth and development south of I-16.

Development Patterns. Development of additional commercial, retail, and other compatible uses would continue but with greater planning, coordination, attention to landscaping/appearance, and attraction to pedestrian/bicyclists. Interparcel connectivity and a more inviting transition to downtown Metter and other points of community interest would be encouraged. A more inviting and unique community gateway would result.

Primary Land Uses

- Commercial and Retail Uses
- Transportation/Communications/Utilities
- Park/Recreational
- Public/Institutional
- Industrial
- Planned Mixed Use

Consistent Quality Community Objectives

- Growth Preparedness
- Heritage Preservation
- Sense of Place
- Infill Development
- Environmental Protection
- Appropriate Businesses
- Employment Options
- Transportation Alternatives
- Regional Identity
- Regional Cooperation
- Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage/Guide Growth
- Local/Regional/State Cooperation
- New Business/Industry Attraction
- Maximize Infrastructure Investment
- Improve Appearance/Aesthetics of Gateways/Corridors/Streetscapes/New Developments
- Community Guidance
- Seek/Promote Compatible/Supportive Development
- Transportation Improvements
- Utilize Infrastructure to Guide Growth
- Coordinate and Share/Consolidate Services

Critical Strategies

- Zoning/supportive land use regulation
- Landscaping/appearance/signage improvements
- Pedestrian/bicycle development improvements
- Sewer service expansion
- Coordinated land use planning, regulation, and code enforcement
- Streetscape improvements
- Infill development
- Tourism development

Industrial Park/Airport

Vision. The Industrial Park/Airport Character Area is intended to be the important center of the community's employment and transportation activity and vitality. This area would be a well-landscaped, attractive, and vibrant component of the community with improved and buffered access. It would offer modern facilities to accommodate and stimulate further economic diversity and abundant high quality job opportunities in an aesthetically pleasing campus environment. Appropriate public infrastructure and amenities would be extended and developed to accomplish the desired business, continue necessary improvements, and achieve the expected appearance and function. The airport will continue to be upgraded with a new control tower, hangar space, and other improvements as necessary to maintain its status as a modern facility contributing to transportation and economic development of the community.

Development Patterns. Development within this area will be limited to industrial and other compatible uses in a managed, landscaped and coordinated campus coordinated primarily by the Industrial Authority. The airport will be the community's center of air transportation and outside connectivity for economic development and other uses. Development close to the airport will be controlled and compatible to continued and enhanced airport functioning and will be encouraging and supporting of existing and future appropriate economic development. Access will be enhanced, made more direct, and less disruptive of other nearby development. The area

will be appropriately buffered and landscaped to lessen negative visual and other impacts on adjacent and transition uses.

Primary Land Uses

Industrial
Transportation/Communications/Utilities
Public/Institutional

Consistent Quality Community Objectives

Growth Preparedness
Infill Development
Appropriate Businesses
Employment Opportunities
Regional Identity
Regional Cooperation
Shared Solutions
Transportation Alternatives
Open Space Preservation

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactively Manage/Guide Growth
Local/Regional/State Cooperation
Business/Industry Retention/Attraction
Industrial Park Infrastructure Development
Transportation Improvements
Enhance Economic Development Marketing
Seek/Promote Compatible/Supportive Development
Community Guidance
Utilize Infrastructure to Guide Growth

Coordinated Planning

Critical Strategies

- Zoning/supportive land use regulation
- Utilize community facilities and infrastructure to guide growth and development
- Infrastructure expansion to industrial park
- Water/sewer service expansion south of I-16
- Coordinated land use planning, regulation and code enforcement
- Landscaping/appearance/signage improvements
- Access/frontage road to serve industrial park
- Upgrading of Metter/Candler County Airport

Downtown Metter

Vision. Downtown Metter would be a continuing focal point of community uniqueness, and a vibrant center of economic, social, cultural, and governmental activity. Downtown Metter will be a National Register listed commercial district of revitalized buildings, ongoing businesses, enhanced streetscapes and other landscapes, as well as one accommodating tourist and other appropriate services and retail centers. The uniqueness of Metter's downtown park and landscaped entrances would be nurtured and expanded. Multiple uses in a pedestrian and bicycle-friendly rich visual environment, similar and compatible to existing development, will be encouraged.

Development Patterns. Development should be a mix of uses which reinforce and reaffirm Downtown Metter as the economic, social, governmental, and cultural focal point of the community at large. The existing historic building stock should be maintained and reused, the traditional development scale and patterns retained, and any new development should accommodate and enhance current amenities and architectural styles. Development should encourage and enhance pedestrian and bicycle use, current landscaping and street patterns, and more residential use, particularly of upper floors.

Primary Land Uses

Commercial and Retail
Office
Public/Institutional
Transportation/Communication/Utilities
Mixed Use
Park

Consistent Quality Community Objectives

Growth Preparedness
Heritage Preservation
Infill Development
Sense of Place
Appropriate Businesses
Employment Options
Housing Opportunities
Transportation Alternatives
Open Space Preservation
Regional Identity
Regional Cooperation
Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Business Retention/Attraction
Downtown Revitalization
Improve Appearance/Aesthetics
Transportation Improvements
Historic Resources Utilization/Preservation
Encourage Diverse Housing

Community Guidance
Maximize Infrastructure Investment
Local/Regional Cooperation
Coordinated Planning

Critical Strategies

Zoning/supportive land use regulation
Coordinated planning/codes enforcement
Enhance landscaping/aesthetics
Streetscape improvements
Infrastructure improvements
Provide sidewalks/bike paths
Georgia 46 upgrades
Support local businesses/entrepreneurs
Develop and utilize incentives
Encourage/support hospitality businesses
Better Hometown Program
Reactivate Downtown Development Authority
Utilize Downtown Revolving Loan Programs
National Register Listing
Encourage historic rehabilitation
Adaptive use/reuse of landmarks
Utilize/encourage compatible infill development

Georgia Highway 46 East

Vision. This area would be an extension of Downtown Metter, and would be a revitalized corridor of redeveloped and new commercial, industrial, public, and other compatible uses. Enhanced landscaping and sidewalks/bike paths would provide further community connectivity and unification. The rail system and existing industrial and commercial buildings would be redeveloped and utilized to be important, contributing assets and components of the local community and economy. The rail system would be expanded as appropriate to increase access

and serve new industry. The corridor would also be a welcoming and accommodating transition to residential and rural areas east of Fifteenmile Creek, and would be aesthetically pleasing and attractive.

Development Patterns. Development would be a continuation/extension of downtown Metter, but in a less dense pattern more oriented to vehicles than pedestrian and including industrial uses. Development should be clustered into nodal developments, where possible. Streetscape and pedestrian and bicycle improvements would provide a connection and compatible transition/gateway into downtown, and also a transition to surrounding residential areas. Landscaping and other enhancements will be made to improve appearance/aesthetics. The existing rail corridor will be utilized to a greater extent for economic development/industrial purposes, but will contribute to improved aesthetics and an inviting gateway. Abandoned or underutilized structures will be rehabilitated and adapted into attractive, contributing uses.

Primary Land Uses

- Commercial
- Office
- Industrial
- Public/Institutional
- Transportation/Communications/Utilities
- High Density Residential
- Mixed Use

Consistent Quality Community Objectives

- Growth Preparedness
- Heritage Preservation
- Infill Development
- Appropriate Businesses
- Employment Options
- Sense of Place
- Housing Opportunities
- Transportation Alternatives

Regional Identity
Regional Cooperation
Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactive Manage/Guide Growth
Business Retention/Attraction
Transportation Improvements
Improve Appearance/Aesthetics
Historic Resources Utilization/Preservation
Seek/Promote Compatible/Supportive Development
Utilize Infrastructure to Guide Growth
Encourage Diverse Housing
Community Guidance
Coordinated Planning
Local/Regional Cooperation

Critical Strategies

Zoning/supportive land use regulation
Coordinated land use planning regulation, and codes enforcement
Streetscape improvements
Infrastructure improvements
Georgia 46 upgrades
Enhance landscaping/aesthetics
Encourage historic rehabilitation
Adaptive use/reuse of landmarks
Pedestrian/bicycle development/improvements
Utilize/encourage compatible infill development
Support local businesses/entrepreneurs

Develop and utilize incentives for new business/industry

Seek to develop rail served industrial areas

Georgia Highway 46 West

Vision. This area would be another aesthetically pleasing entrance and gateway into downtown Metter with enhanced commercial, possible industrial, and other mixed uses. Landscaping, community connectivity, and pedestrian scale developments will be important concepts in encouraging compatible development/redevelopment. This corridor, while likely to receive less development than the 121 Gateway or Georgia 46 East, will be especially important if the proposed new state rest stop is built west of Metter along I-16.

Development Patterns. Development in this corridor should be a landscaped, connected mix of uses in a more neighborhood-oriented density which retains residential and office uses while invitingly transitioning into downtown Metter. The area should offer new economic development opportunities while retaining a feel of surrounding residential neighborhoods.

Primary Land Uses

Residential

Office

Commercial (More Neighborhood Oriented)

Mixed Use

Public/Institutional

Transportation/Communications/Utilities

Consistent Quality Community Objectives

Growth Preparedness

Heritage Preservation

Infill Development

Sense of Place

Housing Opportunities

Transportation Alternatives

Appropriate Businesses
Open Space Preservation
Regional Identity
Regional Cooperation
Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactive Manage/Guide Growth
Transportation Improvements
Improve Appearance/Aesthetics
Historic Resources Utilization/Preservation
Seek/Promote Compatible/Supportive Development
Community Guidance
Local/Regional Cooperation

Critical Strategies

Zoning/supportive land use regulation
Coordinated land use planning, regulation and codes enforcement
Streetscape improvements
Georgia 46 upgrades
Enhance landscaping/aesthetics
Encourage historic rehabilitation
Utilize/encourage compatible infill development
Pedestrian/bicycle developments/improvements

Historic Metter

Vision. These intown areas of historic housing stock include the National Register listed South Metter Residential Historic District and surrounding area along Georgia 121 and adjacent

streets south of downtown, as well as another area north of downtown. These areas are the principal locations of the historic tree-lined medians and streetscapes for which Metter is best known. The residential use and nature of these areas should be strictly maintained, although the north area historically also accommodates public uses which can and should be maintained as well. The unique streetscapes and pedestrian friendly scale should be enhanced and extended. Any infill development should complement the existing scale, setback, style, and landscaping of existing structures. The historic nature of these areas should be protected, preserved, and promoted for tourism.

Development Patterns. The South Metter Residential District should be strictly maintained as a single-family residential neighborhood, while the north area can be an area of more mixed neighborhood use, still principally of residential and public institutional use. Any infill development should be of compatible and similar use, pattern, scale, and style.

Primary Land Uses

Single-family Residential

Public/Institutional

Consistent Quality Community Objectives

Growth Preparedness

Heritage Preservation

Infill Development

Sense of Place

Regional Identity

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Historic Resources Utilization/Preservation

Improve Housing Stock

Improve Appearance/Aesthetics

Community Guidance

Critical Strategies

- Zoning/supportive land use regulation
- Utilize code enforcement
- Better Hometown Program
- Enhance landscaping/aesthetics
- Continue active Metter Tree Board
- Streetscape improvements

Urban Metter

Vision. This character area is the remainder of the City of Metter with a mix of various urban uses, but primarily one of stable neighborhoods of all types and some undeveloped lands. It is a place for residential uses of all types, with convenient public, institutional, educational, health, shopping, park/recreational, and industrial activities. Infill development of compatible scale and use will be encouraged, while existing development will be rehabilitated, revitalized, and made more attractive. Stability of existing uses as well as increased use by pedestrians/bicyclists will be promoted and encouraged. Public infrastructure will be maintained, upgraded and expanded as appropriate to improve livability and appearance.

Development Patterns. Development within this area will primarily be infill development on scattered lots and primarily, single-family residential. Any development should be of compatible scale and use, and should support continuing stability of existing neighborhoods and uses. Compatible mixed-use, or multi-family residential uses, or some other urban uses could be allowed in undeveloped fringes or appropriate locations with proper planning and buffering of existing uses. All development and redevelopment should encourage connectivity and pedestrian/bicycle uses.

Primary Land Uses

- Residential
- Mixed Use
- Public/Institutional

Transportation/Communications/Utilities
Park/Recreation/Conservation
Other Compatible Urban Use

Consistent Quality Community Objectives

Growth Preparedness
Heritage Preservation
Traditional Neighborhood
Infill Development
Sense of Place
Housing Opportunities
Educational Opportunities
Appropriate Businesses
Open Space Preservation
Environmental Protection
Transportation Alternatives
Regional Identity
Regional Cooperation
Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactively Manage/Guide Growth
Local/Regional Cooperation
Infrastructure Development/Extension
Maximize Infrastructure Investment
Utilize Infrastructure to Guide Growth
Transportation Improvements
Improve Appearance/Aesthetics
Community Guidance

- Improve Housing Stock
- Address Substandard Housing/Blight
- Encourage Diverse Housing
- Encourage Use of State/Federal Programs
- Recreational Facilities Development/Enhancement
- Promote Availability of Land
- Protect Property Values/Existing Uses

Critical Strategies

- Zoning/supportive land use regulation
- Coordinated codes enforcement
- Utilize GICH participation/assistance
- Enhance landscaping/aesthetics
- Encourage infill locations first
- Market housing needs/land availability
- Utilize community facilities and infrastructure to guide growth and development
- Expand/upgrade water/sewer to serve all areas of Metter
- Pedestrian/bicycle development/improvements
- Pursue expansion of recreational facilities
- Maintain/construct new school facilities
- Encourage intense growth/development to locate in/near Metter
- Conserve open spaces/landscapes and natural resources
- Coordinate service delivery

Greater Metter

Vision. This area is the growth area for the City of Metter to continue complementary development of a similar scale and mix, but at a slightly less density than the urban core. Additional development will be encouraged to take advantage of existing community investment in public infrastructure. Surrounding residential development will be encouraged to locate near existing development and to be respectful of the rural character and natural environment. Growth would be managed and controlled through regulation, annexation, and careful infrastructure

extension designed to implement and enhance the overall community vision and comprehensive plan. The small town rural character and existing quality of life would be maintained.

Development Patterns. Development in this area should generally be that of a suburban nature, primarily residential, with more intense uses located in or near current city limits and transitioning gradually to the traditional patterns of rural residential and agricultural/forestry uses of rural Candler County. Open space preservation, protection of natural and cultural resources, and maintenance of agricultural and forestry uses should be encouraged to the extent possible. The small town rural character and existing quality of life should be maintained or enhanced by all development.

Primary Land Uses

Residential

Agricultural

Forestry

Conservation

Park/Recreational

Public/Institutional

Transportation/Communications/Utilities

Supportive Commercial, Industrial, or Mixed Uses, especially Nodal

Development

Consistent Quality Community Objectives

Growth Preparedness

Heritage Preservation

Sense of Place

Infill Development

Housing Opportunities

Open Space Preservation

Environmental Protection

Transportation Alternatives

Regional Identity

Regional Cooperation

Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactively Manage/Guide Growth

Rural Character Preservation

Encourage Compatible Residential Location

Improve Housing Stock

Utilize Infrastructure to Guide Growth

Transportation Improvements

Recreation Facilities Development/Enhancement

Improve Appearance/Aesthetics

Natural Resource Protection

Community Guidance

Local/Regional Cooperation

Protect Property Values/Existing Uses

Coordinated Planning

Critical Strategies

Zoning/supportive land use regulation

Subdivision regulation

Utilize community facilities and infrastructure to guide growth and development

Conserve open spaces/landscapes and natural resources

Historic properties reuse

Support/promote agriculture/forestry enterprises and uses

Prioritized road paving

Coordinated land use planning, regulation, and code enforcement

Local/state recreational, natural area, and parks development

Pulaski

Old Pulaski

Vision. Old Pulaski is essentially the existing developed, historic area of the Town of Pulaski. This area would continue in essentially the same configuration and uses with rehabilitated and thriving utilization. Any infill development would be compatible in scale, style and use and would blend in seamlessly, while supporting the vitality of existing development. Supporting regulation and investment in enhanced public infrastructure and facilities would help realize this thriving small town.

Development Patterns. Development in this area should principally be rehabilitation and maintenance of the historic structures and uses, primarily residential and public/institutional. Any infill development should have compatibility and support of existing uses as first priority. Infill development should be of similar size, scale, use, and intensity. Greater pedestrian/bicycle use and connectivity should be encouraged.

Primary Land Uses

- Single-family Residential
- Public/Institutional
- Park/Recreation

Consistent Quality Community Objectives

- Growth Preparedness
- Heritage Preservation
- Infill Development
- Sense of Place
- Open Space Preservation
- Traditional Neighborhood
- Housing Opportunities
- Regional Identity

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage/Guide Growth
- Historic Resources Utilization/Preservation
- Rural Character Preservation
- Improve Housing Stock
- Improve Appearance/Aesthetics
- Maintain/Upgrade/Expand Infrastructure
- Parks/Recreational Facilities Development
- Transportation Improvements
- Community Guidance
- Coordinated Planning

Critical Strategies

- Zoning/supportive land use regulation
- Subdivision regulation
- Utilize code enforcement
- Expand/upgrade water service
- Sewer feasibility
- Establish fire station/service
- Local park/recreational facility development
- Historic properties reuse
- Landscaping/appearance improvements
- Pedestrian/bicycle development/improvements

Pulaski Fringes

Vision. The relatively undeveloped remainder of Pulaski would be utilized for compatible new low-density residential development and supportive neighborhood type commercial and

public use. Supportive small business, public/institutional, recreation and transportation/communications/utilities uses may be established. Future Pulaski will likely contain a fire station and a recreational park. When feasible, a sewerage system should be added. Annexation, regulation, and public investment in infrastructure will be needed to make Pulaski the small town service center for residential growth in the surrounding East Candler Growth Area, and for desired community development of the Excelsior Church Road/I-16 interchange (Exit 111). Georgia 46 through Pulaski would be the center of controlled, nodal supporting commercial development. All development would be compatible with, and respectful of, the small town character of Pulaski and the rural character of the surrounding countryside.

Development Patterns. Development in this area would be primarily new low-density residential development and supportive neighborhood type commercial, public/institutional, and other uses to support Pulaski as a thriving small town and to support the surrounding East Candler Growth Area as a small town village center. Uses and architecture should be compatible and supportive of existing uses and Old Pulaski, while encouraging infill development, community interaction, pedestrian/bicycle use and accommodating slightly higher intensity of uses. Such development should also be respectful of, and easily transition to, surrounding rural residential, agricultural, forestry, and open space uses.

Primary Land Uses

Single-family Residential
Neighborhood, Small-Scale Commercial/Retail
Public/Institutional
Park/Recreation
Transportation/Communications/Utilities
Industrial (with sewer)
Agriculture/Forestry/Conservation

Consistent Quality Community Objectives

Growth Preparedness
Heritage Preservation
Infill Development

Sense of Place
Housing Opportunities
Appropriate Businesses
Open Space Preservation
Environmental Protection
Regional Identity
Regional Cooperation
Shared Solutions

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactively Manage/Guide Growth
Rural Character Preservation
Historic Resources Utilization/Preservation
Seek/Promote Compatible/Supportive Development
Encourage Compatible Residential Location
Improve Appearance/Aesthetics
Infrastructure Development/Extension
Utilize Infrastructure to Guide Growth
Encourage Diverse Housing
Community Guidance
Local/Regional Cooperation
Coordinated Planning

Critical Strategies

Zoning/supportive land use regulation
Subdivision regulation
Utilize/coordinate codes enforcement
Infrastructure development/extension
Utilize community facilities and infrastructure to guide growth and development

Conserve open spaces/landscapes and natural resources

Local parks/recreational facility development

Landscaping/appearance improvements

Pedestrian/bicycle development

Coordinated land use planning, regulation, and code enforcement

Coordinate service delivery

Community Issues and Opportunities

The following issues and opportunities are those agreed upon by the local governments of Candler County and its municipalities as needed to address in its Community Agenda. These issues and opportunities are generalized summaries of the more detailed issues and opportunities identified in the Community Assessment. The community participation process, including the input of the Local Plan Coordination Committee, the local governments, and the general public confirmed the applicability and desire to broadly address the identified potential issues and opportunities. Addressing the issues and opportunities identified below are key to achieving the articulated community vision and this comprehensive plan. The desired future Candler County of a growing, progressive community of new residents and businesses and rural leadership which maintains its rural landscapes, open spaces, charms, and quality of life requires action on these identified issues and opportunities. The identified community issues and opportunities are presented by recommended elements of a true comprehensive plan. The Implementation Program identifies the long term policies and accompanying implementation strategies on an overall community basis to reflect local preference and reality of local governmental function. However, the critical needs, policies, and strategies for each character area of the community are identified in the defining narratives of each character area.

Economic Development

- Local and regional cooperation
- Retention of local graduates
- Education levels/job skills improvements
- High drop-out rates
- Business/industry retention
- Attraction of new economic development
- Small business/entrepreneurial development
- Improvement of existing industrial park
- Transportation improvements
- Tourism development/promotion
- Enhanced economic development marketing
- Community aesthetics/appearance improvements
- Downtown Metter commercial area revitalization
- Rural character/Quality of Life preservation

- Marketing of agricultural/forestry uses
- Growth management
- Increasing migrant population
- Attraction of retirees/quality of life
- Historic district/sites promotion/maintenance
- Enhanced leadership
- Promotion of location on I-16
- County-wide access to DSL/fiber optic
- Woodpecker/Wiregrass Trail promotion
- I-16 interchange development

Natural and Cultural Resources

- Compatible, supportive development
- Natural resources conservation/protection
- Wildlife management area/outdoor recreation development
- Compatible economic utilization/opportunities
- Historic resources preservation/utilization
- Growth management/regulation
- Community aesthetics/appearance improvements

Housing

- Improvement of housing quality
- Need for additional affordable housing
- Need to improve substandard housing/eliminate blight
- Diversity of housing mix
- Utilization of state/federal programs
- Need to guide/plan residential development
- Community aesthetics/appearance improvements
- Need for land use/subdivision/zoning regulation and code enforcement
- Need for Housing Alliance

Land Use

- Need for planning/growth management/regulation
- Need for land use/subdivision/zoning regulation and code enforcement
- Rural character/Quality of Life preservation
- Maintenance of agricultural/forestry uses
- Recreational/leisure facilities development
- Downtown Metter commercial area revitalization
- Infill development and location of use management
- Gateways/entranceways
- Community appearance/aesthetics improvements
- Metter landscaping

- Increase in land values/land for sale
- Access/frontage road development
- Explore need for Pulaski annexation
- Extension of water/sewer access south of I-16

Community Facilities and Services

- Infrastructure expansion/maintenance/upgrade
- Utilization of infrastructure to guide growth
- Extension of water/sewer access south of I-16
- Highway improvements/upgrades
- Bicycle/pedestrian facility improvements
- More county road/city street paving
- Airport upgrade
- Education facilities/services improvements
- Park/recreational facilities development
- Recycling/solid waste services improvements
- Health care system improvements
- Cultural facilities/services enhancements
- Public safety enhancements
- Fire service improvements
- Pulaski sewer feasibility/expansion to I-16

Intergovernmental Coordination

- Local and regional cooperation
- Services sharing/cooperation/consolidation
- Coordinated planning/growth management
- Examine feasibility of tax relief

IMPLEMENTATION PROGRAM

The Candler County Joint Comprehensive Plan, as has been stated in the Community Assessment, is a joint comprehensive plan prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

Now that the community has been inventoried and analyzed in the Community Assessment; the community has finalized its issues and opportunities it wishes to address; and has enunciated its community vision and delineated special character areas, the next step is the implementation program. In a sense, the implementation program is the heart of the plan as it outlines the steps, policies, and strategies chosen by the community to carry out the comprehensive plan, and bring about its desired vision and future.

The implementation program is the overall strategy for achieving the Community Vision and for addressing the identified Community Issues and Opportunities. This implementation program consists of Long Term Policies to guide community decision-making, Implementation Strategies to delineate steps and actions to achieve policies, and a Short Term Work Program for each local government which identifies specific implementation activities to be undertaken in the first five years of plan implementation. There is also a Long Term Work Program for each local government which identifies ongoing activities, programs, and projects of implementation which may not have an ending date or would be undertaken or end later than the first five years. A Report of Accomplishments is also included for each local government which identifies the achievements and status of work items in the most recent Short Term Work Program of the previous comprehensive plan.

The implementation program identifies the long term policies and accompanying, chosen implementation strategies, on an overall community basis to reflect local preference and the reality of local government function and the fact that many basic policies and strategies apply

across the whole community and not particular areas. Despite this given, to understand the community's intentions and desires for implementation, the reader should also review the Community Vision section and the defining narratives for each character area. This will provide better understanding of the community's desired development patterns, and how and which implementation items are expected to impact each character area. This is especially true for the principal policies and critical implementation strategies identified and referenced under each character area. To further this understanding and integration of implementation, each jurisdiction's short and long term work programs have an identification column for each item which references the applicable character areas. Regardless of particular needs, implementation of this plan and achievement of the desired community vision, both on an overall basis and for particular character areas, will require dedication and action by many community stakeholders, and not just that of the local governments.

Long Term Policies

Economic Development

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Candler County

The community will work together to develop, support, and promote programs which will enhance opportunities for local graduates to both live and work in the community upon graduation

The community will work together to improve educational and skills levels to ensure a better qualified workforce for existing and future employers

The community will collaboratively support the local school system and otherwise develop cooperative efforts to reduce the local drop-out rate, and to engage students to remain in school

The community will support and promote programs for the retention and expansion of existing local industries and entrepreneurs in its support and quest of business/industry retention and growth

The community will actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county

The community will work to develop the necessary infrastructure and industrial park improvements to facilitate and accommodate desired commercial and industrial growth

The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support economic development efforts

The community will seek to enhance and grow tourism as an important component of the local economy through festivals, recreation and leisure facilities/activities, agri-tourism, and nature-based tourism

The community will cooperate to promote appropriate infill development, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will work to enhance economic development marketing efforts through the Industrial Authority, Chamber of Commerce, Metter Better Hometown program, and other regional/state agencies

The community will continue to revitalize/maintain downtown Metter as a vibrant, functioning commercial, governmental, and social center through the Better Hometown Program and other means

The community will seek development compatible with its existing rural character and quality of life

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism

The community will direct, manage, and guide its future growth and development through coordinated planning, land use regulation, and code enforcement

The community will work to accommodate the increasing migrant population utilizing existing social and other government programs as appropriate

The community will seek to attract new residents and retirees through promotion of location and quality of life

The community will protect, maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will develop and support leadership programs to encourage citizen involvement

The community will increase its promotion of its location on I-16 and facilitate desired interchange development

The community will promote the availability of county-wide access to DSL/fiber optic communications

The community will continue to promote the Woodpecker and Wiregrass trails as interstate alternatives

Natural and Cultural Resources

The community will seek and promote development which is respectful, compatible, and maintains and supports the existing rural character, open spaces, and landscapes of Candler County

The community will seek to conserve and protect the Canoochee and Ohoopie rivers, the Floridan Aquifer, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county

The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will protect, maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will seek the State to develop a wildlife management area, and will work to pursue additional public and private outdoor recreation or nature venues

Housing

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly, and compatible workforce housing

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

The community will seek to encourage and manage new residential location within the County which is compatible with its community vision and rural character

The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation

The community will upgrade its appearance and the quality of its housing developments through the adoption and use of coordinated construction codes, property maintenance codes, subdivision regulations, and countywide zoning ordinance(s)

The community will seek establishment of a local Housing Alliance to address housing related issues and concerns

The community will encourage and support the development of infill housing of appropriate types, particularly in Metter and Pulaski

Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character and community vision

The community will cooperate to implement and enforce coordinated, comprehensive quality development standards, consistent code enforcement, and countywide zoning to implement its community vision and protect its rural character and quality of life

The community will encourage growth which supports and maintains forestry and agriculture as viable, functioning land uses

The community will invest in extension of access to water/sewer in all areas of the city of Metter, and particularly south of I-16

The community will seek to enhance existing recreation and leisure facilities and develop new facilities/uses which will complement/promote tourism and the community's character/vision

The community will continue pursuing revitalization of downtown Metter as an important, functioning economic, social, and governmental center

The community will maximize utilization of the public and private investment in infrastructure and facilities of its industrial park, commercial areas, and other developed areas through infill and other compatible developments

The community will continue to maintain and improve ongoing landscaping/beautification efforts in Metter

The community will work to improve its appearance, including enhancing gateways/entranceways through appropriate signage, landscaping, and pedestrian/bicycle facilities

The community will promote the availability of appropriate land for economic development, resident, and retiree attraction

The community will work, both locally and with the state, to protect property values and existing uses so as to encourage/support continued viable agriculture, forestry, and other open space uses

The community will seek to develop an access/frontage road to serve the industrial park expansion and other areas as appropriate

The community will support exploring the feasibility of annexation into Pulaski, and the expansion of its public infrastructure system

Community Facilities and Services

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, to facilitate its community vision, and to attract desired, compatible growth and development

The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about its community vision and desired patterns of growth

The community will invest in extension of access to water/sewer in all areas of the city of Metter, and particularly south of I-16

The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, bicycle, and pedestrian) that are compatible with and supportive of the community's desired economic development, future growth, and quality of life

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will enhance and promote existing parks and establish new parks/recreational facilities to serve existing and future populations, and to further cultivate/support tourism in accordance with the community's character/vision

The community will enhance the county's solid waste and recycling facilities and initiatives, in conjunction with other efforts to improve community appearance

The community will work together to maintain and upgrade its health care facilities and services conducive to economic development and a high quality of life

The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, and will further develop cultural facilities and assets to pursue and promote additional venues/activities

The community will continue to improve public safety services and facilities to support an expanding population, improve quality of service, and better coordinate in times of emergency and disasters

The community will work to improve fire service county-wide, including possible facilities additions in Pulaski and elsewhere

The community will explore the feasibility of establishing a sewerage and wastewater treatment system for the Town of Pulaski

The community will explore the feasibility of cooperatively providing sewer service to serve the Exit 111 I-16 interchange/Pulaski area

Intergovernmental Coordination

The community will continue to cooperate locally and regionally to improve, develop, and plan for the desired future Candler County expressed and outlined in its community vision and comprehensive plan

The community will utilize regional collaboration and efforts with surrounding cities and counties as a principal strategy in its economic development and development of infrastructure and services

The community will coordinate efforts in the delivery of services where appropriate

The community will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will explore the feasibility of full consolidation of Candler County and both its municipalities

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development

The community will work, both locally and with the state, to develop a tax structure and tax policies which will encourage the continued viability of agriculture, forestry, and open spaces, and which otherwise implements the community vision, while providing tax relief where appropriate

Implementation Strategies for Long Term Policies

Economic Development

Local/Regional/State Cooperation Policy

Continue participation in existing Middle Coastal Unified Development Authority

Maintain strong Industrial Authority contacts/interaction with state and federal agencies and developers

Continue active participation in the Heart of Georgia Altamaha Regional Development Center

Support and cooperate with Swainsboro Tech to expand facilities and services

Pursue collaborative between Ogeechee Tech and Swainsboro Tech to establish a joint campus and provide basic programs, possibly in conjunction with Candler County Board of Education

Support and participate in Magnolia Midlands Travel Region and statewide tourism initiatives

Continue cooperation between city and county governments, Industrial Authority, and other local entities to develop additional infrastructure and industrial park improvements to attract new growth

Local Graduate Retention Policy

Establish a community collaborative of the school system, STC, the Chamber of Commerce, the Industrial Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies to help local graduates find viable employment at home

Cooperatively support, expand, and enhance local efforts to retain graduates

Support and utilize Teacher Cadet program and other efforts to have teachers live locally

Educational/Skill Levels Improvement Policy

Maintain/upgrade existing school facilities as needed

Continue and enhance cooperation and expand programs between the school system, Swainsboro Tech, Ogeechee Tech, Georgia Southern University, East Georgia College, and with other post-secondary institutions

Support facilities and program expansions at Swainsboro Tech, Ogeechee Tech, Georgia Southern University, and East Georgia College

Utilize and actively participate with Region 9 WIA Program

Utilize existing state programs (such as QuickStart) for expanding existing and new businesses

Reduction of Drop-Out Rate Policy

Develop a community collaborative of the school system, STC, Family Connections, the Chamber of Commerce, and other agencies as appropriate to establish programs and policies to keep youth in school

Seek to establish and support 21st Century Program to provide safe after school environment and mentoring for students

Cooperatively support, expand, and enhance existing local school system efforts to retain students

Business/Industry Retention/Attraction Policy

A. Existing Business/Industry Retention

Continue utilization of existing Industrial Authority programs and seek development of new programs as needed

Continue to utilize existing available state programs (such as BREP)

Examine potential incentives for retention of existing business and industry and implement as appropriate

Work with existing industry to determine specific workforce needs

Support local businesses/entrepreneurs with improvement/expansion efforts

B. New Business/Industry Attraction

Develop and utilize incentives to attract new business/industry, including new commercial and retail development, compatible with existing industry and natural resources

Continue active participation in the state's entrepreneur programs and maintain state designation as an "Entrepreneur Friendly Community"

Seek and maintain "Workforce Readiness" status under the State program

Support efforts to increase tourism/visitors to Candler County

Work to improve educational levels and workforce skills levels and work ethics in the County

Continue infrastructure improvements (transportation, water/sewer, technology, airport, rail, etc.) to attract and support economic development

Utilize and promote rail and airport access as well as I-16 and Savannah port proximity in recruitment efforts

Industrial Park Infrastructure Development Policy

Pursue the extension of infrastructure to the industrial park expansion area

Seek to continue infrastructure improvements and improve the attractiveness of the county's industrial park

Strive toward maintaining availability of at least one speculative building at all times

Seek to develop access/frontage road to industrial park expansion area

Seek to develop rail served areas along GA 46 East

Transportation Improvements Policy

Seek funding to upgrade Metter-Candler County's airport, including constructing additional hangars, expanding the terminal building, a new control tower, and other improvements as necessary and appropriate

Encourage and promote expansion of rail service and facilities to assist the development and attraction of new industry

Pursue upgrades to Georgia Highway 46 to upgrade capacity, complement downtown and the existing street layout, enhance entranceways, and improve landscaping and aesthetics

Develop local bike paths/routes connecting public facilities within Metter and to connect to regional and state bike routes and important recreational/natural resource facilities within the county, but also including George L. Smith State Park

Pursue feasibility of a perimeter road around Metter

Tourism Development Policy

Work to expand and improve the Another Bloom'n Festival and establish other festivals

Expand community sponsorship and promotion of existing events, and develop other special events/activities designed to attract visitors

Utilize and promote Guido Gardens and the other natural and cultural resources of the County for nature-based, agri-tourism, and heritage tourism

Continue to participate in regional and state efforts to improve and promote the Woodpecker and Wiregrass Trails as tourism focal points and alternatives for interstate travelers

Improve Appearance/Aesthetics Policy

Pursue downtown and general revitalization efforts in Metter and Pulaski

Continue development of recycling activities countywide

Continue to utilize and enhance landscaping along community gateways, Downtown Metter Park, and other areas as appropriate

Utilize supportive land use regulation and cooperative code enforcement efforts as appropriate

Continue to maintain active Tree Board in Metter and expand as needed

Downtown Metter Revitalization Policy

Reactivate and utilize the Metter Downtown Development Authority as a guiding/implementing vehicle

Utilize GMA and DCA Downtown Revolving Loan programs and other sources, as appropriate, to assist with downtown improvement projects

Continue active participation in Better Hometown program

Seek National Register listing for Downtown Metter Historic District

Utilize codes enforcement by the City of Metter to legally enforce revitalization plans and encourage private rehabilitation

Continue pursuit of public streetscape and downtown park improvements in Metter through Transportation Enhancement or other grant sources

Encourage and support hospitality businesses, such as restaurants, to locate in downtown area

Promote and encourage use of historic rehabilitation tax incentives for private rehabilitation of historic downtown structures in Metter

Rural Character Policy

Work to conserve and protect the natural and cultural resources of the County

Support and promote agricultural/forestry enterprises and uses which maintain the continued viability of these uses, including nature-based/heritage tourism/agri-tourism

Develop and promote natural and cultural resources and facilities which promote nature-based, agri-tourism, heritage tourism and other compatible economic development

Develop and enforce zoning and other supportive land use regulation countywide

Seek new developments compatible with the existing resources and rural character of the county

Proactively Manage Growth Policy

Utilize community facilities and infrastructure extensions and locations to guide growth and development

Develop and enforce zoning and other supportive land use regulation and codes countywide

Develop/Support Leadership Programs Policy

Participate in the Region 9 Regional Economic Development Academy

Re-establish/participate in a local or joint county Leadership Candler

Work with Cooperative Extension and school system to develop/establish youth leadership program(s)

Strengthen and utilize educational systems (BOE, Swainsboro Tech, Ogeechee Tech, Georgia Southern University, East Georgia College) to coordinate and further local programs

Enhance Economic Development Marketing Efforts Policy

Formalize local incentives policy for existing and new businesses

Seek a formal study by Georgia Tech, or other appropriate agency, to determine a niche or focus for local business recruitment

See Local/Regional/State Cooperation Policy under Economic Development

Utilize the community's I-16 location, proximity to Savannah's port, as well as airport and rail access, and DSL/fiber optic/wireless connectivity capacity in marketing efforts

Accommodate Migrant Population Policy

Utilize Telamon and other appropriate agencies to identify the population and the specific assistance needed

Develop appropriate programs through a consortium of local, regional, and state agencies and utilization of the Adult Learning Center

New Resident and Retirees Attraction Policy

Develop appropriate marketing materials through a community effort organized through the Chamber of Commerce/Industrial Authority

Utilize the Metter/Candler County Welcome Center to distribute marketing materials and otherwise promote the community

Identify and utilize appropriate advertising venues, including print and an active website

Historic Resources Utilization/Preservation Policy

See under Natural and Cultural Resources

Natural and Cultural Resources

Seek/Promote Compatible/Supportive Development Policy

Encourage intense growth/development to locate in/near Metter

Utilize infrastructure development/expansion to guide development in/near Metter and Pulaski

Promote/develop natural/cultural resources to maintain rural character (see Rural Character Policy under Economic Development)

See Strategies of Tourism and Rural Character Policies under Economic Development

Develop and enforce supportive, countywide zoning and other supportive land use regulations

Natural Resource Protection Policy

Develop/enforce an Environmental Conservation Ordinance to conserve and protect the Ohoopée and Canoochee rivers, significant groundwater recharge areas, and wetlands in Candler County

See strategies of Rural Character Policy under Economic Development

Pursue development of a state wildlife management area or other significant public or private nature areas or outdoor recreation venues

Capitalize on Compatible Economic Use/Opportunities Policy

Utilize/promote nature-based, agri-tourism, and heritage tourism

Support and promote agriculture/forestry enterprises and uses which maintain the continued viability of these uses, both traditionally and otherwise

Support and encourage adaptive use and reuse of historic landmarks and properties, both public and private

Continue to support and encourage local, state, and private recreational facility and parks development, wildlife management area, and other alternative use and leisure enterprises

Historic Resources Utilization/Preservation Policy

Support and encourage adaptive use and reuse of historic landmarks and properties, both public and private

Continue to rehabilitate the old Metter High School/develop the Candler County Historical Society Museum as a museum/tourist venue

Work to keep the Candler County Courthouse, Metter Depot, Wilcox Auditorium, Pulaski's downtown commercial buildings, and other historic buildings as preserved, functioning landmarks

Pursue preservation of historic gyms in Metter and Pulaski

See Downtown Metter Revitalization Policy under Economic Development

Proactively Manage/Guide Growth Policy

See Strategies of Proactively Manage Growth Policy under Economic Development

Conserve the open spaces/landscapes, natural resources, and agricultural/forestry uses of the county through guidance, community facility/infrastructure extension/location control, land use regulation and code enforcement, as appropriate

Improve Appearance/Aesthetics Policy

See Strategy of Improve Appearance/Aesthetics Policy under Economic Development

See Strategy of Solid Waste/Recycling/Appearance Policy under Community Facilities and Services

Housing

Improving Housing Stock Policy

A. Improve Quality

Utilize GICH participation as a guiding force in identifying and meeting housing needs

Utilize state and federal programs/grants for housing rehabilitation and to encourage homeownership

Utilize code enforcement to upgrade existing housing and prevent further deterioration and substandard housing

Develop and enforce zoning and other supportive land use regulations which encourage quality housing investment

Continue to enforce manufactured home/park regulations

Further develop subdivision regulations in all jurisdictions

Develop and enforce construction code regulations countywide

Complete GICH Housing Needs Study and utilize recommendations as appropriate

B. Increase Quantity

Promote and encourage utilization of existing programs by developers and individuals

Seek funding and provide infrastructure in/near municipalities to encourage/guide residential development in desired locations

Market housing needs and land availability to the private sector

Address Substandard Housing/Blight Policy

See Strategies of “Improve Quality” of Improving Housing Stock Policy above

Establish programs to remove dilapidated manufactured homes/housing units countywide

Utilize property maintenance codes and other code enforcement efforts to improve housing conditions and aesthetics

Prepare a redevelopment plan as an initial strategy and guide for redeveloping blighted and substandard housing areas within Metter

Encourage Diverse Housing Policy

Seek funding and provide infrastructure in/near the municipalities to encourage/guide residential development of all types in desired locations

Develop zoning and other appropriate land use regulations countywide, and enforce existing regulations in Metter and Pulaski, which encourage/guide location of residential development of all types

Utilize GICH Study to define needs, identify possible solutions/programs, and help provide implementation assistance

Promote and encourage utilization of existing state and federal programs by developers and individuals

Market housing needs, land availability, and potential residential/retiree location

Seek to develop a more diverse mix of workforce and elderly housing, including additional rental properties

Encourage Use of State/Federal Programs Policy

Utilize the Chamber, Housing Authority, and a local Housing Alliance for education, promotion, and marketing of quality housing and to encourage homeownership

Seek the assistance of DCA's Office of Housing

Utilize DCA, USDA Rural Development, and other state/federal programs, as appropriate

Encourage Compatible Residential Location Policy

Utilize infrastructure extension (including road paving) to encourage/guide growth and development in desired locations

Develop and enforce zoning and other supportive land use regulations countywide

Continue to enforce manufactured home/park regulations

Further develop subdivision regulations in all jurisdictions

Expand infrastructure and enforce land use regulations in Metter which encourage/guide residential development

Utilize Metter’s formal infill development policy and other measures to encourage residential development on available vacant lots already served by infrastructure within Metter, and utilize similar efforts in Pulaski

Community Guidance Policy

Jointly cooperate as a community on compatible planning and infrastructure extensions

Utilize the comprehensive plan to express the community vision and desired growth and development patterns and locations and promote infill development

Utilize infrastructure extension to encourage/guide growth and development in desired locations and promote infill development

Develop and enforce supportive and coordinated zoning/land use/manufactured home/park/subdivision regulations and construction codes

Evolve the GICH Committee into a formal Housing Alliance to address housing related issues and concerns

Upgrade Appearance/Quality of Housing Developments Policy

See Strategies of “Improve Quality” of Improving Housing Stock Policy above

Adopt landscaping and other requirements in subdivision and other land use regulations as appropriate

See Strategies of Improve Appearance/Aesthetics Policy in Economic Development

Land Use

Plan/Manage Future Growth Policy

See Strategies of Rural Character Policy under Economic Development

Develop and enforce zoning and other supportive land use regulation countywide

See strategies of Downtown Metter Revitalization Policy under Economic Development

Rural Character Policy

See Strategies of Rural Character Policy under Economic Development

Continue to support and encourage local and state recreational facility and parks development, including possible development of a wildlife management area

Recreation Facilities Development/Enhancement Policy

Continue to support and encourage local and state recreational facilities, programs, and wildlife management area/parks development

Utilize/promote nature-based, agri-tourism, and heritage tourism

Pursue expansion of recreational facilities as needed to attract additional tournaments and other special events

Encourage and support the private sector development of additional recreational/leisure facilities

Downtown Metter Revitalization Policy

Reactivate and utilize the Metter Downtown Development Authority as a guiding/implementing vehicle

Utilize Better Hometown program to promote existing events and develop other special events/activities designed to attract visitors

Utilize codes enforcement by the City of Metter to legally enforce revitalization plans and encourage private rehabilitation

Continue pursuit of public streetscape improvements in Metter through Transportation Enhancement or other grant sources

Encourage and support hospitality businesses, such as restaurants, to locate in downtown area

Promote and encourage use of historic rehabilitation tax incentives for private rehabilitation of historic downtown structures in Metter

Maximize Infrastructure Investment Policy

Encourage new developments to first consider infill locations where community infrastructure and service areas already exist

See Strategies of Proactively Manage Growth Policy of Economic Development

See Strategies of Seek/Promote Compatible/Supportive Development Policy of Natural and Cultural Resources

See Strategies of Encourage Compatible Residential Location Policy under Land Use

Improve Appearance/Aesthetics of Gateways/Corridors/Streetscapes/New Developments Policy

Upgrade and improve landscaping/appearance/signage of entranceways into both Metter and Pulaski

Continue to upgrade appearance of the streetscapes in Metter and Pulaski

Maintain and provide additional sidewalks and bicycle paths in Metter, Pulaski, and Candler County

Maintain and improve the landscaping and beautification efforts in Metter

See the Upgrade Appearance/Quality of Housing Developments Policy under Housing

Promote Availability of Land Policy

See Enhanced Economic Development Marketing and New Resident and Retirees Attraction Policies under Economic Development

Utilize the Housing Alliance, Chamber, and Housing Authority in promotion and marketing

Protect Property Values/Existing Uses Policy

Promote utilization of existing state tax relief programs and use agreements for conservation/agricultural uses

Seek state level tax policies/programs which provide agricultural/forestry/open space property tax relief, and avoid assessments which discourage their continued viability

Utilize the local county wide zoning ordinance to protect agricultural/forestry uses and control unfettered subdivision development contrary to the Community Vision

Community Facilities and Services

Maintain/Upgrade/Expand Infrastructure Policy

Expand/upgrade water/sewer to areas of need in Metter

Promote availability of DSL/fiber optic/wireless connectivity access

Expand water/sewer south of I-16

Study the feasibility of providing sewerage service to the Town of Pulaski

Utilize Infrastructure to Guide Growth Policy

Expand/upgrade water/sewer to all areas of the City of Metter and particularly south of I-16

Continue to prioritize road paving to help in areas of development

Study the feasibility of providing sewerage service to the Town of Pulaski

See Strategies of Maximize Infrastructure Investment Policy under Land Use

Transportation Improvements Policy

Reduce mileage of dirt roads in the county and its cities by upgrading or paving

Pursue funding to pave new roads and resurface and improve drainage on existing roads

Seek appropriate development of I-16 interchanges

Promote the Woodpecker and Wiregrass trails as interstate alternatives

Pursue the feasibility of a perimeter road around Metter

Continue to improve/upgrade Metter/Candler County airport including the construction of additional hangars, terminal building renovations, new control tower, and other improvements as needed

Encourage and promote expansion of rail service to assist the development and attraction of new industry

Continue pursuit of downtown streetscape improvements in Metter and Pulaski

Seek funding for sidewalk improvements and development of new sidewalks or other pedestrian facilities

Develop local bike paths/routes connecting public facilities within Metter, Pulaski, and Candler County and to connect to regional and state bike routes and important recreational/natural resource facilities within the county, but also including George L. Smith State Park

Pursue public streetscape improvements through Transportation Enhancement or other grant sources

Upgrade Educational Facilities/Services Policy

Maintain/construct new school facilities as needed

Support and cooperate with Swainsboro Tech, Ogeechee Tech, East Georgia College, and Georgia Southern University to expand facilities and services

Strengthen and utilize educational systems (BOE, Swainsboro Tech, Ogeechee Tech, EGC, GSU) to further local programs

See Strategies of Local Graduate Retention and Reduction of Drop-Out Rate policies under Economic Development

Parks/Recreational Facilities Enhancement/Development Policy

See Recreation Facilities Enhancement/Development Policy under Land Use

Pursue funding as needed to expand recreation facilities/programs/services

Continue to support and encourage local and state recreational facility, wildlife management area, and parks development

Solid Waste/Recycling/Appearance Improvement Policy

Continue development of recycling activities countywide as funding permits

Pursue downtown and general revitalization efforts in Metter and Pulaski

Utilize supportive land use regulation and cooperative code enforcement efforts countywide as appropriate

Hospital and Health Care System Policy

Continue to cooperatively maintain and upgrade Candler County Hospital and the Health Department as modern, viable facilities

Continue to actively recruit needed and appropriate health care professionals

Maintain and expand, when appropriate, local nursing home facilities

Support the development of public and private facilities and services devoted to senior citizens

Develop/Promote Cultural Facilities Policy

Maintain/expand library facilities/services as needed

Develop new cultural facilities as appropriate to encourage/promote additional venues/activities

Continue to rehabilitate old Metter High School for use as Historical Society local/regional history museum

Work to keep the Candler County Courthouse, Metter Depot, Wilcox Auditorium, Pulaski's downtown commercial buildings, and other historic buildings as preserved, functioning landmarks

Pursue preservation of historic gyms in Metter and Pulaski

Public Safety Policy

Seek to cooperate/coordinate response efforts among all local government entities and with surrounding counties in times of disasters or other local emergencies

Seek the improvement of fire protection service county wide, including possible facilities additions in Pulaski and elsewhere

Continue to maintain/upgrade all local public safety facilities, services, and equipment as appropriate

Intergovernmental Coordination

Local/Regional/State Cooperation Policy

See Local/Regional/State Cooperation Policy under Economic Development

Pursue the development of compatible zoning and land use regulations and a possible joint codes enforcement program

Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies, including upgrading/improving mutual-aid agreements, both in and out-of-the county

Coordinate and Share/Consolidate Services Policy

Seek the improvement of fire protection service county wide, including possible facilities additions in Pulaski and elsewhere

Seek to coordinate service delivery efforts among all local governments where appropriate

Pursue joint planning and coordinated or joint codes enforcement, housing inspections, and zoning/land use regulation

Investigate the feasibility of full consolidation of local governments countywide as appropriate

Coordinated Planning Policy

See Strategies of Proactively Manage Growth Policy under Economic Development

See Strategies of Community Guidance Policy under Housing

Investigate establishing a joint planning commission or other body to coordinate countywide land use and other planning

Pursue joint planning and coordinated joint codes enforcement, housing inspections, and zoning/land use regulation

Evolve the GICH Committee into a formal Housing Alliance to address housing related is

**CANDLER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
ED, IC	All	Pursue the development of a community collaborative among the Candler County Board of Education, Swainsboro Technical College, the Chamber, the Industrial Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies aimed at helping graduates find viable employment at home		X				X	Metter	BOE, Chamber, Ind. Auth., STC, Private Business/ Industry	NA				
ED, IC	All	Pursue the development of a community collaborative between the Candler County Board of Education, Swainsboro Technical College, Family Connections, the Chamber, and other agencies as appropriate to establish programs to keep youth in school		X				X	Metter	BOE, STC, Family Connections, Chamber	NA				
ED	All	Seek state designation of "Workforce Readiness" status under the state program	X	X				X	Metter	Ind. Auth., BOE, Governor's Office of Workforce Readiness	\$70,000 (total)	X	X		
ED, LU, IC	Industrial Park/Airport	Seek funding for improvements to the Candler County Industrial Park, including the extension of infrastructure to the Industrial Park expansion area and the development of an access/frontage road to the expansion area	X	X	X	X		X	Metter	OneGeorgia, DOT, Ind. Auth., SPLOST	\$1.7 million (total)	X	X		

**CANDLER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
ED, CFS, LU, IC	Industrial Park/Airport	Seek funding to continue to upgrade Metter-Candler County's airport, including completing the extension of the runway, constructing additional hangars, expanding the terminal building, a new control tower, and other improvements as appropriate					X	X	Metter	DOT, FAA, Airport Auth.	\$2 million	X	X	X	
ED	Greater Metter	Pursue the feasibility of constructing a perimeter road around Metter					X	X	Metter	DOT	NA (no DOT estimate available)	X	X		
ED, CFS	All	Seek funding as needed to further develop recycling activities countywide	X	X	X	X	X	X		GEFA, DCA	\$240,000	X	X		
ED, NCR, HO, LU, IC	All	Pursue the development of zoning and other supportive countywide land use regulations		X	X			X		Planning Committee	\$1,000 (enforcement)	X			
ED, IC	All	Seek the re-establishment of and participate in a local Leadership Candler program		X	X			X	Both	Chamber, Fanning Institute	\$7,500 (total)	X	X		
ED, IC	All	Seek the assistance of the local school system, Cooperative Extension and other entities as appropriate to develop/establish a youth leadership program(s) in conjunction with a Leadership Candler program		X	X			X	Both	Chamber, BOE, Coop. Ext., Fanning Institute	\$7,500 (total)	X	X		
ED, IC	All	Seek funding for a formal study by Georgia Tech or other appropriate agency to determine a niche or focus for local business recruitment		X				X	Both	Ind. Auth., Chamber, DDA, Better Hometown	\$30,000	X	X		

**CANDLER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
ED, IC	All	Utilize the Candler County Adult Learning Center to develop appropriate programs to help with the assimilation of migrants to the community through a consortium of local, regional, and state agencies		X				X	Both	Chamber, BOE, Family Connections, DFCS, STC, Health Dept., DHR	NA				
ED, IC	All	Utilize the Chamber and the Industrial Authority to organize a community effort to develop appropriate marketing materials		X				X	Both	Ind. Auth., Chamber, GSU (ICAPP)	\$10,000	X	X		
ED, IC	All	Utilize appropriate advertising venues for marketing materials, including print media and development of an active website	X					X	Both	Ind. Auth., Chamber, GSU	\$1,000	X			
NCR	All (but particularly Rural Candler Co., East Candler Growth Area, Conservation Areas)	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors		X				X	Both	RDC	NA				
NCR	Historic Metter	Seek funding as needed to continue to rehabilitate the old Metter High School to develop the Candler County Historical Society Museum as a museum/tourist venue				X	X	X	Metter	Hist. Soc., HPD, RDC	\$350,000 (total)	X	X		X
NCR	Rural Candler County, Conservation Areas	Pursue funding as appropriate to upgrade enforcement of a countywide ordinance requiring permits/performance bond for timber harvesters		X				X			\$1,000 (enforcement)	X			

**CANDLER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
NCR	All	Pursue requiring permits/site plans for all construction			X			X			NA				
NCR	Rural Candler County, Crossroad Nodes, East Candler Growth Area	Prepare/prioritize list of possible rural National Register historic districts and begin research/nomination preparation	X	X	X	X	X	X		Hist. Soc., RDC	NA				
NCR, IC	All	Pursue funding to prepare brochure to market historic properties			X			X	Metter	Hist. Soc.	\$1,000	X			
CFS, IC	All	Study the feasibility of providing a countywide public transportation system				X		X			\$25,000	X			
CFS	All	Pursue funding as needed for the acquisition of convenience/recycling centers county-wide			X			X		GEFA, DCA	\$240,000 (part of total overall recycling activities)	X	X		
CFS	Rural Candler County, East Candler Growth Area, Greater Metter	Seek funding to replace one concrete bridge and one wooden bridge and complete repairs to five other bridges	X	X	X			X		DOT	\$100,000 (total local funds), \$5-6 million (total state funding)	X	X	X	
CFS	Downtown Metter	Pursue funding to complete courthouse renovations	X	X				X		DNR (HPD)	\$400,000 (total)	X	X		
CFS	Urban Metter	Construct new EMS/EMA building	X	X				X		USDA Rural Dev't	\$748,000 (total)	X	X	X	
CFS	Downtown Metter, Urban Metter	Pursue the acquisition of a new County Administration building as appropriate					X	X		USDA Rural Dev't	\$500,000	X	X	X	

**CANDLER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
HO, IC	All	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program with the City of Metter			X			X	Both	Planning Committee	\$1,000 (enforcement)	X			
HO, LU, IC	All	Seek the further development of countywide subdivision regulations as needed		X	X	X	X	X	Both	Planning Committee	NA				
HO	All	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide				X		X	Both	Planning Committee	\$500/home	X			
HO	All	Seek to create a formal Housing Alliance to address housing related issues and concerns			X			X	X	DCA, RDC	NA				
LU, IC	All	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options		X				X	Both	Planning Committee	NA				
LU, IC	All	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X				X	Both	Planning Committee	\$1,000/yr.	X			
LU, IC	All	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	Both	Planning Committee	\$1,000 (enforcement)	X			

**CANDLER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
LU, IC	All	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X			X	Both	Planning Committee	NA				
IC	All	Investigate the feasibility of full consolidation of local governments countywide as appropriate		X				X	Both	UGA (Carl Vinson Inst.)	\$50,000	X			

**CITY OF METTER COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
ED, IC	All	Pursue the development of a community collaborative among the Candler County Board of Education, Swainsboro Technical College, the Chamber, the Industrial Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies aimed at helping graduates find viable employment at home		X				X	X	BOE, Chamber, Ind. Auth., STC, Private Business/ Industry	NA				
ED, IC	All	Pursue the development of a community collaborative between the Candler County Board of Education, Swainsboro Technical College, Family Connections, the Chamber, and other agencies as appropriate to establish programs to keep youth in school		X				X	X	BOE, STC, Family Connections, Chamber	NA				
ED	All	Seek state designation of “Workforce Readiness” status under the state program	X	X				X	X	Ind. Auth., BOE, Governor’s Office of Workforce Readiness	\$70,000 (total)	X	X		
ED, LU, IC	Industrial Park/ Airport	Seek funding for improvements to the Candler County Industrial Park, including the extension of infrastructure to the Industrial Park expansion area and the development of an access/frontage road to the expansion area	X	X	X	X		X	X	OneGeorgia, DOT, Ind. Auth., SPLOST	\$1.7 million (total)	X	X		

**CITY OF METTER COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
ED, CFS, LU, IC	Industrial Park/Airport	Seek funding to continue to upgrade Metter-Candler County's airport, including completing the extension of the runway, constructing additional hangars, expanding the terminal building, a new control tower, and other improvements as appropriate	X	X	X	X	X	X	X	GDOT, FAA	\$2 million (total)	X	X	X	
ED, CFS, LU, IC	Greater Metter	Pursue the feasibility of constructing a perimeter road around Metter					X	X	X	GDOT	NA (no DOT estimate available)	X	X		
ED, CFS	All	Seek funding as needed to further develop recycling activities countywide	X	X	X	X	X	X	X	DCA, GEFA	\$5,000 (total)	X	X		
ED, CFS, LU	Downtown Metter	Pursue the reactivation of the Metter Downtown Development Authority	X						X	DDA	NA				
ED, NCR	Downtown Metter	Seek National Register listing for Downtown Metter Historic District	X						X	RDC, Better Hometown Prog.	\$5,000	X			
ED, IC	All	Seek the re-establishment of and participate in a local Leadership Candler program		X	X			X	Both	Chamber, Fanning Institute	\$7,500 (total)	X	X		
ED, IC	All	Seek the assistance of the local school system, Cooperative Extension and other entities as appropriate to develop/establish a youth leadership program(s) in conjunction with a Leadership Candler program		X	X			X	Both	Chamber, BOE, Coop. Ext., Fanning Institute	\$7,500 (total)	X	X		

**CITY OF METTER COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
ED, IC	All	Seek funding for a formal study by Georgia Tech or other appropriate agency to determine a niche or focus for local business recruitment		X				X	X	Industrial Auth., DDA, Chamber, Better Hometown Prog.	\$30,000	X	X		
ED, IC	All	Utilize the Candler County Adult Learning Center to develop appropriate programs to help with the assimilation of migrants to the community through a consortium of local, regional, and state agencies		X				X	Both	Chamber, BOE, Family Connections, DFCS, STC, Health Dept., DHR	NA				
ED, IC	All	Utilize the Chamber and the Industrial Authority to organize a community effort to develop appropriate marketing materials		X				X	X	Ind. Auth., Chamber, GSU (ICAPP)	\$10,000	X	X		
ED, IC	All	Utilize appropriate advertising venues for marketing materials, including print media and development of an active website	X						X	Ind. Auth., Chamber, GSU	\$1,000	X			
ED, CFS, IC	All	Seek funding to prepare and publish a flyer promoting the airport and advertise in a trade publication		X				X	X	Airport Auth.	\$2,500	X			
NCR, LU	All of Metter	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands		X				X	Both	RDC	NA				
NCR, CFS, IC	Historic Metter	Seek funding as needed to continue to rehabilitate the old Metter High School to develop the Candler County Historical Society Museum as a museum/tourist venue				X	X	X	X	Hist. Soc., HPD, RDC	\$350,000 (total)	X	X		X

**CITY OF METTER COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
NCR, CFS	Urban Metter	Pursue funding as needed to preserve the historic Metter Gym		X					X	BOE, Hist. Soc., HPD	\$100,000	X	X	X	X
NCR	Historic Metter	Pursue National Register nomination for North Metter Residential Historic District			X	X			X	RDC, Hist. Soc.	\$5,000 (total)	X	X		
NCR	Historic Metter	Seek to adopt local historic district ordinances for South Metter National Register Historic District			X				X	RDC, Hist. Soc., HPD	\$1,000	X			
NCR	Historic Metter	Seek funding to develop driving/walking tour brochure(s) for Metter's historic districts		X					X	GSU, GREDC	\$5,000	X	X		
NCR, IC	All of Metter	Pursue funding to prepare brochure to market historic properties			X				X	Chamber, Hist. Soc., Better Hometown	\$1,000	X			
HO	All of Metter	Utilize the GICH study to identify housing needs	X						X	DCA, RDC	\$16,500 (study)	X	X		
HO	All of Metter	Complete the GICH Housing Needs Study and seek funding as appropriate to implement recommendations		X (study)	X	X	X		X	DCA, RDC	\$16,500 (study)	X	X		
HO, IC	All of Metter	Pursue the development of a coordinated and unified housing/codes enforcement program upon countywide adoption of Georgia's Uniform Construction Codes			X			X	Both	DCA	\$1,000 (enforcement)	X			

**CITY OF METTER COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
HO, LU, IC	All of Metter	Seek the further development of subdivision regulations as needed		X					X	RDC	\$1,000	X			
HO	All	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide	X	X	X	X	X	X	X		\$1,000 (enforcement)	X			
HO, LU	All of Metter	Seek to prepare a redevelopment plan as an initial guide to redeveloping blighted and substandard housing areas in Metter		X	X				X	DCA, RDC	\$25,000 (total)	X	X		
HO	All	Seek to create a formal Housing Alliance to address housing related issues and concerns			X			X	X	DCA, RDC	NA				
LU, IC	All	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options		X				X	Both	Planning Committee	NA				
LU, IC	All	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X				X	Both	Planning Committee	\$1,000/yr.	X			

**CITY OF METTER COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
LU, IC	All of Metter	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	Both	Planning Committee	\$1,000 (enforcement)	X			
LU	All of Metter	Review city zoning as needed to strengthen protection and historical integrity of residential areas			X				X	RDC	\$1,000 (enforcement)	X			
LU, IC	All	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance		X	X			X	Both	Planning Committee	NA				
IC	All	Investigate the feasibility of full consolidation of local governments countywide as appropriate		X				X	Both	UGA (Carl Vinson Institute)	\$50,000	X	X		

**TOWN OF PULASKI COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
ED, CFS	All	Seek funding as needed to further develop recycling activities countywide	X	X	X	X	X	X		GEFA, DCA	\$240,000 (part of total county recycling)	X	X		
ED, IC	All	Seek the re-establishment of and participate in a local Leadership Candler program		X	X			X	Both	Chamber, Fanning Institute	\$7,500 (total)	X	X		
ED, IC	All	Seek the assistance of the local school system, Cooperative Extension and other entities as appropriate to develop/establish a youth leadership program(s) in conjunction with a Leadership Candler program		X	X			X	Both	Chamber, BOE, Coop. Ext., Fanning Institute	\$7,500 (total)	X	X		
ED, IC	All	Seek funding for a formal study by Georgia Tech or other appropriate agency to determine a niche or focus for local business recruitment		X				X	Both	Ind. Auth., Chamber, DDA, Better Hometown	\$30,000	X	X		
ED, IC	All	Utilize the Candler County Adult Learning Center to develop appropriate programs to help with the assimilation of migrants to the community through a consortium of local, regional, and state agencies		X				X	Both	Chamber, BOE, Family Connections, DFCS, STC, Health Dept., DHR	NA				
ED, IC	All	Utilize the Chamber and the Industrial Authority to organize a community effort to develop appropriate marketing materials		X				X	Both	Ind. Auth., Chamber, GSU (ICAPP)	\$10,000	X	X		

**TOWN OF PULASKI COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
ED, IC	All	Utilize appropriate advertising venues for marketing materials, including print media and development of an active website	X					X	Both	Ind. Auth., Chamber, GSU	\$1,000	X			
NCR, LU	All of Pulaski	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands		X				X	Both	RDC	NA				
NCR, CFS	Old Pulaski	Pursue funding as needed to preserve the historic Pulaski Gym		X	X	X	X		X	Hist. Soc., HPD, RDC	\$100,000 (total)	X	X		
CFS	All of Pulaski	Study the feasibility of providing sewerage service to Pulaski				X	X		X	GEFA, USDA Rural Dev't	\$30,000 (total)	X	X	X	
HO, IC	All of Pulaski	Pursue the development of a coordinated and unified housing/codes enforcement program upon countywide adoption of Georgia's Uniform Construction Codes			X			X	Both	Planning Committee	\$1,000 (enforcement)	X			
HO, LU, IC	All of Pulaski	Seek the further development of subdivision regulations as needed		X	X	X	X	X	Both	Planning Committee	NA				
HO	All	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide				X		X	Both	Planning Committee	\$500/home	X			

**TOWN OF PULASKI COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2008-2012**

Element	Character Areas	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2008	2009	2010	2011	2012	County	City	Other		Local	State	Federal	Private
LU, IC	All	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options		X				X	Both	Planning Committee	NA				
LU, IC	All	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X				X	Both	Planning Committee	\$1,000/yr.	X			
LU, IC	All of Pulaski	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	Both	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	All	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X			X	Both	Planning Committee	NA				
IC	All	Investigate the feasibility of full consolidation of local governments countywide as appropriate		X				X	Both	UGA (Carl Vinson Inst.)	\$50,000	X			

**CANDLER COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
ED	All	Continue to participate in the Middle Coastal Unified Development Authority and other multi-county organizations as appropriate	X	X	X		MCUDA	NA				
ED, CFS	All	Provide assistance to Swainsboro Technical College as needed with the expansion of facilities and services at its Metter satellite campus	X	X	X	Metter	STC, DTAE	\$100,000 (total)	X	X		X
ED	All	Pursue a collaborative as appropriate between Ogeechee Tech and Swainsboro Tech to establish a joint campus and provide basic programs, possibly in conjunction with the Candler County Board of Education	X	X	X	Metter	OTC, STC, DTAE, BOE	NA (no estimate available)	X	X		X
ED	All	Continue to utilize existing Industrial Authority programs and seek to develop new programs as appropriate	X	X	X	Both	Ind. Auth., Chamber, GDEcD	NA	X	X		
ED	All	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	Both	Chamber, Ind. Auth., GREDC, GDEcD	NA	X	X		
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	Both	Chamber, Ind. Auth., GREDC, GDEcD	NA	X	X		

**CANDLER COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
ED, IC	All	Continue entrepreneurial activities through participation in the state's entrepreneurial programs, and maintain state designation as an "Entrepreneur Friendly Community," so as to provide the support structure necessary to encourage the increased development of entrepreneurs	X	X	X	Both	Ind. Auth., GREDC, GDEcD	\$10,000/yr.	X	X		
ED, IC	All	Utilize the Chamber and Industrial Authority to promote the county's rail and airport access as well as I-16 and Savannah port proximity and DSL/fiber optic/wireless connectivity capacity in recruitment efforts	X	X	X	Metter	Chamber, Ind. Auth., Airport Auth., GDEcD, Heart of GA Railroad	\$2,500/yr.	X	X		
ED, LU	Industrial Park/Airport, GA Hwy. 46 East	Pursue funding as needed to further develop the county's industrial parks, including expansion and additional infrastructure, as appropriate	X	X	X	Metter	Ind. Auth., DCA (OneGeorgia), GDEcD, USDA Rural Dev't	\$3 million (total)	X	X	X	
ED, LU, IC	Industrial Park/Airport	Pursue funding as appropriate to maintain at least one spec building in the county's industrial park	X	X	X	Metter	Ind. Auth., DCA (OneGeorgia), GDEcD, USDA Rural Dev't	\$250,000 (total)	X	X	X	
ED	GA Hwy. 46 East	Seek funding as appropriate to develop rail served areas along GA 46 East	X	X	X	Metter	Ind. Auth., DCA (OneGeorgia), GDEcD, Railroad Co.	\$500,000 (total)	X	X	X	

**CANDLER COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
ED	All	Utilize the Chamber and Industrial Authority to promote the expansion of rail service and facilities to attract new industry	X	X	X	Both	Chamber, Ind. Auth., GDEcD, Railroad Co.	\$500,000 (total)	X	X		
ED, NCR, LU	Downtown Metter	Seek to expand the Another Bloom'n Festival's facilities and events as appropriate	X	X	X	Metter	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	All	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	Both	Chamber	\$5,000 (total)	X			X
ED, NCR, LU, IC	All (but particularly Rural Candler Co., Metter Character Areas)	Continue to actively participate in the Woodpecker Trail Association's efforts to revitalize and promote usage of GA 121 throughout Georgia and efforts to revitalize and promote usage of GA 57 (Wiregrass Trail) throughout Georgia	X	X	X	Metter	DOT, Woodpecker Trail Assoc.	NA				
ED, CFS	All	Seek funding as needed to further develop recycling activities countywide	X	X	X		GEFA, DCA	\$240,000 (total, part of overall recycling activities)	X	X		
ED	All	Seek funding as appropriate to improve and enhance landscaping along community gateways and other areas as appropriate	X	X	X	Both	DCA (LDF), DOT	\$10,000 (total)	X	X		

**CANDLER COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
NCR, CFS, LU	Rural Candler Co., Conservation Areas	Seek the development of a state wildlife management area or other significant public or private nature areas or outdoor recreation venues as appropriate	X	X	X		DNR	\$2.5 million	X	X		
NCR, CFS	GA Hwy. 121/129/I-16 Gateway Interchange, Industrial Park/Airport	Seek funding as needed to continue to upgrade Welcome Center/ Industrial Park Lake facilities	X	X	X	Metter	DOT, DCA (LDF), GDEcD	\$50,000 (total)	X	X		
CFS	All	Pursue funding as needed to expand broadband and other technology access within the community	X	X	X	Both	Ind. Auth., DCA (OneGeorgia), Pineland Telephone	\$500,000 (total)	X	X	X	X
CFS	Greater Metter, GA Hwy. 121/129/I-16 Gateway Interchange	Coordinate with the City of Metter as needed to expand water/sewer service south of I-16	X	X	X	Metter	Ind. Auth., SPLOST, DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$5 million (total)	X	X	X	
CFS	All	Pursue funding as needed to pave new roads	X	X	X		DOT	\$500,000 (total)	X	X		
CFS	All	Seek funding as needed to resurface existing roads and improve drainage	X	X	X		DOT (LARP), SPLOST	\$75,000/mile	X	X		
CFS	All	Pursue funding as needed to pave/upgrade dirt roads	X	X	X		DCA (CDBG), DOT	\$2 million (total)	X	X	X	
CFS	All	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate	X	X	X	Both	DOT	\$1.95 million (total)	X	X	X	

**CANDLER COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
CFS	All	Pursue funding as appropriate to develop local bike paths/routes connecting public facilities within Metter, Pulaski, and Candler County and to connect to regional and state bike routes and important recreational/natural resource facilities, but also including George L. Smith State Park	X	X	X	Both	DOT	\$30,000/mile	X	X	X	
CFS, LU	All	Pursue funding as appropriate to maintain existing and provide additional sidewalks and bicycle paths	X	X	X	Both	DOT	\$30,000/mile (bike paths)	X	X		
CFS	All	Continue to coordinate with the local school system as needed for any construction of new facilities as appropriate	X	X	X	Metter	BOE	\$100,000	X	X		
CFS, LU	All	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	Metter	Recreation Comm., DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	All	Seek funding as needed to develop facilities and programs designed to include and serve the elderly	X	X	X	Metter	Recreation Comm., Concerted Services, DHR	\$750,000 (total)	X	X		X
CFS	Rural Candler Co.	Pursue funding as needed to complete Subtitle D landfill expansion	Begin with 2010	X	X		SPLOST	\$783,000 (total)	X	X		
CFS	All	Coordinate with the Hospital Authority as appropriate and pursue funding as needed to upgrade and improve the Candler County Hospital	X	X	X	Metter	Hosp. Auth.	\$100,000 (total)	X			
CFS	All	Seek funding as appropriate to expand local nursing home facilities	X	X	X		Hosp. Auth.	\$100,000 (total)	X			
CFS	All	Seek funding as needed to upgrade the Health Department's facilities and services	X	X	X		DHR	\$100,000 (total)	X	X		
CFS	All	Pursue funding to expand library facilities and services as needed	X	X	X	Metter	BOE, Statesboro Regional Library Bd., DTAE	\$50,000 (total)	X	X		

**CANDLER COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
CFS, IC	All (but particularly all of Pulaski)	Seek funding to upgrade fire protection service as needed, including possible facilities additions in Pulaski and elsewhere	Begin with 2010	X	X		FEMA, GEMA	\$2.5 million (total)	X	X	X	
CFS	All	Seek funding as needed to continue installation of dry fire hydrants in rural locations throughout the county	X	X	X			\$3,000/yr.	X			
CFS, IC	All	Seek to upgrade mutual aid agreements as appropriate with all local government entities, both in and out-of-the-county, to coordinate and improve response efforts in times of disasters or other local emergencies	X	X	X	Both	Surrounding Local Governments	NA				
CFS	Downtown Metter, Urban Metter	Pursue the acquisition of a new County Administration building as appropriate	Begin with 2012	X	X		USDA Rural Dev't	\$500,000 (total)	X	X	X	
CFS	All	Pursue funding as needed to replace outdated ambulances	X	X	X			\$80,000/vehicle	X			
HO	All	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X		DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	Both	Chamber	\$1,500/yr.				X
HO	All	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	Both	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	All	Seek the adoption of landscaping and other requirements in subdivision and other land use regulations as appropriate	X	X	X	Both	Planning Committee	NA				

**CITY OF METTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
ED, CFS	All	Provide assistance to Swainsboro Technical College as needed with the expansion of facilities and services at its Metter satellite campus	X	X	X	Metter	STC, DTAE	\$100,000 (total)	X	X		X
ED	All	Pursue a collaborative between Ogeechee Tech and Swainsboro Tech to establish a joint campus and provide basic programs, possibly in conjunction with the Candler County Board of Education	X	X	X	Metter	OTC, STC, DTAE, BOE	NA (no estimate available)	X	X		X
ED	All	Continue to utilize existing Industrial Authority programs and seek to develop new programs as appropriate	X	X	X	Both	Ind. Auth., Chamber, GDEcD	NA	X	X		
ED	All	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	Both	Chamber, Ind. Auth., GREDC, GDEcD	NA	X	X		
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	Both	Chamber, Ind. Auth., GREDC, GDEcD	NA	X	X		
ED, IC	All	Continue entrepreneurial activities through participation in the state’s entrepreneurial programs, and maintain state designation as an “Entrepreneur Friendly Community,” so as to provide the support structure necessary to encourage the increased development of entrepreneurs	X	X	X	Both	Ind. Auth., GREDC, GDEcD	\$10,000/yr.	X	X		
ED, IC	All	Utilize the Chamber and Industrial Authority to promote the county’s rail and airport access as well as I-16 and Savannah port proximity and DSL/fiber optic/wireless connectivity capacity in recruitment efforts	X	X	X	Metter	Chamber, Ind. Auth., Airport Auth., GDEcD, Heart of GA Railroad	\$2,500/yr.	X	X		
ED, LU	Industrial Park/ Airport, GA Hwy. 46 East	Pursue funding as needed to further develop the county’s industrial parks, including expansion and additional infrastructure, as appropriate	X	X	X	Metter	Ind. Auth., DCA (OneGeorgia), GDEcD, USDA Rural Dev’t	\$3 million (total)	X	X	X	
ED, LU, IC	Industrial Park/ Airport	Pursue funding as appropriate to maintain at least one spec building in the county’s industrial park	X	X	X	Metter	Ind. Auth., DCA (OneGeorgia), GDEcD, USDA Rural Dev’t	\$250,000 (total)	X	X	X	

**CITY OF METTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
ED	GA Hwy. 46 East	Seek funding as appropriate to develop rail served areas along GA 46 East	X	X	X	Metter	Ind. Auth., DCA (OneGeorgia), GDEcD, Railroad Co.	\$500,000 (total)	X	X	X	
ED	All	Utilize the Chamber and Industrial Authority to promote the expansion of rail service and facilities to attract new industry	X	X	X	Both	Chamber, Ind. Auth., GDEcD, Railroad Co.	\$500,000 (total)	X	X		
ED	GA Hwy. 46 East, GA Hwy. 46 West, Greater Metter	Pursue funding as appropriate to upgrade GA 46 through Metter to upgrade capacity and improve entranceways/aesthetics	X	X		X	DOT (TE)	\$50,000 (total)	X	X	X	
ED, NCR, LU	Downtown Metter	Seek to expand the Another Bloom'n Festival's facilities and events as appropriate	X	X	X	Metter	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	All	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	Both	Chamber	\$5,000 (total)	X			X
ED, NCR, LU, IC	All (but particularly Rural Candler Co.)	Continue to actively participate in the Woodpecker Trail Association's efforts to revitalize and promote usage of GA 121 throughout Georgia and efforts to revitalize and promote usage of GA 57 (Wiregrass Trail) throughout Georgia	X	X	X	Metter	DOT, Woodpecker Trail Assoc.	NA				
ED, CFS	All	Seek funding as needed to further develop recycling activities countywide	X	X		X	GEFA, DCA, EPD	\$10,000 (total)	X	X		
ED, NCR	Downtown Metter, Greater Metter, GA Hwy. 121/129/I-16 Gateway Interchange, GA Hwy. 46 East, GA Hwy. 46 West	Seek funding as appropriate to improve and enhance landscaping along community gateways, Downtown Metter Park, and other areas as appropriate	X	X		X	DOT (TE), DCA (LDF, Local Assistance Grants), Tree Bd., DDA	\$25,000 (total)	X	X		X

**CITY OF METTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
ED, NCR	All of Metter	Maintain an active Tree Board and seek to expand as needed	X	X		X	Tree Board, GFC	\$5,000 (total)	X	X		X
ED	Downtown Metter	Pursue funding as appropriate from GMA and the DCA Downtown Revolving Loan programs for downtown improvement projects	X	X		X	GMA, DCA, DDA	\$50,000 (total)	X	X		X
ED, NCR, LU	All of Metter	Seek TE and other funding as appropriate for downtown park and public streetscape improvements	X	X		X	DOT (TE)	\$100,000 (total)	X	X	X	
ED, LU	Downtown Metter	Utilize the Chamber to promote the development of hospitality businesses within downtown Metter	X	X		X	Chamber, DDA	\$5,000 (total)	X			X
NCR, CFS	Industrial Park/Airport, GA Hwy. 121/129/I-16 Gateway Interchange	Seek funding as needed to continue to upgrade Welcome Center/ Industrial Park Lake facilities	X	X	X	Metter	DOT, DCA (LDF), GDEcD	\$50,000 (total)	X	X		
CFS	All	Pursue funding as needed to expand broadband and other technology access within the community	X	X	X	Both	Ind. Auth., DCA (OneGeorgia), Pineland Telephone	\$500,000 (total)	X	X	X	X
CFS	All of Metter	Seek funding as needed to expand water service to areas of need	X	X		X	GEFA, DCA (CDBG), USDA Rural Dev't	\$500,000 (total)	X	X	X	
CFS	All of Metter	Seek funding as needed to expand sewer service to areas of need	X	X		X	GEFA, DCA (CDBG), USDA Rural Dev't	\$500,000 (total)	X	X	X	

**CITY OF METTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
CFS	Greater Metter, GA Hwy. 121/129/I-16 Gateway Interchange	Pursue funding as needed to expand water/sewer service south of I-16	X	X	X	Metter	Ind. Auth., SPLOST, DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$5 million (total)	X	X	X	
CFS	All of Metter	Pursue funding as needed to pave new roads	X	X	X		DOT, DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	All of Metter	Seek funding as needed to resurface existing roads and improve drainage	X	X	X		DOT (LARP), DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	All of Metter	Pursue funding as needed to pave/ upgrade dirt roads	X	X	X		DCA (CDBG), DOT	\$500,000 (total)	X	X	X	
CFS	GA Hwy. 121/129/I-16 Gateway Interchange	Pursue funding as appropriate to further develop I-16 interchange	X	X		X	DOT, Fed. Highway Admin.	NA (no DOT estimate available)	X	X	X	
CFS	All	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate	X	X	X	Both	DOT	\$1.95 million (total)	X	X	X	
CFS	All	Pursue funding as appropriate to develop local bike paths/routes connecting public facilities within Metter, Pulaski, and Candler County and to connect to regional and state bike routes and important recreational/natural resource facilities, but also including George L. Smith State Park	X	X	X	Both	DOT	\$30,000/mile	X	X	X	
CFS, LU	All of Metter	Pursue funding as appropriate to maintain existing and provide additional sidewalks and bicycle paths	X	X	X	Both	DOT	\$30,000/mile (bike paths)	X	X		
CFS	All	Continue to coordinate with the local school system as needed for any construction of new facilities as appropriate	X	X	X	Metter	BOE	\$100,000	X	X		

**CITY OF METTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
CFS, LU	All	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	Metter	Recreation Comm., DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	All	Seek funding as needed to develop facilities and programs designed to include and serve the elderly	X	X	X	Metter	Recreation Comm., Concerted Services, DHR	\$750,000 (total)	X	X		X
CFS	All	Coordinate with the Hospital Authority as appropriate and pursue funding as needed to upgrade and improve the Candler County Hospital	X	X	X	Metter	Hosp. Auth.	\$100,000 (total)	X			
CFS	All	Pursue funding to expand library facilities and services as needed	X	X	X	Metter	BOE, Statesboro Regional Library Bd., DTAE	\$50,000 (total)	X	X		
CFS, IC	All (but particularly Rural Candler Co. and All of Pulaski)	Seek funding to upgrade fire protection service as needed, including possible facilities additions in Pulaski and elsewhere	Begin with 2010	X	X		FEMA, GEMA	\$2.5 million (total)	X	X	X	
CFS, IC	All	Seek to upgrade mutual aid agreements as appropriate with all local government entities, both in and out-of-the-county, to coordinate and improve response efforts in times of disasters or other local emergencies	X	X	X	Both	Surrounding Local Governments	NA				
HO	All of Metter	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X		DCA (CDBG, CHIP), Federal Home Land Bank	\$500,000 (total)	X	X	X	
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	Both	Chamber	\$1,500/yr.				X

**CITY OF METTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
HO	All of Metter	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	Both	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	All	Seek the adoption of landscaping and other requirements in subdivision and other land use regulations as appropriate	X	X	X	Both	Planning Committee	NA				

**TOWN OF PULASKI COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
ED	All	Continue to utilize existing Industrial Authority programs and seek to develop new programs as appropriate	X	X	X	Both	Ind. Auth., Chamber, GDEcD	NA	X	X		
ED	All	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	Both	Chamber, Ind. Auth., GREDC, GDEcD	NA	X	X		
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	Both	Chamber, Ind. Auth., GREDC, GDEcD	NA	X	X		
ED, IC	All	Continue entrepreneurial activities through participation in the state's entrepreneurial programs, and maintain state designation as an "Entrepreneur Friendly Community," so as to provide the support structure necessary to encourage the increased development of entrepreneurs	X	X	X	Both	Ind. Auth., GREDC, GDEcD	\$10,000/yr.	X	X		
ED	All	Utilize the Chamber and Industrial Authority to promote the expansion of rail service and facilities to attract new industry	X	X	X	Both	Chamber, Ind. Auth., GDEcD, Railroad Co.	\$500,000 (total)	X	X		
ED, NCR, LU	All	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	Both	Chamber	\$5,000 (total)	X			X

**TOWN OF PULASKI COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
ED, CFS	All	Seek funding as needed to further develop recycling activities countywide	X	X	X		GEFA, DCA	\$240,000 (total, part of overall county recycling activities)	X	X		
ED, NCR	All of Pulaski	Seek funding as appropriate to improve and enhance landscaping along community gateways and other areas as appropriate	X	X		X	DOT (TE), DCA (LDF, Local Assistance Grants)	\$25,000 (total)	X	X		X
ED, NCR, LU	All of Pulaski	Seek TE and other funding as appropriate for public streetscape improvements	X	X		X	DOT (TE)	\$100,000 (total)	X	X	X	
NCR, CFS	Old Pulaski	Pursue funding as appropriate to rehabilitate/renovate downtown commercial buildings	X	X		X	DNR (HPD), DCA	\$100,000 (total)	X	X		
CFS	All	Pursue funding as needed to expand broadband and other technology access within the community	X	X	X	Both	Ind. Auth., DCA (OneGeorgia), Pineland Telephone	\$500,000 (total)	X	X	X	X
CFS	All of Pulaski	Seek funding as needed to expand water service to areas of need	X	X		X	GEFA, DCA (CDBG), USDA Rural Dev't	\$500,000 (total)	X	X	X	
CFS	All of Pulaski	Pursue funding as needed to pave new roads	X	X	X		DOT, DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	All of Pulaski	Seek funding as needed to resurface existing roads and improve drainage	X	X	X		DOT (LARP), DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	All of Pulaski	Pursue funding as needed to pave/upgrade dirt roads	X	X	X		DCA (CDBG), DOT	\$500,000 (total)	X	X	X	

**TOWN OF PULASKI COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
CFS	All	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate	X	X	X	Both	DOT	\$1.95 million (total)	X	X	X	
CFS	All	Pursue funding as appropriate to develop local bike paths/routes connecting public facilities within Metter, Pulaski, and Candler County and to connect to regional and state bike routes and important recreational/natural resource facilities, but also including George L. Smith State Park	X	X	X	Both	DOT	\$30,000/mile	X	X	X	
CFS, LU	All of Pulaski	Pursue funding as appropriate to maintain existing and provide additional sidewalks and bicycle paths	X	X	X	Both	DOT	\$30,000/mile (bike paths)	X	X		
CFS, IC	All (but particularly Rural Candler Co. and All of Pulaski)	Seek funding to upgrade fire protection service as needed, including possible facilities additions in Pulaski and elsewhere	Begin with 2010	X	X		FEMA, GEMA	\$300,000 (total for Pulaski station)	X	X	X	
CFS, IC	All	Seek to upgrade mutual aid agreements as appropriate with all local government entities, both in and out-of-the-county, to coordinate and improve response efforts in times of disasters or other local emergencies	X	X	X	Both	Surrounding Local Governments	NA				
CFS	Pulaski Fringes	Seek funding as appropriate to develop a community park	X	X		X	DCA (LDF, Local Assistance Grants), DNR (LWCF)	\$50,000 (total)	X	X	X	

**TOWN OF PULASKI COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Areas	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2012	County	City	Other		Local	State	Federal	Private
HO	All of Pulaski	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X		DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	Both	Chamber	\$1,500/yr.				X
HO	All of Pulaski	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	Both	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	All of Pulaski	Seek the adoption of landscaping and other requirements in subdivision and other land use regulations as appropriate	X	X	X	Both	Planning Committee	NA				
IC	Pulaski Fringes	Investigate the need for possible annexation as appropriate	X	X		X		\$25,000 (total, study)	X			

Supplemental Plans

Candler County, the City of Metter and the Town of Pulaski have previously developed a joint solid waste management plan under the Georgia Solid Waste Management Act of 1990 and the accompanying minimum planning standards established by the Georgia Department of Community Affairs. Because of a shift in certification dates by the state, this plan was developed prior to the comprehensive planning process, and has been approved and adopted. This solid waste management plan details the community's efforts concerning solid waste management in all its aspects. The resulting plan, the *Candler County Joint Solid Waste Management Plan 2016*, is hereby incorporated by reference as part of the comprehensive plan. It is included as Appendix B.

APPENDIX A

Report of Accomplishments

**CANDLER COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2002	Hire economic/community development staff person to expand industrial recruitment program	Y	2003						A full time executive director was hired for the Candler County Industrial Authority in 2003.	
ED	2002	Promote “bedroom community” and retiree attraction as part of broad-based community economic development strategy	N		N			N		Y	The promotion of the community for new resident attraction will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
ED	2002	Provide continuing education programs for agricultural community	N		N			N		Y	Continuing education programs will continue to be provided through the local Farm Service Agency office and the local Cooperative Extension Service office. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
ED	2002	Complete efforts to obtain natural gas service to Metter	Y	2001							In 2001 efforts were completed to extend natural gas service from the City of Statesboro to the City of Metter.

**CANDLER COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2002	Support efforts to expand local water and sewer capacity as needed	N		N			N		Y	This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
ED	2002	Encourage parents to seek care from qualified, trained, or licensed providers	N		N			N		Y	Dropped due to a lack of public participation through Swainsboro Tech's Adult Education facility.
ED	2002	Examine adequacy of public services to existing/future residential areas	N		Y	Ongoing					This item will continue on an ongoing basis, but will be reworded in the New STWP to reflect more specific activities as opposed to a general policy statement.
ED	2002	Investigate alternative crops for Candler	N		N			N		Y	This item will continue on an ongoing basis through the local Cooperative Extension Service office, but will be dropped from the New STWP since no direct county responsibility is involved in this item's implementation.
ED	2002	Participate in DCA's Business Retention and Expansion Program and survey existing industries	Y	2003							Accomplished in 2003.

**CANDLER COUNTY
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Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2002	Continue to upgrade Commissary/Welcome Center and Industrial Park Lake facilities	N		Y	Ongoing				Upgrades will continue on an as needed basis and will be restated in the New LTWP. The walking trail at the Industrial Park Lake has been repaired. Two rooms have been added on to the Welcome Center, and two offices have been added to the community building. Routine maintenance continues as needed.
NR	2002	Educate landowners re. reforestation alternatives/hardwood regeneration	N		N			N		Continuing education programs will continue to be provided through the local Georgia Forestry Commission office and the local Cooperative Extension Service office. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
NR	2002	Educate landowners/timber harvesters on Best Management Practices for forestry/logging	N		N			N		Continuing education programs will continue to be provided through the local Georgia Forestry Commission office and the local Cooperative Extension Service office. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.

**CANDLER COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2005	Consider and implement an ordinance requiring permits/performance bond for timber harvesters	Y	2006						A timber harvesting ordinance was adopted in 2006, but greater enforcement is needed. The enforcement of the ordinance will be restated in the New STWP.
NR	2002	Educate public on logging/site preparation for wetlands	N		N			N	Y	Continuing education programs will continue to be provided through the local Georgia Forestry Commission office and the local Cooperative Extension Service office. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
NR	2002	Encourage rehabilitation/adaptive use of historic landmarks for public use	N		N			N	Y	This item will be continued on an ongoing basis. Renovations have taken place at the Metter Depot, the Wilcox Auditorium, and the old Metter High School. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
NR, CF	2002	Repair the roof of the old historic county jail	Y	2002						Accomplished in 2002.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR, CF	2002	Support the Historical Society's efforts to develop a local museum by 2006	N		N			Y	2011		Postponed from its earlier date of 2006 due to a lack of funding. However, property has been acquired, and some repairs to the old Metter High School have been made in preparation for use as a future museum. The development of a local museum will continue as adequate funding is available, and this will be restated in the New STWP.
NR	2002	Pursue requiring permits/site plans for all construction	N		N			Y	2010		Postponed until 2010 pending the adoption of a countywide zoning ordinance.
NR	2002	Adopt, implement, and enforce an ordinance protecting groundwater recharge areas, and require enforcement of DNR lot size requirements as related to groundwater recharge areas	N		N			Y	2009		Postponed until 2009 due to previous DCA/DNR discussions concerning the contents and wording of a statewide model ordinance. The County plans to adopt a model ordinance based on DNR's Part V Environmental Planning Criteria for groundwater recharge areas, protected river corridors, and wetlands upon the completion of the countywide Comprehensive Plan Update.
NR	2002	Adopt and enforce a model ordinance based on the Georgia Department of Natural Resources rules on environmental protection for wetlands and river corridors	N		N			Y	2009		Postponed until 2009 due to previous DCA/DNR discussions concerning the contents and wording of a statewide model ordinance. The County plans to adopt a model ordinance based on DNR's Part V Environmental Planning Criteria for groundwater recharge areas, protected river corridors, and wetlands upon the completion of the countywide Comprehensive Plan Update.

**CANDLER COUNTY
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Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2002	Pursue having FEMA map flood hazard areas/adopt implementation ordinances	N		N			N		Y	Dropped due to the lack of planned FEMA activity for the foreseeable future.
NR	2002	Sponsor public meeting on Candler County's archaeological resources as needed	N		Y	Ongoing					This item will be continued on an ongoing basis, but will be reworded in the New STWP to reflect more specific activities.
NR	2002	Consider adoption of more ordinances/land development regulations as appropriate	N		Y	2009					The County is currently working on developing a countywide zoning ordinance and subsequent land use regulations, and it is anticipated that the ordinance will be in place by 2009.
NR	2002	Prepare/prioritize list of possible rural National Register historic districts and begin research/nomination preparation	N		Y	2012					The County is currently working on a list of possible properties that would be eligible for nomination to the National Register, and anticipates having the necessary research prepared and several properties nominated by 2012.
NR	2003	Prepare brochure to market historic properties	N		N			Y	2010		Postponed until 2010 due to other priorities at the present time. There is possible interest of tying in this project with ongoing efforts with the Woodpecker and Wiregrass Trails promotions.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Work with the DOT in planning paving/improvement projects to county roads (pave 4 miles/year)	N		Y	Ongoing				Improvements to Salem Church Road and Golf Club Drive have recently been completed. Paving/improvement projects will be continued on an ongoing basis as adequate DOT funding is available.
CF	2002	Purchase/install signs to mark recently named roads	Y	2007						Accomplished in 2007. Signs were purchased for Bass Road, Old School Road, Cotton Road, and Goodwater Road.
CF	2002 (Cell 3)	Complete Subtitle D landfill construction	N		Y	Beyond 2012				The construction of a third cell was completed in 2003. Two additional cells are slated for construction, but will likely not be completed until sometime beyond 2012 given current landfill capacity and space needs.
CF	2006	Investigate acquisition and permitting of additional property for Subtitle D landfill	N		N			N	Y	Dropped due to the lack of need at the present time. However, pending the future construction of Cells 4 and 5, additional property at the landfill may in fact be needed but will not likely become necessary until sometime beyond the next Five Year STWP.
CF	2005	Explore possibilities of waste reduction in the county landfill	N		Y	2008				A recycling center is currently being constructed at the county landfill, and is expected to be completed in 2008. The recycling center will be stated in the New STWP.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Complete installation of dry fire hydrants in rural locations throughout the county	N		Y	Ongoing				The installation of dry fire hydrants will be continued on an as needed basis.
CF	2002	Investigate alternate funding sources for recreation	N		Y	Ongoing				This item will be continued on an ongoing basis, but will be reworded in the New STWP to reflect more specific activities as opposed to a general policy statement.
CF	2002	Expand existing intervention programs for at-risk students to all grade levels	N		N		N		Y	Dropped due to the lack of direct involvement through the county. Intervention programs are provided through the Candler County Board of Education and the local Family Connections program.
CF	2002	Encourage development, maintenance, and proper management of various health care options for elderly and AIDS/ARS patients	N		N		N		Y	Efforts will be continued on an ongoing basis through Southeastern Healthcare and the county's participation in a Naturally Occurring Retirement Center (NORC) pilot program. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.

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Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2002	Develop/expand comprehensive Drug and Alcohol Education Program to include all students K-12, and increase substance abuse education and prevention efforts targeting underage drinking and DUI (combination of 2 items from Rept. of Accomplishments)	N		N			N		Y	Dropped due to the decision by the Candler County Board of Education to discontinue funding for the program locally.
CF	2002	Encourage support/expansion of Substance Abuse 12-step programs and support groups for teens and families	N		N			N		Y	Dropped due to the lack of direct involvement through the county. Intervention programs are provided through the Candler County Board of Education and the local Family Connections program.
CF	2002	Investigate organizing/establish Neighborhood Watch Programs	N		N			N		Y	This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
CF	2002	Continue implementing volunteer community recycling program	N		Y	2008					A recycling center is currently being constructed at the county landfill, and is expected to be completed in 2008. The recycling center will be stated in the New STWP.

**CANDLER COUNTY
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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2002	Promote/support establishment of local recycling or transport-to-recycling business	N		Y	Ongoing				A pole barn is being constructed at the new recycling center for the storage of brown goods for recycling. The County plans to transport its recyclables to a regional recycling hub in neighboring Bulloch County. This item will be continued on an ongoing basis, but will be reworded in the New STWP to reflect more ongoing activities as opposed to its current wording as a policy statement.	
CF	2002	Pursue acquisition of convenience/recycling centers county-wide	N		N			Y	2010	Postponed until 2010 pending the development of the county's recycling center and its subsequent results.	
CF	2002	Work with DOT in planning the replacement of one concrete bridge and one wooden bridge and complete repairs to seven other bridges	N		Y	2010				Seven concrete bridges are in the process of being repaired by GDOT, while one wooden bridge remains in need of replacement. It is anticipated that all current bridge work will be completed by 2010.	
CF	2002	Investigate/consider further functional consolidation of public safety and other services	N		N			N		Y	Efforts will continue on an as needed basis. However, this item will be reworded in the New STWP to reflect more specific activities as opposed to a general policy statement.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Consider possible future facility development at Community Park	N		Y	Ongoing				Upgrades will continue on an as needed basis and will be restated in the New STWP. The walking trail at the Industrial Park Lake has been repaired. Two rooms have been added on to the Welcome Center, and two offices have been added to the community building. Routine maintenance continues as needed.
CF	2002	Encourage local media to publicize existing human services	N		N			N	Y	This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
CF	2002	Implement county-wide 911 emergency system	Y	2006						In 2006 Candler County entered into an agreement with Bulloch County for the provision of partial Phase I wireless E-911 service countywide.
CF	2002	Continue to pursue renovations to the courthouse as needed	N		Y	2009				The replacement of doors and windows, as well as renovations to the small courtroom, jury room, judge's office, and holding cells were completed in 2008. Work still remains in terms of refurbishing numerous pieces of furniture, and it is anticipated that this will be completed by 2009.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	Beyond 2006	Construct new EMS/EMA building	N		Y	2009				The construction of a new EMS/EMA building was let for bidding in 2008 and is expected to be completed by 2009.
CF	2003	Pursue the replacement of outdated ambulances	N		Y	Ongoing				The replacement of outdated ambulances will be continued on an as needed basis. The replacement of three current ambulances is currently scheduled in the present countywide SPLOST.
CF	2002	Expand County Administration building/purchase additional equipment	N		N		Y	2012		Postponed until 2012 to allow such time for a suitable facility to be located and obtained.
CF	2005	Build Public Works facility	N		N		N		Y	Dropped due to the City's decision to purchase another building for use as a public works facility.
CF	2002	Initiate planning efforts and explore funding to construct a county-wide Agriculture/Farm Services Center	Y	2005						A countywide Agriculture/Farm Services Center was constructed in 2005.
CF	2004	Explore the possible construction of a county-wide Records Retention/Joint Purchasing facility	N		N		Y	2012		Postponed until 2012 due to a lack of funding and other priorities at the present time.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Pursue renovations to the Detention Center (Repair leaking showers, upgrade surveillance and control panel board, female quarters, etc.)	Y	2004						Accomplished in 2004.
CF	2002	Explore means of improving community auditorium	Y	2003						Improvements to the Wilcox Auditorium were completed in 2003.
CF	2004	Seek to extend the runway at the Metter Municipal Airport	N		Y	2008				Current efforts to extend the runway are expected to be completed in 2008.
HO	2002	Establish Joint Planning/Zoning Commission	N		N		Y	2009		Postponed until 2009 pending the completed development and subsequent adoption of a countywide zoning ordinance.
HO	2002	Educate developers of need for rental housing and incentives available for low income/elderly housing development	N		N		N		Y	This item will be continued on an ongoing basis through the City of Metter's participation in the Georgia Initiative for Community Housing program. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
HO, LU	2002	Pursue contracting of codes enforcement with Metter	N		N		Y	2010		Postponed until 2010 pending the completed development and subsequent adoption of a countywide zoning ordinance.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2006	Develop and adopt county-wide zoning and other land development regulations	N		Y	2009				The county is currently pursuing the development of a countywide zoning ordinance, and it is anticipated that such an ordinance can be in place by 2009.
LU	2002	Encourage development in or near Metter and Pulaski where public facilities exist	N		N			N	Y	This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
LU	2003	Ensure that any future land use regulations are consistent with the model ordinance adopted enforcing the DNR's Rules for Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors	N		N			N	Y	The County plans to adopt a model ordinance based on DNR's Part V Environmental Planning Criteria for wetlands upon the completion of the countywide Comprehensive Plan Update. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2002	Hire economic/community development staff person to expand industrial recruitment program	Y	2003						A full time executive director was hired for the Candler County Industrial Authority in 2003.
ED	2002	Promote “bedroom community” and retiree attraction as part of broad-based community economic development strategy	N		N			N	Y	The promotion of the community for new resident attraction will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
ED	2002	Review city zoning as needed to strengthen protection and historical integrity of residential areas	N		N			Y	2010	This item has been postponed until 2010 in order for the City to conduct more adequate research of other municipalities of comparable size to determine the best methods possible to strengthen the City’s zoning ordinance to achieve better protection and historical integrity of residential areas.
ED	2002	Complete revitalization efforts to obtain natural gas service to Metter	Y	2001						In 2001 efforts were completed to extend natural gas service from the City of Statesboro to the City of Metter.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2002	Support efforts to expand local water and sewer capacity as needed	N		N				N	The City recently completed an upgrade to its Land Application System. This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
ED	2002	Consult with Small Business Development Center on an as needed basis	N		Y	Ongoing				This item will be continued on an as needed basis, but will be reworded in the New STWP to reflect more specific activities as opposed to a general policy statement.
ED	2002	Review the Downtown Revitalization Study for update and action on downtown improvements	Y	2006						The City's Downtown Revitalization Study was reviewed as part of the DCA Quality Growth Resource Team's visit to Metter in 2006. The City is currently pursuing TE funds to help implement some of the study's identified streetscape goals.
ED	2002	Participate in DCA's Business Retention and Expansion Program and survey existing industries	Y	2003						Accomplished in 2003.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2002	Continue to upgrade Commissary/Welcome Center and Industrial Park Lake facilities	N		Y	Ongoing				Upgrades will continue on an as needed basis and will be restated in the New STWP. The walking trail at the Industrial Park Lake has been repaired. Two rooms have been added on to the Welcome Center, and two offices have been added to the community building. Routine maintenance continues as needed.
ED	2002	Promote heritage tourism	N		N			N	Y	The promotion of heritage tourism will be continued on an ongoing basis. An ad has been purchased in the community magazine, and the City continues to be promoted through the Woodpecker Trail Association's efforts and the development of a new website. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2002	Encourage rehabilitation/adaptive use of historic landmarks for public use	N		N			N		Y	This item will be continued on an ongoing basis. Renovations have taken place at the Metter Depot, the Wilcox Auditorium, and the old Metter High School. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
NR, CF	2002	Support the Historical Society's efforts to develop a local museum by 2006	N		N			Y	2011		Postponed from its earlier date of 2006 due to a lack of funding. However, property has been acquired, and some repairs to the old Metter High School have been made in preparation for use as a future museum. The development of a local museum will continue as adequate funding is available, and this will be restated in the New STWP.
NR	2002	Begin research on National Register nomination for North Metter Residential Historic District, and prepare National Register nominations for North Metter Residential Historic District and Downtown Metter	N		Y	2010					Efforts are currently underway to prepare a National Register nomination for Downtown Metter. Nominations for other areas will begin upon completion of those for the downtown area.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2002	Encourage planting of oaks, other historically appropriate large specimen trees on public property	N		N				N	The City's Tree Board is currently working with the Metter High School Class of 1966 to plant various species of trees in public rights of way. This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
NR	2002	Complete Metter Depot rehabilitation	Y	2007						Accomplished in 2007.
NR	2002	Consider adopting local historic district ordinances for South Metter National Register Historic District	N		N			Y	2010	Postponed until 2010 due to other priorities at the present time.
NR	2002	Develop driving/walking tour brochure(s) for Metter's historic districts	N		N			Y	2009	Postponed until 2009 due to other priorities at the present time. There is possible interest of tying in this project with ongoing efforts with the Woodpecker and Wiregrass Trails promotions.
NR	2003	Prepare brochure to market historic properties	N		N			Y	2010	Postponed until 2010 due to other priorities at the present time. There is possible interest of tying in this project with ongoing efforts with the Woodpecker and Wiregrass Trails promotions.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2002	Adopt and enforce a model ordinance based on the Georgia Department of Natural Resources rules on environmental protection for wetlands	N		N			Y	2009		Postponed until 2009 due to previous DCA/DNR discussions concerning the contents and wording of a statewide model ordinance. The City plans to adopt a model ordinance based on DNR's Part V Environmental Planning Criteria for wetlands upon the completion of the countywide Comprehensive Plan Update.
CF	2002	Work with the DOT to pave remaining unpaved city streets	N		Y	Ongoing					Three streets in the city were paved in 2006. The City currently has a contract with DOT to pave three more dirt roads. Pending the outcome of cutbacks at the state level, these streets will be paved as adequate and available funding remains obtainable.
CF	2002	Prepare and publish a flyer promoting the airport and advertise in a trade publication	N		N			Y	2009		Postponed until 2009 pending the completion of the extension of the runway at the Metter-Candler County Airport.
CF	2002	Explore the availability of GEFA loans and other financial resources for future funding water improvements	N		Y	Ongoing					The City is currently in discussions with USDA Rural Development concerning possible funding availability, and has had discussions with GEFA. This item will be continued on an ongoing basis, but will be reworded in the New STWP to reflect more specific activities as opposed to a general policy statement.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Investigate alternate funding sources for recreation	N		Y	Ongoing				This item will be continued on an ongoing basis, but will be reworded in the New STWP to reflect more specific activities as opposed to a general policy statement.
CF	2002	Encourage development, maintenance, and proper management of various health care options for elderly	N		N			N	Y	Efforts will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
CF	2002	Develop/expand comprehensive Drug and Alcohol Education Program to include all students K-12, and increase substance abuse education and prevention efforts targeting underage drinking and DUI (combination of 2 items from Rept. of Accomplishments)	N		N			N	Y	Dropped due to the decision by the Candler County Board of Education to discontinue funding for the program locally.
CF	2002	Continue organizing/participating in Neighborhood Watch Program	N		N			N	Y	This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Continue implementing volunteer community recycling program	N		Y	Ongoing				This item will be continued on an ongoing basis. Efforts are currently ongoing with Bulloch County towards the collection of recyclables.
CF	2002	Work with the DOT in planning road surfacing projects and the addition of curbs/gutters	N		Y	Ongoing				The City has worked with GDOT on a number of CDBG projects to resurface & install curbs & gutters. City officials will continually request GDOT funding in this area. This item will be continued on an as needed basis.
CF	2002	Continue upgrading smaller sized water lines to larger lines	N		Y	Ongoing				Money is allocated each budget year to upgrade water lines throughout the city. This item will be continued on an ongoing basis.
CF	2002	Extend sewer service to new developments and across Interstate 16	N		Y	Ongoing				This item will be continued on an as needed basis.
CF	2002	Continue possible future facility development at Community Park	N		Y	Ongoing				Upgrades will continue on an as needed basis and will be restated in the New STWP. The walking trail at the Industrial Park Lake has been repaired. Two rooms have been added on to the Welcome Center, and two offices have been added to the community building. Routine maintenance continues as needed.

**CITY OF METTER
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Pursue and complete sidewalk improvements at Lee Street Park	Y	2004						Accomplished in 2004.
CF	2002	Investigate/consider further functional consolidation of public safety, other services	N		N			N		Efforts will continue on an as needed basis. However, this item will be reworded in the New STWP to reflect more specific activities as opposed to a general policy statement.
CF	2002	Encourage local media to publicize existing human services	N		N			N		This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
CF	2002	Implement county-wide 911 emergency system	Y	2006						In 2006 Candler County entered into an agreement with Bulloch County for the provision of partial Phase I wireless E-911 service countywide.
CF	2002	Replace old sewer lines downtown	N		Y	Ongoing				The City has adopted a priority list for sewer projects. Every year, monies are set aside in the annual budget to do sewer line upgrades. This item will be continued on an annual basis.

**CITY OF METTER
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2004	Rehabilitate old railroad siding	N		N			N		Y	Dropped due to a lack of public interest.
CF	2002	Build Public Works facility	N		N			N		Y	Dropped due to the City's decision to purchase another building for use as a public works facility.
CF	2004	Seek to extend the runway at the Metter Municipal Airport	N		Y	2008					Current efforts to extend the runway are expected to be completed in 2008.
CF	2002	Initiate planning efforts and explore funding to construct a county-wide Agriculture/Farm Services Center	Y	2005							A countywide Agriculture/Farm Services Center was constructed in 2005.
CF	2004	Explore the possible construction of a county-wide Records Retention/Joint Purchasing facility	N		N			N		Y	Dropped due to a lack of funding and other priorities at the county level at the present time.
CF	2002	Conduct a feasibility study to determine the possible economic impact of revitalizing the Woodpecker Trail	Y	2002							Accomplished in 2002.

**CITY OF METTER
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2004	Pursue expansion of City Hall	N		N			N		Y	Dropped due to the City's purchase of another building for use as a public works facility. This acquisition freed up space in the existing city hall so that expansion is not needed at this time.
CF	2002	Seek alternative funding to pursue flood mitigation and other drainage improvements	N		Y	Ongoing					Drainage improvements have been made at several key sites, and CDBG funding has been utilized targeting drainage improvements in several projects. This item will be continued on an as needed basis.
CF	2002	Enhance entrances to the City through such means as erecting signs, constructing medians, etc.	N		Y	Ongoing					The City is presently exploring various design options. This item will be continued on an ongoing basis.
CF	2002	Explore means of improving community auditorium	Y	2003							Improvements to the Wilcox Auditorium were completed in 2003.

**CITY OF METTER
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO	2002	Establish Joint Planning/Zoning Commission	N		N			Y	2009		Postponed until 2009 pending the completed development and subsequent adoption of a countywide zoning ordinance.
HO	2002	Educate developers of need for rental housing and incentives available for low income/elderly housing development	N		N			N		Y	This item will be continued on an ongoing basis through the City's participation in the Georgia Initiative for Community Housing program. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
HO, LU	2002	Contract for codes enforcement countywide	N		N			Y	2010		Postponed until 2010 pending the completed development and subsequent adoption of a countywide zoning ordinance.
HO, LU	2006	Develop and adopt county-wide zoning and other land development regulations	N		Y	2009					The county is currently pursuing the development of a countywide zoning ordinance, and it is anticipated that such an ordinance can be in place by 2009.

**CITY OF METTER
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2002	Encourage development in or near Metter and Pulaski where public facilities exist	N		N		N		Y	This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
LU	2003	Ensure that any future land use regulations that are developed are consistent with the model ordinance adopted that enforces the DNR's rules for environmental protection for wetlands	N		N		Y	2009		Postponed until 2009 due to previous DCA/DNR discussions concerning the contents and wording of a statewide model ordinance. The City plans to adopt a model ordinance based on DNR's Part V Environmental Planning Criteria for wetlands upon the completion of the countywide Comprehensive Plan Update.

**TOWN OF PULASKI
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2002	Adopt and enforce a model ordinance based on the Georgia Department of Natural Resources rules for environmental protection for wetlands	N		N			Y	2009		Postponed until 2009 due to previous DCA/ DNR discussions concerning the contents and wording of a statewide model ordinance. The Town plans to adopt a model ordinance based on DNR's Part V Environmental Planning Criteria for wetlands upon the completion of the countywide Comprehensive Plan Update.
CF	2002	Work with DOT to resurface roads and replace/ repair sidewalks	N		Y	Ongoing					This item will be continued on an ongoing basis as adequate LARP funding is available. Bids are currently being sought for Main Street and Franklin Street
CF	2006	Establish Neighborhood Watch Program	N		N			N		Y	This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
CF	2002	Continue implementing volunteer community recycling program	N		Y	2008					The County is currently constructing a recycling center at the county landfill, and is expected to be completed in 2008. The recycling center will be available for Pulaski's residents to utilize.

**TOWN OF PULASKI
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2002	Pursue acquisition of convenience/recycling centers countywide	N		N			Y	2010		Postponed until 2010 pending the development of the county's recycling center and its subsequent results.
CF	2002	Pave remaining streets (less than 1 mile)	N		Y	Ongoing					This item will be continued on an ongoing basis as adequate funding is available.
CF	2002	Renovate two recently purchased downtown buildings for use as a Town Hall and a Community Center	Y	2005							Accomplished in 2005.
HO	2002	Establish Joint Planning/Zoning Commission	N		N			Y	2009		Postponed until 2009 pending the completed development and subsequent adoption of a countywide zoning ordinance.
HO, LU	2002	Adopt Uniform Construction Codes of Georgia and contract enforcement with Metter/County	N		N			Y	2010		Postponed until 2010 pending the completed development and subsequent adoption of a countywide zoning ordinance.
HO, LU	2006	Develop and adopt county-wide zoning and other land development regulations	N		Y	2009					The county is currently pursuing the development of a countywide zoning ordinance, and it is anticipated that such an ordinance can be in place by 2009. Pulaski currently has its own zoning ordinance in place, and the countywide ordinance will be consistent with Pulaski's existing ordinance.


**TOWN OF PULASKI
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2002	Encourage development in or near Metter and Pulaski where public facilities exist	N		N				N	This item will be continued on an ongoing basis. However, this item as presently worded is more of a policy statement rather than a specific activity, and therefore will be dropped from the New STWP. It will be addressed in the future as part of the Long Term Policies and Strategies of the New Comprehensive Plan.
LU	2003	Ensure that any future land use regulations that are developed are consistent with the model ordinance adopted that enforces the DNR's rules for environmental protection for wetlands	N		N			Y	2009	Postponed until 2009 due to previous DCA/DNR discussions concerning the contents and wording of a statewide model ordinance. The Town plans to adopt a model ordinance based on DNR's Part V Environmental Planning Criteria for wetlands upon the completion of the countywide Comprehensive Plan Update.

APPENDIX C

Candler County Service Delivery Strategy Certification and Service Delivery Strategy Revised Forms

Candler County Service Delivery Strategy Update Certification



**SERVICE DELIVERY STRATEGY UPDATE
CERTIFICATIONS**

Instructions:

This two page form must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2000 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2000 population of between 500 and 9,000 residing within the county. Cities with a 2000 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

UPDATED SERVICE DELIVERY STRATEGY FOR Candler COUNTY

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have reviewed our existing Service Delivery Strategy and have determined that:
(Check only one box for question #1)
 - A. Our Strategy continues to accurately reflect our preferred arrangements for providing local services throughout our county and no changes in our Strategy are needed at this time; or
 - B. Our Strategy has been revised to reflect our preferred arrangements for providing local services.


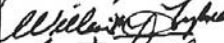

If Option A is selected, only this form, signed by the appropriate local government representatives must be provided to DCA.

If Option B is selected, this form, signed by the appropriate local government representatives, must be submitted to DCA along with:

- an updated "Summary of Service Arrangements" form (page 2) for each local service that has been revised/updated;
- any supporting local agreements pertaining to each of these services that has been revised/updated; and
- an updated service area map depicting the agreed upon service area for each provider if there is more than one service provider for each service that has been revised/updated within the county, and if the agreed upon service areas do not coincide with local political boundaries.

2. Each of our governing bodies (County Commission and City Councils) that are a party to this strategy have adopted resolutions agreeing to the Service Delivery arrangements identified in our strategy and have executed agreements for implementation of our service delivery strategy (O.C.G.A. 36-70-21);
3. Our service delivery strategy continues to promote the delivery of local government services in the most efficient, effective, and responsive manner for all residents, individuals and property owners throughout the county (O.C.G.A. 36-70-24(1));
4. Our service delivery strategy continues to provide that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (2));
5. Our service delivery strategy continues to ensure that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3));

6. Our Service Delivery Strategy continues to ensure that the officially adopted County and City land use plans of all local governments located in the County are compatible and nonconflicting (O.C.G.A. 36-70-24 (4)(A));
 7. Our Service Delivery Strategy continues to ensure that the provision of extraterritorial water and sewer services by any jurisdiction is consistent with all County and City land use plans and ordinances (O.C.G.A. 36-70-24 (4)(B)); and
 8. Our Service Delivery Strategy continues to contain an agreed upon process between the county government and each city located in the county to resolve land use classification disputes when the county objects to the proposed land use of an area to be annexed into a city within the county (O.C.G.A. 36-70-24 (4)(C))¹ and;
 9. DCA has been provided a copy of this certification and copies of all forms, maps and supporting agreements needed to accurately depict our agreed upon strategy (O.C.G.A. 36-70-27).
- If the County does not have an Annexation/Land Use dispute resolution process with each of its cities, list the cities where no agreed upon process exists:*

SIGNATURE:	NAME: (Please print or type)	TITLE:	JURISDICTION:	DATE:
	Kent Campbell	Chairman	Candler County	5-12-08
	William M. Trapnell	Mayor	City of Metter	5-12-08
	Monte Tillman	Mayor	Town of Pulaski	5/6/08

Candler County Service Delivery Strategy Revised Forms



GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

SERVICE DELIVERY STRATEGY

FOR Candler

COUNTY

PAGE 1

I. GENERAL INSTRUCTIONS:

- 1. Only one set of these forms should be submitted per county. The completed forms should clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
3. List all services provided or primarily funded by each general purpose local government and authority within the county in Section III below. It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.
4. For each service or service component listed in Section III, complete a separate Summary of Service Delivery Arrangements form (page 2).
5. Complete one copy of the Summary of Land Use Agreements form (page 3).
6. Have the Certifications form (page 4) signed by the authorized representatives of participating local governments. Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, page 4).
7. Mail the completed forms along with any attachments to:

Georgia Department of Community Affairs
Office of Coordinated Planning
60 Executive Park South, N.E.
Atlanta, Georgia 30329

For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at www.dca.servicedelivery.org, or call the Office of Coordinated Planning at (404) 679-3114.

Note: Any future changes to the service delivery arrangements described on these forms will require an official update of the service delivery strategy and submittal of revised forms and attachments to the Georgia Department of Community Affairs.

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.

Candler County, Metter, Pulaski, Metter-Candler County Airport Authority, Downtown Development Authority of Metter, Housing Authority of the City of Metter, Candler County Industrial Authority, Metter-Candler County Hospital Authority, Candler County Historical Society, Candler County Library Board, Candler County Health Department, Metter-Candler County Recreation Commission

III. SERVICES INCLUDED IN THE SERVICE DELIVERY STRATEGY:

For each service listed here, a separate Summary of Service Delivery Arrangements form (page 2) must be completed.

Aging Services, Agricultural Services, Airport, Ambulance Service, Animal Control, Code Enforcement, Communities in Schools, Courts, Cultural, Economic Development, Elections, E-911, Emergency Management, Equipment Maintenance/Repair Shop, Extension Service, Family Connections, Fire Protection, Hospital, Indigent Defense, Jail, Law Enforcement, Library, Mapping/GIS, Mental Health, Mosquito Control, Parking, Parks, Planning/Zoning, Probation Service, Public Health, Public Housing, Public Welfare, Records Management, Recreation, RDC, Road/Street Construction, Road/Street Maintenance, Sewer, Solid Waste Collection, Solid Waste Landfill, Stormwater Drainage, Tax Assessment, Tax Collection, Tourism, Voter Registration, Water



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Candler **Service:** Agricultural Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Candler County (Farm Services Administration, Natural Resource Conservation Service, Cooperative Extension)

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, FSA, NRCS, Cooperative Extension Service

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Candler

Service: Airport

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Metter-Candler County Airport Authority

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, State, and Grants
City of Metter	General Fund, State, and Grants
Metter-Candler County Airport Authority	Hanger Rental Fees and Fuel Sales

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

The Metter- Candler County Airport is funded on a 50/50 basis, with the County's share of the funding being derived from the unincorporated area. No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, Fees and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Candler

Service: Code Enforcement

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): City of Metter, Candler County

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service: _____)

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund (Contract with Metter)
City of Metter	General Fund and Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

The City of Metter currently provides for codes enforcement within the city limits. The County has recently adopted county-wide building codes and is in the process of adopting a zoning ordinance. Upon the adoption of county-wide zoning, the County plans to negotiate with Metter for codes enforcement in the unincorporated area.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Candler Service: Cultural

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Candler County Historical Society

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County Historical Society	Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

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County: Candler

Service: E-911

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

Candler County (through regional E-911 system with Bulloch and Evans counties)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, Fees, Grants and SPLOST
City of Metter	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. E-911 service is provided county-wide through a county contract with Bulloch County, which has a regional E-911 system also including Evans County. The City of Metter contracts with Candler County for dispatching.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

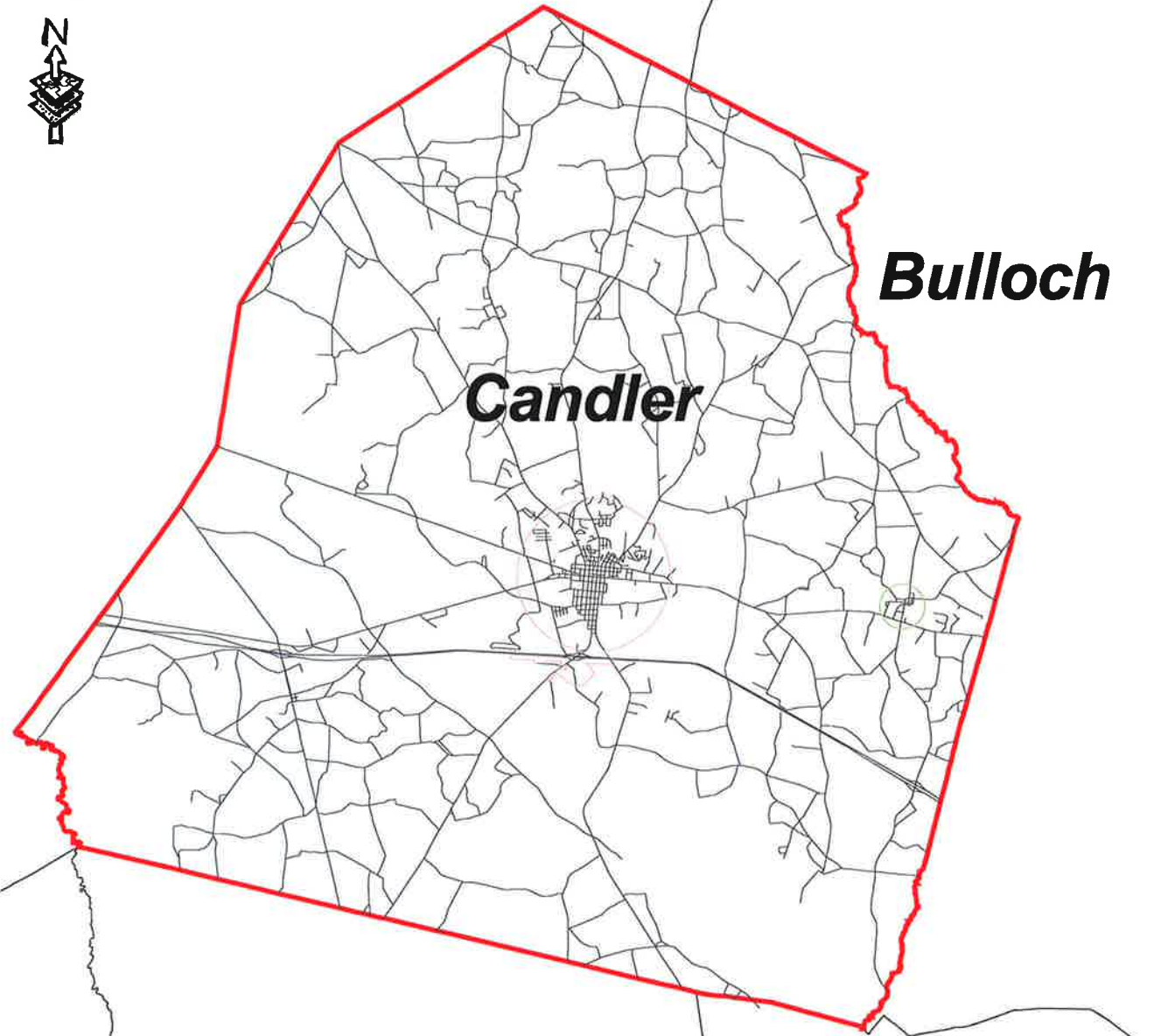
None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527

Candler County SDS Map E-911



Bulloch

Candler

Evans



- Pulaski Town Limits
- Mette City Limits
- Roads
- County Boundary
- Georgia Counties



SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2

Instructions:

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County: Candler

Service: Economic Development

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Candler County Industrial Authority, Downtown Development Authority of Metter

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No The City of Metter is considered a higher level of service.

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund and Grants
Candler County Industrial Authority	General Fund (County) and Grants
City of Metter	General Fund, Fees, Grants, and Hotel/Motel Tax
DDA of Metter	General Fund (Metter)

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. The County will provide its share of funding from the unincorporated area.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

Also, Joseph Mosley, Metter City Manager, 912-685-2527

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund and Fees
City of Metter	General Fund
Town of Pulaski	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. The County and both municipalities have an intergovernmental agreement whereby the County will provide for all elections and voter registration. However, the municipalities are responsible for covering the cost for any special elections they may have.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>
Provision of Elections and Voter Registration	Candler County, City of Metter, Town of Pulaski	

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Candler

Service: Emergency Management

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Candler County

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, State, and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund and Grants
City of Metter	General Fund, Contract Fee, and Grants
Town of Pulaski	Contract with County

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Fire protection service is currently provided county-wide by the City of Metter. The County contracts with Metter to provide the service to the unincorporated area, while Pulaski contracts with the County to have Metter provide the service in that jurisdiction. Funding from the County is derived exclusively from the unincorporated area. However, the County is currently considering the establishment of its own separate volunteer fire department that would cover the unincorporated area as well as Pulaski.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

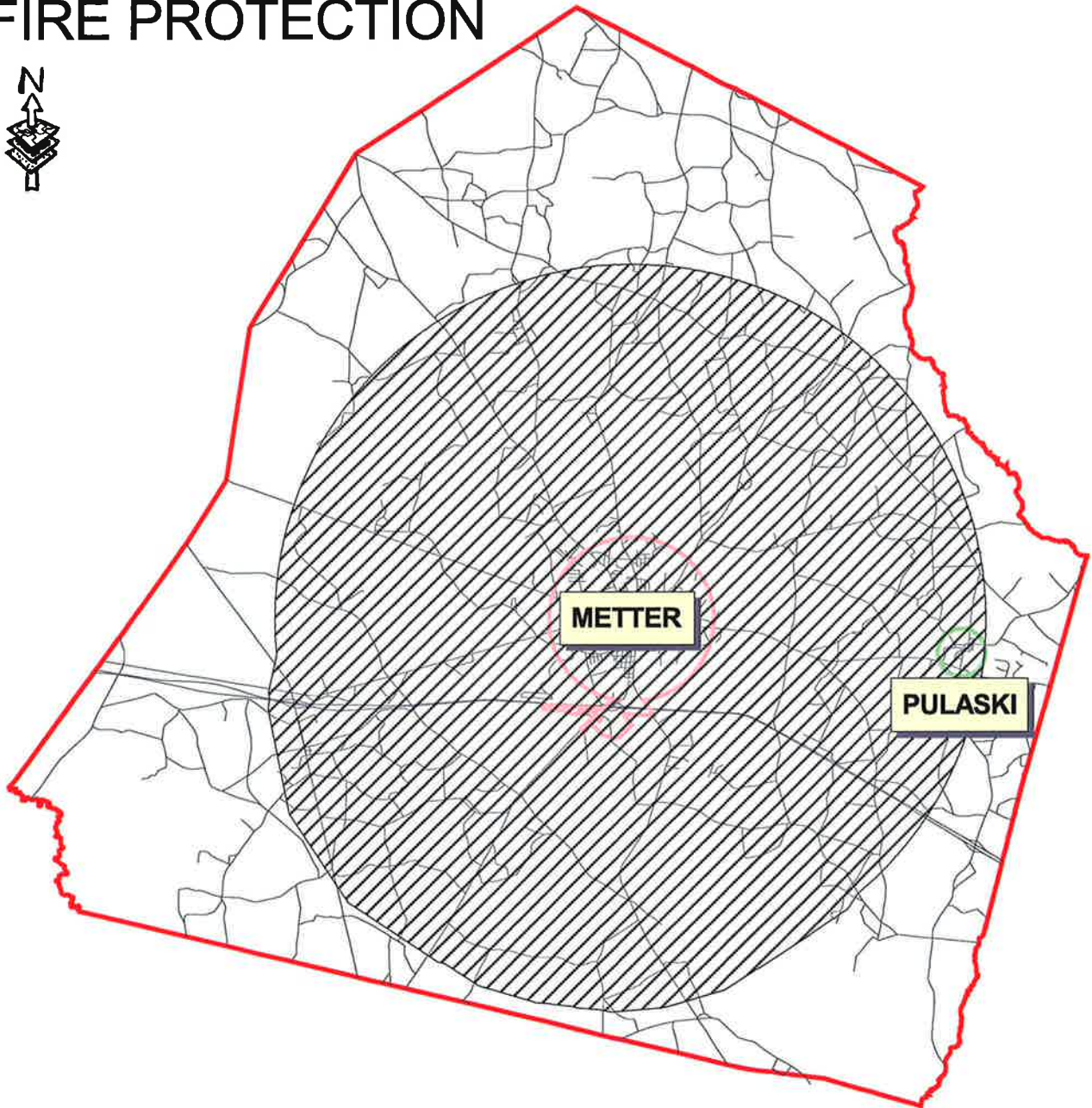
None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527

Candler County SDS Map FIRE PROTECTION



-  Pulaski Town Limits
-  Mette City Limits
-  Roads
-  County Boundary
-  Five Mile Radius



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

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County: Candler

Service: Jail

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Candler County

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, Fees, and Fines
City of Metter	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. The City of Metter currently provides \$40,000/year to the County for the housing of city inmates.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Candler

Service: Law Enforcement

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Candler County, City of Metter

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No The Metter Police Department is considered a higher level of service.

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, Fines, Fees, and Grants
City of Metter	General Fund, Fines, Fees, and Grants
Town of Pulaski	Contract with County

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. The County will continue to provide for law enforcement within the unincorporated area, and in Pulaski through a contract with the County. Metter will provide the service within its jurisdiction.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Candler

Service: Library

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Candler County Library Board

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, In-kind and Grants
City of Metter	General Fund and In-kind
Candler County BOE	General Fund and In-kind

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. The County's share of funding will be derived from the unincorporated area.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Candler

Service: Mapping/GIS

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Candler County, City of Metter

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No Metter requires a higher level of service in terms of mapping needs (water, sewer, etc.)

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund
City of Metter	Enterprise Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Candler **Service:** Parking

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service: City of Metter)

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
City of Metter	General Fund and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2

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County: Candler

Service: Parks

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Candler County, City of Metter

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No Municipalities provide a higher level of service.

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, Fees and Grants
City of Metter	General Fund and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. Both the County and the City of Metter will continue to fund this service on a 50/50 basis, with the County's share coming from the unincorporated area.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

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County: Candler

Service: Planning/Zoning

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Candler County, City of Metter, Town of Pulaski

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund and Fees
City of Metter	General Fund and Fees
Town of Pulaski	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. Both municipalities will continue to provide for planning/zoning within their jurisdictions. The County is currently pursuing the adoption of a zoning ordinance covering the unincorporated area.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Candler

Service: Probation Service

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Candler County (county-wide), City of Metter (Municipal Court)

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No Differing courts, higher level of service provided by Municipal Court.

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	Fees and State
City of Metter	Fines

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. Each government will obtain revenues for this service from within its own jurisdiction.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Candler

Service: Public Health

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Candler County Health Department

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, State, and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Candler

Service: Records Management

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Gandler County, City of Metter

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No The City of Metter provides a differing level of service.

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund and Grants
City of Metter	General Fund and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Candler

Service: Recreation

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Metter-Candler County Recreation Commission

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, Fees, SPLOST and Grants
City of Metter	General Fund, Fees, and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

The County and the City of Metter jointly fund recreation service. To resolve tax equity concerns, the County's share of funding is derived from revenues only from the unincorporated area.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

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County: Candler

Service: Road/Street Construction

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

Candler County, City of Metter

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, SPLOST, DOT Funds and Grants
City of Metter	General Fund, State, DOT Funds, SPLOST and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. Each government will continue to provide the service within their respective jurisdiction, with the County assisting the City of Metter as needed with maintenance and the scraping of dirt roads in the City.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

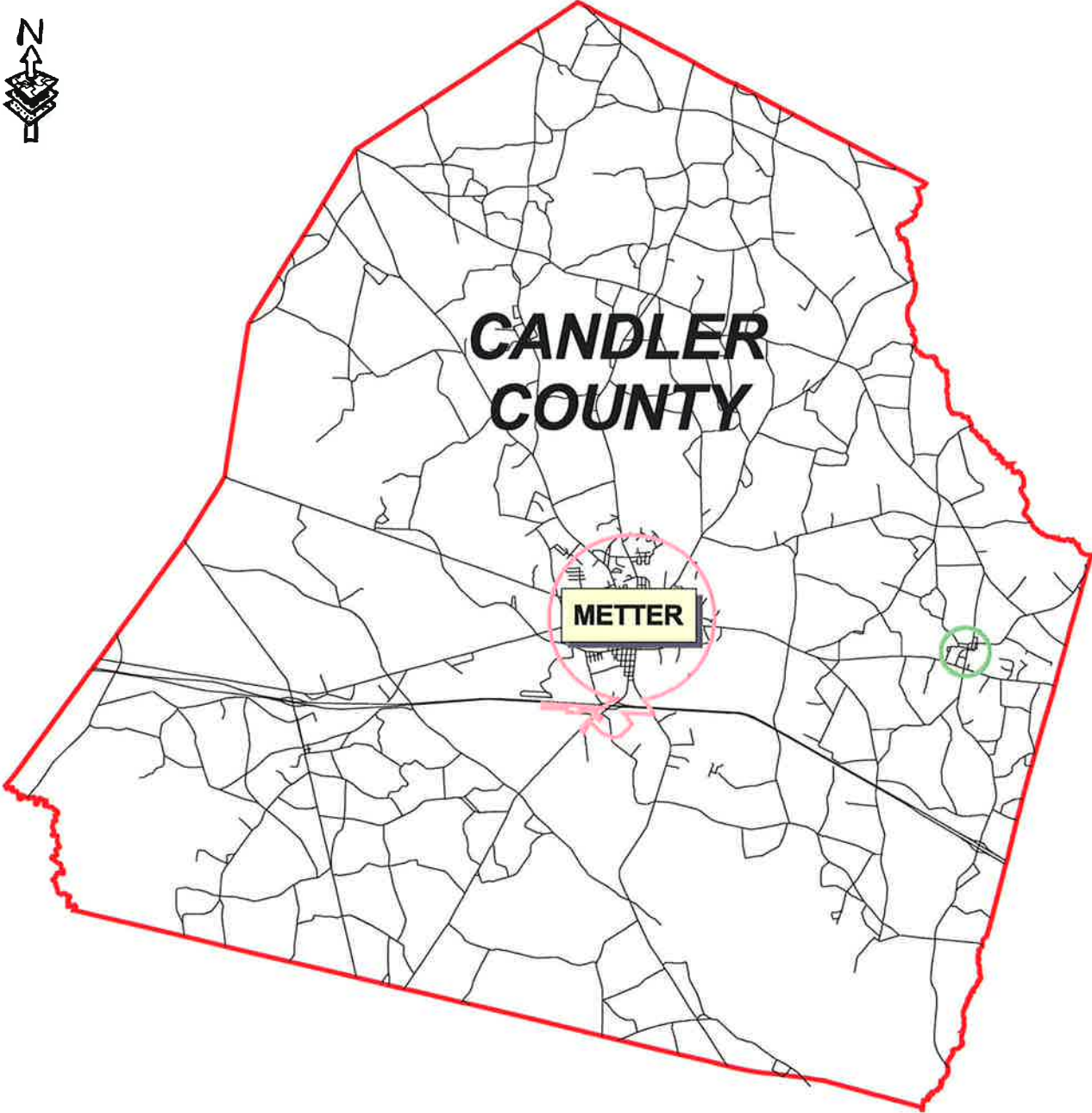
None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527

Candler County SDS Map Road and Street Construction



-  Pulaski Town Limits
-  Mette City Limits
-  Roads
-  County Boundary



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

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County: Candler **Service:** Road/Street Maintenance

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
Candler County, City of Metter, Town of Pulaski, and incorporated as defined in Item 4 below

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No The municipalities provide a higher level of service.

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, DOT Funds, and Contract Fees
City of Metter	General Fund and DOT Funds
Town of Pulaski	SPLOST/LOST Contract with County

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Candler County and the City of Metter will fund and provide for this service within their own jurisdiction. However, the cost of maintaining county roads will be borne by all citizens of the county just not the unincorporated areas. Furthermore, the county will scrape all the City of Metter's dirt roads, maintain (clip) the road shoulders as needed of all City of Metter streets, and assist the City of Metter with pothole and other street maintenance as agreed upon from time to time. This agreement is entered to settle the Lost Negotiations as per the Lost Certificate. The Town of Pulaski has an agreement with the county in which the county will provide this service in lieu of the Town receiving SPLOST/LOST funds.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Candler

Service: Sewer

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service: City of Metter)

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
City of Metter	Enterprise Fund and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

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County: Candler **Service:** Solid Waste Collection

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Candler County, City of Metter, Town of Pulaski

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No Metter provides curbside pick-up (higher level of service).

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	Fees, General Fund, Insurance Premium Tax and Grants
City of Metter	Fees and General Fund
Town of Pulaski	Fees and Contract with County

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated. Candler County and the City of Metter will fund and provide for this service within their own jurisdiction. The County's share of funding will be derived from revenues from the unincorporated area. Revenues generated from fees are placed into the General Fund but do not come out of taxes. The Town of Pulaski has an agreement with the County for the provision of this service in lieu of receiving SPLOST/LOST funds.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2

Instructions:

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County: Candler

Service: Solid Waste Landfill

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): Candler County

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	Assessment Fees, Taxes, SPLOST and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Candler

Service: Stormwater Drainage

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service): _____

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Candler County, City of Metter, Town of Pulaski

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No Higher level of service in municipalities (curb and gutter).

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Candler County	General Fund, SPLOST, DOT Funds, GEFA and Grants
City of Metter	General Fund, SPLOST, DOT Funds and Grants
Town of Pulaski	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527



SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2

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County: Candler

Service: Water

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): _____

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service: City of Metter, Town of Pulaski)

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): _____

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
City of Metter	Enterprise Fund and Grants
Town of Pulaski	Enterprise Fund and Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change is anticipated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: Milton Futch, County Administrator
 Phone number: 912-685-2835 Date completed: 4/7/08

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
Also, Joseph Mosley, Metter City Manager, 912-685-2527

APPENDIX D

Local Government Transmittal Resolutions

Candler County Comprehensive Plan

City of Metter Comprehensive Plan

Town of Pulaski Comprehensive Plan

BOARD OF COMMISSIONERS OF CANDLER COUNTY

Kent Campbell
Chairman

Milton E. Futch
County Administrator

Donny Wells
Vice-Chairman

Amy Deloach
Commissioner

Henry V. Meridy
Commissioner

Sonny Morgan
Commissioner

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new “Local Planning Requirements” under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, Candler County, Georgia has participated with the municipalities of Metter and Pulaski in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive planning through the Candler County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for Candler County; and

WHEREAS, requirements for public participation in the development of this comprehensive plan component as mandated by the “Local Planning Requirements” have been met, including a joint public hearing held on April 1, 2008 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

WHEREAS, Candler County has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for Candler County, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Candler County Board of Commissioners certifies that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda of The Candler County Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.


SO RESOLVED, this 7th day of April, 2008.

CANDLER COUNTY BOARD OF COMMISSIONERS



Kent Campbell, Chairman

ATTEST:



Doris Strickland, Clerk
(Seal)

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the City of Metter, Georgia has participated with Candler County and the Town of Pulaski in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Candler County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for the City of Metter; and

WHEREAS, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a joint public hearing held on April 1, 2008 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

WHEREAS, the City of Metter has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for the City of Metter, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Metter certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda of The Candler County Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 14th day of April, 2008.

BY: 

ATTEST: 

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the Town of Pulaski, Georgia has participated with Candler County and the City of Metter in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Candler County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for the Town of Pulaski; and

WHEREAS, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a joint public hearing held on April 1, 2008 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

WHEREAS, the Town of Pulaski has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for the Town of Pulaski, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Pulaski certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda* of *The Candler County Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 14th day of April, 2008.

BY: Monte R. Pittman

ATTEST: Jerry W. Franklin